TOWNE CRIER
December 2022

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2022 BOARD OF DIRECTORS

OFFICERS

Helen Martin
President

Paulina Saunders
Vice President

Karen Kaminis-Bottorf
Secretary

Jolene Ellerton
Treasurer

DIRECTORS

Bill Fulenwider

Martin Gilbert

Barbara Ruggieri

Building and Grounds Manager

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

Martin Gilbert
Maintenance Comm. Chair
Security Comm. Chair
martolo@icloud.com

Paulina Saunders

PRESIDENT'S MESSAGE

Here we are at the beginning of December already! This is the month full of activities, starting with our Holiday Potluck on Dec. 3rd from 5 to 7 P.M. We made it a little later this year to accommodate the working families in the community. It's going to be wonderful, so bring your favorite dish, a white elephant gift to exchange and join your neighbors for a great evening. There will be music and door prizes so let's just have fun.

On the 13th and 14th, decorated homes will be judged and on the 15th, the first, second, third and fourth place winners will be named. Read your green board notice for more information. Another deadline is reached on the 15th. That is the last day to submit the paper work to run for a position on the board. We need to fill two positions this coming year. Please give this some consideration. We need your help.

A couple of other points we need to cover. The most important is the news that the HOA has recovered a little over $40,000 dollars in back fees this year. This was accomplished through a lot of hard work and persistence. We're proud of our efforts. The work continues and we hope to make more progress in this area.

We're still having pet problems. Rules stipulate: 2 pets per household. We are all aware that some household have more but, whatever the number, pets must be kept under control. Excessive barking is an intolerable situation. Why is that pet barking? Please pay attention to your animal's needs. Your attention to this problem is appreciated.

We will not have a meeting in December. Our next meeting will be January 17th at 6:30 PM at the clubhouse.

My wish is that your holiday celebrations are enjoyable, safe and filled with family and friends.

Happy Hanukkah and Merry Christmas!

Helen Martin
President





TPHOA Board of Directors Meeting, Clubhouse
Next Meeting - Tuesday, January 17, 2023 6:30 PM

MANAGER'S CORNER



Hello Towne Park,

Below are some activities for December in Albuquerque for you to enjoy.

58TH ANNUAL ASUNM ARTS AND CRAFTS FAIR

Presented By: **ASUNM Arts and Crafts Studio**
Dates: **November 30, 2022, December 1, 2022, December 2, 2022**
Location: **UNM | Student Union Building**
Location: **UNM | Student Union Building , UNM, Bldg. 60,**
Email: **thinkart@unm.edu**
Phone:**(505) 363-2479**
Time: **10:00 AM to 6:00 PM**
Price: **Free**

A VERY JAZZY CHRISTMAS WITH THE BAND OF ENCHANTMENT

Dates: **December 3, 2022**
Location: **Keller Hall/UNM Center for the Arts**
203 Cornell Dr, Albuquerque, NM 87131
Phone: **(505) 277-4569**
Time: **7:00 PM to 8:30 PM**
Price: **$15-$20**

Leashing animals in the community is still an issue. Please leash your pets when walking them in the community for the safety of all.

Wishing everyone HAPPY HOLIDAYS!

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

NEIGHBORHOOD WATCH

IDEAS TO BE CONSIDERED FOR SAFETY IN OUR COMMUNITY TAKEN FROM THE CRIME PREVENSION SESSION ATTENDED BY MEMBERS OF THE BOARD OF DIRECTORS

Leave a key with a trusted neighbor or family member. Never hide a key outside in a flower pot, under the doormat or in a fake rock.

Utilize exterior lighting – leave exterior lights on all night. Consider motion sensor lighting for side of home.

Ensure landscaping is trimmed away from doors and windows to eliminate hiding places.

Install supplementary locks (track locks, pin locks or dowels) on sliding windows and sliding glass door.

Install eye-viewers on all exterior doors.

When leaving for a few days, let your neighbors know. Theirs are an extra set of eyes for vigilance.

Don't display valuables, purses, technology in full view of windows where they can be seen from outside.

Catalytic Converter Theft: Vehicles with high ground clearance, such as some 4X4s, vans and SUVs, are especially vulnerable. Consider parking in a location that restricts access to the underneath of your vehicle. In addition, special protectors can also be bought to guard this device more firmly.

