Towne Crier
May 2018

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2018 BOARD OF DIRECTORS

OFFICERS

Paul Bowdoin
President

Tim Walker
Vice President

Chris Farmer
Secretary

Glenn Herrington
Treasurer

DIRECTORS

Bill Bottorf
James Gilliam
John Halliday

Building and Grounds Manager

Jim Smith
Jimsmith@towne-park.com
505-291-8379

President's Message

After a lot of research, it is clear that we (TPHOA) did not have a quorum for our Annual Meeting in February. I believed that since there would be no vote taking place, it was not necessary to have a quorum. Now I believe I was wrong. The Board agrees it is necessary to have a second Annual Meeting and continue the process until we have a quorum. We understand it is a waste of time, money and man power, but it is our rule, and we will call a Special Meeting for June 5, 2018. It will be called in accordance to our By-Laws.

Information will be sent by mail from HOAMCO via Cherish Jaramillo soon. If you do not plan to attend the meeting, you must sign and return the proxy being sent to you prior to the meeting.

You can bring it to the Clubhouse and place it in the mail slot or mail it:

Towne Park HOA
425 Towne Park Dr NE
Albuquerque, NM 87123

Or you send it to HOAMCO's office:

HOAMCO
Cherish Jaramillo
9798 Coors Blvd NW
Bldg. A
Albuquerque, NM 87114

Or give it to a neighbor who will be attending.

This request is very important.
Thank you.

We hope to see many homeowners participating in the May 19th Towne Park Spring Yard Sale! Great time to visit with your neighbors and find a great bargain! Remember..."One man's trash is another man's treasure."

Paul Bowdoin
President, TPHOA
505-250-8882

Towne Park Homeowners Association

Board of Directors Meeting

Tuesday, May 15, 2018 6:30 PM

Clubhouse

Management Corner

Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowner's,

With several communities in the area reporting mail theft I wanted to share a few tips to avoid mail theft in your area.

Tips to Avoid Mail Theft

Mail theft continues to be a concern citywide. Below are some tips to help avoid becoming a victim and to keep your mail and information safe:

- Try not to put outgoing mail in your mailbox. Instead, take it to the local post office or drop it in one of the blue U.S. Postal Service collection boxes.
- Don't leave mail in your box overnight, and check it as soon as possible each day.
- If you're expecting credit cards, checks, or other valuable items to be delivered, ask a trusted neighbor, friend or family member to pick up your mail.
- Consider getting a locked mail box at your residence, or a post office box.
- If your mail is stolen, report it immediately to the U.S. Postal Inspection Service at 877-876-2455 or online at: https://postalinspectors.uspis.gov
- Consider signing up for the U.S. Postal Service's free Informed Delivery Service, which allows you to see what mail you will have delivered, gives tracking information if available, and allows you to offer delivery instructions. Visit: https://informeddelivery.usps.com/box/pages/intro/start.action to learn more.

Upcoming summer project in Towne Park is: Jim Smith and Robert Everett will be working on the streets in the community and will be filling cracks and patching the potholes.

Wishing everyone a fabulous May and hope to see you out enjoying this warmer weather!

Cherish Jaramillo
Towne Park Community Manager/HOAMCO
505-888-4479 Ext. 2125
505-291-8379
Cjaramillo@hoamco.com



