Towne Crier
November 2016

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2016 BOARD OF DIRECTORS

OFFICERS

Jim Jones
President

Paul Bowdoin
Vice President

Chris Farmer
Secretary

Tim Walker
Treasurer

DIRECTORS

Tom Bussell
James Gilliam
Glenn Harrington

ALTERNATE

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Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

President's Message

2016 is rapidly coming to an end. Our buildings and grounds are in the best condition that they have been in years. Towne Park's office is again being utilized for the convenience of the residents. We are having the highest level of resident participation in social activities, yet there are a small number of residents that feel that our recent "old days" were better. All members of the current Board work well together and attempt to compromise to achieve what is best for the community. The By-Laws of Towne Park were recently reworked to delineate duties, responsibilities and to clarify issues which have been used to cause conflict in our community. The Board's goal is to treat all residents equally and to stop practices which resulted in favorable treatment of the few. Please take the time to read the By-Laws and raise questions regarding any issue which you feel needs to be addressed again or voice your support of the changes.

Our previous "Blast Email List" had approximately 280 addresses in the listing. Only 80 of these addresses were transferred to HOAMCO. Please send a note to Cherish Jaramillo asking that your email address be added to the "Blast Email List" and pass the word to your friends and neighbors that the "Blast Email List" is being updated.

Please remember that any change to your property should be authorized by the Architectural Control Committee (ACC) before construction or changes are begun. No change to your front yard area is permitted without prior approval by the ACC. Currently Towne Park is responsible for maintenance of all front yards. Changes or tree removal must be approved before the action takes place or you may be subject to a penalty.

Almost every driveway in Towne Park is cracked. Some cracks are due to tree roots, others are just old age. Towne Park will not replace cracked drives, even if caused by tree root damage, unless the crack constitutes a trip hazard or some other major detriment to the property. If you wish to make repairs or replacement, please secure an ACC review and have Buildings and Grounds document the issue before the repairs are undertaken to avoid a potential penalty or support your request for reimbursement.

Towne Park is a wonderful community. The amenities we have are a bargain when compared to similar communities in Albuquerque. The rules we have are not excessive or unreasonable. There are 486 individual homes in Towne Park. There must be rules regarding pets, speeding, parking and other activities which impact the neighbors.

There will be at least two openings on the Board to be decided at the Annual Meeting. Applications must be submitted by December 15, 2016. Please consider serving on the Board to help guide Towne Park in the positive progression of the past two years.

Jim Jones
President



Towne Park Homeowners Association
Board of Directors Meeting
Tuesday, November 15, 2016 6:30 PM
Clubhouse
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TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

8/31/2016

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$2,714.56				$2,714.56
1011 - NMBT OP CHECKING	$1,397.49				$1,397.49
1020 - NMBT ESCROW ACCOUNT				$1,100.00	$1,100.00
1031 - EDWARD JONES LAND LEASE RESERVE-115			$86,288.55		$86,288.55
1051 - EDWARD JONES MAINT RES-016		$499,679.93			$499,679.93
1053 - LANB LAND LEASE CHECKING 601			$82,406.12		$82,406.12
1054 - LANB RES SAVINGS-620		$5,439.33			$5,439.33
Total CASH	**$4,112.05**	**$505,119.26**	**$168,694.67**	**$1,100.00**	**$679,025.98**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$31,065.47				$31,065.47
1215 - A/R GROUND LEASE ASSESSMENT	$35,690.49				$35,690.49
1225 - A/R WATER/SEWER	$16,765.89				$16,765.89
1235 - A/R PROPERTY TAX	$3,284.80				$3,284.80
1250 - A/R COLLECTION FEES	$50.00				$50.00
1280 - A/R OTHER	$20,478.01				$20,478.01
1285 - A/R OWNED UNIT RENT	$1,100.00				$1,100.00
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,061.69)				($28,061.69)
Total ACCOUNTS RECEIVABLE	**$80,372.97**				**$80,372.97**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($20,179.23)	$29,879.23	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$6,785.00				$6,785.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,377,000.00)		($4,377,000.00)
Total OTHER ASSETS	**($13,394.23)**	**$29,879.23**	**$6,613,300.00**		**$6,629,785.00**
Assets Total	**$71,090.79**	**$534,998.49**	**$6,781,994.67**	**$1,100.00**	**$7,389,183.95**