ON THE HOME FRONT

Residents who walk to the shopping center would appreciate it if drivers turning into Towne Park would turn on their car directional signal to indicate that they are entering either one of our two entry gates. This would help facilitate the pedestrian to decide at what point it is safe to cross Chico.

STAY SAFE! 242 COPS (2677) or call 911

Karen Kaminis-Bottorf

ACC POINT OF VIEW

It's time to put our gardens to bed for winter and come inside and get cozy! Getting cozy means having a warm house! A lot of residents have installed new windows, it's a good idea. Our original windows are 30+ years old. I know my house is very drafty and that is my next big project. If you need recommendations we are happy to give you some names from happy customers. It's a big expense but well worth it.

We have done a lot of projects this last year and I am pleased to see so many Residents taking an interest in improving their property. Thank You all for doing your part in keeping Towne Park such a desirable place to live!

Paulina Saunders
ACC

HOAMCO

FINANCIAL SUMMARY
October 31, 2022

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS	
Cash in Bank - Operating	$ 58,234.89
Cash in Bank - Reserve	$ 369,001.22
Cash in Bank - Land Lease	$ 20,230.12
TOTAL CASH	$ 447,466.23
Accounts Receivable	$ 53,572.01

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 139,078.99	$ 1,144,148.63	$ 1,183,563.62	$ (39,414.99)
Expenses	$ (77,434.35)	$ (776,401.53)	$ (789,989.34)	$ 13,587.81
Reserve Transfers	$ (30,130.12)	$ (301,301.60)	$ (368,140.00)	$ 66,838.40
Net Profit/Loss	$ 31,514.52	$ 66,445.50	$ 25,434.28	$ 41,011.22

Light up Towne Park

Holiday Decorating Contest

(1st Annual - 2022)

Let's brighten up Towne Park and share in the holiday spirit by decorating our homes and competing for valuable prizes.

Rules:

1. Residents decorate homes by Dec. 12
2. Panel of 3 judges will judge home on Dec. 13 and 14, from 6:00 - 8:00 pm
3. Winners awarded prizes - Dec. 15
4. Winners home photos published by Jim Smith on Towne Park Facebook Dec. 15

Prizes:

1. First Prize - $250
2. Second Prize - $100
3. Third Prize - $50
4. Fourth Prize - Honorable Mention

Judges Decorating Criteria:

1. Best use of house / yard space
2. Most creative us of lights / inflatable
3. Overall presentation (theme)

For more information, contact Jeanne Breck. (505) 400-7559

SOCIAL COMMITTEE NEWS

Our last month of this year and like all families, Towne Park is decking the halls with boughs of holly and Christmas cheer!. Our annual holiday potluck will be December 3 from 5pm to 7pm with the smell of turkey, ham and posole with that extra kick of red chile!! Residents are asked to bring a side dish of choice…….yum!!

We have also discovered that our residents have lovely voices, so we will have a "sing along" lead by resident June Forrester and pianist Marie Esquibel.

And what would it be a party without gifts, so our White Elephant exchange should bring lovely as well as surprising gifts. Door prizes donated by Helen Martin, Jolene Ellerton and myself……..make sure you pick up a ticket !!

Decorating in and out of the house has always been a plus in our family so thought our Towne Park families could join in the fun and maybe help Santa light the way into Towne Park. For those residents who want to take part in this event, please have your outside displays ready by December 12th as judging will take place the evenings of December 13th and 14th between 6 and 8pm. Winners will be announced December 15 and delivery of prizes that day too. Photos (with permission granted by winning residents in Facebook) Criteria is best use of house and yard space, creative use of lights and inflatables, overall creative theme. Be creative and have family fun putting this together.

Happy Holidays

Jeanne Breck
Social Committee Chair



ANNUAL ELECTION OF DIRECTORS

REMINDER, the election of directors to fill the **two director positions** that will exist at the end of the 2022 Board will be accomplished at the Annual Meeting of Members. Any Association member (one whose name is on the property title) may volunteer to be elected to a director position. Election to a director position requires the member to meet the qualifications of a director. These qualifications are identified in the Association's Bylaws; Article VI, Board of Directors. The process requires the volunteer to complete and submit: (1) "Volunteer for Election to Director Position Form", and (2) "Towne Park Code of Ethics Form." These forms must be submitted to the Election Committee no later than 4 PM on December 15, 2022. These forms are available in the clubhouse foyer area and may be submitted to the Election Committee via the clubhouse drop box.

