



**TOWNE PARK
HOMEOWNERS
ASSOCIATION
Est. 1984**

**425 Towne Park DR NE
Albuquerque, NM 87123**

**2024 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

PRESIDENT'S MESSAGE

The warm weather is upon us and so we find more walkers, pets, and children on the paths and streets. Please be careful when driving. Keep the speed limit and stop at the STOP signs. Let's have a great safe summer!

The activity in the complex brings up the subject of dogs and how they guard their property by barking at everything and everyone they see. There is a problem with a few big dogs that are charging the gates. Please be sure your dog cannot jump over your gate! It has happened and a man was bitten. You are responsible for your pet. No off leash is allowed and please pick up after your dog. Thank you for your consideration!

May is a busy and exciting month! The spring yard sale is on May 18th. If you wish to participate in selling your items, please sign up in the Clubhouse along with a fee of \$5.00. We then have a pool party and the opening of the pools. We all look forward to that!

Please read your Crier as all the activities and information are listed there under the various committees.

Our next meeting will be on May 21st at 6:30 PM at the clubhouse.

See you there!

Helen Martin
President



**TPHOA Board of Directors Meeting,
Tuesday, May 21, 2024, 6:30 PM, Clubhouse**

MANAGER'S CORNER

Hello Towne Park,

Pool should open in mid-May depending on weather. Community garage sale is scheduled for May 18th. A few weeks following will be dumpster cleanup. Please watch green board and electronic boards for updates.

Please continue to leash your pets for the safety of all and remember to pick up waste after your pets.

There were 0 lots sold in March 2024.



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



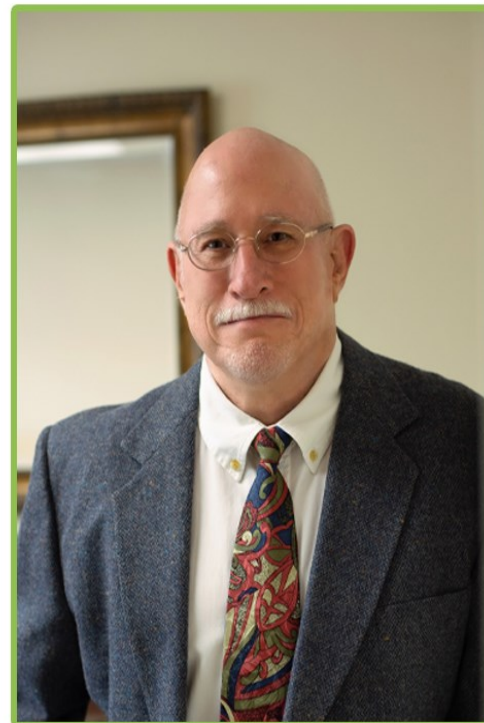
FINANCIAL SUMMARY March 31, 2024

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS	
Cash in Bank - Operating	\$ 62,063.98
Cash in Bank - Reserve	\$ 624,974.61
Cash in Bank - Land Lease	\$ 20,946.87
TOTAL CASH	\$ 707,985.46
Accounts Receivable	\$ 78,805.63

	Current Period	Year to Date	YTD Budget	Variance
Income	\$ 120,192.03	\$ 321,816.17	\$ 337,437.30	\$ (15,621.13)
Expenses	\$ (66,285.17)	\$ (203,223.00)	\$ (238,991.88)	\$ 35,768.88
Reserve Transfers	\$ (30,846.87)	\$ (92,540.61)	\$ (92,540.61)	\$ -
Net Profit/Loss	\$ 23,059.99	\$ 26,052.56	\$ 5,904.81	\$ 20,147.75

Bill Shue
Associate Broker
505.263.5581
abqshue@aol.com



1902 Candelaria Rd NW Albuquerque, NM 87107 • 505.883.9400

MAINTENANCE AND SECURITY

Hi Neighbors! Our neighborhood is looking good this Spring. It's a good time to get out and enjoy the moderate weather. There are some new geese around the pond to see.

Regretfully, incidents involving dogs breaking out of enclosures and biting people are on the rise. Please be responsible! Especially for aggressive dogs, and avoid injuries, lawsuits, and as in one case, loss of your beloved dog. Other situations involve dogs that are frequently irritated by people walking on paths or streets. Installing covers on gates and raising walls/gates would reduce noise and have a calming effect on dogs and people out for a walk. Myself and Jim Smith can help with ideas for enclosures. Also, if you fear for yourself or your own pet's safety on walking paths, you are welcome to bring it up for discussion at our monthly board meetings or let us know at the office.

Thanks!

Martin Gilbert
Board Member

ACC POINT OF VIEW

You must get approval for any exterior project PRIOR to having work done. Don't let a contractor rush you. Otherwise, you may have to redo your project at your own expense. Examples: Roof replacement, painting trim, stucco, windows, walls, landscaping etc. If you are not sure, contact Jim Smith in the office. Basic rule: anything on the outside of your house.

A reminder... before you point out the faults of others, look in your own back yard. Is your wall more than 6 feet? Have you complied with the ACC form that you signed? You don't know who has had a violation letter or a lien on their home. So no pointing fingers until you have reached perfection!! Be a nice neighbor and offer to help someone who needs it. We are all trying to live peacefully in our little corner of ABQ.

Happy Spring!

Paulina Saunders
ACC



SOCIAL COMMITTEE UPDATE

As the old saying goes, April showers bring May flowers....BUT not especially in New Mexico! We enjoy the season as best we can here in The Land of Enchantment, as it might be a good time to go on a walk through our pathways here in Towne Park. You might want to plant some seeds and check their process as through their care, we will see beautiful blooms!

During the month of May, we are fortunate to have 2 events that will delight our residents!

