TOWNE CRIER

September 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

Bad weather kept many from the August Board Meeting but the faithful were there...thanks!

We hope you've enjoyed the use of both pools this summer but good times usually come to an end. The West Pool will close September 3rd. The East Pool will close when the temperature goes to 52 degrees for three consecutive days.

Some business from the August meeting:

We collected three large accounts that were past due. Totaling $31,000.
Glen Herrington, Treasurer, provided the Financial Report as follows:

Operating Account	$32,814
Reserve Accounts	$751,270
Ground Lease Funds	$43,856

Glenn Herrington made a motion to pay off the lot that Towne Park owns, known as the Palmer House. Essentially we've been paying ourselves lease payments on this property. The Palmer House lot was part of the collateral for our $11 million dollar loan with LANB when we purchased the association property. As of September 1st, we will take in more in lease payments then we owe out to LANB in monthly loan payments. The Ground Lease Fund was setup to have money to pay the loan payment difference.

September is a busy month with the Towne Park Yard Sale and the Saturday Coffee. There are also many fun activities that Cherish Jaramillo has shared in her article. Thanks again to our Social Committee for hosting a great potluck and inviting our city dignitaries last month for National Night Out. Once again, another success, thank you ladies!

Our leaves will begin to turn this month, we hope you enjoy the fall colors in Towne Park!

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

Towne Park Homeowners Association

Board Meeting

Tuesday, September 18, 2018
6:30 PM Clubhouse

Management Corner

Cherish Jaramillo, HOAMCO



Hello Towne Park Homeowners,

With the weather cooling down soon and those of us who like to be outside can use this time to enjoy outdoor activities. I have listed a few fun things that you might be interested in.

Private History Tour of Old Town
303 Romero St. NW Plaza
Don Luis-Space # N-120
Albuquerque, NM 87104
505-246-8687
www.bookpeek.com

80th Annual New Mexico State Fair
September 6-16, 2018
State fair Grounds
300 San Pedro NE
Albuquerque, NM 87108
505-265-3976
www.exponm.com

ABQ Food Fridays
Every Friday until September 28th
Civic Plaza
20 First Plaza NW
Albuquerque, NM 87102
505-768-4575
www.albuquerquecc.com

Please refer to the number/email listed or more information. Enjoy!

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

Towne Park Social Committee

Our 2018 National Night Out event had a nice crowd and lots of nice recipes and goodies for everyone to enjoy. Jill Garcia, APD Crime Prevention Specialist from APD Foothills Command gave us a small presentation on Neighborhood Watch and we even had four residents sign up that want to be block captains, we will be hearing more about Neighborhood Watch real soon. We were fortunate to have our new mayor, Tim Keller make an appearance and he spoke a few minutes especially about his number one goal of more officers within our city for the coming year and how he feels he can achieve this goal. We had several other police personnel and city councilman Don Harris, they made comments as well as took questions from our audience.



L-R: Karen & Bill Bottorf, Officer Brian Shannon, Paul Bowdoin, Mayor Tim Keller, Councilman Dan Harris, Officer Shannon, Jill Garcia, Helen Martin, Mayor Keller

Our next event will be a Saturday Coffee 10:00 am to11:30 am on September 22nd. The focus of this event will be a presentation from AARP and Driver Safety. Woody Simpson will be our speaker and he will do an overview of understanding the effect of aging and driving. Updating our knowledge of today's roads, traffic laws, vehicles and how to increase our comfort with the latest vehicle safety technologies no matter how young or old we are. We hope this topic will be of interest to our residents.

Jeanne Breck
Social Committee C0-Chair

HOAMCO

FINANCIAL SUMMARY
July 31, 2018

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	50,322.99	Accounts Payable	15,187.57
Cash in Bank - Reserve	753,896.32	Prepaid Assessments	16,838.36
Cash in Bank - Land Lease	47,929.99	Security Deposit	950.00
Accounts Receivable	65,769.35	Land Lease Loan	5,230,337.63
Master Land Lease	5,533,000.00	Playground Funds	864.25
		Operating Equity	83,745.15
		Reserve Equity	762,339.70
		Land Lease Equity	340,655.99
TOTAL ASSETS	6,450,918.65	TOTAL LIABILITIES & EQUITY	6,450,918.65

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	120,705.40	764,941.76	749,565.26	15,376.50
EXPENSES				
Administrative	21,257.53	203,318.10	219,459.42	16,141.32
Building Maintenance	1,352.14	29,017.80	36,361.81	7,344.01
Grounds Maintenance	24,683.91	134,597.59	129,474.17	(5,123.42)
Pool/Spa/Clubhouse	1,013.08	9,355.82	4,325.00	(5,030.82)
Utilities	36,740.06	196,225.79	190,458.31	(5,767.48)
Transfer Between Funds	37,707.00	253,544.78	214,916.73	(38,628.05)
TOTAL EXPENSES	122,753.72	826,059.88	794,995.44	(31,064.44)
SURPLUS/(DEFICIT)	(2,048.32)	(61,118.12)	(45,430.18)	(15,687.94)

Medicare

TURNING 65?





