TOWNE CRIER
JULY 2019

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2019 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 road paving project is expected to be done on June 25, 2019! Speed humps, overflow parking lots, Clubhouse and Pool Parking should be complete by July 1st. There will be a great deal of prep time on the parking lots. Overall, the project is only running two to three days behind schedule at this time.

Please DO NOT DRIVE ON FRESH ROLLED ASPHALT or move your vehicles back for at least a minimum of three hours. Do not drive over new speed humps until the cones are removed. Stripping parking lots, and gate entrance/exits will be done last.

This has been a job well done to date and everyone has been accommodating to the change in schedule. We'll all be very proud of our roads when the job is completed by early July.

Special thanks to Wally McCorkle and Jim Smith!

A reminder about fireworks in Towne Park...they are not allowed! Please read the information on page three. Pool Rules are also published again. Please, please, please...follow the rules that apply to all residents AND your guests. You are responsible for them following our rules!

Fourth of July celebrations will be held in many locations around the city. We should all be grateful to live in a free and wonderful country! Have a safe holiday!

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





Towne Park Homeowners Association

Board of Director's Meeting

Tuesday, July 16, 2019

Clubhouse

MANAGEMENT CORNER



Hello Towne Park Homeowners,

I want to Thank everyone for their patience during the road replacement. Everyone has been so understanding and receptive to the changes during this busy time. We are almost done and the roads are going to be amazing when everything is finished.

With July 4th just around the corner please keep in mind that NO FIREWORKS are allowed in the community at any time. There will be patrol monitoring the community for fireworks and if you are caught then you will be fined. Towne Park is used to having a quiet surrounding so, let's keep it as tranquil as possible during this holiday. If you are wanting to enjoy the fireworks in the Albuquerque area I have listed a few places below that are offering safe firework shows.

Fourth of July pet safety: Pets are very sensitive to the loud noises so, make sure you close all windows/doors and curtains to block loud noises. Also, block off doggie doors to prevent your pets from trying to escape. If your pet is used to noise form the radio or tv please switch them on in order to block out some of the noise from the fireworks from other neighborhoods in the area.

Freedom 4th: One of the largest celebrations in New Mexico will take place at Balloon Fiesta Park. The event will include a fireworks show, food, and activities for children. The event is free, and takes place from 3 p.m. to 10 p.m.
Rio Rancho: A fireworks show will be held at Loma Colorado Park. There will be food vendors on site and live music. The fireworks display begins at 9 p.m.

Isotopes Park: The team will take on the Sacramento River Cats on July 4. There will be a special fireworks show after the game. Gates open early at 5 p.m. and the game begins at 6:35 p.m.

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

NEIGHBORHOOD WATCH

We continue on the quest of keeping ourselves and our community safe. It is everyone's responsibility to work to this end. This month we reviewed exterior door safety:

1. Secure your doors
   a. use quality locks
   b. use long screws in the strike plate and the hinges
2. Never open the door without looking out and identifying the subject.
3. Have a step stool or a secondary peep hole for children.
4. Sliding glass doors or doggie doors
   a. use secondary locks, pins or security bars
   b. Doggie doors are generally not securable
5. Overhead garage doors
   a. block the emergency pull down cord with a zip tie
   b. never leave overhead door open when you are not in the direct line of sight:
      i.e. in your garage or in your yard.
6. Interior garage door
   a. Treat it like an exterior door. Lock and secure it.

We hope you find these helpful - Be safe and remember, if you see something...SAY SOMETHING. If it's necessary call 242-COPS or 911.
See you on July 10th at 6:00 P.M. at the clubhouse. Please join us.
Helen Martin 271-4847



HOAMCO

FINANCIAL SUMMARY
May 31, 2019

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	78,762.40	Accounts Payable	24,110.74
Cash in Bank - Reserve	712,519.19	Prepaid Assessments	31,734.49
Cash in Bank - Land Lease	2,129.99	Security Deposit	950.00
Accounts Receivable	48,404.34	Land Lease Loan	4,787,053.08
Master Land Lease	5,182,000.00	Operating Equity	70,371.51
Prepaid Expense	-	Reserve Equity	712,519.19
		Land Lease Equity	397,076.91
TOTAL ASSETS	**6,023,815.92**	**TOTAL LIABILITIES & EQUITY**	**6,023,815.92**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**107,441.91**	**524,227.82**	**540,344.05**	**(16,116.23)**
EXPENSES				
Administrative	17,208.59	104,812.06	140,138.92	35,326.86
Building Maintenance	1,352.14	19,612.53	26,038.25	6,425.72
Grounds Maintenance	16,017.49	91,890.28	99,160.95	7,270.67
Pool/Spa/Clubhouse	8,438.73	17,374.61	2,310.40	(15,064.21)
Utilities	26,930.71	112,592.55	135,416.65	22,824.10
Transfer Between Funds	48,295.09	191,475.45	191,475.45	-
TOTAL EXPENSES	**118,242.75**	**537,757.48**	**594,540.62**	**56,783.14**
SURPLUS/(DEFICIT)	**(10,800.84)**	**(13,529.66)**	**(54,196.57)**	**40,666.91**

4th of July Fireworks

On the 4th of July there will be a **security patrol** in Towne Park and it will be looking for the **illegal use of fireworks**. Any residence in violation of the Albuquerque ordinance **will be fined $200.00** by the Towne Park Homeowner's Association and **will be reported to the Albuquerque Police Department.**

Towne Park has adopted an

"ZERO TOLERANCE POLICY"

For all fireworks of any kind, Legal or Illegal Including any of the following;

Ground and hand held sparkling devices * Cone Fountains
Crackling Devices * Cylindrical Fountains * Flitter Sparklers
Ground Spinners * Illuminating Torches * Wheels

The City of Albuquerque Ordinance prohibits the sale and use of all Aerial Fireworks and Ground Audible Devices within the city limits.

