TOWNE CRIER
JANUARY 2025

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2025 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

It's here! 2025! Happy New Year to all!

We have had our share of vandalism in Towne Park and things in the world are not getting much better, so our first comment of the New Year is: Be Aware! Do not leave things in your car if you park in your driveway. Lock your doors, house and car. If you park outside, take your garage door opener out of your car so they cannot come into your house. I know this may seem like a lot to ask, but these things happened in just the last few weeks of December.

We will be getting ready for the Annual Meeting, which is scheduled for February 15th. You will be receiving a packet containing information and Proxys soon. Please, if you are not going to attend the meeting, fill out your Proxy and bring it to the office in the Clubhouse. They are so important!

You will notice on your January statement that the HOA fees have increased $12.00. We haven't raised the fees since COVID and it was essential that we do so now as you know, everything is going up. Repairs and parts needed to keep things functioning have increased. The Board determined that $12.00 was a reasonable sum. Everything has increased in pricing which is why we need to increase. Thank you for your understanding!

Our next board meeting will be on Tuesday, January 21st at 6:30 PM in the Clubhouse. See you there!

Helen Martin

President





TPHOA Board of Directors Meeting,
Tuesday, January 21, 2025, 6:30 PM, Clubhouse

IN MEMORIUM



Betty Hise

Pam Munos

Marlene Tompkins

Rest in Peace

HOAMCO

FINANCIAL SUMMARY
November 30, 2024

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS	
Cash in Bank - Operating	$ 60,813.76
Cash in Bank - Reserve	$ 758,217.92
Cash in Bank - Land Lease	$ 15,785.40
TOTAL CASH	**$ 834,817.08**
Accounts Receivable	$ 69,692.85

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 116,468.54	$ 1,272,749.38	$ 1,284,534.10	$ (11,784.72)
Expenses	$ (95,770.14)	$ (964,245.85)	$ (901,744.72)	$ (62,501.13)
Reserve Transfers	$ (25,685.40)	$ (313,508.22)	$ (339,315.57)	$ 25,807.35
Net Profit/Loss	**$ (4,987.00)**	**$ (5,004.69)**	**$ 43,473.81**	**$ (48,478.50)**

Real Estate Services

Laurie Daugherty-Bebber
Above & Beyond Solutions LLC
Qualified Broker License #20041
505-977-7987

Towne Park Resident Special

Hire me as your listing or buyer's broker and you'll receive a $500 credit towards packing, unpacking, and/or moving services with my team.



ACC POINT OF VIEW

Time to hunker down for winter. Not too much going on with the cold weather. Maybe take a look at what you can do to improve your property in the Spring. It's always good to plan ahead, get estimates etc.

Remember you must get All exterior projects approved PRIOR to starting a project. We do this to make sure you don't do something that has to be taken down, resulting in more expense to you. I can't express enough that we are under guidelines in Towne Park. It's what drew most of us here, it's what keeps most of us here. We are assured that nothing will go awry, in terms of how our Community looks. It requires us all to do our part.
Enjoy the winter!!

Paulina Saunders
ACC

TPHOA BOARD MEETING
November 19, 2024

ATTENDANCE
Helen Martin, Karen Kaminis, Paulina Saunders, 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 September 17, 2024. Jolene Ellerton made the motion to accept the Minutes. Bill Fulenwider seconded it. The motion was passed.

Cherish Jaramillo's Report stated that there was one new letter sent in October for noncompliance. A courtesy letter was sent to the homeowners for unsightly appearance of their home exterior. There were no liens placed on homes. She reminds homeowners that the landscapers will continue picking up leaves until all have been collected. There will not be a Board Meeting in December.

Jolene Ellerton gave the Financial Report for October. We have $82,214.89 in Operation Cash. The Land Lease Account is at $15,785.40. Expenses were $88,268.54 for the month and Income Received was $119,659.53. On another note, a Resolution of the Board of Directors was discussed by Jolene Ellerton of the procedure to accept and sign the BOI Report. Bill Fulenwider made a motion to accept this Report. Paulina Saunders seconded it. The motion was passed by the Board.

Martin Gilbert on Maintenance. A recently extracted piece of how the main water line gets cut off by big tree roots was placed on the main table for all to see. This was to make an impression on the residents on this issue that comes up frequently in Towne Park. The irrigation has been turned off for the winter. Seldom do we hire outside contractors to do plumbing and electrical projects as we are very lucky in that Jim and Joe are able to handle most of these jobs.

