TOWNE CRIER
SEPTEMBER 2025

TOWNE PARK HOMEOWNERS ASSOCIATION
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2025 BOARD OF DIRECTORS

OFFICERS

Jackie Woods
President

Paulina Saunders
Vice President

Karen Kaminis-Bottorf
Secretary

Jolene Ellerton
Treasurer

DIRECTORS

Dee Smith

Charles Jelinski

Building and Grounds Manager

Jim Smith
Jimsmith@towne-park.com
505-291-8379

Terry Whitman
Maintenance Comm. Chair
Security Comm. Chair

Paulina Saunders
ACC Comm. Chair

PRESIDENT'S MESSAGE

Greetings all. The heat is still pounding down on us. I'm ready for some cool weather to begin!! Luckily, we have a beautiful pool to cool off in.

We were informed that Cherish Jaramillo will be leaving HOAMCO after 9 years as our representative. Cherish has been a great advocate for our community and she will be missed. We welcome Ana Moreira who will be replacing her.

Jim reported that we continue to have water leaks throughout the community. Since March there have been 38 leaks compared to 14 last year. The pipes are getting older, and tree roots are spreading. Please let Jim know if you identify one.

Please be informed that vehicles with expired registrations, license plates or Towne Park stickers will be tagged and must be taken care of within 15 days. Failure to do so will result in possible fines or towing. Call the office if you have any questions. 505-291-8379

Our Board member Dee Smith is putting together a history of Towne Park. If you have any articles or written memories to share, drop them off at the Club House. I will start adding a history column to the monthly newsletter for your reading pleasure.

We welcome 2 new Board members to group. Terry Whitman will replace Bill Fulenwider and Charles Jelinski replaces Larry Treft. Thanks to both former members for their service.

Regards,

Jackie Woods
President

MANAGER'S CORNER

Hello Towne Park,

As some of you know, August 28th will be my last day at HOAMCO, and I just wanted to take a moment to say thank you.

I'm incredibly grateful for the time I've spent with all of you. It's been a journey filled with learning, growth, and a lot of collaboration. I've been lucky to work alongside such giving and dedicated board members. I want to thank the board for always being so supportive over the last 9 years and supporting me and HOAMCO during the challenges within the community. Jim, where do I begin? You are such an amazing person, and this community is blessed to have you here. Your work ethic, your abundance of knowledge and the ability to help anyone you can is a true gift. Thank you for always being willing to help me when needed.

I want to sincerely thank each of you — for the team-work, the shared laughs, the advice that helped me grow. It's not easy saying goodbye to a place that's been such a big part of my life, but I leave with great memories and a deep appreciation for the experiences I've had here.

Ana M. will fit in perfectly here and I know that she will grow to love TP as much as I have.

There were 3 lots sold in **July 2025.**



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

HOAMCO

FINANCIAL SUMMARY
July 31, 2025

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS	
Cash in Bank - Operating	82,071.79
Cash in Bank - Reserve	823,711.17
Cash in Bank - Land Lease	10,715.97
TOTAL CASH	916,498.93

Accounts Receivable

	Current Period	Year to Date	YTD Budget	Variance
Income	$ 122,886.89	$ 797,247.43	$ 836,372.81	$ (39,125.38)
Expenses	$ (107,113.03)	$ (631,219.46)	$ (602,417.69)	$ (28,801.77)
Reserve Transfers	$ (15,546.54)	$ (169,658.94)	$ (233,182.25)	$ 63,523.31
Net Profit/Loss	$ 227.32	$ (3,630.97)	$ 772.87	$ (4,403.84)

NEED HELP??

- NEED HELP WITH ERRANDS/GOING TO THE GROCERY STORE?
- NEED HELP WITH GOING TO DOCTOR'S VISITS?
- WILL DO LIGHT HOUSE CLEANING/ LAUNDRY

CALL: CONNIE at 505 307 0137

(References upon request and/or call Karen who lives in Towne Park at 505 300 4592)

EAST/WEST SWIMMING POOL HOURS
WEST POOL (Closed after Labor Day)
Swimming Daily 9 AM to 9 PM
Tues – Closed until 3PM for chlorination treatment
EAST POOL
Swimming Daily 9 AM to 9 PM
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!

TPHOA BOARD MEETING
July 15, 2025

ATTENDANCE
Jackie Woods, Pauling Saunders, Karen Kaminis, Jolene Ellerton, Dee Smith

OTHERS PRESENT
Jim Smith, Cherish Jaramillo

ABSENT
Bill Fulenwider

The Meeting was called to order at 6:30pm by Jackie Woods.

Karen Kaminis read the Minutes of June 17, 2025. Paulina Saunders made the motion to accept the Minutes. Jolene Ellerton seconded it. The motion was passed.

Cherish Jaramillo's Report stated that one new letter of noncompliance was sent in June. One courtesy letter was sent to a homeowner for outside nuisance. There were no liens placed on homes.

