TOWNE CRIER

FEBRUARY 2019

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 Towne Park Homeowners Association Annual Meeting is Saturday, February 9th at Manzano Mesa Multigenerational Center on Elizabeth just south of Central Ave. Registration opens at 9:30 AM and the meeting will begin at 10:00AM. Each homeowner has been mailed a proxy and absentee ballots are available at the Clubhouse.

We must have a quorum in order to have an official meeting. The number of homeowners voting in person at the meeting, by absentee ballot or proxy must be between 80 and 95. This number is determined by the number of eligible voters. There is only one vote per household. If the home is owned by more than one owner, a Designated Voter Form must be on record in order to have a vote count for that home. If you cannot make the meeting, please send in the proxy or absentee ballot in an envelope or place in the mail slot at the Clubhouse. You can also give them to Cherish Jaramillo, Jim Smith or any Board member.

There are two openings on the Board for the 2019-2021 term. There are two residents eligible to be elected. Running for the three year term are Glenn Herrington, our current Treasurer and James Gilliam, our Safety & Security Chair as well as our Maintenance Chair.

If a quorum isn't met, there can be no meeting and we'll have to reschedule for a later date. The Board will then work without a budget, or a full Board. If there's any chance you can't attend the meeting...please sign the proxy you received and submit it or vote by absentee ballot. Remember, one vote per household.

The topics to be covered at the meeting are all important enough that a quorum is necessary to move forward with 2019.

Paul Bowdoin
President, TPHOA
505-250-8882



Towne Park Homeowners Association
Annual Membership Meeting
Saturday, February 9, 2019
Manzano Multigenerational Center
9:30 AM Registration 10:00 AM Meeting

MANAGEMENT CORNER



Cherish Jaramillo, HOAMCO

Happy New Year Towne Park Homeowners,

Fun facts about New Mexico
Did you know?????

- Santa Fe is the nation's highest state capital. At 7,199 feet above sea level, our capital city-home to an unparalleled arts scene, great cuisine, and a vision vibe you won't find anywhere else in the United States- is the highest in the nation.
- New Mexico is one of the youngest American states. We may have the oldest continuously inhabited towns on the continent. We may have the oldest capital city in North America. But New Mexico is one of the youngest states in the nation.
- Despite meeting all the criteria for statehood several decades earlier, it didn't become a state until January 6, 1912.

Please remember to sign and return your Annual meeting proxy if you will not be able to attend the Annual meeting on February 9th. You can email to Cjaramillo@hoamco.com or drop off in the clubhouse. Thank you!

Cherish Jaramillo
Towne Park Community Manager/HOAMCO
505-888-4479 ext. 2125
505-291-8379

ELECTION COMMITTEE

The Association's BY-LAWS require that a quorum of the membership must exist in order to conduct business at the annual meeting. Members present at the meeting, proxies that have been given by a member who is unable to attend the meeting, and members who have voted by absentee ballot all count toward establishing a quorum. The use of a proxy allows a member to have another Association member or their resident tenant represent them at the meeting. The proxy is flexible in that the member giving the proxy may use the proxy to cast their vote or enable the person who is given the proxy to vote as they deem best. So, if you will not attend the annual meeting and do not vote by absentee ballot, you can help the Association achieve a quorum by giving your proxy to an Association member or your resident tenant of the Unit who will attend the meeting. Thank you for helping in this matter.

Glen Witt & Stefan Martin, Election Committee Co-chairs


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

SOCIAL COMMITTEE UPDATE



Holidays are over, decorations all boxes away, weather is kind of up and down but a new year of promise and events at Towne Park. Our first event will be held on February 16th at 10:00am to 11:30am with a presentation by Crystal Stiles, Community Relations Director from Las Colinas Village. Towne Park is a community of diverse residents, we care about who lives here, who enjoys the many events throughout the year but thinking of our future is also important so we thought we would bring food for thought. Las Colinas Village will give a presentation on independent living in a retirement community for you and information for your family……so we invite you to come listen and ask questions. Valentine themed snacks and refreshments will be provided and maybe some sweet Valentine giveaways……

Jeanne Breck
Social Committee Co-Chair

NEIGHBORHOOD WATCH - JANUARY UPDATE

Attendance wasn't great at our January meeting but ideas flowed freely none the less.

Besides the previous suggestions about keeping garage doors closed and not opening gates to strangers, we discussed people coming through the gates at night and checking parked cars for easy access. Lock your cars, don't leave things in plain sight, remove your garage door opener, that's easy access to your house at some point. Let's try to watch our immediate area for strangers. Most people have cell phones that are cameras. Use it. Call 242-COPS if necessary. Don't forget Jim is at the office as an option. One more item, your car key fob has alarm capabilities, use it to attract attention.

I received the following list of items left in vehicles that were stolen, it's from the Foothills Area Command, not Towne Park but amazing and quite alarming:

- *Multiple firearms from several vehicles, ammo, scope, knives, magazine, citation book.*
- *Purses, wallets, back packs, gym bags, IDs, Social Security cards, credit and debit card, military IDs, vehicle titles, access badges to secure work sites, passport, marriage license, $140 cash, garage door opener.*
- *Suitcases, clothing, leather jackets, sunglasses, shoes, ski clothing, $600 of shoe cleaning items.*
- *Tools, license plate.*
- *Laptops monitors, various charger cables, cell phones, binoculars*
- *$3000 stereo system, games.*
- *Mobility scooter.*
- *Christmas gifts, cash*
- *Multiple vehicles left with extensive damage after filed attempts to steal the vehicles.*

DON'T BE A VICTIM! We're only as safe as we make ourselves.

Please attend the next meeting on February 5th at 6:00 PM at the Clubhouse. It takes all of us.

