

TOWNE CRIER
JUNE 2024

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2024 BOARD OF DIRECTORS

OFFICERS

Helen Martin
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Paulina Saunders
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Karen Kaminis-Bottorf
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Jolene Ellerton
Treasurer

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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

We had a very informative meeting on May 21st. The topic being communication. Seems our residents are interested in what is happening in Towne Park. We will be addressing how we can get news to all, but, in the meantime, we encourage you to go to the Towne Park facebook location. Information to access that will be posted on the green boards by your mail boxes. On your part, you need to make sure you have made your correct e-mail address available to the office, in case we need to use a blast e-mail to reach everyone at once. If you would all be responsible for that information, we'd appreciate it. It's a start!

We're still dealing with aggressive dogs. If you encounter one and feel threatened, call Animal Control. YOU will need to make the report because they will not take second party reports. It will take a while but they will respond and help you deal with the situation.

Homeless people are still coming into the park and checking cars to see if they are open and have anything of interest to them. Please, lock your cars. Remove anything that can be seen. You should actually take out all paperwork in your car that has personal information on it. Carry your insurance and registration information on your person. On that, all cars should have current registration tags. We are checking for compliance. If you have expired tags, you will receive a ticket and if not corrected, fines will be imposed.

It's the start of summer, so enjoy the pools. Abide by the rules so that everyone can enjoy them. The evenings and early mornings are wonderful for walking. If possible, keep a light on at the front of your house to help walkers see better. Mind your pets. Let's have a wonderful safe summer!

Our next meeting will be on June 18th at 6:30 PM in the clubhouse. See you there!

Helen Martin



TPHOA Board of Directors Meeting,
Tuesday, June 18, 2024, 6:30 PM, Clubhouse

MANAGER'S CORNER



Hello Towne Park,

Pools are open for the summer, enjoy. Please remember to never open the gate for anyone that does not have a key. We do not want to encourage non-residents to use the pool that is intended for only Towne Park residents.

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

There were 2 lots sold in April 2024.

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

HOAMCO

FINANCIAL SUMMARY
April 30, 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	$ 103,821.64	$ 425,637.81	$ 474,818.40	$ (49,180.59)
Expenses	$ (111,993.06)	$ (315,216.06)	$ (322,282.86)	$ 7,066.80
Reserve Transfers	$ (30,846.87)	$ (123,387.48)	$ (123,387.48)	$ -
Net Profit/Loss	**$ (39,018.29)**	**$ (12,965.73)**	**$ 29,148.06**	**$ (42,113.79)**

Bill Shue
Associate Broker
505.263.5581
abqshue@aol.com



1902 Candelaria Rd NW Albuquerque, NM 87107 • 505.883.9400

ACC POINT OF VIEW

Summertime Greetings! We have a lot of neighbors doing maintenance/improvements on their homes this Spring, we love it! It's the best way to keep the value of all our homes up. Remember to put in your ACC form. We may have great ideas to pass on to you that other residents have used to save money, time, etc. Keeping up the look of Towne Park is important, it's what makes us feel happy when we drive into our Beautiful Neighborhood. Try to see the good around you rather than the negative.

Be Happy!!

Paulina Saunders
ACC



SOCIAL COMMITTEE UPDATE

Summer solstice will officially begin June 20……can you believe it, the year is almost half over!! We start the month with "National Say Something Nice Day" as if you do that, it should come back to you two fold. Many of us may remember when Allied forces landed on the beaches of Normandy to fight German troops. D-Day should be a public holiday but instead we just commemorate the landing on June 6. We also commemorate "Flag Day" as it is the birthday of the red, white and blue in the middle of the month.

An observance of "National Take Your Dog To Work Day" brings joy to our hearts and maybe a happier day to go to work. Here in Towne Park, we want to extend this observance with our own "Wag Your Tail Doggie Parade" on June 22 from 12:30 PM to 1:30 PM, where we can show off our "four legged" pals to the rest of the community. We will have treat bags for our pals, and cold lemonade and fresh fruit for us humans. The City of Albuquerque will send a representative from animal control to give suggestions on the care for your pals. We will have a "Doggie Parade" around the West Park pond area and give prizes to the best dressed pals (1st, 2nd, and 3rd places).

Hope you enjoy your month of June!

Jeanne Breck
Social Committee Chair



NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND

Commander Shawn Garrett in the May CPC Report reminds us that we will be celebrating Memorial Day at the end of the month and that we need to be mindful of the following: 1) Stay Alert on the Road…..buckle up and avoid distractions while driving, 2) Chose a Designated Driver….no drinking and driving.

The popular "Touch a Truck" event will take place on Saturday, June 15th from 10am to noon at Franklin Plaza, northeast corner of Central and Juan Tabo.

INFORMATION FROM DISTRICT 9/ CITY COUNCILOR RENEE GROUT

Three acres of land have been purchased by the City of Albuquerque at 11701 Central to build a new modern building for Fire Station 12. In addition, the City is looking into establishing a day labor program for unhoused people. Not every unhoused person is ready for the demands of a steady job but this is a possible path out of homelessness.

