TOWNE CRIER
AUGUST 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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Martin Gilbert

Marcia Scott

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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

I want to thank all of you that came to the July meeting. It was a lively discussion. I know everybody did not get to express their opinion about their pet but we were able to get the majority of thoughts, and anymore discussion would have taken us round and round. It was pointed out that the letter sent was not a mandate, but a way to help address some of the issues being reported about our pets. Those that want help with suggestions, will get it. Those that like things as they are, that's fine too. The main point made, was, be considerate of your neighbor.

Another issue was back yards. Residents, you are responsible for maintaining your back yard and some in the community are getting out of hand. Dead trees and tall weeds are fire hazards. DO NOT use a torch to burn weeds. It's too dangerous! Our homes are so close together we cannot take a chance on starting a major fire. I know it's very warm outside and working outside may not be our favorite thing, but, if you keep up with the chore it doesn't require much time. If it gets out of hand, it's likely you'll never catch up. The front yard should be addressed as well. Keep it neat so that the gardeners can service your yard easily. If you have any standing water in your yard, be advised that it breeds mosquitos. Please assess your yard to keep these pests at bay.

August brings our most important get together. Neighborhood National Night Out on Tuesday, August 6th from 5:30 PM to 7:30 PM at the west park. EVERYONE come out and join your neighbors at the wonderful Potluck, including hot dogs, hamburgers, and great desserts. We all look forward to meeting our Police Commander, his officers and the fire men. It's a wonderful event. See you there!

The children will be going back to school in August and the summer will be over. Hope you enjoyed it!

Our next board meeting will be on Tuesday, August 20th at 6:30 PM in the clubhouse.

Helen Martin

President



MANAGER'S CORNER

Hello Towne Park,

Please be safe in this HOT weather. Remember those pets in this heat as well.

Bike riders should abide by the same rules as cars. Stop at stop signs and watch out for pedestrians.

There is absolutely NO ALCOHOL OR BOTTLES OF any kind allowed in the pool areas. There is also NO SMOKING ALLOWED in the pool areas as well. Thank you to those of you that continue to follow the pool rules and have fun.



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

There were 1 lot sold in **June 2024**.

