TOWNE CRIER
JANUARY 2024

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2023 BOARD OF DIRECTORS

OFFICERS

Helen Martin
President

Paulina Saunders
Vice President

Karen Kaminis-Bottorf
Secretary

Jolene Ellerton
Treasurer

DIRECTORS

Bill Fulenwider

Martin Gilbert

Marcia Scott

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
ACC Comm. Chair

Brian McCool
Neighborhood Watch
towneparknw@gmail.com

PRESIDENT'S MESSAGE

Happy New Year to All! 2023 was a pretty good year. We achieved a lot. Didn't get everything done we would have liked to do, but overall, we did reduce the Land Lot Debt to $2,117,000 and had about $40.000 reduction in back debt. That means that in 10 years we have reduced the debt $8,883,000. That's commendable and our thanks go to you who have bought your lot and encourage those of you who haven't to please consider doing so.

Our social life was enhanced by pot lucks, pool parties, easter egg hunts, a spooky house and so much more. We all enjoyed it all so much. We're already working on this year and you can have an overview by checking the Social Committee article in this Crier. On that note, the Social Committee will have a table at the Spring garage sale in May and ask if you would contribute items that you're not going to sell yourself or don't have enough for your own table. It makes a great difference to the Social Committee to make our activities more memorable.

We look forward to another year of work on your behalf and our sincere thanks for all of the co-operation we have received.

Our monthly meeting will be on January 16th at 6:30 P.M. at the clubhouse. Again Happy New Year!!

Helen Martin,

President



MANAGER'S CORNER

Hello Towne Park,

I hope everyone has had an amazing holiday season. Regular board meeting will resume this month on the 16th, 2024. Annual Meeting is scheduled for February and exact date will be announced shortly. Annual meeting packets will be mailed out to all the homeowners in January 2024, so watch for those to arrive in the mail. Wishing everyone a very prosperous 2024.

There were 1 lots sold in November 2023.

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



HOAMCO

FINANCIAL SUMMARY
November 30, 2023

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS	
Cash in Bank - Operating	$ 61,876.38
Cash in Bank - Reserve	$ 536,740.37
Cash in Bank - Land Lease	$ 20,946.87
TOTAL CASH	$ 619,563.62
Accounts Receivable	$ 66,215.18

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 111,079.12	$ 1,299,536.78	$ 1,266,823.84	$ 32,712.94
Expenses	$ (86,036.15)	$ (983,083.80)	$ (908,206.58)	$ (74,877.22)
Reserve Transfers	$ (30,846.87)	$ (335,731.82)	$ (331,431.32)	$ (4,300.50)
Net Profit/Loss	$ (5,803.90)	$ (19,278.84)	$ 27,185.94	$ (46,464.78)

Bill Shue
Associate Broker
505.263.5581
abqshue@aol.com



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SOCIAL COMMITTEE UPDATE

Social events in 2023 went out with a bang! We started our year with Easter Egg Hunt for the kiddos of Towne Park. A pool party to enjoy the opening of our pools for summer, recognizing National Night Out with our local policemen and women. A spooky clubhouse decked out with witches, goblins and vampire punch, our annual holiday potluck…..yummy and lastly the home decorating contest. This year we had well over 132 homes twinkling with lights, inflatables and a military Santa. Here are the winners and honorable mentions:

First Place
10709 Central Park

Second Place
10608 Towne Park

Third Place
521 Seward

Honorable Mentions:
305 Rock Creek
10725 Central Park
11005 La Grange

2024 will bring back some resident favorites as well a few new events. Read your Crier in the coming months for more details.

