TOWNE CRIER

OCTOBER 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

Building and Grounds Manager

Jim Smith
Jimsmith@towne-park.com
505-291-8379

President's Message

The Board of Directors registered the newest Amended and Restated By-Laws of Towne Park Homeowners Association Inc. It was approved on August 20, 2019 by a unanimous vote of the Board of Directors. Copies are available to all homeowners on the TPHOA website. There are also some copies in the Clubhouse.

The changes in these By-Laws deal with the Election Committee. Currently Glen Witt and Stephan Martin are Co-Chairs of the Election Committee. This is a permanent committee authorized to supervise all election and voting related activities of TPHOA and comply with the New Mexico state laws and the Associations documents. Decisions of the Election Committee are final and are not subject to appeal. (Please see Glen Witt's article on Page 4 regarding the upcoming election of directors.)

Just a few other comments:

September Yard Sale: We hope those who participated had a good turnout. We didn't have as many homeowners involved this time and might ...*that's only might*... consider having one sale a year.

School is in session so PLEASE watch out for our children as they walk to and from the bus each day and also as they have fun riding their bikes!

And...stop signs. Even in our community...they still mean STOP.

Our Social Committee is working hard preparing for the annual Kid's Fall Carnival. (Article on Page 3) We hope everyone has an opportunity to enjoy all of the fabulous city wide events this month! Have a wonderful October!

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



Towne Park Homeowners Association
Board of Director's Meeting Tuesday, OCTOBER 15, 2019

MANAGEMENT CORNER

Hello Towne Park Homeowner's,

The holidays are right around the corner so if you are interested in renting the clubhouse for a holiday party please contact Jim Smith (505-417-0031) in the clubhouse to make sure your date(s) are available before they fill up. To rent the clubhouse there is a $75.00 charge and a $250.00 refundable deposit that will be refunded after the event and everything is cleaned and keys are returned.

The Albuquerque International Balloon Fiesta is October 5-16 and there are a lot of tourists and family that will be in town. If you have family and friends that are visiting please remember to have them park in the over flow parking area from 12pm-5am so their vehicle does not get towed.

I have included information on the Albuquerque International Balloon Fiesta in case your planning on attending.

Albuquerque International Balloon Fiesta
$10.00 per person per session (13 and older)

**One Session is all Morning activities or all Evening activities*
**General Admission Tickets are good for any session, any day*

Hoping everyone enjoys the cooler weather!

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



HOAMCO

FINANCIAL SUMMARY
August 31, 2019

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	54,043.85	Prepaid Assessments	28,440.97
Cash in Bank - Reserve	597,589.58	Accounts Payable	10,305.31
Cash in Bank - Land Lease	2,129.99	Security Deposit	950.00
Accounts Receivable	49,998.22	Land Lease Loan	4,624,388.96
Master Land Lease	5,047,000.00	Operating Equity	93,804.79
Other Real Estate Owned	29,459.00	Reserve Equity	597,589.58
Prepaid Expense	-	Land Lease Equity	424,741.03
TOTAL ASSETS	**5,780,220.64**	**TOTAL LIABILITIES & EQUITY**	**5,780,220.64**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**122,409.37**	**899,157.59**	**901,649.87**	**(2,492.28)**
EXPENSES				
Administrative	14,832.26	156,679.79	201,334.39	44,654.60
Building Maintenance	5,705.55	37,255.01	41,594.24	4,339.23
Grounds Maintenance	26,664.35	164,840.02	159,037.52	(5,802.50)
Pool/Spa/Clubhouse	2,093.33	25,977.74	5,616.64	(20,361.10)
Utilities	44,741.44	227,599.79	216,666.64	(10,933.15)
Transfer Between Funds	38,295.09	306,360.72	306,360.72	-
TOTAL EXPENSES	**132,332.02**	**918,713.07**	**930,610.15**	**11,897.08**
SURPLUS/(DEFICIT)	**(9,922.65)**	**(19,555.48)**	**(28,960.28)**	**9,404.80**

NEIGHBORHOOD WATCH

We had new faces at our Neighborhood Watch meeting on the 10th of September. It's wonderful to see interest growing in our efforts to keep Towne Park a safe place to live.