HOAMCO

FINANCIAL SUMMARY
March 31, 2018

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	66,708.15	Accounts Payable	26,157.40
Cash in Bank - Reserve	708,431.47	Prepaid Assessments	11,722.32
Cash in Bank - Land Lease	61,855.91	Security Deposit	950.00
Accounts Receivable	109,964.36	Land Lease Loan	5,432,333.42
Master Land Lease	5,695,000.00	Playground Funds	864.25
		Operaring Equity	138,471.53
		Reserve Equity	716,874.85
		Land Lease Equity	314,586.12
TOTAL ASSETS	**6,641,959.89**	**TOTAL LIABILITIES & EQUITY**	**6,641,959.89**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**103,610.23**	**304,296.58**	**298,778.82**	**5,517.76**
EXPENSES				
Administrative	14,591.56	66,704.58	84,525.95	17,821.37
Building Maintenance	6,248.19	15,244.61	15,664.69	420.08
Grounds Maintenance	21,254.64	54,604.48	57,987.37	3,382.89
Pool/Spa/Clubhouse	1,600.51	2,303.85	450.00	(1,853.85)
Utilities	24,304.87	69,423.02	81,624.99	12,201.97
Transfer Between Funds	38,531.00	102,407.78	92,107.17	(10,300.61)
TOTAL EXPENSES	**106,530.77**	**310,688.32**	**332,360.17**	**21,671.85**
SURPLUS/(DEFICIT)	**(2,920.54)**	**(6,391.74)**	**(33,581.35)**	**27,189.61**

Dear Residents,



There will be a "Spring Yard Sale" with Towne Park community on Saturday, May 19th from 8:00 am to 2:00 pm.

If you would wish to participate in the yard sale you need to sign up at the Clubhouse from 7:00 am to 4:00 pm, Monday thru Friday. There is a sign up sheet on the office door. When you sign up, your address will be put on a map that will be given to people coming through the gate so they know to come to your yard sale.

For all families participating there will be a $5.00 charge. The $5.00 fee will be charged to your monthly statement or you can drop an envelop with your name, address and $5.00 in the drop box at the office. The money goes to advertising in the Albuquerque Journal for the yard sale.

There will be many signs around the community announcing this great event. There will be arrows pointing to streets that are out of the way having yard sales.

If anyone wants to have their yard sale in the Clubhouse parking lot on the west side or at the swimming pool area parking lot on the east side they can. Just clean up the area after the event is over. It will be a great place to visit with other homeowners buying, trading and selling to outside visitors.

If anyone would like to take signs to different businesses around the community they can be picked up in the office after May 11th.

Sell a lot and have fun!!!

Chris Farmer

Towne Park Social Committee

Our Easter Egg Hunt was such a delight and enjoyed by all who attended as shown by attached pictures. Look forward to next year's event.

Our May Saturday Coffee slated for May 19th has had to be re-scheduled due to conflict with another event in Towne Park. We hope to have this event in July with some speakers from the Garden Center with tips on getting ready for Fall.

Jeanne Breck
Co-Chair Social Committee









Architectural Control Committee Report

Your Architectural Control Committee is charged with maintaining the high standard of the overall appearance of Towne Park while permitting each homeowner to express their individuality. One area that is often misunderstood is walls....specifically the walls between neighbors.

Each homeowner needs to understand that all walls in our back yard are jointly owned; you only own half of the wall. Therefore whenever you are contemplating a change in the wall you must advise the neighboring homeowner of what you propose and obtain written agreement to your proposal. This must be attached to your Construction Change Request form which you pick up in the Clubhouse. All impacted co-owners of the wall must agree to the proposed change.

However...there are Towne Park norms that must be followed and which are overseen by the ACC committee. The Towne Park rules dictate that no back yard walls shall exceed six feet in total height. Also, all such walls must conform with city building code. Normally walls are raised by adding rows of concrete blocks, but homeowners can also opt for high quality lattice which is fully framed on all edges (and painted with appropriate primer) or with tastefully designed wrought iron. In all cases, the overall height must not exceed six feet. Clearly, on all additions the entire wall must be repainted on both sides in Chico Tan.

In those instances where the ground level in one yard is different from the neighboring yard where does the six foot height prevail? Since Albuquerque building code dictates that any wall over six feet must be reinforced, and none of our walls have any reinforcing, the six foot limit will apply to the lower ground level. To accommodate the homeowner on the higher ground, if the existing wall is currently no more than six feet on the lower ground level, they may extend the wall height an additional two feet only using lattice or wrought iron or other lightweight material....and of course, the lower level homeowner must agree to the change in writing.

We hope this has been helpful in your planning. Don't forget you MUST submit a Construction Change Request for any modification in the exterior of your home.



