TOWNE CRIER

DECEMBER 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

The big deal for November was the water pressure valve! We had many residents complaining about variations in their water pressure throughout the day. Not all residents were affected but enough to take it serious. Most were unaware of the problem or even what was at stake. Because the water comes into Towne Park under Eubank to a meter which the City of Albuquerque is responsible for. From there to the meter at your home, which is a TPHOA responsibility. Between the city meter and your meter there is a series of valves that control the water pressure. By design this main valve is meant to last about fifteen years.

Fluctuating pressure is the first sign of a really big, potential problem! Jim Smith was immediately on top of it and learned that the only plumbing company in Albuquerque with any experience in this area was TLC. We were also fortunate that Zeke, a TLC employee, was involved fifteen years ago when this same issue occurred, still worked for TLC and was able to help coordinate the current project.

The pressure valve would have worked for a period of time. Doing some research into solutions, we discovered those options wouldn't be warranted by the plumbing company who was doing the work. The best choice was to replace the valve and the Board made the decision to move 'post haste'!

Jim worked a good price for us and scheduled the work to begin 8:00 AM on the morning of November 6th. The valve weighs almost 1000 lbs and requires a crane and five men to put it in place. Blast emails were sent out, signs on the green boards and by word of mouth we made an effort to make sure every homeowner was aware they would be without water for the better part of Tuesday, November 6th. Suggesting filling your bathtubs and making sure you had enough water to get through the day. The job was completed by 7:00 PM that evening. We were lucky to have Jim and Robert on our team! This could have been a disaster but we should be good for at least fifteen years to come!

On the brighter side, we now have a coke and snack machines in the exercise room as well as a new treadmill which was donated by a very nice lady! The income from the coke and snack machines is discretionary income and not budgeted for this year. Also, the kitchen remodel will be started soon!

The Board of Directors would like to wish every resident of Towne Park a very Happy Holiday, Merry Christmas and Happy New Year! Look forward to seeing everyone at the Christmas Potluck and a huge thank you to the Social Committee for an outstanding year of events!

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

ELECTION COMMITTEE: Hopefully, several Association members are planning to volunteer to have their named placed on the 2019 Annual Ballot to be elected to a director position. Individuals contemplating this action are reminded that they must submit a '*Volunteer for TPHA Director Form*' and an '*Ethics for Directors & Committee Members Pledge Form.*' These forms must be completed and submitted to the Election Committee no later than December 15, 2018. Members can find these forms in the clubhouse foyer.

Glen Witt
Election Committee



Towne Park Homeowners Association

Board of Directors Meeting

Tuesday, December 18, 2018
6:30 PM Clubhouse

MANAGEMENT CORNER

Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowners,

Thank you all for your patience while ProLawn has been removing the fallen leaves. They will continue to work on the leaves until they have all fallen off the trees.

As colder weather is approaching please remember to bring your pets inside or make sure they have an insulated home outside as they get COLD too.

Wishing everyone a safe and warm holiday season!



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

TOWNE PARK NEIGHBORHOOD WATCH

Our meeting on Wednesday the 14th, produced 18 ready and willy residents to make Neighborhood Watch work. We now have 18 more pairs of eyes on our community. It will take some work to get everyone to understand the responsibility of such a commitment, but we're all ready to give it a try. The things we all agreed upon were:

1. If you see something, say something. Call 242-COPS, our security company (ACP at 232-0105) or even Jim at the clubhouse during office hours.
2. Garage doors closed!
3. Don't let strangers in our gates just because you don't want to wait. That's trouble.

All of us are looking forward to working together and word is going to get around that eyes are watching. Come join us to start the New Year, January 9th, 6:00 PM at the clubhouse.

Helen Martin 271-4847.



FOR EXTRA SAFETY AND SECURITY, KEEP YOUR FRONT AND BACK PORCH LIGHTS ON ALL NIGHT. THE ADDITIONAL COST WORTH IT!