Since we began, we've had about fifty people attend our meetings and receive the basics of our objective. The more people who attend and then talk to others about Neighborhood Watch, will lead to eyes and ears in the community.

Our posters seem to be well received and help to keep our focus on safety in the forefront. We thank Chris Farmer for putting the posters together - she did a fine job - we're grateful. We'll be changing the message about every two weeks.

The important message for this month is to keep aware of what is going on around you. Monitor your children and their friends so they are safe and happy. Know where they are and what they are doing. We're getting more youngsters in the Park so our driving speed should decrease to keep them safe. THEY are not always watching.

Remember, IF YOU SEE SOMETHING, SAY SOMETHING. If you need help call 911 or 242-COPS.

See you on October 8th at 6:00 P.M. at the clubhouse. We need you all!

Helen Martin
271-4847



Towne Park Social Committee Update



Fall is upon us and we're so excited to share new events for October in Towne Park starting with our Saturday Coffee on October 19th from 10:00am to 11:30am with Ginger Rodgers from Rodgers Insurance. Ginger will share with us the new 2020 Medicare updates and how they will affect you. You might think these updates only affect our older residents but not so true as if you have medical issues and you are on Medicare currently it might be of interest to you. If you are getting to the age of Medicare and have questions she will assist you through the confusing processes. She will also have information on multiple options in choosing the right insurance for you.



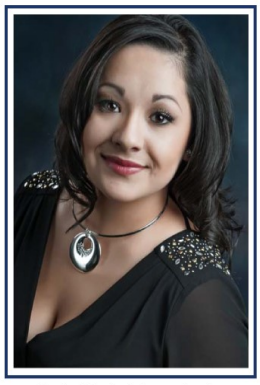
On October 26th from 1:00pm to 3:00pm we will have our Kid's Fall Carnival for all kiddos and their families in Towne Park. We will have apple dunking, pumpkin painting, craft table and the fun cake walk where you can win pretty cakes and last but not least costume contest for three lucky kids. We will have treats and spooky punch and every child will go home with a goody bag. Please make plans to attend and have fun!!!



Jeanne Breck
Social Committee Co-Chair



Thanks, Joe Hernandez for sharing your Towne Park photos on our Facebook page!



Each office is independently owned and operated.

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SERVING AS A DIRECTOR

Members are encouraged to consider serving the Towne Park Homeowner Association by being on the Board of Directors that is responsible for managing the affairs of the Association. In order to serve on the Board a member must first meet certain qualifications and then be elected by the Association members to a director position. Questions related to the responsibilities and activities of the Board can be answered by any of the current directors.

Every member is entitled to volunteer to be elected to a director position. The qualifications that a member must meet in order to serve as a director are specified in the Association's By-Laws. These include: (i) must reside within the Towne Park property, as their primary resident; (ii) whose membership and voting rights have not been suspended; (iii) whose payment of all expenses due the Association are current; (iv) who has no outstanding violations of the constituent documents; (v) they, nor any immediate family member, provide or solicit any service for compensation to the Association, Towne Park residents, or contractors providing service to the Association (Due to the potential for conflict of interest) and (vi) complies with the TOWNE PARK CODE OF ETHICS.

In order to volunteer to be elected to a director position for the 2020 Board, a member must, no later than December 15, 2019, submit a completed 'Volunteer for Election to Director Position Form' and a 'Towne Park Code of Ethics Form' to the Election Committee. These Forms may be obtained at the clubhouse.

More details and information regarding the election of directors for the 2020 Board will be provided in subsequent Towne Criers.

Glen Witt, Co-Chair
TPHOA Election Committee

Should we form a men's conversation group?

Several men have shown an interest in creating an informal conversation group for the men of Towne Park, that would meet probably once a week at the clubhouse.

