TOWNE CRIER
APRIL 2021

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2021 BOARD OF DIRECTORS

OFFICERS

Helen Martin
President

James Gilliam
Vice President

Jolene Ellerton
Secretary

Glenn Herrington
Treasurer

DIRECTORS

Karen Kaminis-Bottorf

Paulina Saunders

Building and Grounds Manager

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

Paulina Saunders
ACC Comm. Chair

James Gilliam
Maintenance Comm. Chair
Security Comm. Chair

PRESIDENT'S MESSAGE

We had our third Zoom meeting on March 16th. We realize you are having trouble accessing the site and we're going to work on that. It's good to report that we do now have a camera and you will be able to see us.

I introduced our new board for 2021. James Gilliam, our Vice President is in the hospital and we wish him well. We filled one vacant seat by introducing Karen Kaminis-Bottorf to fill the three year term. Marion Treon had volunteered for the two year term but as you know by now, she passed away on the 17th of March. We are grateful for her efforts on our behalf.

We designated our Election Committee:

Glen Witt	Co-chair	Stephan Martin	Co-chair
Joanne Martinico	Member	Wally Mc McCorkle	Member
John Repic	Member		

Thank you all for your time and effort.

Our Committee's all report that things are in order and going well.

We are researching the possibility of replacing the KEY ACCESS for the pedestrian gate with a CARD ACCESS system. We have no idea how many keys for those gates are out and we fear unauthorized access to the complex. We will keep you advised on the procedure and how it will effect residents.

We hope you have noticed the repaved pathways. Enjoy them for walking or jogging. No bi-cycles or skateboard please.

We will be mentioning some obvious rules of the community just to refresh our memories. No parking on the street between 12 Midnight and 5 AM. Trash out only after Midnight Tuesday. until 12 Noon Wednesday. Only two pets are allowed per household and are required to be on a leash while off your property. We have an ongoing problem with cats using neighbors yards as litters boxes and owners not cleaning up after their dogs while on walks. Finally, remember forms are required for changes to the exterior of your home.

Thank you for making our area a pleasant place to live.

Helen Martin
President

TPHOA Board of Directors Zoom Meeting will not be held in April.

MANAGER'S CORNER



Hello Towne Park Residents,

A big Thank You to the residents that attended the Board Meeting in March. Due to the participation there will not be a meeting scheduled in April. Please watch the information boards in the community for date for the next meeting.

Water was turned on March 3rd for the entire community so if you see a leak please report it to Jim Smith so it can be repaired quickly.

I hope everyone is enjoying the warmer weather and looking forward to more in the future.

There were 1 lots sold in February 2021.
We have a total of 264 lots that have been sold in the Towne Park community.

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

DIRECTOR ELECTION

There were four director position vacancies at end of the 2020 Board term. Three of those vacancies were the result of three of the board members' (Bill Bottorf, Christine Farmer, and Tim Walker) terms expiring. The fourth vacancy was that of a director (Jonell Gurley) that moved away from Towne Park and was therefore no longer eligible to be an Association Director. Only two members (Ms. Jolene Ellerton and Ms. Paulina Saunders) volunteered to be elected to a director position. Since the number of volunteers did not exceed the number of vacancies, the Election Committee, in accordance with the authority specified in the Association By-Laws, declared that Ms. Ellerton and Ms. Saunders were each elected to a director position for a 3-year term. The election resulted in two vacancies remaining for the 2021 Board, one for a 3-year term and the other for a 2-year term. Since the creation of the 2021 Board, the Board has appointed an Association member to fill one of the vacancies. This individual is Ms. Karen Kaminis-Bottorf for a 3-year term. This leaves one remaining vacancy for a 2-year term. The Election Committee wants to thank all of the members who submitted a proxy for the annual meeting. This enabled the Association to establish the necessary quorum in order to have an official meeting.