Social Events/Presentations Towne Park 2024

- January No Event
- February No Event
- March
  Easter Egg Hunt 3-24-24 10 to Noon
- April
  Cyber Security 4-20-24 10 to 11:30 am
- May
  Yard Sale Fundraiser 5-18-24 8 am to 2 pm
  Opening Pool Party 5-24-24 11 am to 12:30 pm
- June
  Wag Your Tail Doggie Parade 6-22-24 12:30 to 2 pm
- July
  Current Movie Release Movie Night 7-13-24 6:30 pm
- August
  National Night Out 8-6-24 5:30 to 7:00 pm
- September
  AARP Smart Driving Class 9-14-24 9 am to 1 pm
- October
  Spooky Clubhouse 10-26-24 5:30 to 7:00 pm
  Medicare/Wellness Information 10-19-24 10:30 to noon
- November No Event
- December
  Holiday Potluck 12-7-24 5 pm to 7 pm
  Twinkle Light Home Decorating Contest 12-11-24

Jeanne Breck
Social Committee Chair

ACC POINT OF VIEW

Happy New Year!! I would like to start with thanking Bill Bottorf and Sylvia Eastman. Thank you so much for your hard work!! We are the ACC Team for Towne Park. We work to make sure our Community does what it needs to stay beautiful. Every resident, when moving into Towne Park, was informed in multiple ways of the HOA Rules here in Towne Park. When you drive in there is a big yellow sign, your Realtor (a good one) should inform you of what to expect. When you close on your house, you sign papers acknowledging the CC&R's. When you meet Jim for gate /pool cards, he signs you up for orientation, when you do orientation, you are informed of the guidelines by the lovely Carol Fulenwider, and given the green book. Everyone here is informed in so many ways, including constant reminders on the electronic message board. HOA's are not for everyone. You must decide if it works for you before you purchase your home. All of this applies to Landlords/Renters as well. We all must abide by the rules. Any exterior changes need an ACC form. They are available in the office. Let's start off the New Year the right way. It's really not complicated. We are here to help you and give you info on what works in Towne Park.

We still have slots available for our Xeri-scaping project. Think of the money you will save in front yard water and it's only going to increase! They will come by and give you an estimate, there is nothing to bind you to do it. Please consider it.

Paulina Saunders
Towne Park ACC

MAINTENANCE & SECURITY UPDATE

Happy New Year to all Towne Park Residents. This is a great place to be for the Holidays.

Our community has gone through many changes in the past year. There were a number of major repairs and upgrades that were completed. Details will be presented in our annual Board meeting in January. Please plan to attend.

Additionally, several new families have moved in. It has been nice to meet you and your children. We appreciate the contribution that you make to our community. Also, watching children playing in common areas has been fun. Have a great year!

Martin Gilbert, Board Member

Professional Organizing

Need help with down-sizing, moving in, moving out? Laurie's team can help with this process

New Year's Special

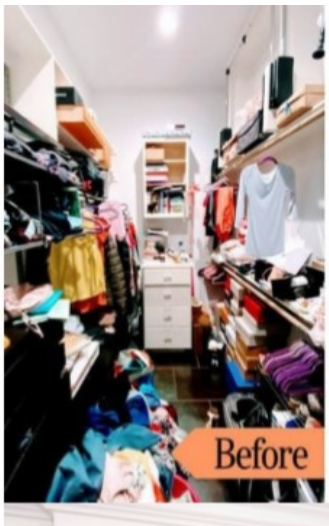
$450, which includes
6 hours of organizing

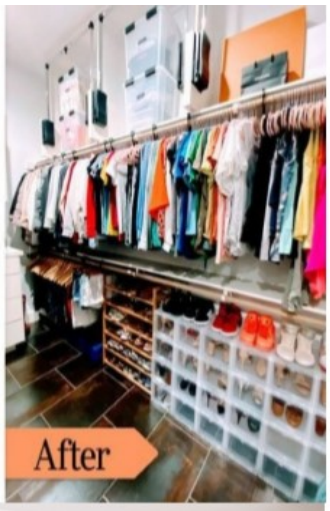
Hours can be split into (2) 3 hour sessions.



Laurie Daugherty-Bebber
Above & Beyond Solutions LLC – providing Real Estate and Organizing Services.

