

TOWNE CRIER

FEBRUARY 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

This is the last time I will address you as my term is over. I want to thank the Community for the privilege of serving you as President of our HOA. It couldn't be done without the wonderful Board beside me. I also couldn't have a better right hand than Paulina Saunders as Vice President, who also has the responsibility of the ACC. A thankless job that she does well, keeping our Community vital and property values high. Jolene Ellerton keeps a close eye on our finances, making sure we have the funds for needed projects. Karen Kaminis-Bottorf stepped in as Secretary with her copious notes and reporting on our actions and keeping up with the Neighborhood Watch. Martin Gilbert quietly overlooks the care of our infrastructure. Marcia Scott and Bill Fulenwider keep us grounded with information and suggestions. You all know what Jim Smith and Joe Angel do EVERY DAY. I can't leave out Jeanne Breck and her crew of volunteers that keep us entertained. They spend countless hours planning and executing excellent affairs. I include Cherish Jaramillo for her help through the year!

The Annual Meeting is coming up February 15th at 10:00AM in the Clubhouse. You should have received your meeting packet in the mail. If you are unable to attend the meeting in person, be sure to fill out and sign the Proxy and send it with a friend or neighbor, or deliver it to the Clubhouse. They are SO important!

On the practical side, this year let us resolve to be more aware of our surroundings. Our homes, possessions, and cars are in jeopardy from people wandering around at night checking to see what can be easily taken. Don't be a victim, lets take extra good care of ourselves!

The March monthly meeting will be the 18th at the Clubhouse. I'll be in the audience with you. See you there, and thanks again!!

Helen Martin

President



MANAGER'S CORNER

Hello Towne Park,
Hoping everyone had a fabulous holiday season and will be blessed the entire new year.

Reminder, the annual meeting is scheduled on February 15th, 2025, at 10am at the Towne Park Clubhouse. Annual meeting packet for the meeting have been mailed out to all the homeowners. Please complete the proxy and return if you WILL NOT be attending the meeting for quorum purposes. We look forward to seeing you all there.

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



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

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)

PROXY for 2025 Annual Meeting of Members

The 2025 Annual Meeting of Members with be held on February 15, 2025. In order to qualify as an official meeting there must be a quorum of members who attend the meeting in person. In order to assist in guaranteeing there are a sufficient number of members in attendance to meet the quorum number the Election Committee is proposing the following procedures. The proxy will be for one purpose only; i.e., REPRESENTING ATTENDANCE at the meeting. To make it easier for the proxy giver to know that the member they give their proxy to will attend the meeting, they may assign their proxy to one of the following members: (Helen Martin, Paulina Saunders, Karen Kaminis-Bottorf, Jolene Ellerton, Bill Fulenwider, Martin Gilbert, Marcia Scott, Wally McCorkle, or Stefan Martin).

The proxy form for the annual meeting will be mailed to each Towne Park property in the meeting announcement package that members will receive around mid-January. After the proxy is completed it may be dropped off at the clubhouse, given to Jim Smith or put in the drop box slot (please do not assign Jim Smith or any HOAMCO employee as a proxy, they are not residents of Towne Park). Thank you for helping the Board meet the quorum requirement.

Stefan Martin/Wally McCorkle, Election Committee Co-chairs

ELECTION OF DIRECTORS

Two association members, Mr. Larry Treft and Ms. Jackie Woods, have submitted the required documentation to indicate their interest in being elected to a director position. Mr. Treft has resided in Towne Park for 2 years. He served in the Air Force for many years, and then 26 years at WalMart and 12 years at Lowes performing many maintenance roles. Ms. Jackie Woods has also lived in Towne Park for 2 years. Ms. Woods worked in the healthcare industry for 35 years, from hospitals to home-care positions. She has been in senior management positions throughout her career.

Mr. Larry Treft and Ms. Jackie Woods meet all of the criteria required for a homeowner to serve as a director for the Association. Since the number of volunteers to be elected to a director position for the 2025 Board of Directors do not exceed the number of vacancies (2), the Election Committee, in compliance with the Association's Bylaws (Article VI, Section 6.6) has declared that Mr. Larry Treft and Ms. Jackie Woods are each elected to a director position for a three-year term that will begin at the 2025 annual meeting.