Glen Witt

HOAMCO

FINANCIAL SUMMARY
February 28, 2021

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS		
Cash in Bank - Operating	$	8,932.77
Cash in Bank - Reserve	$	378,004.78
Cash in Bank - Land Lease	$	28,852.28
TOTAL CASH	$	415,789.83
Accounts Receivable	$	55,497.93

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 101,632.81	$ 200,022.86	$ 219,296.00	$ (19,273.14)
Expenses	$ (52,645.98)	$ (108,638.34)	$ (191,600.58)	$ 82,962.24
Reserve Transfers	$ (45,556.44)	$ (82,712.94)	$ (71,112.88)	$ (11,600.06)
Net Profit/Loss	$ 3,430.39	$ 8,671.58	$ (43,417.46)	$ 52,089.04

SOCIAL COMMITTEE UPDATE

Well it has been said that April showers bring May flowers but in the case of social events at Towne Park, it might be a VERY long time for our residents to once again enjoy events and get together. CDC has said “After a year of this fight, we are tired, we are lonely, we are impatient. There have been too many missed family gatherings, too many lost milestones and opportunities, too many sacrifices. And still, through it all, there is determination; there are stories of giving and hope, of stamina and perseverance. We are better together, and together, we will endure”!!





We did have a small event which was totally virtual during the month of February as our Joe Hernandez and his fiancée Ashley Gebara are expecting a baby boy and should be in our world by now. We had residents bring gift cards, money and hand made items during the whole month and then we had a very socially distanced gift presentation to them. Somehow Joe found out about the “surprise” but Ashley was surprised, delighted and appreciative as you can see from pictures !!

Lets keep our county “green” by wearing masks, washing our hands and keeping socially distanced and when its our turn to get vaccinated do your part to halt this pandemic.

Jeanne Breck
Social Committee

NEIGHBORHOOD WATCH

Spring is upon us and we’re itching to get out and become more involved in outdoor activities. It is also a time that we can become less concerned about safety measures concerning our house and our surroundings. We need to be mindful of keeping our properties safe and watching out for each other. If you see something suspicious, say something and/or call 242 COPS.

A TRIBUTE TO MARION TREON

Thank you Marion from your community, where you spent so much time and effort.

Our sympathy goes out to your family.

You will surely be missed.

Helen Martin President TPHOA



Marion,

Someone very special has left us.

So vibrant, full of life and warmth.

She touched many lives, more than she knew. Living here in Towne Park for 15 years she came to know many of you. She would stop and say “ hello” and share a smile. She was an animal lover. So she knew many of your dogs.

When you walk around the pond, think of her. It was her Peaceful place.

Toni Neubauer



Thinking about selling your home this Spring?

CALL TODAY FOR A MARKET ANALYSIS



Torie Robinson
Qualifying Broker
(505) 850-2197
toriesellshomes@gmail.com
www.RealtyOneNM.com

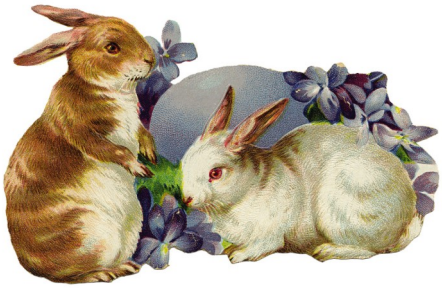
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GlennSveum@gmail.com

It's a great time to sell!

THE KNIFFIN TEAM
REAL ESTATE PROFESSIONALS

I'm a Towne Park home owner!

2020 was an odd year for the world, including Towne Park. With the pools being closed all summer, the tennis courts and clubhouse being closed most of the time, it certainly changed things for all of us. It would stand to reason that with the pools being closed all summer, that Towne Park would have saved money, since pools are expensive to maintain. However, here's where some of that savings went.

