TOWNE CRIER
NOVEMBER 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

It was great to see about thirty in attendance at our October Board meeting! They are the faithful and we appreciate your loyalty!

An excellent report was given by Helen Martin for the Neighborhood Watch group. She explained that APD has assigned an officer to our community as our advisor. Please understand that any contact with him should be through Helen. In addition, there was concern from their last meeting regarding garage doors being left open. This is covered in the CC&Rs stating they should only be open to come and go from your home, not for extended periods of time. We will monitor this more closely in the future with a courtesy letter being sent to repeat offenders. Please help us by paying attention to this. Another good point from their meeting was front and back porch lights being left on throughout the night. Recently PNM held a presentation and said that burning a 60 watt LED bulb for that length of time only costs pennies. So, it shouldn't impact your electric bill. It's a good crime prevention move and cheap!

There is also an article by Glen Witt regarding the Director Election in this months Towne Crier. We have two openings for a Board of Directors. Please consider applying for the coming term. All of the information needed is in this article. At this time, our Annual Meeting is scheduled for Saturday, February 15th.

November is a month to be thankful! We celebrate Thanksgiving Day on the 28th and also the 11th is Veterans Day. We will forever be grateful to the men and women who've serviced our country and those who serve today. If you have a flag, it's a good day to remember to fly it. In addition, we're so fortunate to live in a beautiful community with friendly and caring residents. We hope you'll join us for the Towne Park Thanksgiving Potluck on November 23rd. I'll be bringing good ol' southern cornbread dressing! What's your contribution? Hope to see you there!

Paul Bowdoin
505-250-8882
Paul@Bowdoins.com





Towne Park Homeowners Association

Board of Director's Meeting Tuesday, November 19, 2019

6:30 PM at the Clubhouse

MANAGEMENT CORNER

Hello Homeowners,

Fall has arrived and the leaves are starting to drop off the trees and the landscaping company will be around the community to remove the leaves as they drop off the trees. They will start at one end of the community and work their way to the other side of the community and then start over again as the leaves will continue to fall. It is very time consuming and all the leaves will be removed so thank you in advance for your patience.

Also, Everyone will see the common area property tax on their November statement in the amount of $47.84. Every homeowner in Towne Park is billed this for the taxes on the common areas in the community twice a year generally in May and November. The amount will vary slightly for everyone based on the bill sent from the Bernalillo County Treasurer's office.

Enjoy the cooler weather!

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



HOAMCO

FINANCIAL SUMMARY
September 30, 2019

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		LIABILITIES & EQUITY	
Cash in Bank - Operating	12,329.24	Accounts Payable	5,339.05
Cash in Bank - Reserve	296,793.09	Prepaid Assessments	18,014.00
Cash in Bank - Land Lease	40,361.45	Security Deposit	950.00
Accounts Receivable	47,532.06	Land Lease Loan	4,559,656.58
Master Land Lease	4,992,300.00	Operating Equity	142,819.17
Other Real Estate	58,918.00	Reserve Equity	778,074.85
		Land Lease Equity	351,726.73
TOTAL ASSETS	**5,448,233.84**	**TOTAL LIABILITIES & EQUITY**	**5,856,580.38**

	CURRENT PERIOD ACTUAL	YTD ACTUAL	YTD BUDGET	VARIANCE
TOTAL INCOME	**(21,588.87)**	**(46,849.93)**	**(12,952.37)**	**(33,897.56)**
EXPENSES				
Administrative	28,751.22	185,761.82	221,732.88	35,971.06
Building Maintenance	3,962.70	41,217.71	46,835.37	5,617.66
Grounds Maintenance	16,400.88	181,240.90	177,829.71	(3,411.19)
Pool/Spa/Clubhouse	2,256.83	28,234.57	5,793.72	(22,440.85)
Utilities	35,014.92	268,039.58	243,749.97	(24,289.61)
Transfer Between Funds	(66,590.18)	(372,950.90)	(344,655.81)	28,295.09
TOTAL EXPENSES	**19,796.37**	**331,543.68**	**351,285.84**	**19,742.16**
SURPLUS/(DEFICIT)	**(41,385.24)**	**(378,393.61)**	**(364,238.21)**	**(14,155.40)**

DIRECTOR ELECTION

The election of directors to serve on the 2020 Board of Directors will take place at the Association's Annual Meeting of Members in February 2020. The terms of two of the directors on the 2019 Board will expire at the conclusion of the 2020 annual meeting. Therefore, as of now, there will be at least two director terms, three years each, that will be open for a member to be elected to the 2020 Board.