With the election of these individuals, the 2025 Board of Directors is comprised of Ms. Jolene Ellerton, Ms. Paulina Sanders, Ms. Karen Kaminis-Bottorf, Mr. Bill Fulenwider, Mr. Martin Gilbert, Mr. Larry Treft, and Ms. Jackie Woods (Ms. Marcia Scott, and Ms. Helen Martin are leaving the Board this year).

Stefan Martin/Wally McCorkle, Election Committee Co-chairs

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

Not a lot going on, so just a reminder that you need an ACC form for ANYTHING on the exterior of your house and front yard. If you are making any changes in your inside yard and aren't sure if you need a form, check with Jim. We have had a problem with Roof Replacements. If you don't get it prior approved and you put the wrong color of shingles up, you will have to replace them at your own expense. There are many things that we can help you with so you know what to pass on to your contractor. We don't want you to end up with unexpected charges because it wasn't done right to begin with. REALLY we are here to help!! The Community looks good because we all agreed to keep up our end of the deal and follow the rules. It takes all of us to make that happen. HOAs are not for everyone, but great for those that like a clean, beautiful Neighborhood.

Thank you for participating!!

Paulina Saunders
ACC

SOCIAL COMMITTEE UPDATE

When you think of all the February Holidays, or February in general, you think of **Valentine's Day**, a day set aside, where you can express your LOVE to your spouse, or your significant other, your family members, kids, country and community and even send LOVE with a card, gift, or flowers. It's a great day to get engaged, or married, and many people use the holiday as an excuse to take a mini-vacation and reconnect……but also reflect how we remember African Heritage, Alzheimer's Disease, Children's mental health, the all tasty Girl Scout cookie sales and have a heart for pets and their care! Whatever you remember or celebrate this month, do it with LOVE!!

Our event this month will be a Saturday afternoon movie matinee but we don't know quite yet which movie it will be as we gave our residents a choice of movies available BUT all the movies listed are award winning selections. Movies to be voted on are "The Notebook, Somethings Gotta Give, Longest Ride, Boys in the Boat, Twisters, and Hitpig". If you are on Facebook, go to our page and vote up until February 3rd. Movie will be shown on February 8th at 1:00PM with snacks and refreshments provided.

Jeanne Breck
Social Committee Chair

NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND

Commander Aaron Jones outlines tips on Auto Theft Prevention:

1) Avoid leaving your car running unattended
2) Lock your doors and windows
3) Park in well lit areas
4) Remove valuables
5) Install anti theft devices
6) Be vigilant in neighborhoods
7) Don't leave spare keys in or near the vehicle
8) Use a tracking device
9) Stay informed

ALBUQUERQUE JOURNAL, Thursday, January 16, 2025. It appears that auto thieves car preferences are the following makes of cars: Hyundai, Chevrolet, Kia, and Dodge. The APD reported that in 2024 there was a drop in auto thefts. This, in part, is attributed to the effectiveness of the city's bait car program, the distribution of 500 steering wheel locks and the use of technology such as automated license plate readers.

ON THE HOMEFRONT
There continues to be an individual who persistently checks cars for open doors in our community.

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

Karen Kaminis-Bottorf



FOR YOUR INFORMATION

First US bird flu death is announced in Louisiana

The first U.S. bird flu death has been reported – a person in Louisiana who had been hospitalized with severe respiratory symptoms.

State Health officials announced the death on Monday, January 6, and the Centers for Disease Control and Prevention confirmed it was the nation's first due to bird flu.

Health officials have said the person was older than 65, had underlying medical problems and had been in contact with sick and dead birds in a backyard flock. They also said genetic analysis had suggested the bird flu virus had mutated inside the patient, which could have led to the more severe illness.

Few other details about the person have been disclosed.

Since March, 66 confirmed bird flu infections have been reported in the U.S., but previous illnesses have been mild and most have been detected among farmworkers exposed to sick poultry or dairy cows.

More information is available in the Clubhouse.



February 2025

Sunday, February 2, Ground Hog Day
Friday, February 14 Valentine's Day
Monday, February 17, President's Day

Saturday, February 8
Valentine Movie Matinee
1:00 PM Clubhouse



Saturday, February 15
Towne Park Homeowners Association
Annual Meeting
Clubhouse, 10:00 AM

Exercise Classes

Gentle Exercise: Mon, Wed, Fri, 8:30 AM to 9:05 AM

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

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