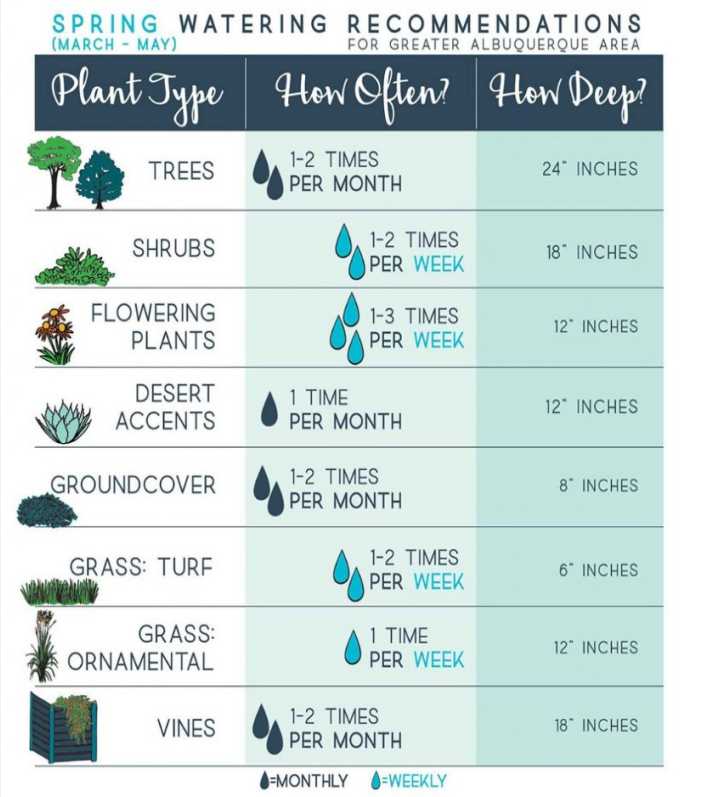
- **Water and sewer lines – these typically are due to age. Sunshine**
- **Plumbing completed 4 repairs ($15,400)**
- **Wind damage to our trees – Monkeys Tree Service removed 4 of our large trees that came down this summer ($5,900)**
- **Tree root damage to driveways and sidewalks – work done by Pyramid Concrete ($2,600)**
- **Water main leaks (mostly due to tree roots) – 21 repairs done by Green Summit. ($16,700)**
- **Jim and Joe logged 368 separate repairs to our irrigation system. These repairs included replacing sprinkler heads, broken lateral lines, valve replacements and cracked drip lines. Five water meters were replaced this year. Water meter replacements will be happening more due to the age of our system.**
- **Block wall repairs were done this past year also by Velasquez Masonry ($2,900)**
- **Updates to the Clubhouse, gym and locker rooms.**
- **Three round abouts were updated with new rocks, vegetation and irrigation.**
- **Entrance gates, walls and the fencing around the East pool were painted.**
- **Street Lights – 42 of the 62 street lights have been replaced with LED's which is an energy savings to the residents.**

Now, not all of these items were done because we had savings from our amenities being closed. Some of these items are just ongoing maintenance that will continue to happen. However, with the Clubhouse being closed, it was a good time to update the flooring, gym and locker rooms. The loss of the big trees in the park wasn't anticipated but with the pool savings, we were able to absorb costs without taking the money from our reserve funds. Hopefully with spring here and summer just around the corner, we will be able to open our pools and use all of our facilities with no issues



<u>Albuquerque Bernalillo County Water Utility Authority</u>

It's almost spring, so now is the time to brush up on our watering recommendations for this time of year! Follow the Water by the Numbers program and water two times a week in April, or follow this more-nuanced set of watering guidelines, broken down by plant type.





Towne Park Calendar of Events

April 2021

Thursday, April 1st: April Fool's Day

Sunday, April 4th: Easter Sunday

TPHOA BOARD OF DIRECTORS MEETING

No Zoom meeting in April

Clubhouse Exercise Classes

Masks required at all times. Groups of ten max with 6 feet distancing. Also, only 2 in the gym at a time.

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 safely meet neighbors and get a little more fit too.

Bible-Based Fellowship, Fridays at 11:00 AM

Due to the ongoing Governor's Public Health Order, the Clubhouse will not be available to rent.



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

All business done via phone, email, or by appointment

COMMON AREA EMERGENCIES :
Monday - Friday: 505-417-0031

AFTER HOURS AND WEEKENDS
Contact HOAMCO: 844-744-4316

EMERGENCY 911 OR 242-COPS

SIGNAL 88 SECURITY

Non-Emergency Dispatch Center #
855-789-1761

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: 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