TOWNE CRIER
NOVEMBER 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

October Board of Director's meeting went well. I was happy to see everyone who was able to attend.

There will not be a Board meeting in November. The December meeting will be held on the 11th at the clubhouse at 6:30. We hope to have a large turnout. At the December meeting we will introduce those residents who have submitted documents to the Election Committee and agree to place their names on the ballot for the two open board positions. We will have a Meet & Greet to allow those attending to get to know those running better with a question and answer. Please read Glen Witt's Election Committee article page 3 in this Crier. It's very informative!

Helen Martin reported on the forming of a Neighborhood Watch group. Read her article in this month's Crier, on page 3.

The Board closed on the Palmer house lot in October bringing our total Sold Lots to 223.

The Board would like to wish everyone a Happy Thanksgiving. Don't forget to turn your clocks back one hour on November 4th.

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





Towne Park Homeowners Association

Next Board Meeting

Tuesday, December 11, 2018
6:30 PM Clubhouse

Management Corner

Cherish Jaramillo, HOAMCO

Hello Towne Park Homeowners,

Fall has arrived and the leaves are dropping so ProLawn will be getting all leaves picked up and removed from the community. They will start at one end of the community and work their way to the other side until all leaves are removed. It is very time consuming and they will all be removed so thank you in advance for your patience.

Also there will not be a regular Board meeting in November. The next scheduled Board meeting will be on December 4th at 6:30pm in the clubhouse.

Wishing everyone a bountiful Thanksgiving!



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

Place all entries in clubhouse drop box,

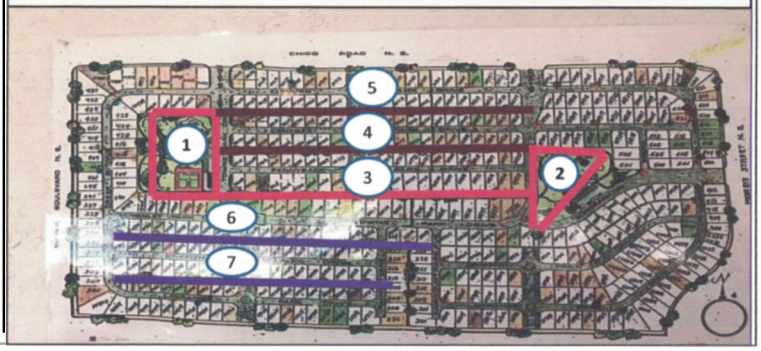
Towne Park Contest

(Win $50 if your idea is chosen)

"Name the 7 Paths"

WHO: ALL Towne Park Residents
WHAT: Submit (Creative) ideas for naming the 7 Walking Paths
WHEN: No later than Friday, November 30, 2018
WHY: Towne Park Board would like to promote Physical Fitness
HOW: Upgrade 7 paths to include path signs, including distance walked. Benches, pull-up bars and assorted equipment will be positioned along the walking paths to encourage periodic breaks

1.	Path by Swimming pool (W) Clubhouse	¼ mile
2.	Path by Swimming pool (E)	¼ mile
3.	Path Connects 2 Parks (w/o parking lot)	¼ mile
4.	Path by Parking Lot D	¼ mile
5.	Path by Parking Lot E	¼ mile
6.	Path by Parking Lot C	¼ mile
7.	Path by Parking Lot B	¼ mile
	Total	**1.75 miles**



HOAMCO

FINANCIAL SUMMARY
September 30, 2018

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	74,396.72	Accounts Payable	47,738.69
Cash in Bank - Reserve	767,642.17	Prepaid Assessments	12,327.00
Cash in Bank - Land Lease	47,592.41	Security Deposit	950.00
Accounts Receivable	57,923.27	Land Lease Loan	5,021,924.84
Master Land Lease	5,344,000.00	Operating Equity	72,797.29
		Reserve Equity	776,085.55
		Land Lease Equity	359,731.20
TOTAL ASSETS	**6,291,554.57**	**TOTAL LIABILITIES & EQUITY**	**6,291,554.57**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**125,030.91**	**1,011,665.42**	**999,435.08**	**12,230.34**
EXPENSES				
Administrative	17,888.89	248,844.63	275,536.72	26,692.09
Building Maintenance	6,764.01	42,223.56	46,710.37	4,486.81
Grounds Maintenance	23,549.87	175,894.21	166,260.95	(9,633.26)
Pool/Spa/Clubhouse	(20.94)	10,002.86	5,550.00	(4,452.86)
Utilities	35,961.01	273,886.61	244,874.97	(29,011.64)
Transfer Between Funds	42,492.00	333,743.78	276,321.51	(57,422.27)
TOTAL EXPENSES	**126,634.84**	**1,084,595.65**	**1,015,254.52**	**(69,341.13)**
SURPLUS/(DEFICIT)	**(1,603.93)**	**(72,930.23)**	**(15,819.44)**	**(57,110.79)**

SOCIAL COMMITTEE NOVEMBER POTLUCK

Since the brilliant colors of Fall are upon us, that means our annual Thanksgiving potluck will be held on November 10th from 5:00 pm to 7:00 pm here at the clubhouse. We will have gate signs and green board notices with all the information. Social Committee will provide meat trays and the good cooks of Towne Park will inspire us with their lovely side dishes.

