Towne Crier

November 2017



TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2017 BOARD OF DIRECTORS

OFFICERS

Paul Bowdoin
President

Tim Walker
Vice President

Chris Farmer
Secretary

Glenn Herrington
Treasurer

DIRECTORS

Bill Bottorf
James Gilliam
Diane Schulte

Building and Grounds Manager

Jim Smith
Jrsmith4310@hotmail.com

President's Message

With October behind us, the Fall of 2017 is in full swing with leaves making their final show as they cover the ground! Don't forget to set your clocks back an hour on November 5th and then the holiday season officially begins with Thanksgiving on the 23rd.

A few comments regarding the business of running Towne Park:

- As you know, TPHOA secured a loan for $11,000,000.00 in 2013 to purchase our land. The first two years were interest only payments with our 1st payment of $40,195.02 on June 1, 2015. On October 11, 2017 we recast the note and reduced the payment to $32,276.30 for a new monthly savings of $7,918.63 or $95,023.56 per year. Hopefully by the first of next year we should be in a position to recast again and lower our payment even more. At this time, with 206 lots sold, our initial loan has been reduced to a new balance of $5,709,482.14 reducing the note by $5,390,518.00.

- It's been two years with two full time maintenance people on our staff. We're very fortunate to have both Jim Smith and Robert Everett with their depth of experience and knowledge of Towne Park. The community looks better than ever!

- We've received complaints about residents placing trash out during the day on Tuesdays for Wednesday's trash collection. The Resident Guidebook tells us to place trash out from 12:00 AM (Midnight) to 12 Noon on Wednesday. Trash pickup begins at 8:00 AM on Wednesday working thru the afternoon to make sure that all trash is collected. If you are unable to put your trash out from midnight to early afternoon on Wednesday, ask a neighbor to put it out for you. Also, a reminder that trash should be contained in black commercial trash bags. All recycled trash should be in transparent/clear bags, all boxes should be flattened and taped or tied together and be no longer than 4 feet.

Read all about the new playground expansion and equipment in this issue of the Crier and please consider volunteering as a potential board member for the 2018 election which will be held during the 2018 Annual Membership Meeting on February 17, 2018 at Manzano Mesa Multigenerational Center beginning at 9:00 AM.

Finally, be sure to attend the Thanksgiving Potluck on the 4th. Along with the Board of Directors, I would like to wish every resident a very Happy Thanksgiving!

Paul Bowdoin
President, TPHOA
505-250-8882

Towne Park Homeowners Association

Board of Directors Meeting

Tuesday, November 21, 2017 6:30 PM at the Clubhouse

Management Corner

Cherish Jaramillo, HOAMCO

Hello Towne Park,

With the holidays right around the corner the clubhouse reservations are filling up fast. If you are interested in renting out the clubhouse for a holiday function please contact Jim Smith in the clubhouse to make sure your dates are available before they all fill up. To rent the clubhouse there is a $75.00 charge with a $250.00 refundable deposit charge after the event if everything is cleaned and returned to normal.

Fall is here and the leaves are dropping so please be patient as ProLawn gets them taken care of. It is very time consuming and all will be removed so thank you in advance for your patience.

Cherish Jaramillo
Towne Park Community Manager/
HOAMCO

505-888-4479 ext. 2125
505-291-8379
cjaramillo@hoamco.com



2018 Director Election

VOLUNTEER TO SERVE AS A DIRECTOR

There will be two vacancies on the 2018 Board of Directors. Association members who reside in Towne Park may volunteer to have their names placed on the 2018 Ballot if they are interested in being elected to a director position.

Any Association member who desires to have their named placed on the 2018 Ballot must:

(1) Reside within the Towne Park Property.
(2) Not own or be involved in a business activity that realizes a monetary gain from the Association or Association members.
(3) Submit a **VOLUNTEER FOR TPHA DIRECTOR POSITION** form so it's received by the Election Committee no later than December 15, 2017.

This form, which also contains instruction on submitting it, may be obtained from the form holder located on the east wall of the foyer area in the clubhouse.