Jolene Ellerton gave the Financial Report for June. We have $39,229.46 in Operation Cash. The Land Lease Account is at $15,785.40. Expenses were $ 98.124.94 for the month and Income Received was $118,459.96.

Jim Smith on Maintenance. Leaks are still having to be repaired, a big German shepherd dog has been seen running around the community for several days, four to five water mains have needed attention, and partying at the pool is under control.

Karen Kaminis on Neighborhood Watch imparted pointers pertinent to our community from our Area Commander Aaron Jones.

Jeanne Breck on the Social Committee. On August 5th, our community will be celebrating National Night Out. Jeanne Breck has registered our event with City Hall. Letters of invitation have also been sent to the Mayor and to our Area Commander. A larger tent will be rented for this event. Jeanne is asking for volunteers to help set up tables and chairs and to help take them down at the end.

Paulina Saunders gave the ACC Report for June. There were 9 new projects, none was cancelled, 9 were completed, and 18 are still pending. Paulina thanks residents for sprucing up their homes.

The President's Report: Jackie Woods mentioned that pool issues rampant early on in the summer seem to have been ironed out.

Homeowners' Issues:

1) Many thanks were given to the Board for all the work they do.

2) The pathways don't seem to be cleaned often enough. (Jim's response: They are cleaned twice a year but a request can be put in the office for further attention.)

3) "Black Hawk" pathway is in good shape.

4) Landscaping is really looking good; however, a main concern is that there is too much run off water from the sprinklers. (Jim's response: He will look into it but we need to understand that the system is old and the direction of the water at times is subject to the elements.)

5) Stray cats bug the resident's dog.

The Meeting was adjourned at 7:05pm.

Submitted by:

Karen Kaminis



CLUBHOUSE GYM

HOURS:

6:00 AM—10:00 PM

ACC POINT OF VIEW

Dee Smith our Board Member, is interested in collecting information on Towne Parks' History. As a long time Resident, I'm really excited about this project. Her Parents were long time Residents as well. Do you remember when we used to have Peacocks wandering the streets? Were you here when a Bear decided he wanted to live in our slice of Heaven? Do you remember when there was no Sam's Club or Walmart? Just a big open space to hike in. So many interesting things about our neighborhood! If you have any pictures, newspaper articles, floor plans, or any information about our Community please leave it in the office.

We are at 40years+ here in Towne Park. Let's do all we can to keep it beautiful for the next 40 years.

Paulina Saunders
ACC

NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND

Commander Aaron Jones in the August newsletter reminds us that now that school has started, we need to be mindful of school zones and crossing guards. Here in Towne Park we have young families whose children attend school. Please follow the traffic signage as kids do walk from their houses to catch the school bus outside the East and West Gates.

ON THE HOMEFRONT

Recently, a resident on La Grange noticed that a child's pink bike had been stolen from the garage. The resident realized that the they had mistakenly left the garage open all night.

IF YOU SEE SOMETHING, SAY SOMETHING!!
CALL 311 or 242 COPS or 911

Karen Kaminis-Bottorf

SOCIAL COMMITTEE UPDATE

Most young people kinda dread the month of September as school is in full swing, but us adults look at cleaning up the yard and waiting for the leaves to fall so we can pick them up again! We start the month celebrating the fruits of our labor if your retired. Otherwise as working adults, we might enjoy a long weekend!! As we flip through September unofficially becomes pumpkin-everything season. The air is filled the scent of crisp fallen leaves and pumpkins appearing at our stores. Also remembering so many days that maybe special to you like Patriots Day where so many lives were taken on September 11th. One religious holiday that normally falls in October but this year Rosh Hashanah and Yom Kippur starts and end in September. Can't wait for Autumn as well and it starts on September 22 in the early afternoon. Don't forget to look up to the sky for a beautiful full moon known as the Harvest moon here from Towne Park.

No planned events this month for our residents but enjoy living, loving and enjoying life ….

Jeanne Breck
Social Committee Chair



Saturday, September 20th from 8:00 AM to 2:00 PM. There will be a sign up sheet in the Clubhouse a few weeks before the event. If you are planning on participating, there is a $5 fee that can be added in your HOA bill or dropped off at the office/drop box.



Calendar of Events

September 2025

Monday, September 1
Labor Day

Thursday, September 11
Patriot Day

Tuesday, September 16
TPHOA Board of Directors Meeting
Clubhouse, 6:30 PM



Saturday, September 20
Community Yard Sale
8:00 AM—2:00 PM

Monday, September 22
Autum Begins

GENTLE EXERCISE
CLUBHOUSE

Monday, Wednesday, Friday
8:30 AM

WATER AEROBICS
EAST POOL

Monday, Wednesday, Friday
9:00 AM to 10:00 AM

All adult residents will be welcomed to exercise!
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

Charish 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