If you would like to get to know some of your other male neighbors, there will be a" test run" at the clubhouse at 9:30 AM on October 17. Any future plans will be made at that time depending on the interest level.

Although I don't have any answers, if you have any questions call me.

Bill Bottorf
300 – 4592.

Towne Park Remembrances



Ruthie Lee Taylor-Owens

Ruthie, age 81, was born in Weirgate, Texas. She graduated from H.G.Temple High School in Diboll Texas, and attended nursing school in San Bernardino, California. During this time, Ruthie met her husband, Al Owens Sr. They became the parents of three girls, and two boys. She had a desire to become more actively involved with her children's education that led her to a Bachelor's and Master's Degree in Elementary Education and Educational Administration. She pioneered the first single track Year-Round School and believed that it would provide continuity in learning for students. She earned outstanding recognition in the educational arena for her vision. She was an educational assistant, teacher, assistant principal, and principal for the Albuquerque Public School District. She helped to mentor many into teaching. She will be greatly missed.

Eileen Rosenthal

Eileen passed away on August 30. She is survived by her three daughters, who she adored. Her family was everything to her. She loved her hummingbirds and roses. She also, retired as a paralegal years ago. She loved living in Towne Park. Family and friends will miss her dearly.

Carolyn Barrentine

Wayne and Carolyn dated for 15 years and were married for 8 years. They were best friends. She passed on August 16 at age 75. She had 2 sons and 1 daughter. She also had 2 step-daughters and 1 step-son. Wayne and Carolyn loved to dance. She was a store manager at Goodwill for years. She struggled with her health for 4 years. She will be missed very much by her family and friends.

John Robert Halliday

John passed away on September 2nd after suffering from a 4 year long illness. He served on the Board of Directors of Towne Park. He was a great husband, father and grandfather. He is survived by his wife, Gloria of 18 years, and 1 daughter and 5 sons. He always had a great smile. He was a great asset to his church, Towne Park and his family. He was very talented as an artist and musician. He played several instruments. He was a school teacher at UNM, CNM and High School. Think of him as living in the hearts of those he touched, for nothing loved is ever lost. And he was loved by so many family and friends. Miss you John!

HEY! TOWNE PARK RESIDENTS

How about joining some of your neighbors in a little aerobic exercise. We have two sessions available at the clubhouse. This is a great way to start your day. This schedule will begin when the East Pool closes and continue through the winter until the pools open again on Memorial Day.

MONDAY AND WEDNESDAY
9:15 AM TO 10:00 AM
We use a Nerf ball on Monday and light weights on Wednesday.

MONDAY, WEDNESDAY AND FRIDAY
10:00 AM to 10:45 AM
We consider these sessions perfect for those of us who need to sit and exercise. It's gentle aerobics using light weights.

Let's exercise and have fun together!



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Now is a Good Time to Sell and Buyers are Looking.

If you would like a Market Analysis on your Home or Information about Real Estate in General, please contact me.

E-mail me at ABQshue@aol.com

The Realtor That Knows Towne Park



Towne Park Calendar of Events

OCTOBER 2019

October 8, Tuesday
Neighborhood Watch
6:00 PM, Clubhouse

October 15, Tuesday
TPHOA Board of Director's Meeting
6:30 PM, Clubhouse

October 17 - Thursday
Men's Conversation Group
9:30 AM, Clubhouse

October 19, Saturday
Saturday Coffee - 2020 Medicare Updates
10:00 AM - 11:30 AM, Clubhouse

October 26, Saturday
Kids Fall Carnival
1:00 PM - 3:00 PM, Clubhouse

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

Clubhouse Exercise Classes

Exercise Group: Mon & Wed, 9:15 - 10:00 AM

Gentle Exercise: Mon, Wed, Fri, 10:00 - 10:45 AM

All adult residents will be welcomed to exercise with either group. It's a way to meet some neighbors and get a little more fit too.



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.
OCTOBER: WATER 1 DAY A WEEK