The 2022 Election Committee members are co-chair Stefan Martin, and Bill Bottorf, members Lisa Garza Jo Martinico, and Wally McCorkle

We will be seeking volunteers to help run the election check-in tables.

Stefan Martin and Bill Bottorf
Election Committee, co-chairs

Do you have a Towne Park question?

Rather than asking on Social Media, Next Door or Facebook, send it to one of the following :

Jim Smith: Jimsmith@towne-park.com

Cherish Jaramillo: CJaramillo@hoamco.com

Towne Park Website: towneparkabq.com/contact/

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The Real Estate Market is Changing!!

If you would like a Free Market Analysis of Your Home, Please contact me at 505-263-5581

E-mail me at ABQshue@aol.com

I Am a 37 Year Resident of Towne Park

TPHOA BOARD MEETING MINUTES

October 18,2022

ATTENDANCE: Helen Martin, Paulina Saunders, Jolene Ellerton, Karen Kaminis, Martin Gilbert, Bill Fulenwider

OTHERS PRESENT: Jim Smith

The Meeting was called to order at 6:30pm by Helen Martin.

Karen Kaminis read the Minutes of September 20, 2022. Jolene Ellerton made a motion to accept the Minutes. Paulina Saunders seconded. The motion was passed.

Cherish Jaramillo's Management Report stated that 2 letters of noncompliance were sent. No fine letters were sent to homeowners and no lien were placed on homes. She mentioned that Green Summit would be spending a lot of its energies during this fall season picking up dead leaves.

Jolene Ellerton gave the Financial Report. We have $40,151 in Operation Cash; the Land Lease account is at $20,230; Reserve Fund at $343,358; Expenses were $82,098 for the month and Income Received was $119,868.

Jim Smith on the Maintenance Report said that little by little he will be turning down the sprinkler system due to colder temperatures. Martin Gilbert added that residents are signing up to get together in February to gather suggestions and ideas for xeroscaping their front yards.

Karen Kaminis on Neighborhood Watch stated that she and Helen Martin on October 22 were going to attend a session held at the police station in the southwest district of Albuquerque on the subject of Crime Prevention.

Jeanne Breck on the Social Committee reported that final touches were being made for a full Halloween decoration blast at the club house followed by Trunk or Treat. December 3rd is our Christmas community celebration at the club house.

Paulina Saunders gave the ACC Report for September. There were 7 new construction requests; 1 was cancelled; 10 were completed and 16 are still pending.

For the President's Report, Helen Martin said that soon we'll be working on the budget for 2023. She encourages all to call 311 if you see any problems. And if we see that we have new neighbors in our community, impress upon them to sign up for Orientation.
Homeowner Issues: A resident asked if there are any rules concerning dogs who incessantly bark and are a nuisance. Helen Martin suggested that depending on the situation, one should call Animal Control but that also Jim would send a message to the owner of the perpetrator.

The Meeting was adjourned at 6:50pm.

Submitted by,
Karen Kaminis



Towne Park Calendar of Events



DECEMBER 2022

Monday, December 19, Hanukkah
Saturday, December 24, Christmas Eve
Sunday, December 25, Christmas Day
Monday, December 26, Kwanzaa
Saturday, December 31, New Year's Eve

Saturday, December 3
Towne Park Holiday Potluck
5:00 PM - 7:00 PM, Clubhouse

Monday, December 12
Light Up Towne Park Contest Deadline
Tuesday - Wednesday, December 13 - 14 - Contest Judging
Thursday, December 15
Light Up Towne Park Contest Announcement

Final day to submit application forms for board position, 4:00 PM deadline, Clubhouse

Tuesday, January 17, 2023
TPHOA Board of Directors Meeting
Clubhouse 6:30 PM

His-Story: Discovering Truth in a World of Confusion

Wednesdays 11:00 – 12:15 pm in the Clubhouse

Join the Discussion – All Are Welcome
A Bible-Based Fellowship

Exercise Classes

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

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

All adult residents will be welcomed to exercise with either group. It's a wonderful way to meet 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 Clubhouse Office

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

SIGNAL 88 SECURITY
Non-Emergency Dispatch Center 7:00 pm - 5:00 am
505-570-5105

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