HOAMCO

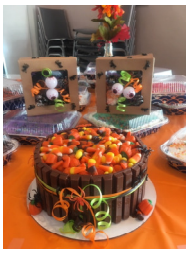
FINANCIAL SUMMARY
October 31, 2018

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	56,751.98	Accounts Payable	38,097.99
Cash in Bank - Reserve	748,196.53	Prepaid Assessments	19,215.72
Cash in Bank - Land Lease	20,016.09	Security Deposit	950.00
Accounts Receivable	37,388.74	Land Lease Loan	4,930,711.50
Master Land Lease	5,263,000.00	Operating Equity	37,370.00
		Reserve Equity	756,639.91
		Land Lease Equity	342,368.22
TOTAL ASSETS	**6,125,353.34**	**TOTAL LIABILITIES & EQUITY**	**6,125,353.34**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**119,928.39**	**1,131,593.81**	**1,121,245.94**	**10,347.87**
EXPENSES				
Administrative	37,570.77	286,415.40	303,575.37	17,159.97
Building Maintenance	2,767.83	44,991.39	51,842.80	6,851.41
Grounds Maintenance	20,379.19	196,273.40	183,160.96	(13,112.44)
Pool/Spa/Clubhouse	662.38	10,665.24	5,700.00	(4,965.24)
Utilities	51,503.51	325,390.12	272,083.30	(53,306.82)
Transfer Between Funds	42,472.00	376,215.78	307,023.90	(69,191.88)
TOTAL EXPENSES	**155,355.68**	**1,239,951.33**	**1,123,386.33**	**(116,565.00)**
SURPLUS/(DEFICIT)	**(35,427.29)**	**(108,357.52)**	**(2,140.39)**	**(106,217.13)**

SOCIAL COMMITTEE UPDATE



The Children's Fall Carnival the end of October was a huge success with about 40 to 45 kiddos and their families. We had several residents volunteer their time and talents so the kids would have a great time. A special thanks to Liza Smith (Jim Smith's better half) who donated a beautiful harvest barrel cake.

Our Thanksgiving potluck was once again a hit with many delightful recipes. Residents enjoyed visiting with their neighbors as well as meeting new neighbors. Door prizes and pumpkins were won by some lucky folks. I think we came away with our bellies full and thankful we live in Towne Park. Thanks to everyone who helped with clean-up after the event, that's truly an act of kindness!!

Saturday, December 8th from 5:00 - 7:00 pm we'll hold our Christmas Crock Pot/Instant Pot Finale. If you've been dying to try one of grandma's favorite recipes or that Pinterest recipe, here's your opportunity, let us be your testers!



Our entertainment this year will be another charming quartet who call themselves "Quarter of Four". They have been singing together in a chorus for many years but as a quartet since 2011 and spreading the harmony and joy of barbershop in the Albuquerque area.

Once again we will enjoy our White Elephant gift exchange that will be useful or just pretty to look at!! Lastly as we count our many blessings in our lives the past year, we thought we would share the holiday with the less fortunate and bring a canned item or bathroom travel size of toothpaste, tooth brushes, shampoo, conditioner or deodorant and donate what we collect to St. Martins Hospitality Center. We will have boxes setup as you walk into dining area.

If your looking to start the year a little smarter and save a little money doing your grocery shopping one of our residents Julia Rolland has started a swap coupon group every Sunday afternoon at about 2ish. Give her a call at 505-304-5969 to get details…..

Jeanne Breck
Social Committee
Co-Chair



It wouldn't be Christmas in Albuquerque without Luminarias!

Two local youth groups sell luminarias each year. Help support music for our youth by ordering from either group!

The Eldorado High School Eagles Band is selling Luminarias again this year. Call Melissa at 505-918-7039. Order online at: https://ehsband-luminaria-fundraiser.cheddarup.com

Luminarias are $8 per dozen. Order by **December 5th** and you can expect delivery to your door (how convenient is that!) around the 15th. Buy some for your house, and your neighbors too! (You know, it'll just make our streets look even lovelier on Christmas Eve!)



The Albuquerque Youth Symphony Program is also selling luminarias for $9 per dozen. The deadline to order online is passed but you can order and pick them up on Saturday, December 15th at their facility on 4407 Menaul Blvd NE, 87110 any time between 9am - 5pm. More information about ordering, call 505-875-1319 or email: luminarias@aysmusic.org

PINOCHLE PINOCHLE PINOCHLE

Love Pinochle? Want to learn? Doesn't matter whether you know how or are a total beginner. We just want to play cards!
Join in the action every Wednesday for Pinochle Night at the clubhouse.
Come play with us every Wednesday at 7PM. We mostly play and teach Double Deck, and have lots of FUN!
No need to sign up, just show up. See you there! 7 PM and use the south (side) door.





Towne Park Calendar of Events

DECEMBER 2018

Hanukkah, December 2
Pearl Harbor Day, December 7

December 8, Saturday
Christmas Potluck
5:00 PM - 7:00 PM
Clubhouse

Towne Park Board of Directors Meeting
December 18, 2018, Tuesday
Clubhouse

Christmas, December 25
New Year's Eve, December 31

December 20, Thursday
Towne Park "Lunch Bunch"
Meet 11:30 AM at the Clubhouse
For more information: Gerri Pregent at 332-0133
Those Who Wish to Dine Will Continue in the Spring

Clubhouse Exercise Classes

Exercise Group: Mon, Wed at 9:15 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

December 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					



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