- May 18th (8:00 AM to 2:00 PM) will be our bi-annual yard sale. It is a perfect time to clean out our garages and visit with our neighbors as we stroll the streets to sell our "gone by" treasures.
- May 24th, (11:00 AM to 12:30 PM) we will have our Community Pool Opening at the East Pool with yummy Frito Pies and condiments by Chef Jim Smith! Pizza and refreshments will also be provided.

Whatever event during May you partake, we hope you'll enjoy!

Jeanne Breck
Social Committee Chair

Sign Up in the Clubhouse.

***\$5.00 fee can be
paid via check or
cash to Jim Smith.***



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
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505-977-7987



We have had Dog problems reported in Towne Park—please abide by the pet rules:

- #1 No more than 2 pets allowed per Household. 1 dog, 1 Cat, 2 dogs, 2 Cats, 2 Birds etc.
- #2 You are responsible for any damage or harm your pet causes. The police and Animal Control will be called in the event that that happens. You may lose the right to keep your dog! Read page 19 of the Green Book. You are subject to any legal actions as well. If you have large dogs, Raise your wall and gate to assure they can't get out. It may help to close the gap so they can't see out. Same applies if your dog is loose in Towne Park and attacks another Dog or worse a Resident.
- #3 You are required to clean up after your pets, including in your own yard. Dog and Cat feces gets into our ground water and the bacteria multiplies at alarming rates. It is one of the reasons our water bill goes up because it's very expensive to clean that water. Remember we have cameras.



TPHOA BOARD MEETING

March 19, 2024

ATTENDANCE

Helen Martin, Paulina Saunders, Karen Kaminis, Martin Gilbert, Marcia Scott

OTHERS PRESENT

Jim Smith, Cherish Jaramillo

ABSENT

Jolene Ellerton, Bill Fulenwider

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

Karen Kaminis read the Minutes for January 16, 2024. Pauline Saunders made the motion to accept the Minutes. Martin Gilbert seconded it. The motion was passed.

Cherish Jaramillo's Report stated that there were 5 new letters of noncompliance to residents' homes. 4 were sent for trash bins and 1 was sent for parking on the landscaping. There were no liens placed on homes. She reiterated that residents are putting out their trash bags too early on Tuesday evenings. 12 midnight is the earliest time.

Cherish Jaramillo for Jolene Ellerton gave the Financial Report for February. We have \$53,557.70 in Operation Cash. The Land Lease Account is at \$20,946.87. Expenses were \$68,819.00 for the month and Income Received was \$71,148.00.

Jim Smith on Buildings and Ground Maintenance. Since the beginning of the year there have been 9 leaks requiring attention. The sprinkling system has been turned on.

Martin Gilbert on the Maintenance Report mentioned that more xeriscaping is planned around the community.

Karen Kaminis on Neighborhood Watch. Informational pieces were shared from the March Newsletter of the Foothills Area Command.

Malissa Moran for Jeanne Breck on the Social Committee. The Community Easter Egg hunt will take place on Saturday March 23rd from 10 am -12 noon. On April 20th there will be a Cyber Security presentation at the Club House from 10am -11am.

Paulina Saunders gave the ACC Report for February. There was 1 new project, 0 were cancelled, 1 was completed, and 5 are still pending. Anyone interested in converting their front lawn to xeriscaping are to sign up in the office with Jim.

For the President's Report, Helen Martin is reminding residents to keep their car doors locked even within the limits of Towne Park. Recently, someone's gun was stolen from their car which was unlocked. Our safety is our responsibility.

Homeowner Issues:

- 1) A resident reported on having been raped by another resident. A restraining order is being processed.
- 2) A suggestion that any female living on her own should ask another neighbor to be present when workmen come to the house.
- 3) One can call 988 Crisis Hotline on matters of rape and how to proceed with a resolution.
- 4) It is possible to buy special sprays and tasers for protection purposes.
- 5) A plea to have residents keep their garage lights on.
- 6) There is an individual who has been seen trying to open residents' cars.
- 7) It is possible to obtain a device that registers when and where one's car is being tampered with.

The Meeting was adjourned at 7:10pm.

Submitted by:

Karen Kaminis

Pool Hours apply after official opening of Towne Park Pools!

EAST/WEST SWIMMING POOL HOURS

WEST POOL (Closed after Labor Day)

Swimming Daily 9AM to 10PM

Tues – Closed until 3PM for chlorination treatment

EAST POOL

Swimming Daily 9AM to 10PM

Tues – Closed until 3PM for chlorination treatment

EXCEPTIONS

Mon, Wed & Fri: Exercise Class 9AM - 10AM

Mon, Wed & Fri: Lap Swimming 10 AM - 11 AM

BOTH POOLS CLOSED AT OTHER TIMES

POOL RULES POSTED ON SITE

BE SAFE AND HAVE FUN!



Towne Park Calendar of Events

May 2024

Sunday, May 5, Cinco de Mayo

Sunday, May 12, Mother's Day

Monday, May 27, Memorial Day

Saturday, May 18

Towne Park Spring Yard Sale

8:00 AM—2:00 PM

Tuesday, May 21

TPHOA Board of Directors Meeting

Clubhouse, 6:30 PM

Friday, May 24

Community Pool Opening at East Pool—Frito Pie Treat

11:00 AM—12:30 PM

Exercise Classes

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

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

Gill-O-Gly Realty

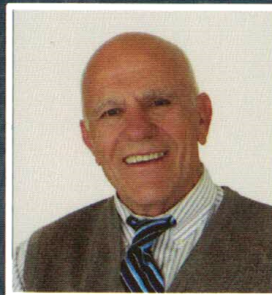
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Towne Park Homeowners Association

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

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