Towne Crier
September 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

HOAMCO is in the process of developing a new BLAST EMAIL list. Though there were approximately 260 participants on the Sentry list, the list that was provided to HOAMCO contained only about 80 emails. Please fill out the information sheets that HOAMCO has provided with your monthly bills to aid them in completing this process and updating your files.

The audit company that is performing our transition audit is attempting to verify off standard receipts for 2015 and 2016. Please see the information request in this Crier. (Page 4)

The Secretary, Ms. Chris Farmer reported on the second submission of the petition to remove me from the Board and all documents relating to this issue are available in the clubhouse and will soon be available on the new Towne Park website which is under development. Though Chris could have rejected this second submission because Mr. Adam Valdivia had closed the petition and found that less than 51% of the required signatures had been obtained, she chose to revalidate all of the signatures and found a number of duplications and errors which had previously been improperly counted. The final tally of authorized signatures was 158 or 33%.

Contrary to some rumors we have expended only $3,705.46 on additional services to Dave's Landscaping this year. This time last year Leeco had been paid over $30,000.00 for additional services. Robert Everett and Jim Smith have completed over $15,000.00 (based upon contractor hourly rates and time expended) on work projects which would have been contracted out in the past and our cost was $896.00 for materials and tools to do the work.

Dave's is in the process of treating for weeds and applying fertilizer. When your yard is treated or fertilized the mowing must be skipped that week in order to allow the materials to be absorbed to eliminate the weeds.

The speed bumps were added to the gates to stop drivers from speeding through the gates which risked damage to the gates and the driver's cars. The bumps are a bit severe and we are reviewing what can be done to reduce the severity of the bounce while accomplishing the objective which was to reduce the speed of cars through the gates and to prevent cars from trying to tailgate residents. Tailgating frequently causes gate and arm damage.

We have a very dedicated Board whose only objective is to improve the Towne Park environment and achieve the most efficient service for our residents. You should drop your written request for service in the mail slots so that your issues may be cataloged, investigated and scheduled for completion if service is warranted. Very little information on past requests was forwarded to HOAMCO so it may be necessary to resubmit your request.

Jim Jones
President

Towne Park Homeowners Association
Board of Directors Meeting
Tuesday, September 13, 2016 6:30 PM Clubhouse

Summary of Board Meeting of August 16, 2016

The following is a synopsis of significant actions and information. Full minutes will be available on Towne Park's new website as soon as it can be brought on line and paper copies are available in the Clubhouse foyer once they have been approved by the Board.

- There were no New Business issues introduced and there was no unfinished Business reported.
- The Secretary read her finding on the petition to remove Jim Jones from the Board into the minutes of the meeting.
- The President read a defense of accusations against him and the Board into the minutes of the meeting.
- There were some residents that were displeased with the Secretary and the President's report and they were permitted to make their statements before the Board.

Towne Park Social Committee News

WOW OUR TAKE BACK THE NIGHT EVENT WAS THE BEST!

The Towne Park "TAKE BACK THE NIGHT" EVENT was one for the history books! Revelers brought wonderful side dishes and desserts to go with the sandwiches, chips, and drinks provided. We were 60 to 70 plus revelers enjoying food, conversation, and the Silent Auction. It was such a great night that it was on the late night TV news for Channel 4 and Channel 13. Sandra Lambert, Flo Sayer and Helen Martin looked especially lovely in their picture with Chief Eden.

We were honored to have Albuquerque Chief of Police Gordon Eden and Shane Rogers, Lomas Substation Commander with twenty plus officers and staffers join us. How wonderful to have them! Chief Eden spoke of the commitment that he and his staff have to the safety and security of Albuquerque. Social Committee Co-Chairperson Diane Schulte presented them with free and discounted coupons from Romano's Macaroni Grill for their officers in the field.

Our Silent Auction for the benefit of the Towne Park Children's Playground Fund was very successful. There were lots of different items for bid, including one overnight stay at two up-scale hotels and dinners for two at three well-known restaurants. Contributing hotels were: Residence Inn and the Sheraton Hotel. Contributing restaurants were: Romano's Macaroni Grill; Elephant Bar; and Outback Steakhouse. The winners of those items were happy and smiling all the way out the door! Our net proceeds from the Silent Auction totaled $525.00, of which $165 was from non-tax deductible donations and $360 was from the Silent Auction.

Way to go Towne Park! You are a fantastic community! Next year, let's work together to make our "TAKE BACK THE NIGHT" EVENT even bigger and better! Many thanks from your Towne Park Social Committee.

Towne Park September Yard Sale



The May Yard Sale was a huge success. Now we are getting ready for our September 10th yard sale, Saturday 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 envelope with your name, address and $5.00 in the drop box at the office. There will be many signs around the community announcing this great event. This event will also be advertised in the Albuquerque Journal.

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 you would like to take signs to different businesses around the community they can be picked up in the office after September 1st. The weather "should" be good at this time (we are hoping it doesn't rain until it's over). Thank you everyone for participating to make it a great success. Sell a lot and have fun.