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

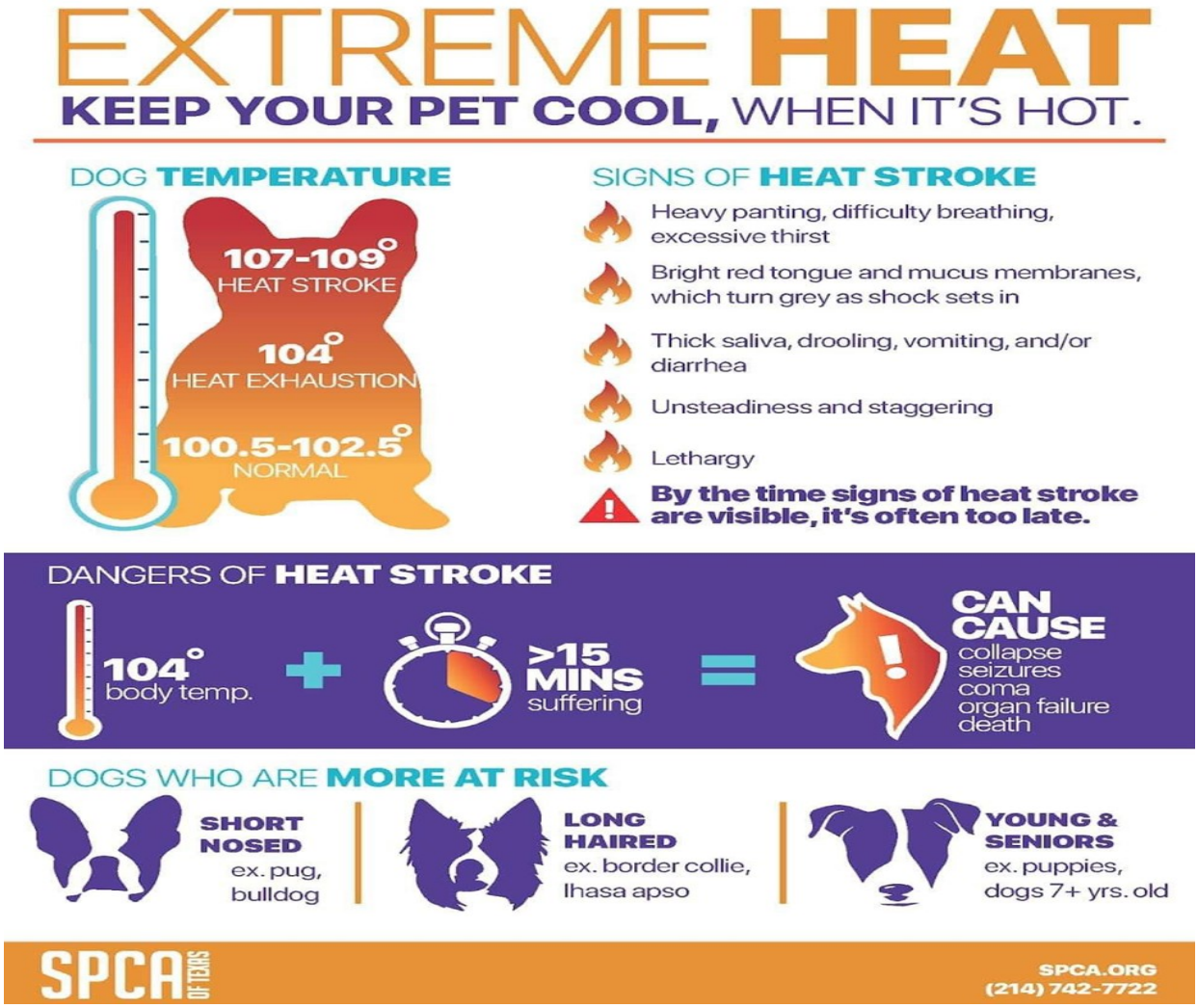
HOAMCO

FINANCIAL SUMMARY
June 30, 2024

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS	
Cash in Bank - Operating	$ 50,815.84
Cash in Bank - Reserve	$ 664,123.20
Cash in Bank - Land Lease	$ 20,946.87
TOTAL CASH	$ 735,885.91
Accounts Receivable	$ 68,994.04

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 116,408.86	$ 647,842.88	$ 699,486.60	$ (51,643.72)
Expenses	$ (93,913.59)	$ (497,634.46)	$ (505,614.82)	$ 7,980.36
Reserve Transfers	$ (30,846.87)	$ (185,081.22)	$ (185,081.22)	$ -
Net Profit/Loss	$ (8,351.60)	$ (34,872.80)	$ 8,790.56	$ (43,663.36)



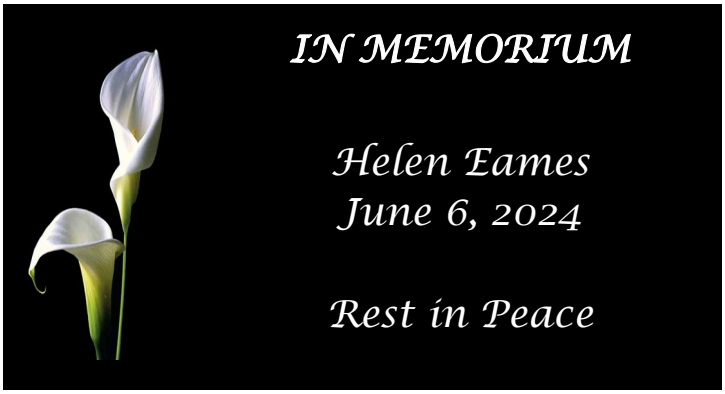
ACC POINT OF VIEW

Lots of Residents have made improvements to their Homes. Thank you!! This is how we will keep property values up in Towne Park. We are in our 40th year and it takes a lot of maintenance to keep things fresh. None of us look the same as we did 40 years ago, nor does Towne Park, but in many ways it looks better. We must age gracefully. Please look around your home and see how you can spruce it up!! Along those lines we must all keep our front yards tasteful and appealing. You are responsible for your inside yards. Keep any dead trees or shrubs cleared out. You certainly do not want to cause any damage to your neighbors house, roof, or walls. Our yards are small and should be well tended. It may require effort but you'll be happy with the result.

Please be sure and allow yourself time to have your project approved. We work hard to get things done quickly for you, but there may be delays and you must be prepared to wait. Don't schedule a contractor for work until the project is approved. Please keep in mind that our committee consists of volunteers willing to dedicate their time to keeping things up in Towne Park. Our hours are Mon-Fri 9 to 5 (No Holidays). Remember we are there to help you with your project within the Towne Park Rules. We all agreed to these rules when we purchased our homes. If you are renting your home, you are responsible for your renters. They are required to attend our orientation so they are informed of our rules as well. If you moved here prior to required orientation and would like to attend one, please let Jim know. They are very informative about all the benefits we have here in Towne Park

Paulina Saunders
ACC





MAINTENANCE AND SECURITY

Thank you to all the residents who returned your letters regarding help with upgrades to pet enclosures around your homes. We will be getting in touch, in the near future, with those who are interested.

Thankfully, incidents of dogs attacking people or other pets have been less lately. Thanks for your concern. We will continue to work on reducing loud noise on walking paths.

Also, trimming and removal of dead bushes on walking paths is scheduled for sometime this winter.

Martin Gilbert
Board Member

SOCIAL COMMITTEE UPDATE

Our National Night Out is our community event to fight back against crime and will be held on August 6, 2024 at 5:30 PM under the big white tent at the clubhouse west park.

This event has become one of our main resident events to bring together a relationship between neighbors, city, county law enforcement and area fire fighters. This year, we have also invited Animal Humane and City of Albuquerque Animal Welfare Outreach Services.

Hamburgers, Hot Dogs, Drinks and condiments will also be provided but we ask that you bring a side dish of choice…many residents in Towne Park are great “chefs” in their own right so bring and enjoy!



