Towne Crier
October 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

Our summer of 2016 is almost over. We had a very good pool season this year, with pool usage almost as high as it was last year. A higher level of maintenance, adequate pool furniture and a little paint here and there can make a big difference. There were no closings due to poor water quality. Robert Everett and Jim Smith did a great job of keeping things in order.

The fall garage sale in Towne Park was successful with a good attendance of buyers. It appears that most residents support the spring and fall program which was our custom for many years.

I would like to remind residents that Nextdoor is intended as a social contact medium and is not to be considered a means of reporting issues to the Board or to the Management Company. Please complete a Maintenance Work Request form, write a note explaining an issue or send an email to Cherish so that we can document requests for addressing problems. Jim and Robert will transition to a Fall Work Mode which means they will begin to work on tree removal and trimming on our common spaces. There is a Drop Box in the Clubhouse or you can use the mail slots to submit your work requests.

Though the Annual Meeting of the Towne Park Homeowners Association is about four months away, it is not too early to think about serving on the Board of Directors. Contact a current Board Member to discuss your participation. Applications for the Board must be submitted by December 15, 2016. We have a great Board that works in the best interest of Towne Park. Please consider volunteering your time to keep Towne Park moving in a positive direction. There will be at least two Board openings to be filled at the Annual Meeting.

Jim Jones
President

Towne Park Homeowners Association
Board of Directors Meeting
Tuesday, October 11, 2016 6:30 PM Clubhouse
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TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

7/31/2016

Assets	Operating	Reserve	Ground Lease	Escrow	Total
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$39,602.11				$39,602.11
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			$86,262.76		$86,262.76
1051 - EDWARD JONES MAINT RES-016		$499,723.94			$499,723.94
1053 - LANB LAND LEASE CHECKING 601			$46,399.60		$46,399.60
1054 - LANB RES SAVINGS-620		$5,439.09			$5,439.09
Total CASH	$40,999.60	$505,163.03	$132,662.36	$1,100.00	$679,924.99
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$33,331.34				$33,331.34
1215 - A/R GROUND LEASE ASSESSMENT	$37,973.48				$37,973.48
1225 - A/R WATER/SEWER	$16,526.76				$16,526.76
1235 - A/R PROPERTY TAX	$3,334.79				$3,334.79
1250 - A/R COLLECTION FEES	$125.00				$125.00
1280 - A/R OTHER	$20,512.51				$20,512.51
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,061.69)				($28,061.69)
Total ACCOUNTS RECEIVABLE	$83,742.19				$83,742.19
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($10,349.87)	$20,049.87	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$8,142.00				$8,142.00
1700 - MASTER LAND LEASE			$11,000,000.00		$11,000,000.00
1701 - HOMEOWNER LAND LEASE BUYOUT			($4,299,000.00)		($4,299,000.00)
Total OTHER ASSETS	($2,207.87)	$20,049.87	$6,691,300.00		$6,709,142.00
Assets Total	$122,533.92	$525,212.90	$6,823,962.36	$1,100.00	$7,472,809.18

Liabilities & Equity

	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$9,001.71				$9,001.71
2200 - ACCOUNTS PAYABLE	$68,761.40				$68,761.40
2250 - ACCRUED EXPENSES	$2,756.45				$2,756.45
2700 - LANB LAND LEASE MORTGAGE 6/1/43			$6,654,311.50		$6,654,311.50
2750 - CAPITAL FIN 9 PMT 2/16-10/16 $11958.30	$5,314.80				$5,314.80
2805 - SECURITY DEPOSIT - OWNED UNIT				$1,100.00	$1,100.00
Total LIABILITIES	$85,834.36	-	$6,654,311.50	$1,100.00	$6,741,245.86
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	$5,537.98	$28,048.71	$22,867.05	$0.00	$56,453.74
Liabilities and Equity Total	$122,533.92	$525,212.90	$6,823,962.36	$1,100.00	$7,472,809.18

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.

Application included following the last page of this Towne Crier

Towne Park Social Committee News

We have a "mini-coffee" informative session scheduled for Saturday, October 22 from 10 – 11:30. It's not a regularly scheduled quarterly coffee, however, it had to be timed because of the importance of this topic. It is about understanding Medicare, an update on how Medicare works for you and your options during Open Enrollment. The Open Enrollment period will be October 15th – December 7th, 2016. Your presenter will be Donna M. Norris who has 39 years of experience in the health insurance industry in New Mexico. Do come and learn more about Medicare and how it works for you.



The Towne Park Coffee held on Saturday, August 27, was attended by 40 residents. The featured speaker, Vilma Colon, who owned her own company, "Transition Matters", a human resources firm and conducted leadership and HR workshops for both federal and state governments, gave an informative session on communications. It was the fun version that breaks people into four different styles, Frog, Turtle, Giraffe, and Bear. Of course we had more Bears than any other category since the are our "social animals". It was a session filled with laughter and truisms. The centerpieces for the tables were decorated in a "Fall" motif thanks to Diane Schulte. Flo and Jeanne were a huge help in putting together the coffee. Eloise also brought a beautiful flower arrangement from her garden which was one of the door prizes. We had wonderful treats to go with the coffee.

Our next scheduled event will be the Holiday party on Sunday, December 11, late afternoon. We have the Ageless Angels, a choir, scheduled to perform. Details will be in the December Crier but please mark that date on your calendar.

We also hope to have a pot luck dinner in November. If we do, it will be published in the November Crier plus a blast email will be sent out. We are so pleased that more of our residents are attending the Towne Park social events. It shows that there is an interest in the community and it is a great way to meet your neighbors. Thank you for being a part of our community.

Vilma Colon for the Social Committee

Towne Park September Yard Sale



60-80 MILE PER HOUR WINDS PRECEDE TOWNE PARK YARD SALE

The Fall Yard Sale was a good one for participants even though windy weather and the State Fair Parade provided obstacles. At least 44 homeowners displayed their merchandise, and 118 maps were distributed to the buyers. Thanks to the well wishers who have commented that this was the best yard sale of all. It was fun!
If you missed this one, mark May 20, 2017 on your calendar for the spring sale.



I would like to thank Jim Smith, Robert Everett and Tom Bussell for the wonderful help they gave me in making sure this yard sale was a success. They worked way above expectation.

Chris Farmer

BY POPULAR REQUEST

Many residents have requested that we reprint the guidelines for dog and cat owners from the RESIDENT GUIDEBOOK:

"No dog or cat shall be allowed outside the fenced portion of a Unit, unless it is on a leash. No animal shall create a nuisance by disturbing other residents or by being allowed to wander freely outside a Unit."

By city ordinance, a dog, (large or small, aggressive or passive), must be on a leash when being walked or exercised. An individual must hold the leash and be capable of controlling the animal. The only exception to this ordinance is in a specified dog park like the one available at Los Altos.

AGUSTIN ZAMORA

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CASTING CALL FOR FALL CARNIVAL PRODUCTION!

The Towne Park Fall Carnival is scheduled for Saturday, October 29th from 2:00 to 5:00 pm at the Towne Park Clubhouse. Creative and energetic volunteers who enjoy entertaining and motivating are needed to create a carnival atmosphere for the children and grandchildren of Towne Park residents. To truly make this an entertaining and memorable event, donations, ideas, and active participants are essential. Kids enjoy games, prizes, and treats of all kinds; so ideas, creations, and donations are more than welcome. Please leave a message on Shannon Searle's phone number,306-3508.



Casting call for all roles will be Tuesday, October 18th @2:30 pm @ the Towne Park Clubhouse. For those unable to attend please enter your name and phone number on the Fall Carnival sign-up sheet at the clubhouse.

NOTICE: T-Mobile cell phones Users

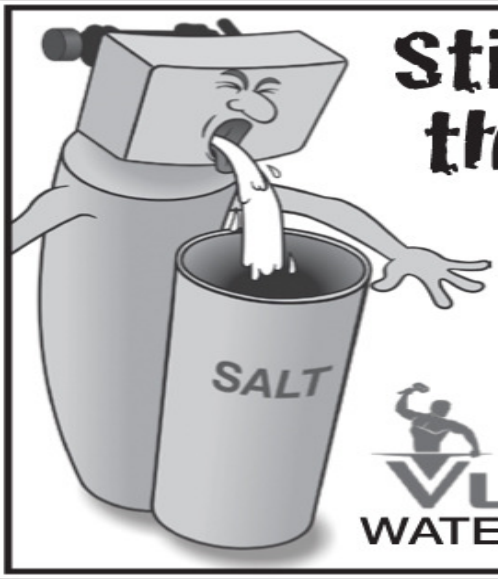
if you are having problems letting guests in the gate and you have T-Mobile service on your cell phone. Due to an update, you will have to use 99 on your phone to open the gate not 9. This is for only T-Mobile cell phones.

"WHAT'S UP, DUCKIE?"



You already know Duckie, right? He's recovering from a broken wing at Towne Park pond, doesn't want to be caught and seems to love having food brought to him. Since he's so cute, we need to warn you that you shouldn't feed him, or any of the other ducks, until you've learned how and when to feed them. The other ducks will fight for Duckie's food, and he will let them know who's the boss. Please do not chase him, and feel free to check at the office for more information on Duckie's care.

Federal Law protects all wild-life from endangerment and harassment. So please let them be and enjoy watching them.



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Towne Park Calendar of Events

October 2016

October 10, Monday - Columbus Day

October 11, Tuesday
TPHOA Board of Directors Meeting
6:30 PM, Clubhouse

October 18, Tuesday
Those Who Live Alone Dine at Red Lobster
Meet 5:30 PM at the Clubhouse, Call Gerri Pregent at 332-0133

October 22, Saturday
Towne Park Coffee
10:30 AM - 11:00 AM
Clubhouse

October 29, Saturday
Fall Carnival
2:00 PM - 5:00 PM, Clubhouse

October 31 - Halloween

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

Spring & Summer Watering Restrictions
Time-of-Day Watering Ordinance
Annually, April 1 - October 31
No sprinkler usage from 11 am to 7 pm

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

October 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	31					

Albuquerque International Balloon Fiesta
October 1-9, 2016

For nine days in October, the New Mexico skies are painted as hundreds of balloons lift off from Albuquerque Balloon Fiesta Park. Nothing rivals the power of Mass Ascension on scrip early mornings as these graceful giants leave the ground to take their place in the cerulean desert sky. For ballooning fans worldwide, this event is a pilgrimage. There's something for everyone to enjoy... whimsical special shapes filled with equal parts of hot air and wonder, and Balloon Glows that create a magical night landscape for spectators to wander. No matter who you are, the Albuquerque International Balloon Fiesta will leave you awestruck and wanting more.