NEED HELP?

GINGER L. RODGERS

RODGERS INSURANCE SERVICES – CALL: 505-699-4045

EMAIL: rodgersg67@gmail.com

• I ALSO SPECIALIZE IN: ACA – UNDER 65, DENTAL AND VISION

TOWNE PARK FALL YARD SALE



Dear Residents,

There will be a "Fall Yard Sale" with Towne Park communities on Saturday, September 15th 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 envelop with your name, address and $5.00 in the drop box at the office. The money goes to advertising in the Albuquerque Journal for the yard sale.

There will be many signs around the community announcing this great event. There will be arrows pointing to streets that are out of the way having yard sales.

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 anyone would like to take signs to different businesses around the community they can be picked up in the office after September 10th.

Sell a lot and have fun!!!

EXERCISE AT THE CLUBHOUSE

9am EXERCISE GROUP: When the pool closes, that group will return to the clubhouse and exercise on Mondays and Wednesdays. The DVDs they follow include using small weights and a Nerf ball.

10am The GENTLE CONDITIONING group will exercise to the Fitness After Sixty video on Mondays, Wednesdays and Fridays.

YOGA CLASS 9:30am Tuesday and Thursday, and Wednesday at 7pm

TOWNE PARK DUMPSTER CLEAN-UP
Friday - Sunday
September 21, 22 & 23, 2018

By popular demand, the dumpster is being brought back! Now is the time to clean out your garage of any unwanted items! It will be located in front of the trash bin, south of the clubhouse.

- Paint, chemicals, appliances, microwaves and other unwanted items.
- Please put any large items on the left side of the dumpster.
- There will be a separate area for paint cans and chemicals.
- Please NO tires and NO concrete

This dumpster is for Towne Park residents only.

Please do not get inside the dumpster for safety reasons.



Recently a Towne Park homeowner had let her little dogs outside. The 3 pound Yorkie was still outside when a local Cooper's Hawk perched nearby on a patio chair. Realizing what the bird might be thinking, she scooped up the Yorkie, saving the dog from being the birds potential dinner! She contacted VCA the next day asking if the bird could have picked up the 3 pound dog and their answer was "Certainly!" So, be aware when your mini pets are outside.

The photo is of one of our local Cooper's Hawks sitting on our bird feeder ... waiting for his next meal! He visits often but our birds are pretty fast to hide in the tree!



REALTOR®

Cell: 505-263-5581

Office: 505-293-8400

Century 21 Unica Real Estate

As of August 21st, 27 Homes have Sold in Towne Park, 1 Home is Pending and 4 Homes are For Sale.

Right Now the Albuquerque Area is in a Unique Housing Market

If you would like more detailed information on home sales or the Albuquerque Housing Market, please contact me.

E-mail me at ABQshue@aol.com



SEPTEMBER: WATER 2 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...



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



FOR SALE

LA Z BOY
Fabric Furniture

1 Sofa with Dual Recliners (Blue)
1 Rocker/Recliner (Wine)

$450 Sofa $250 Recliner

Call 505-681-7178



AFTER SCHOOL CHILDCARE/TRANSPORT NEEDED

Seeking responsible student/adult to provide daily, reliable transportation after school for my son 4x/week from Towne Park or Manzano High school to Community Center ~12.5 miles (Gibson & Yale).

Weekdays: 2:15 - 3:15 pm

Also, seeking occasional childcare on an as needed basis on weekends or evenings.

Special Needs Experience a Plus!

Contact: Pam (505) 480-6290 pamvillegas@msn.com



Towne Park Calendar of Events

September 2018

Labor Day, September 3rd
Patriots Day, September 11th

September 15, Saturday
Fall Yard Sale
8:00 AM - 2;00 PM

September 18, 2018, Tuesday
Towne Park Board of Directors Meeting
6:30 PM Clubhouse

September 22, Saturday Coffee
AARP Driving Presentation
110: AM - 11:30 AM
Clubhouse

September 11, Tuesday: Those Who Wish to Dine
Meet 5:30 PM at the Clubhouse
September 27 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

September 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						