Please use the first letter of your last name to bring whatever delicious recipe you want to share with us as follows:

ABCD	-	Salad or Fruit Bowl
EFGH	-	Sweet or Mashed Potatoes
IJK	-	Desserts
LMN	-	Appetizers
OPQR	-	Rolls/Bread with Butter
STUV	-	Vegetable Casserole of Choice
WXYZ	-	Dressing/Cranberry Sauce

Our last social event of the year will be our Christmas Crock Pot finale, more information will be shared in the next Crier.

Jeanne Breck
Co-Chair Social Committee



TOWNE PARK NEIGHBORHOOD WATCH

242-COPS Please say the number enough so that you'll know it when you need it! Anything suspicious, call 242-COPS. If you feel threatened call 911. At our meeting on the 10th of October, we had nine residents in attendance. Our APD representative, Officer Rosenberg came to join us. Yes, we have our own representative and are allowed to call on her for assistance if we have problems. We are grateful to APD for this assignment

We addressed the fact that many people already take responsibility for helping their neighbors. You watch the house if your neighbor is out. You take care of the mail if they are on holiday and just generally care. That's what we want for our entire community. Make yourself known to your neighbor.
Two suggestions for this month:

1st: KEEP YOUR GARAGE DOOR CLOSED! It's a Towne Park rule. You don't want strangers checking out the contents of your space.

2nd: If at all possible, LEAVE YOUR FRONT LIGHT ON AT NIGHT. Besides making the street light, it helps early morning or late evening walkers to see better. Thank you.

Next meeting November 14th. Please join us.

Helen Martin 271-4847.



ELECTION COMMITTEE INFORMATION

Within the past few years there have been a significant number of individuals who have moved into the Towne Park Community and may not be knowledgeable of the make up of the Board of Directors, how directors are elected, and the overall function and responsibility of the Board. The Board is comprised of seven directors, each of whom has been elected by the Association members to serve a three-year term. The terms are staggered so that under normal circumstances a minimum of four directors will rotate to next year's Board and the existing vacancies on the next year's board will be filled by those individuals elected at the Association's Annual Meeting.

The Board is responsible for the management and operation of the Association, consistent with the criteria defined in the Association's governing documents (Declaration of Covenants, Conditions and Restrictions and the Bylaws). The Board oversees the management company (HOAMCO) that the Association employs to perform the administrative functions of the Association. The operation of the Board is critical to ensuring the financial integrity of the Association, that the Towne Park property is properly maintained; and life in Towne Park is consistent with the rules of the Association.

There is no stipulation as to how long an Association member must have resided in Towne Park in order to be elected to a director position. The requirements in order for a member to have their name placed on the election ballot are; (1) resides within the Towne Park property, (2) does 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, (3) submit to the Election Committee, no later than December 15, a '*Volunteer for TPHA Director Position Form'* and also an '*Ethics for Directors & Committee Members Pledge Form.'* These forms are available at the clubhouse.

If you believe you can be of service to the TPHA (your community), by serving on the Board, please consider volunteering to be elected to a director position – THANK YOU!!

Glen Witt

HOME BIBLE STUDY

Towne Park residents are cordially invited to join us at our home for a study of the Book of Esther on Tuesdays, 10:00 am. Please call me so I will know how to prepare (615-801-2471).
10817 Cyburn Park Drive
Hope to see you soon!
Ginger Rogers

The Board and residents of Towne Park send our condolences to the family of

Delmarie Cleland

Delmarie was 72 years old and was called home by her Savior on September 30, 2018. She was a transcriptionist and loved animals. Delmarie's faith was a huge part of her life. She developed lifetime friendships and was very active in her parish, Risen Savior. Delmarie will be miss by her family and many friends.



REALTOR®

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The Holidays are Coming!

Have A Wonderful Thanksgiving With Your Family and Friends

E-mail me at ABQshue@aol.com



Medicare

2019 OPEN ENROLLMENT IS HERE!

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



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



Towne Park Calendar of Events

NOVEMBER 2018

Daylight Savings Ends, November 4

Election Day, November 6

November 10, Saturday
Thanksgiving Potluck
5:00 PM - 7:00 PM

Veteran's Day November 11

Towne Park Board of Directors Meeting
(No meeting in November)
December 11, 2018, Tuesday

Thanksgiving, November 22

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

NOVEMBER 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	



Each Office is Independently Owned and Operated

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Associate Broker
Your Towne Park Specialist
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