Glen Witt, Election Chairman

HOAMCO

FINANCIAL SUMMARY
September 30, 2017

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	65,238.95	Accounts Payable	14,386.91
Cash in Bank - Reserve	639,772.62	Prepaid Assessments	18,172.35
Cash in Bank - Land Lease	87,495.37	Security Deposit	950.00
Accounts Receivable	96,873.28	Land Lease Loan	5,736,528.94
Master Land Lease	5,937,000.00	Playground Funds	864.25
Prepaid Insurance	4,551.00	Operaring Equity	122,381.28
		Reserve Equity	659,381.06
		Land Lease Equity	278,266.43
TOTAL ASSETS	**6,830,931.22**	**TOTAL LIABILITIES & EQUITY**	**6,830,931.22**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**124,312.08**	**1,024,462.23**	**1,003,605.62**	**20,856.61**
EXPENSES				
Administrative	17,658.22	195,547.63	253,489.96	57,942.33
Building Maintenance	4,492.53	40,073.75	38,804.22	(1,269.53)
Grounds Maintenance	19,547.72	132,650.65	119,950.09	(12,700.56)
Pool/Spa/Clubhouse	-	9,244.76	3,900.06	(5,344.70)
Utilities	37,986.34	268,275.77	217,125.00	(51,150.77)
Transfer Between Funds	39,717.20	365,853.09	362,640.96	(3,212.13)
TOTAL EXPENSES	**119,402.01**	**1,011,645.65**	**995,910.29**	**(15,735.36)**
SURPLUS/(DEFICIT)	**4,910.07**	**12,816.58**	**7,695.33**	**5,121.25**

New playground coming to the East Park!

You may have noticed some demolition going on at the east park. We're expanding and upgrading the playground area and equipment so that our children and grandchildren have a safe and enjoyable place to play. First, Jim and Robert removed some sprinklers and cleared grass from the new area. Of course, this was recycled as much as possible. They also removed those old rotting railroad ties that bordered the original playground. The new border will be made of heavy duty plastic which is much safer and won't rot.

Some of the new equipment has already arrived but the bulk of it won't be here until November 10th. The Hercules III is sure to please all of the kids with lots of climbing area. The infants aren't left out either, with a new T-swing for them near the tree to keep the summer sun off of them while enjoying the swing. The original swing will remain but will have updated swings and hardware. Next we'll be brining in a couple truck loads of fresh sand to complete the project. I'm sure the kids will be excited to see this complete.

Tim Walker, Vice President



Towne Park
Thanksgiving Potluck

Our next event of the Fall season will be our Thanksgiving Potluck on **Saturday November 4th from 4:30 to 7:30 pm** at the Clubhouse. We will of course have gate signs and postal notices informing our residents of this event.

Social Committee will provide drinks and meat trays and a few surprises if you are one of the lucky Pilgrims.

Please use the first letter of your last name to bring whatever delicious recipe you want to share with us as follows:

ABCD	**Appetizers or Cranberry Sauce**
EFGH	**Rolls or Bread w/Butter**
IJK	**Vegetable/Casserole of Choice**
LMN	**Dressing**
OPQR	**Salad or Fruit Bowl**
STUV	**Sweet Potatoes/Mashed Potatoes**
WXYZ	**Desserts**

Our last social event of the year will be our Christmas Crock Pot finale and more information will be shared in next months Crier.

Jeanne Breck
Co-Chair Social Committee



Each Office is Independently Owned and Operated

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(505) 292-8900 OFFICE
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Towne Park Calendar of Events

November 2017

Those Who Wish to Dine will be discontinued through the winter months, until the spring

November 4, Saturday
Community Thanksgiving Potluck
4:30 PM - 7:30 PM, Clubhouse

November 5, Daylight Savings end
November 11, Veterans Day
November 14, Mayoral Runoff Election

November 16 Thursday
Towne Park "Lunch Bunch" Dine at Vick's Vittles
Meet 11:30 AM at the Clubhouse
Call Gerri Pregent at 332-0133

November 21, Tuesday
Board of Directors Meeting
6:30 PM at the Clubhouse

November 23, Thursday, Thanksgiving Day

SAVE THE DATE
December 9, 2017, Community Christmas Potluck
February 17, 2018, Annual Meeting of TPHOA

Clubhouse Exercise Classes

Aerobic Exercise Class
Monday, Wednesday, Friday 9:15 - 9:45 am

Gentle Exercise Group
Monday, Wednesday, Friday 10:00 - 10:30 am

Yoga Class,
Tuesday, Thursday 9:30 - 10:30 AM

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

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

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 *Jrsmith4310@hotmail.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

November 2017

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		