Karen Kaminis on Neighborhood Watch. She mentioned that our new Area Commander is Aaron Jones. Among his many attributes, he has served in the Property Crimes Section as both a NITe Detective and Auto Theft Detective within APD.

Jeanne Breck on the Social Committee. She mentioned that our Annual Potluck Holiday Celebration will take place on December 7th from 5pm -7pm. Meats, potatoes, gravy, and stuffing will be provided by the Activities Committee. Residents are encouraged to bring a side dish and a white elephant gift to exchange. "The Young At Heart" singing group will entertain us with Christmas songs. The Home Decorating Contest rules will be posted on the green boards as well as on Facebook. The judging will take place between Dec 10th-20th.

Paulina Saunders gave the ACC Report for October. There were 11 new projects, 3 were cancelled, 7 were completed, and 22 are still pending. She mentioned that the next project for xeriscaping will begin in a couple of weeks.

For the President's Report, Helen Martin reminded residents that garbage must be out early on Wednesday morning and that TRASH WILL NOT BE PICKED UP AFTER 12 NOON.

On the Budget for 2025: Our monthly dues have not gone up since 2021. And as we well know, cost of living has gone up for all of us. In Towne Park for example, pool materials are up 50% and labor for outside contractors is up as well. The Board has proposed a raise in the monthly fee by $12. Therefore, Martin Gilbert made a motion to increase the monthly fee by $12. Jolene Ellerton seconded it and the motion was passed by the Board.

Homeowners Issues: 1) A resident raised the question as to why 3 pets aren't allowed. (Helen Martin's answer to this was that IT IS CLEARLY STATED IN THE CCRs THAT ONLY TWO PETS ARE ALLOWED. To change this ruling would require 68% of residents to approve it.)

The Meeting was adjourned at 7pm.

Submitted by,
Karen Kaminis

MAINTENANCE AND SECURITY

Hello neighbors! Just want to wish you a very happy Holiday. Towne Park is looking great these days. Enjoy. Also a reminder that Board positions are open for next year. I encourage some of our younger residents to apply.

Martin Gilbert
Board Member

NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND

Commander Aaron Jones reminds us that during this holiday season and because the nights are longer we should consider the following to stay safe: lock doors and windows even when you're home, use light timers to give the appearance that someone is at home, secure packages delivered at home by using pickup lockers or having them delivered to a trusted neighbor. When traveling, let your neighbors know to keep an eye on your property, stop mail and newspaper deliveries, be cautious about what you say on travel plans on social media.

ON THE HOMEFRONT
Recently, a truck had contents stolen from it. The owner admitted that doors had not been locked. Also, two cars had their windows smashed in…….

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

Karen Kaminis-Bottorf



Social Events/Presentations
Towne Park
2025

January	No Event
February	Valentine Movie Matinee 2-8-25 1pm
March	No Event
April	Easter Egg Hunt 4-12-25 10am to noon
	Friday Night Movie Night 4-25-25 6:30pm
May	Yard Sale Fundraiser 5-17-25 8am to 2pm
	Pool Party 5-23-25 11am to 12:30pm
June	AARP Smart Driving Program 6-14-25 9am to 1pm
July	No Event
August	National Night Out 8-5-25 5:30 to 7pm
September	No Event
October	Fall/Halloween Decorating Contest 10-15-25
	Spooky Clubhouse 10-25-25 5:30 to 7pm
November	Medicare/Wellness 11-8-25. 10:00am to 11:30am
December	Holiday Crafts and Cookies for Kids 12-6-25 1 to 3pm
	Holiday Potluck 12-13-25 5 to 7pm

Winter is a perfect time to clean up and clean out your house and garage of unwanted items! For the Yard Sale Fundraiser in May, the Social Committee will have a table at the sale. We ask if you would please donate any items that you're not going to sell yourself to us so that we may increase our budget. It makes a great difference to the Social Committee activities, and we always appreciate any donations! Information will soon be provided of when you can drop off the donations at the Clubhouse.

Jeanne Breck
Social Committee Chair



Towne Park Calendar of Events

January 2025

Wednesday, January 1
New Year's Day



Monday, January 20
Martin Luther King Day

Tuesday, January 21
TPHOA Board of Directors Meeting
Clubhouse, 6:30 PM

Exercise Classes

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

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

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 - 3:00 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

Bill Shue
Associate Broker
505.263.5581
abqshue@aol.com



1902 Candelaria Rd NW Albuquerque, NM 87107 • 505.883.9400

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