Helen Martin
271-4847

TOWNE PARK WEBSITE AND FACEBOOK GROUP

Check out the NEW Towne Park Homeowners Association Website at www.towneparkabq.com. The home page has handy links to all kinds of info such as the latest Towne Crier, ACC Form, Club House Rental, etc. You can submit a maintenance request to Jim Smith. The Calendar has all the dates and times for all the classes, meetups and events here in Towne Park. Be sure and register for access to the residents only page where you can view all the important documents for the Towne Park Homeowners Association such as tax returns, meeting minutes, governing documents and financials. Please let us know if you have any suggestions of items you would like to see on the website.

If you are a Facebook user, check out the link to our new Facebook Group:
https://www.facebook.com/groups/towneparkabq/

Claire Shuford
Webmaster/Social Media Manager
claireshuford@gmail.com
(505) 610-1816



TOWNE PARK CONDOLENCES

William "Jerry" Evans

Jerry, age 77, went home to be with his Lord and Savior on January 16, 2019. His wife of 57 years, Rebecca (Becky) and their children survive him. He celebrated his life as a pastor of Soul Rio Church for many years. Family and many friends will hold a special place in our hearts that will miss him.

Arlys Bren Sasser

Arlys was 89 years old and passed away on December 8, 2018. She was a resident in Albuquerque for many years. She sold Avon for almost 40 years. She loved visiting people and helping her friends. She took many trips out west in a Volkswagen camper for ten years. Her family and friends will miss her.



Bill Shue
REALTOR®
Cell: 505-263-5581
Office: 505-293-8400
1717 Carlisle NE

Century 21 Unica Real Estate

33 Homes Sold in Towne Park in 2018

There is Currently a Shortage of Homes For Sale in the Albuquerque Metro Area Keeping Prices Up.

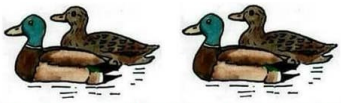
Now May be a Good Time to Sell

If you would like more detailed information or a Market Analysis on your home, please contact me.

E-mail me at ABQshue@aol.com

The Realtor That Knows Towne Park

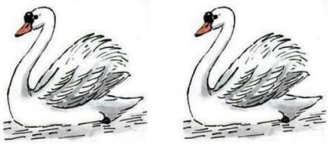
Please don't kill us with bread !



Bread is actually a danger to us ducks and other water birds

It causes Angel Wing which can make our feathers grow too quickly.
This strains our muscles and can stop us flying.

Our friends the swans develop fatal gut and heart disease



Bread is bad for our water environment. It rots, and pollutes the water.

This allows bacteria to grow and encourages rats.
It causes algal bloom which gets into our lungs and kill us birds.

If you want to feed us
We like lettuce, peas and sweetcorn

www.fbhp.org.uk

DKL 2018

WINTER DOG HOUSE TIPS

***Face the dog house opening away from the wind.**

***CREATE a door flap.** You can use a piece of heavy fabric or old linoleum flooring would work.

***ELEVATE the dog house off of the ground.**

***INSULATE using straw or cedar shavings (NOT hay) inside the doghouse.**

(Avoid towels and blankets - they get wet & freeze)

***Oversize dog houses are colder inside. Make sure it is a cozy size to help your dog maintain body heat**

***PROVIDE PLENTY OF FOOD AND WATER. (staying warm requires more calories & dogs dehydrate as they lose body heat)**

NEIGHBORHOOD CRIME WATCH

HAVE YOU NOTICED HOW MANY MORE PORCH LIGHTS ARE ON AROUND TOWNE PARK!

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



HOAMCO

FINANCIAL SUMMARY
December 31, 2018

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	71,316.12	Accounts Payable	33,435.47
Cash in Bank - Reserve	773,542.33	Prepaid Assessments	26,547.56
Cash in Bank - Land Lease	12,066.36	Security Deposit	950.00
Accounts Receivable	58,044.75	Land Lease Loan	4,778,403.26
Master Land Lease	5,128,000.00	Operating Equity	83,831.69
		Reserve Equity	768,074.85
		Land Lease Equity	351,726.73
TOTAL ASSETS	**6,042,969.56**	**TOTAL LIABILITIES & EQUITY**	**6,042,969.56**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**129,230.42**	**1,374,205.19**	**1,363,161.03**	**11,044.16**
EXPENSES				
Administrative	10,195.59	342,182.45	383,080.12	40,897.67
Building Maintenance	4,354.02	55,487.21	62,191.40	6,704.19
Grounds Maintenance	14,515.62	224,526.15	216,960.86	(7,565.29)
Pool/Spa/Clubhouse	22.60	10,687.84	6,000.00	(4,687.84)
Utilities	21,007.92	343,779.59	326,500.00	(17,279.59)
Transfer Between Funds	41,488.00	459,437.78	368,428.65	(91,009.13)
TOTAL EXPENSES	**91,583.75**	**1,436,101.02**	**1,363,161.03**	**(72,939.99)**
SURPLUS/(DEFICIT)	**37,646.67**	**(61,895.83)**	**-**	**(61,895.83)**



Towne Park Calendar of Events

JANUARY 2019

February 5, Wednesday
Neighborhood Watch
6:00 PM, Clubhouse

February 9, Saturday
Towne Park Homeowners Association
Annual Meeting
Manzano Multigenerational Center
9:30 AM Registration, 10:00 AM Meeting

HAPPY VALENTINE'S DAY

Valentines Day, Thursday, February 14

February 16, Saturday
Saturday Coffee –"Las Colinas Village"
10:00am to 11:30am, Clubhouse

February 21, 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 and Thurs at 9:30 AM

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

February 2019

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		

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