September event will be the AARP defensive driving course, which not only you learn to be safe, but also “Smart” in your driving habits. Sign up sheet is again posted outside of Jim’s office and cost will be $20 for members of AARP and $25 for non-members. Most insurance companies give you a discount for taking this course. Date will be September 14, 2024 from 9:00 AM to 1:00 PM.

Jeanne Breck
Social Committee Chair

TPHOA BOARD MEETING
June 18, 2024

ATTENDANCE

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

OTHERS PRESENT

Jim Smith, Cherish Jaramillo

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

Karen Kaminis read the Minutes for May 21, 2024. Jolene Ellerton made the motion to accept the Minutes. Paulina Saunders seconded it. The motion was passed.

Cherish Jaramillo's Report stated that there were no new letters of noncompliance sent to homeowners. However, one fine letter was sent for excessive dog barking. There were no liens placed on homes. Cherish also mentioned that the dumpster cleanup was a success. The area around it was kept clean and tidy. Residents must make sure to make adjustments to their gates and fences so that their pets cannot jump over them.

Jolene Ellerton gave the Financial Report for May. We have $42,973.44 in Operation Cash. The Land Lease Account is at $20,946.87. Expenses were $88,504.81 for the month and Income Received was $105,796.21.

Martin Gilbert on the Maintenance. Resident Jim Prangley is joining forces with Martin Gilbert to establish a framework for residents' safety concerning pets who jump over fences/gates as well as incessant barking when dogs can see pedestrians through the slats of the fences/gates. They will be developing a plan to control these two major issues.

Karen Kaminis on Neighborhood Watch. She shared pointers to consider expressed in the June Newsletter of the Foothills Area Command.

Jeanne Breck on the Social Committee. She mentioned that the Doggie Parade was cancelled due to residents' concerns of liability if animals were to engage in a fight or bite an individual. There will be a Movie Night on July 13th at the Club House. The featured film will be: Ghost Busters – The Frozen Empire. It will begin at 6:30pm and snacks and lemonade will be served. On a sad note and that is that Sal and Barbara Ruggieri will no longer be taking care of the library which they have so diligently done for so many years. We are grateful for their dedication and spirit of volunteerism. Jeanne Breck and two other residents will take on this task.

Paulina Saunders gave the ACC Report for May. There were 16 new projects, 1 was cancelled, 10 were completed, and 22 are still pending.

For the President's Report, Helen Martin reminded residents that there are absolutely no fireworks allowed in Towne Park on July 4th. Security will be partially patrolling our community that day.

Homeowners' Issues: 1) Clarification of exterior changes mentioned in the Green Book need to reflect city permit codes. 2) Can bushes on Chico be cut back further as homeless are using them as dumping areas for their paraphernalia? How about planting cactus instead? 3) A map was shown to those present at the meeting of homes where big dogs can easily jump over fences. 43 fences/gates in addition were identified that need to be fully covered to help control the barking. Dead trees and bushes need to be removed from the pathways. 4) Could the rules be revisited for the Doggie Parade?

The Meeting was adjourned at 7:25 pm.

Submitted by:
Karen Kaminis

NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND
Commander Shawn Garrett in the July CPC Report reminds us that on August 6th communities such as ours will be hosting the yearly National Night Out celebration. "It's a fantastic opportunity to strengthen neighborhood spirit and police community partnerships."

During these hot summer months as there are more people out and about in the Downtown area of our city, APD has implemented the use of The Horse Mounted Unit to be doing weekly patrols during business hours. HMU along with other specialty units have been added for increased presence especially on Friday and Saturday nights.

ON THE HOMEFRONT
Recently, robbers who somehow knew that the resident wasn't at home, entered the house three nights in a row having discovered beforehand that the front door key had been placed underneath the front entry mat. It seems that there is an individual checking to see if car doors are unlocked. Contents of 3 unlocked cars were stolen and as for the 4th car, this person was able to unlock it and items were removed.

To minimize individuals wanting to do harm to our property or to even lessen their interest in wanting to come into Towne Park, <u>let's do our part!!!</u>

WE LOOK OUT FOR EACH OTHER! 242 COPS (2677) OR CALL 911

Karen Kaminis-Bottorf

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.

TOWNE PARK POOL PASS

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

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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

August 2024

Tuesday, August 6
National Night Out BBQ
Clubhouse West Park, 5:30 PM to 7:30 PM



Tuesday, August 20
TPHOA Board of Directors Meeting
Clubhouse, 6:30 PM

ATTENTION RESIDENTS
WHY TOLERATE DIRTY WINDOWS?
FOR BRIGHT, SPARKLY, CLEAN & SHINY WINDOWS
CALL MIKE NOW! 505-301-9691
WINDOW CLEANING POWER WASHING SCREEN REPAIRS
REFERENCES IN TOWNE PARK SENIOR DISCOUNT
CALL TODAY 505-301-9691

Bill Shue
Associate Broker
505.263.5581
abqshue@aol.com



1902 Candelaria Rd NW Albuquerque, NM 87107 • 505.883.9400

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

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