Chris Farmer

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

6/30/2016

	Operating	Reserve	Ground Lease	Escrow	Total
Assets					
CASH					
1010 - ALLIANCE OPERATING CHECKING-261	$33,689.19				$33,689.19
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			$86,111.56		$86,111.56
1051 - EDWARD JONES MAINT RES-016		$498,946.79			$498,946.79
1053 - LANB LAND LEASE CHECKING 601			$45,844.54		$45,844.54
1054 - LANB RES SAVINGS-620		$5,438.86			$5,438.86
Total CASH	**$35,086.68**	**$504,385.65**	**$131,956.10**	**$1,100.00**	**$672,528.43**
ACCOUNTS RECEIVABLE					
1200 - A/R ASSESSMENTS	$30,890.92				$30,890.92
1215 - A/R GROUND LEASE ASSESSMENT	$36,674.56				$36,674.56
1225 - A/R WATER/SEWER	$14,465.81				$14,465.81
1235 - A/R PROPERTY TAX	$3,580.12				$3,580.12
1280 - A/R OTHER	$20,717.69				$20,717.69
1290 - ALLOWANCE FOR DOUBTFUL ACCTS	($28,061.69)				($28,061.69)
Total ACCOUNTS RECEIVABLE	**$78,267.41**				**$78,267.41**
OTHER ASSETS					
1300 - DUE BETWEEN FUNDS	($38,628.84)	$48,328.84	($9,700.00)		$0.00
1610 - PREPAID INSURANCE	$9,499.00				$9,499.00
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	**($29,129.84)**	**$48,328.84**	**$6,691,300.00**		**$6,710,499.00**
Assets Total	**$84,224.25**	**$552,714.49**	**$6,823,256.10**	**$1,100.00**	**$7,461,294.84**

TOWNE PARK HOMEOWNERS ASSOCIATION INC

Balance Sheet

6/30/2016

Liabilities & Equity	Operating	Reserve	Ground Lease	Escrow	Total
LIABILITIES					
2100 - PREPAID OWNER ASSESSMENTS	$7,471.38				$7,471.38
2200 - ACCOUNTS PAYABLE	$44,675.80				$44,675.80
2250 - ACCRUED EXPENSES	$11,444.35				$11,444.35
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	**$68,906.33**	-	**$6,654,311.50**	**$1,100.00**	**$6,724,317.83**
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	**($15,843.66)**	**$55,550.30**	**$22,160.79**	**$0.00**	**$61,867.43**
Liabilities and Equity Total	**$84,224.25**	**$552,714.49**	**$6,823,256.10**	**$1,100.00**	**$7,461,294.84**



LEILANI ATENCIO
Associate Broker
Team Talbot

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(505) 292-8900 OFFICE
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COLDWELL BANKER LEGACY
8200 Carmel Ave NE
Ste 103A
Albuquerque, NM 87122

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Each Office Is Independently Owned And Operated.

CONDOLENCE CORNER

Steve Gonzales

Beloved husband of Lynda Gonzales went to meet his Lord and Father Tuesday, July 26th after a long illness. Family is grieving and needs prayers.

The Board wishes to express our condolences to the families and friends of this Towne Park resident.

Audit Assistance Needed

If you paid penalties, late charges, or fines in 2013, 2014, 2015 or the first 6 months of 2016 and you have receipts or other documentation of the billing and payment please make a copy of your information, put it in an envelope, mark it "Audit Documentation" and drop it in the mail slot at the Clubhouse.



Michael Dunn
Associate Broker

COLDWELL BANKER LEGACY

Mobile - (505) 379-5849
AbqDunn@gmail.com
Office - (505) 292-8900
www.ABQDunn.com

505 Swope Park Avenue NE

• Backs up the the Park and Pool • 4 Bedrooms • 2 Full Bathrooms
Single Story • Fully Remodeled Kitchen • Brand New Carpet
• Fresh Custom Paint

Call **Michael Dunn** for information on properties in your area.





This lovely kitty likes to visit many of our neighborhood birds. He, or she, seems to be only one of the many local Sylvester's going after tasty Tweetie Birds.

A reminder that our Towne Park rules state that all dogs and cats must be 'On Leash' when outside of their property. This darling kitty has even ventured inside homes when the opportunity presented itself! However, it was surprised by a very large dog and left pretty quickly!!!

NOTICE!!! TOWNE CRIER AVAILABLE ONLINE!!!

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:

(You can access the site beginning August 1st 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 statement.)

Turning 65?

Need Medicare? We Can Help!

Norris and Associates

Donna M. Norris

9312 Montgomery Blvd. NE, Suite A
Albuquerque, NM 87111

Telephone: 505-453-4104
Email: dnorrisins@yahoo.com



Towne Park Calendar of Events

September 2016

September 5, Monday
Labor Day

September 8 - September 18
New Mexico State Fair
Expo New Mexico

September 10, Saturday
Towne Park Fall Yard Sale
8:00 AM - 2:00 PM

September 13, Tuesday
TPHOA Board of Directors Meeting
6:30 PM, Clubhouse

September 20, Tuesday
Those Who Live Alone
Dine at Outback Steakhouse
Meet 5:30 PM at the Clubhouse
Call Gerri Pregent at 332-0133

September 22, Thursday,
Autumnal Equinox

September 28, Wednesday
National Good Neighbor Day

Water Exercise Class @ the East Pool
Monday, Wednesday, Friday
9:00 - 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

September 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	

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

EAST/WEST SWIMMING POOL HOURS
WEST POOL
Swimming Daily 9AM to 10PM
Tues – Closed until 3PM for chlorination treatment
EAST POOL
Swimming Daily 9AM to 10PM
Tues – Closed until 3PM for chlorination treatment
EXCEPTIONS
Mon, Wed & Fri: Exercise Class 9AM - 10AM
Lap Exercise Swimming
Mon – Fri 10AM – 11AM AND 9PM – 10 PM
Sat & Sun 8AM to 9 AM
BOTH POOLS CLOSED AT OTHER TIMES