Any questions or concerns, Renee Grout can be reached at 505 768-3123

APRIL 20TH INFORMATION SHARED BY OAK STREET HEALTH CLINIC ON CYBER SECURITY

There are 5 general scams that one must be aware of: Phising (personal ID information), Sweepstakes, Romance, Tech Support, Grandparents.

If one has been confronted with any of the above or similar situations and is a victim as a result, you can direct your complaint to: 1) ftc.gov/complaint or 2) 1877 FTC HELP. If, however, your ID has been stolen, call the Attorney General's Office immediately.

ON THE HOMEFRONT

A hooded person continues to enter Towne Park between midnight and 3am checking to see if car doors are open. On one occasion, the garage clicker was removed from the car, the individual entered the garage and stole a purse! To minimize individuals wanting to do harm to our property or to even lessen their interest in coming in here, let's do our part!!!!

WE LOOK OUT FOR EACH OTHER! 242 COPS (2677) or call 911

Karen Kaminis-Bottorf

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



4th of July Fireworks

On the 4th of July there will be a **security patrol** in Towne Park and it will be looking for the **illegal use of fireworks**. Any residence in violation of the Albuquerque ordinance **will be fined $200.00** by the Towne Park Homeowner's Association and **will be reported to the Albuquerque Police Department.**

Towne Park has adopted an

"ZERO TOLERANCE POLICY"

For all fireworks of any kind, Legal or Illegal
Including any of the following;
Ground and hand held sparkling devices * Cone Fountains
Crackling Devices * Cylindrical Fountains * Flitter Sparklers
Ground Spinners * Illuminating Torches * Wheels

The City of Albuquerque Ordinance prohibits the sale and use of all Aerial Fireworks and Ground Audible Devices within the city limits.

Illegal Fireworks
Using illegal fireworks is punishable with a citation and immediate confiscation of the illegal fireworks and places the community at risk for fires. It is a misdemeanor. A mandatory court appearance, **A fine up to $500.00 and 90 days in jail.**
The improper use of permissible fireworks and/or the illegal use of aerial or ground audible devices can result in the user or supervising adult being found grossly negligent and financially responsible for damages.

Aerial Devices (Prohibited)
Aerial Spinners * Helicopters * Mines * Missile-type Rockets
Roman Candles * Shells * Stick Type Rockets

Ground Audible Devices (Prohibited)
Chasers (bottle rockets) * Firecrackers

TPHOA BOARD MEETING
April 16, 2024

ATTENDANCE

Helen Martin, Paulina Saunders, Karen Kaminis, Jolene Ellerton, Bill Fulenwider, Marcia Scott

OTHERS PRESENT

Jim Smith, Cherish Jaramillo

ABSENT

Martin Gilbert

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

Karen Kaminis read the Minutes for March 19, 2024. Bill Fulenwider made the motion to accept the Minutes. Paulina Saunders seconded it. The motion was passed.

Cherish Jaramillo's Report stated that there were 13 letters of noncompliance were sent to residents' homes. 7 were sent for home exterior; 2 were for parking on the landscaping; 3 were for required ACC approval; 1 was sent for tree encroachment. There were no liens placed on homes. She pointed out that the pools should open in mid- May followed by the Community garage sale on May 18th. Soon after, the dumpster will be brought in.

Jolene Ellerton gave the Financial Report for March. We have $62,063.98 in Operation Cash. The Land Lease Account is at $20,946.87. Expenses were $66,285.17 for the month and Income Received was $120,192.03.

Jim Smith on Buildings and Ground Maintenance. At the moment all irrigation systems are working. Pool inspections will take place on May 8.

Karen Kaminis on Neighborhood Watch. Towne Park Community needs to keep a watchful eye for an individual who has been seen trying to open residents' front doors. Another person has been trying to open car doors.

Jeanne Breck on the Social Committee. On April 20th a speaker from Oak Street Health will give a presentation on Cyber Security at the Club House from 10am-11am. On May 18th Towne Park will have its biannual yard sale from 8am-2pm. Residents wanting to participate in this event must pay $5. May 24th will be the Annual Pool Party from 11-12:30pm. Frito pies and pizzas will be served.

Paulina Saunders gave the ACC Report for March. There were 26 new projects, 0 were cancelled, 4 were completed, and 22 are still pending.

For the President's Report, Helen Martin suggested that residents make a point of attending the Police Academy Spring Conference on April 20th. It is located on 2nd and Montano and the session begins at 8am lasting no later than noon. Dog Attacks. Residents walking the pathways have recently been confronted by dogs, mostly big ones, charging at the gate as one walks by. One resident was in fact attacked and bitten. Please take note of the following that as mentioned in the Towne Park Green Book, if a dog is considered a nuisance, the Board can take steps to remove it. To avoid this problem, residents with big dogs could address this issue by considering the following steps: 1) raise your gates; 2) place a panel painted Chico Tan covering the gate completely so that the dog can't see out.

Homeowners Issues: 1) The resident who was bitten by a dog has identified 5 homes where big dogs are very capable of jumping over the gate. 2) 3X5 ft steel panels to cover the gates can be bought at Choice Dealer.