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$9,071.03				$9,071.03
2200 - ACCOUNTS PAYABLE	$9,187.69	$2,020.48			$11,208.17
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,564,579.58		$6,564,579.58
2750 - CAPITAL FIN 9 PMT 2/16-10/16 $11958.30	$3,913.66				$3,913.66
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	**$22,172.38**	**$2,020.48**	**$6,564,579.58**	**$1,100.00**	**$6,589,872.44**
EQUITY					
3200 - OPERATING EQUITY	$31,161.58				$31,161.58
3500 - RESERVE EQUITY		$497,164.19			$497,164.19
3550 - GROUND LEASE EQUITY			$155,608.10		$155,608.10
3600 - LAND LEASE RESERVE - RESTRICTED			$68,425.10		$68,425.10
3800 - RESERVE CONTRIBUTION TO CLOSING COSTS			$75,000.00		$75,000.00
3900 - LAND LEASE CLOSING COSTS			($152,249.39)		($152,249.39)
Total EQUITY	**$31,161.58**	**$497,164.19**	**$146,783.81**	-	**$675,109.58**
Net Income	**$17,756.83**	**$35,813.82**	**$70,631.28**	**$0.00**	**$124,201.93**
Liabilities and Equity Total	**$71,090.79**	**$534,998.49**	**$6,781,994.67**	**$1,100.00**	**$7,389,183.95**

NOTICE OF REQUEST FOR CANDIDATES FOR THE 2017 BOARD OF DIRECTORS OF THE TOWNE PARK HOMEOWNERS ASSOCIATION

As of October 15, 2016 the Election Committee of the Towne Park Homeowners Association, will begin acceptance of applications for the 2017 Board of Directors. Acceptance of applications will close at 5:00 PM on December 15, 2016. Qualified candidates' names and Candidate Information Statements will be published in the January 2017 Crier. Place your applications in a sealed envelope with the notation "For Elections Committee" on the outside and put in the drop box at the clubhouse, or if you choose send your applications electronically to Cherish Jaramillo at HOAMCO, cjaramillo@hoamco.com. A representative from the Committee will notify you that they have received your application and that it is complete.

COMMUNITY THANKSGIVING POTLUCK DINNER

Come one come all to our Towne Park Community Thanksgiving Potluck Dinner! What a great way to begin the Thanksgiving Holiday season! The potluck will be held in the Towne Park Clubhouse on Sunday, November 20, from 4:30pm to 7:30pm. Please bring your favorite potluck dish. Diane Schulte will donate turkey roll with cranberry sauce. Your Social Committee will provide drinks and desserts. Free prizes will be given away. Be sure to get there early to get a seat.

SEE YOU THERE ON NOVEMBER 20TH!!

Your Social Committee

ARTS AND CRAFT FAIR

It has been many years since there has been an Arts and Craft Fair in Towne Park. There will be one on Saturday. November 5 from 10:00 until 3:00. There will be only Towne Park artists and crafters. Vendor spaces are filling up quickly. If interested in a space, leave information at the club house and Anne or Eloise will contact you. The fee is $2 for expenses. A refund will be given if expenses are less than what is collected. Want to do some early Christmas shopping? Come see what the Towne Park resident crafters and artists have to offer.





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Experienced Towne Park Realtor with Knowledge of the Community

- 31 Year Resident
- Knowledge of the Rules & Regulations
- Knowledge of the Land Lease & the Lot Purchase Option

E-mail me at ABQshue@aol.com





Towne Park Calendar of Events

November 2016

November 5, Saturday
Arts & Craft Fair
10:00 AM - 3:00 PM, Clubhouse

November 6, Sunday Daylight Saving Time Ends

November 8, Tuesday Election Day

November 8, Tuesday
Those Who Live Alone Dine at Olive Garden
Meet 5:30 PM at the Clubhouse, Call Gerri Pregent at 332-0133

November 15, Tuesday
TPHOA Board of Directors Meeting
6:30 PM, Clubhouse

November 11, Friday Veterans Day

November 20, Sunday
Towne Park Community Thanksgiving Potluck Dinner
4:30 PM - 7:30 PM
Clubhouse

November 24, Thanksgiving Day

Monday, Wednesday, Friday
Aerobic Exercise Class in the CLUBHOUSE!
9:15 - 10:00 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: 855-210-0353

EMERGENCY 911 OR 242-COPS

Towne Crier
Notifications and Classified Ads

Please send materials as a pdf or jpg file
To: Cherish Jaramillo at cjaramillo@hoamco.com
Deadline is the 20th of each month

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

Send advertisement payments to:
Jim Smith
425 Towne Park Drive NE
Albuquerque, NM 87123

HOAMCO CLUBHOUSE OFFICE HOURS
10:00 AM - 1:00 PM, AS INDICATED BELOW

November 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Register your information on the HOAMCO site.

You can access the site by going to www.hoamco.com, click on the homeowners tab, and click on view your account. Click on register and proceed creating your account. At the User Registration Process screen you will need to enter your new account number located on your monthly statement.

This also will allow your email address to be included in the Towne Park Blast Email List that are sent out to residents with announcements of events and residential emergencies.

If you would like to read your monthly Towne Crier on your personal computer, tablet or phone, you will find each months edition, beginning with the June 2016 issue, on the Caliber Portal provided to Towne Park homeowners by HOAMCO. Access to this site was explained in your recent Towne Park billing: