# TOWNE CRIER

# OCTOBER 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

Our September 18th meeting went very well. Thank you to all who came and participated.

The Board voted to create a Towne Park Homeowners website. The advantage is we own the site, domain and have control of the content. There are very few records available to us from previous websites. Wally McCorkle presented an excellent explanation on how the new website will work to those in attendance. As we go forward there will be a great deal of information available to all home-owners. The site address will be **TowneParkABQ.com**

The proposed implementation will include, but not limited to:

1. Licensed in the name of TPHOA linked to the payment portal.
2. Community Corner
3. Newsletter Archine
4. Board Minutes
5. Financial Reports
6. Social Committee Postings
7. Governance Documents
8. Residents Handbook - updated as needed
9. Community Calendar
10. Board Meeting Web Resource
11. Board Room Website and Secure Access
12. Annual Back Ups Posted
13. New Board Member information section

The proposal includes professional management and routine updating and maintenance. Homeowners will be authorized to register by creating an ID and password. This will allow information as it relates to their accounts related to their address. Non Homeowners will be able to access the website to acquire general information about Towne Park, Governing Documents, Land Lease information, and other miscellaneous information.

In other business, we'll be closing on the Palmer house lot very soon and plan to recast our note with LANB about the same time. The Clubhouse Kitchen Project is about ready to start. We'd love to have bigger attendance at future board meetings so you can hear all of our business first hand!

Our Fall Yard Sale was successful and many thanks to the Social Committee for the informative talk on the 22nd. The Fall Carnival is our next Towne Park event, we need volunteers, donations of pumpkins and candy and most of all of our Towne Park families with young people to attend October 27th! This is a fabulous annual event! Also, a reminder if you plan to hand out treats on Halloween this year, just leave your porch light on as an invitation to the Trick or Treaters!

*Paul Bowdoin*
*President, TPHOA*
*505-250-8882*
*Paul@Bowdoins.com*





**Towne Park Homeowners Association**

**Board Meeting**

**Tuesday, October 16, 2018**
**6:30 PM Clubhouse**

## Management Corner

*Cherish Jaramillo, HOAMCO*

Hello Towne Park,

The holidays are right around the corner so if you are interested in renting the clubhouse for a holiday party please contact Jim Smith (505-417-0031) in the clubhouse to make sure your date(s) are available before they fill up. To rent the clubhouse there is a $75.00 charge and a $250.00 refundable deposit that will be refunded after the event and everything is cleaned and keys are returned.

Also, the Albuquerque International Balloon Fiesta is October 6-14 and there are a lot of tourists and family that will be in town. If you have family and friends that are visiting please remember to have them park in the over flow parking area from 12am-5am so their vehicle does not get towed.

Please be mindful of your neighbors and do not let your pet(s) relieve themselves in front yards. We have had several complaints about homeowners not picking up after their pets, so please be a good neighbor and pet owner and make sure that all waste is disposed of properly.

Hope everyone enjoys this cooler weather!

Cherish Jaramillo
Towne Park Community Manager/HOAMCO
505-888-4479 ext. 2125
505-2941-8379
Cjaramillo@hoamco.com




## 2019 TPHOA Board of Directors Election

It is time to begin thinking about the election of directors for the 2019 TPHA Board of Directors. Members are requested to consider volunteering to have their name placed on the 2019 Ballot to be elected by the members to a director position. There will be two vacancies on the Board to be filled, as two of the current directors' terms will end. The two vacant positions will each be for three-year terms. Serving the Association in a director position is a very important contribution that an individual can make to the community. Details on the functions of the Board of Directors will be provided in next month's Towne Crier. Those who consider being elected to a director position should read this material before finalizing their decision to be elected as a director.

The Towne Park Bylaws specifies certain requirements that an association member must meet and comply with in order to have their named placed on the election ballot. These are:

1. Must reside within the Towne Park property.

2. Must not own or be involved in a business activity that realizes a monetary gain from the Association or an Association member, including owning rental property in Towne Park and

3. Must submit to the Election Committee no later than December 15, 2018 the following forms:

   (a) Volunteer for TPHA Director Position Form
   (b) Ethics for Directors & Committee Members Pledge Form

*Glen Witt*
*Election Committee*

HOAMCO

**FINANCIAL SUMMARY**
**August 31, 2018**

**TOWNE PARK HOMEOWNERS ASSOCIATION**

| ASSETS | | LIABILITIES & EQUITY | |
|---|---|---|---|
| Cash in Bank - Operating | 60,193.16 | Accounts Payable | 20,543.15 |
| Cash in Bank - Reserve | 765,640.17 | Prepaid Assessments | 27,659.08 |
| Cash in Bank - Land Lease | 45,415.06 | Security Deposit | 950.00 |
| Accounts Receivable | 61,867.30 | Land Lease Loan | 5,058,885.94 |
| Master Land Lease | 5,371,000.00 | Operating Equity | 74,401.22 |
| | | Reserve Equity | 774,083.55 |
| | | Land Lease Equity | 347,592.75 |
| TOTAL ASSETS | 6,304,115.69 | TOTAL LIABILITIES & EQUITY | 6,304,115.69 |

| | CURRENT PERIOD ACTUAL | YTD ACTUAL | YTD BUDGET | VARIANCE |
|---|---|---|---|---|
| TOTAL INCOME | 121,692.75 | 886,634.51 | 873,552.35 | 13,082.16 |
| EXPENSES | | | | |
| Administrative | 27,637.64 | 230,955.74 | 247,498.07 | 16,542.33 |
| Building Maintenance | 6,441.75 | 35,459.55 | 41,494.24 | 6,034.69 |
| Grounds Maintenance | 17,746.75 | 152,344.34 | 146,374.18 | (5,970.16) |
| Pool/Spa/Clubhouse | 667.98 | 10,023.80 | 5,400.00 | (4,623.80) |
| Utilities | 41,699.81 | 237,925.60 | 217,666.64 | (20,258.96) |
| Transfer Between Funds | 37,707.00 | 291,251.78 | 245,619.12 | (45,632.66) |
| TOTAL EXPENSES | 131,900.93 | 957,960.81 | 904,052.25 | (53,908.56) |
| SURPLUS/(DEFICIT) | (10,208.18) | (71,326.30) | (30,499.90) | (40,826.40) |

## Towne Park Neighborhood Watch




On September 11th, we had our first meeting of neighborhood watch and nine residents attended. That's a start but we need more eyes and ears. We plan our next meeting for October 10th at 6:00pm at the clubhouse. Please join us.

Are you concerned it will take too much of your time? It will not - our main concern is watching our community. We'll need to report any unusual activity or discuss ideas that may improve our safety within the park. If you see something – report it! If something happens to YOU – call 242-COPS then notify a member of the watch.

I'll be available to all members of the watch or community at 505-271-4847.

Hope to see you on October 10th.

*Helen Martin*

**Water Exercise End of Season Potluck**



Another water aerobic season has come and almost gone! We look forward we hope to a couple more weeks of fun and exercise, weather permitting so come and join us.

We had our annual potluck luncheon with a “hobo” theme and the gals and guys did their best to live up to that theme. The recipes were fitting of the theme as well but as we always say Towne Park residents are the best cooks.

We also want to thank Jim and Robert for keeping the east pool in such pristine condition all summer long not only for our use but for all residents.

If we don’t see you soon keep early May 2019 to join us for another season of water fun…….

***June Forrester, our "Hobo Queen and her buddy Lori Branyan".***



# Towne Park Annual Fall Carnival

## Saturday, October 27

## 1:00 pm - 3:00 pm, Clubhouse

## Games, Costume Contest, Treats and Eats, Fun for All!

**NEEDED:**

1. **FALL CARNIVAL VOLUNTEERS**
2. **DONATIONS OF CANDY**
3. **PUMPKINS, LARGE AND SMALL!**

**The Towne Park Fall Carnival is scheduled for Saturday, October 27th from 1:00 to 3:00 pm at the Towne Park Clubhouse.**

**Creative and energetic volunteers who enjoy entertaining and working with children are needed to create a carnival atmosphere for the children and grandchildren of TP residents.**

**To truly make this an entertaining and memorable event, donations, ideas, and active participants are needed. Kids enjoy games, prizes, and treats of all kinds; and volunteers are needed.**

**Please sign your name and telephone number on the “Fall Carnival” sign-up sheet at the clubhouse outside the office.**

**Residents are needed and a meeting will be Tuesday, October 16th @ 2:00 pm @ the TP clubhouse. Please come and help!!!**

**Let’s make this event the best Fall Carnival ever!**



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

Century 21 Unica Real Estate

# The Purchase Price of Homes in Towne Park are Up!!

## As of Sept. 21st, 28 Homes have Sold in Towne Park, 1 Home is Pending and 6 Homes are For Sale

**If you would like more detailed information on home sales in Towne Park or in Albuquerque in general, please contact me.**

## E-mail me at ABQshue@aol.com




# Medicare

## 2019 OPEN ENROLLMENT IS HERE!

Oct 15th - Dec 7th (Medicare) | Nov 1st - Dec 15th (ACA)

**Visit with Ginger at the Clubhouse on Saturday, October 20th from 9:00 AM until Noon**




## HAVE QUESTIONS...NEED HELP?

Ginger L. Rodgers | Rodgers Insurance Services

Call: (505) 699-4045

Email: rodgers67@gmail.com

I also specialize in: ACA - Under 65, Dental and Vision



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

October is full of local activities. Visit this website for more information on fun family events.

**https://www.visitalbuquerque.org/abq365/events/**

.VISIT. ABQ

CHANGE YOUR PERSPECTIVE




## Towne Park Calendar of Events

# OCTOBER 2018

*Columbus Day, October 8*
*Halloween, October 31*

**October 10, Wednesday**
**Neighborhood Watch Meeting**
**6:00 PM, Clubhouse**

**October 16, Tuesday**
**Fall Carnival Volunteer Meeting**
**2:00 PM, Clubhouse**

**October 16, 2018, Tuesday**
**Towne Park Board of Directors Meeting**
**6:30 PM Clubhouse**

**October 27, Saturday**
**Fall Carnival**
**11:00 AM - 3:00 PM**

**October 9, Tuesday: Those Who Wish to Dine**
**Meet 5:30 PM at the Clubhouse**
**October 25 Thursday: Towne Park "Lunch Bunch"**
**Meet 11:30 AM at the Clubhouse**
**For more information: Gerri Pregent at 332-0133**

**Clubhouse Exercise Classes**

**Exercise Group: Mon, Wed at 9:00 AM**

**Gentle Exercise: Mon, Wed, Fri at 10:00 AM**

**Yoga: Tues, Thurs at 9:30 AM and Wed at 7:00 PM**

HOAMCO CLUBHOUSE OFFICE HOURS
10:00 AM - 1:00 PM
DAYS INDICATED ON CALENDAR

## 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)**
**505-232-0105**

**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**

## October 2018

| 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 | | | |

## OCTOBER WATER TWO DAYS A WEEK

**40 PERCENT OF OUR DRINKING WATER IS USED ON OUR YARDS. WATER BY THE NUMBERS WILL HELP!**

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...