505-977-7987







Towne Park Board of Directors Meeting
November 21, 2023
ATTENDANCE: Paulina Saunders, Karen Kaminis, Jolene Ellerton, Martin Gilbert, Bill Fulenwider, Marcia Scott

OTHERS PRESENT: Jim Smith and Cherish Jaramillo

ABSENT: Helen Martin

The Meeting was called to order at 6:30pm by Paulina Saunders, Vice President.

Karen Kaminis read the Minutes for October 17, 2023. Jolene Ellerton made the motion to accept the Minutes. Martin Gilbert seconded it. The motion was passed.

Cherish Jaramillo's Report stated that 2 new letters of noncompliance were sent in October for Architectural Control dealing with continued violations. There were no liens placed on homes. The 2024 Budgets are being mailed with the December statements.

Jolene Ellerton gave the Financial Report. We have $44,205.25 on Operation Cash. The Land Lease Account is at $ 20,946.87. Expenses were $77,475.89 for the month and Income Received was $134,036.69. The Board approved the Budget for 2024. Both Joe and Jim will receive a 3% raise next year.

Martin Gilbert on the Maintenance Report mentioned that this year there were 22 main line breaks needing attention. There were only 6 of these reparations the previous year. Concrete work on driveways due to tree roots were done. There were also dead tree removals.

Jim Smith on Buildings and Ground Maintenance. All irrigation has been turned off and they will be turned on in February. Soon, our new street signs will replace our long overdue old ones.

Karen Kaminis on Neighborhood Watch for Brian McCool. There will be a Walk About on December 13 at 5pm. Residents are encouraged to be at the Club House and as a group walk around the community to come up with ideas on how to keep this area safe.

Jeanne Breck on the Social Committee. The Holiday Home Decoration Competition will take place between December 12th to 18th for judging. First Place will receive $200; 2nd $100, 3rd $50. There will also be 3 honorable mentions each receiving $25. For the rules pertaining to this competition, they will be posted on the green boards. For the Holiday Dinner Celebration taking place on December 9th, there will be a different sitting and serving format for more efficient serving. All participants are to bring a side dish. There will be a white elephant exchange and 3 door prizes will be given. This event will take place from 5 to 7pm.

Paulina Saunders gave the ACC Report for October. There were 5 new projects; 2 were cancelled; 8 were completed and 7 are still pending. The next set of homes whose front yard will to change over to xeriscaping will take place soon.

In the place of Helen Martin giving the President's Report, Paulina Saunders, Vice President, mentioned that there will be no Board Meeting in December. We will resume in January. The Annual Meeting will take place on February 17. Jim's winter working hours will be from 7am to 3pm.

The Meeting was adjourned at 6:55pm.

Submitted by, Karen Kaminis



January 2024

Happy New year

Monday, January 1, New Year's
Monday, January 15, Martin Luther King Day

Tuesday, January 16, 2024
TPHOA Board of Directors Meeting
Clubhouse, 6:30 PM

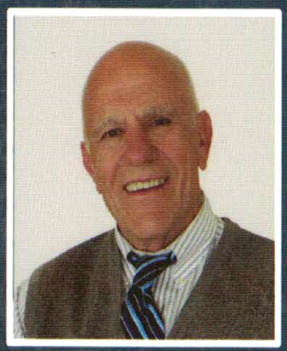
Exercise Classes

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

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.

Gill-O-Gly Realty
GREGORY JAMES GILLOGLY
Owner/Operator/Qualifying Broker
(SRES) SENIOR REAL ESTATE SPECIALIST
505-328-5277
greg@gilloglyrealty.com



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Towne Park Homeowners Association

Towne Park Clubhouse Hours
Monday - Friday 7:00 AM - 4:00 PM
Clubhouse Office: 505-291-8379

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
NON EMERGENCY 505-242-COPS
311 Community Contact Center — City of Albuquerque

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

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Towne Crier Notifications and Classified Ads

Deadline for Crier submissions is the 17th of the month.

Please send materials in jpg or pdf format
To: Jim Smith at Jimsmith@towne-park.com

ADVERTISING RATES:
10% discount if paid 12 months in advance

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