The Meeting was adjourned at 7pm.

Submitted by:
Karen Kaminis



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

June 2024

Friday, June 14, Flag Day

Sunday, June 16, Father's Day

Thursday, June 20, Summer Begins!

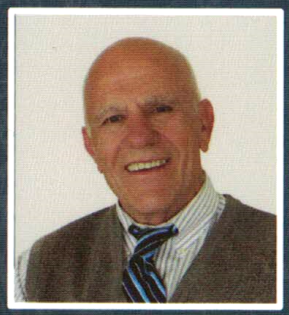
Tuesday, June 18
TPHOA Board of Directors Meeting
Clubhouse, 6:30 PM

Saturday, June 22
Wag Your Tail Doggie Parade
Clubhouse West Park, 12:30 PM to 1:30 PM



Gill-O-Gly Realty
GREGORY JAMES GILLOGLY
Owner/Operator/Qualifying Broker

(SRES) SENIOR REAL ESTATE SPECIALIST
505-328-5277
greg@gilloglyrealty.com



Experienced, Caring, Compassionate, Professional. Serving Your Best Interest!!

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
505-477-2665

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

TOWNE PARK SWIMMING POOL RULES

NO LIFE GUARD IS ON DUTY.
SWIMMING AT TOWNE PARK POOLS IS AT THE SWIMMER'S OWN RISK.

Swimming Pool Rules:

- Residents must have a valid Pool Gate Entry Card in their possession anytime they are inside the swimming pools' fenced areas.
- Residents may have a maximum of four guests with them in the pool area. Residents assume total responsibility for their guests. If there is over-crowding at a swimming pool, the first individuals asked to leave the pool area will be residents who have guests with them, giving priority of use to residents.
- Children under 14 years of age must be accompanied and supervised by an adult resident.
- Proper swimming attire is required. No thong-type swimsuits, cutoffs, etc or similar swimming attire are permitted.
- Individuals must shower before getting into the pool. Any individual having an apparent skin disease, sores, or other visible physical condition that would be detrimental to others shall not get into the pool. Children in diapers must wear plastic pants over the diaper.
- ***The following are prohibited in the pool area:***
    - Possession of alcoholic beverages.
    - Smoking of any type.
    - Food, except, in the table area at the East pool.
    - Glass bottles or glass ware of any type.
    - Abuse of pool furniture and/or removing pool furniture from the pool area.
    - Running, diving, boisterous, or rough play.
- The following are permitted in the pool area.
    - Use of flotation devises, *but users should show some discretion and consideration for other swimmers.*
    - CD players, Radios, audio tape players or other audio devises, *but only if headphones are used.*

Failure to comply with the above rules may result in a fine and suspension from the use of the pools for the remainder of the season.

The swimming pools are monitored by security cameras. If the security company observes people using the pools after hours, the police will be called.

Just a reminder, if you have lost your pool pass/card, please contact Jim Smith or stop in the office to purchase a replacement.



MESSAGE FROM TREASURER

Towne Park's Reserve Fund

Each month, at our monthly board meeting, the amount of our reserve fund is mentioned as part of our Financial Report. It was suggested by a resident that we consider putting an article in the Crier explaining more about our Reserve Fund.

Simply put, our Reserve Fund is our savings account. According to Towne Park's CC&R's (Article 1.39), we are required to allocate a portion of our yearly budget for this fund. This fund is for the "periodic maintenance and replacement of the Common Facilities".

Currently, we allocate $120,000 yearly ($10,000 per month) to this fund as part of our budget. Last month, Helen Martin and I met with our account manager at Edward Jones (where this money is held) for our annual review.

Our account has three parts, money market funds, bonds and mutual funds. The money market funds are there in case we need money quickly for an emergency. The interest rate fluctuates but is at 4.68% currently. Currently, we have $110,000 in the money market. The bond portion is valued at $132,000 and consists primarily of municipal bonds. These don't earn as much but are very stable. Mutual funds are our last part of our account. These are all with American Funds. American Funds are highly recommended by Edward Jones and consist of lots of different stocks in all sectors of the market. The mutual funds portion is valued at $373,000.

Overall, our account has grown in value. The ROI (Return on Investment): 2021 was an increase of 11.85%, 2022 was a decrease of 8.47% and 2023 was an increase of 11.01%. Our Reserve Fund is an important part of the financial stability of Towne Park.

Jolene Ellerton





senior dot one

Gill-O-Gly Realty

Presents

Forgetfulness
What's Normal
What's Not

Exploring memory slips: What's just a senior moment, and what's more?

- When to Consider Senior Living
- Signs You Might Need In-Home Help
- Knowing When It's Time to Downsize



Evan Thompson
CEO, Senior.One

Saturday, June 15th
10am - 12pm
AT

TOWNE PARK



Greg Gillogly
Owner, Gillogly Realty



Cindy Brown LBSW, CDP
Social Worker, Senior.One

Town Park Community Clubhouse

Free to attend - coffee and donuts will be provided

info@senior.one | 1-888-888-2191 | www.Senior.One