Illegal Fireworks

Using illegal fireworks is punishable with a citation and immediate confiscation of the illegal fireworks and places the community at risk for fires. It is a misdemeanor. A mandatory court appearance, **A fine up to $500.00 and 90 days in jail.**
The improper use of permissible fireworks and/or the illegal use of aerial or ground audible devices can result in the user or supervising adult being found grossly negligent and financially responsible for damages.

Aerial Devices (Prohibited)

Aerial Spinners * Helicopters * Mines * Missile-type Rockets
Roman Candles * Shells * Stick Type Rockets

Ground Audible Devices (Prohibited)

Chasers (bottle rockets) * Firecrackers

Towne Park Swimming Pool Rules

NO LIFE GUARD IS ON DUTY

SWIMMING AT TOWNE PARK POOLS IS AT THE SWIMMER'S OWN RISK

- Residents must have a valid Pool Gate Entry Card and pool pass in their possession anytime they are inside the swimming pools' fenced area.
- Do not open gates for others. Residents have Entry Cards or keys. No climbing over the fence for entry.
- Individuals must shower before getting into the pool. Any individual having an apparent skin disease, sores or other visible physical condition that would be detrimental to others shall not get into the pool. Children in diapers must wear plastic pants over the diaper.
- Residents may have a maximum of four guests per household with them in the pool area. Residents assume total responsibility for the behavior of their guests. If the pool is over-crowded, the first individuals asked to leave will be residents with guests, giving priority of use to residents**. Residents must be present with guests at all times.**
- Children under 14 years of age **must** be accompanied and supervised by an adult resident 18 years of age or older.
- Proper swimming attire is required. No thong-type swimsuits, cutoff, street clothes, etc. or similar swimming attire are permitted.
- Flotation devices may be used, *but users must show consideration for other swimmers*.
- No food at the West Pool. Food is allowed in the East Pool Picnic Area only.
- Audio devices are allowed, *if headphones are used*.

The following are prohibited in the pool area:

- Playing with or vandalizing pool equipment or furniture;
- Profane or abusive language;
- Animals are not allowed inside the fenced area, except service animals per ADA guidelines;
- Possession of alcoholic beverages;
- Smoking of any type;
- Food, except at the East Pool Picnic Area;
- Glass bottles or glass ware of any type;
- Running, diving, jumping, boisterous, or rough play;
- Frisbees, squirt guns, balls (including tennis balls, basketballs, baseballs, softballs, golf balls);
- Shade canopies;
- Protrusions, extensions, obstructions, tripping hazards or entanglement in the pool or on the pool deck that could cause injury or entrapment;
- Climbing on the fence and/or bricks.

The swimming pools are monitored by security cameras. If the security company observes people using the swimming pools after hours, the Police will be called.

Pools may be monitored by Pool Monitors, the Towne Park Security Company, members of the Towne Park Safety and Security Committee, or members of the Towne Park Board of Directors.

Failure to comply with the above rules may result in being asked to leave the pool area or may result in a fine and suspension from the use of the pools for the remainder of the season.

A.D.G Painting & Decorating

- Commercial & Residential
- New Construction & Remodel
- Stain & Finish

DAVID GALLEGOS
Mobile 228-5815

Free Estimates
Lic. 80097



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

Each Office is Independently Owned and Operated





REALTOR®

Cell: 505-263-5581
Office: 505-293-8400
1717 Carlisle NE

- **I have been a Realtor for 17 Years**
- **I have lived in Towne Park for 34 Years**
- **I Know the Value of the Homes in Towne Park and Understand How the Land Lease Effects the Home Prices. Don't Under Value Your Home. Call Me for an Accurate Analysis of Value of Your House.**
- **Interest Rates are Dropping and should give the Housing Market a Boost. Now May be a Good Time to Sell Your Home.**

E-mail me at ABQshue@aol.com

CENTURY 21 Unica Real Estate



Towne Park Calendar of Events

JULY 2019

July 4, Independence Day

July 10, Wednesday
Neighborhood Watch
6:00 PM, Clubhouse

July 16, Tuesday
TPHOA Board of Director's Meeting
6:30 PM, Clubhouse

Towne Park "Lunch Bunch"
Contact: Gerri Pregent at 332-0133

AUGUST

August 6, Tuesday
National Night Out BBQ
4:30pm to 7:00pm
Clubhouse

East Pool & Clubhouse Exercise Classes

East Pool Exercise Group: Mon, Wed, Fri at 9:00 AM

Clubhouse Gentle Exercise: Mon, Wed, Fri at 9:00 AM

Yoga: Tues and Thurs at 8:30 AM

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

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

HOAMCO CLUBHOUSE OFFICE HOURS
Tuesdays 10:00 AM - 1:00 PM

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 PARK WEBSITE AND FACEBOOK GROUP

Check out the Towne Park Homeowners Association Website at www.towneparkabq.com.

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

For suggestions and comments, please contact:
Claire Shuford
Webmaster/Social Media Manager
claireshuford@gmail.com
(505) 610-1816

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

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.