Every Association member may 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.

Glen Witt, Co-Chair

TPHOA Election Committee

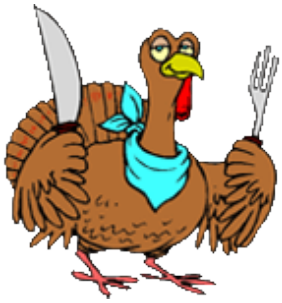
Towne Park Social Committee Update

I have heard it once said…"What I love about Thanksgiving is that it's purely about getting together with friends or family and enjoying food. It's really for everybody, and it doesn't matter where you're from". Here at Towne Park we truly feel the same way whether you come to one event or all of them throughout the year, if your a native New Mexican or from across the pond, we share our recipes and our smiles. We hope this year that you join us again and add one of your recipes to our feast on November 23rd from 5:00pm to 7:00pm

Social Committee will once again provide meat trays and your lovely side dishes listed from below. Please use the first letter of your last name for the following items:

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

As 2019 comes to a close, the last social event of the year will be our December 14th, Christmas Crock Pot finale, more details in the December Towne Crier.



Jeanne Breck
Co-Chair Social Committee

NEIGHBORHOOD WATCH - OCT. 2019

Great news! Albuquerque Police Dept. has assigned us a police officer as our adviser, representing our command area. He attended our meeting on Oct. 8th. Everyone was glad to welcome him to Towne Park.

One of the most urgent concerns at our meeting were open garage doors. According to our rules they should be closed except for entering and exiting our garage. They are a source of temptation to would be thieves.

If at all possible, will you consider turning on your outside street light at dusk and leave till dawn. It helps light the community for late and early walkers. It would be a big help.

Thanks to Jim and Joe! The barrier on the west outside wall was completed. It looks beautiful and will shore up security in that area.

Our next meeting will be November 12th. Please everyone take your safety seriously. Come join us There is strength in numbers.

Helen Martin
271-4847





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

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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



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 is the schedule 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.

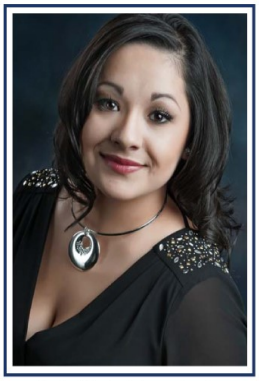
MONDAY, WEDNESDAY AND FRIDAY
10:00 AM to 10:45 AM
We consider these sessions perfect for those of us who need to sit and exercise. It's gentle aerobics using light weights.

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Towne Park Calendar of Events

NOVEMBER 2019

November 11, Veterans Day

November 12, Tuesday
Neighborhood Watch
6:00 PM, Clubhouse

November 14 - Thursday
Men's Conversation Group
9:30 AM, Clubhouse

November 19, , Tuesday
TPHOA Board of Director's Meeting
6:30 PM, Clubhouse

November 23, Saturday
Thanksgiving Potluck
5:00 PM—7:00 PM, Clubhouse

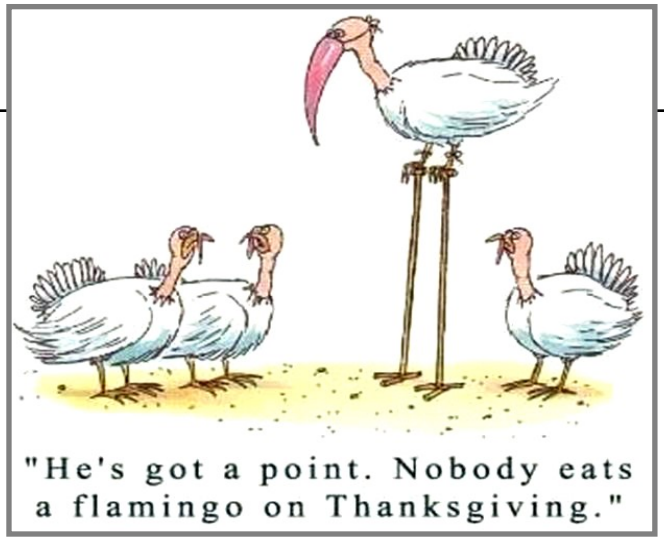
November 28, Thanksgiving Day

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