The Board of Directors and Residents of Towne Park extend their condolences to the family and friends of

Robert Shaw

Robert Shaw recently passed away. Bob and his wife, Dolly, were married for 65 years. They moved into Towne Park in 2002. He served on the Board in 2013 as Treasurer. He will be missed by all of his family and friends.

Wanda Gregson

On February 15th Wanda passed away at age 94. She lived in Towne Park for 15 years. She was an artist and loved to paint. She recently loved being with her granddaughter and 2 great grandsons. She was a sweet and warm neighbor and loved by all. She will be missed .

Charlotte Strickler

On March 9th Charlotte had a stroke and passed away on March 13th. She was a special person who loved to hike in the Manzano Mountains. She loved animals and loved to paint. She and Buck were married for 25 years. They moved in Towne Park after they married. They loved a beautiful yard and always worked on it. She will be truly be missed by family and friends.



Each Office is Independently Owned and Operated

LEILANI ATENCIO
Associate Broker
Your Towne Park Specialist
(505) 934-7573 CELL
(505) 292-8900 OFFICE
leilani.atencio@cblegacy.com

COLDWELL BANKER
LEGACY
8200 Carmel Ave NE Ste 103A
Albuquerque,NM 87122
www.coldwellbankerlegacy.com/leilani.atencio

Water Authority customers are reminded that time-of-day watering restrictions are in effect April 1-Oct. 31. No sprinkler irrigation is allowed between the hours of 11 a.m. and 7 p.m. in order to reduce water loss to wind and evaporation. Violations are subject to fine (although warnings are issued to residential customers before fines are assessed).

More information is available on the Water Authority's website at http://www.abcwua.org/Latest_News.aspx?8...



Bill Shue
REALTOR®
Cell: 505-263-5581
Office: 505-293-8400

The Real Estate Buying & Selling Season has Started. The Market is Hot! If it is Time to Sell Your House, Call Me.

If you would like a Market Analysis on your home or Information about Towne Park Home Sales, Contact Me.

Century 21 Unica Real Estate

E-mail me at ABQshue@aol.com





Towne Park Calendar of Events

May 2018

May 8, Tuesday
Those Who Wish to Dine at Cervantes
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

May 13, Mother's Day

May 15, 2018, Tuesday
Board of Directors Meeting
6:30 pm Clubhouse

May 19, Saturday
Towne Park Community Yard Sale
8:00 am - 2:00 pm

May 24, Thursday
Towne Park "Lunch Bunch" at Le Peep/Louisiana
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133

May 28, Memorial Day

Clubhouse Exercise Classes

Aerobic Exercise Class: Mon, Wed, Fri 9:15 - 9:45 am

Gentle Exercise Group: Mon, Wed, Fri 10:00 - 10:30 am

Yoga Class: Mon, Wed 7:00 - 8:00 PM &
Tues, Thurs 9:30 - 10:30 AM

Towne Park Homeowners Association

Towne Park Clubhouse Hours
Monday - Friday
7:00 AM - 4-:00 PM
505-291-8379 Office

Homeowners Association Management Company (HOAMCO)
Community Association Manager:
505-888-4479 Ext. 2125
Email: cjaramillo@hoamco.com

COMMON AREA EMERGENCIES :
Monday - Friday: 505-417-0031

AFTER HOURS AND WEEKENDS
Contact HOAMCO: 844-744-4316

EMERGENCY 911 OR 242-COPS

SECURITY COMPANY
Albuquerque Courtesy & Parking LLC (ACP)

Towne Crier
Notifications and Classified Ads

Please send materials in jpg or pdf format
To: Cherish Jaramillo at *cjaramillo@hoamco.com*
or
Jim Smith at Jimsmith@towne-park.com

Deadline for Crier submissions is the 20th of the month

ADVERTISING RATES:
Business Card $45 **Quarter Page $75**
Half Page $125 **Full Page $210**

Advertisement payments should be sent to:
Jim Smith
425 Towne Park Drive NE
Albuquerque, NM 87123

May 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13 Mother's Day	14	15 TP Board Meeting	16	17	18	19 Yard Sale
20	21	22	23	24	25	26
27	28 Memorial Day	29	30	31		