



TOWNE CRIER

JULY 2026

**TOWNE PARK
HOMEOWNERS
ASSOCIATION**
Est. 1984

425 Towne Park DR NE
Albuquerque, NM 87123

2026 BOARD OF DIRECTORS

OFFICERS

Jackie Woods
President

Terry Whitman
Vice President

Karen Kaminis-Bottorf
Secretary
Safety Security

Jolene Ellerton
Treasurer

DIRECTORS

Charles Jelinski
Paulina Saunders
Lea Gonzales

**Building and Grounds
Manager**

Jim Smith
Jimsmith@towne-park.com

505-291-8379

Terry Whitman
Maintenance Comm. Chair

Paulina Saunders
ACC Comm. Chair

PRESIDENT'S MESSAGE

Dear Towne Park Neighbors,

Happy summer! As we head into the warmest months of the year, we have a few important updates to share with our community of 486 homes.

GATE UPDATE

We are pleased to announce that repairs to our community gate have been completed following the recent electrical damage. We sincerely appreciate your patience and understanding during that time. The gate is now fully operational, and we are grateful for the grace our neighbors showed throughout the process.

ENTRANCE IMPROVEMENTS UNDERWAY

Exciting changes are coming to our community entrance! Work is currently underway to update and refresh the entrance area, a project being overseen by our Architectural Control Committee (ACC). We look forward to sharing the finished results with you soon and believe it will be a wonderful enhancement to our neighborhood.

POOL REMINDER: NO ALCOHOL PERMITTED

We want to remind all residents that alcohol is strictly prohibited at the Towne Park pool. This rule exists to protect the safety of our neighbors and children, and to limit liability for our community as a whole. Despite previous reminders, violations have continued, and we want to be clear: residents found with alcohol at the pool may lose pool access privileges. Please be aware that the pool area is monitored by 8 security cameras, which are actively monitored. We appreciate your cooperation in keeping our pool a safe and enjoyable space for everyone.

As always, thank you for being part of what makes Towne Park a great place to call home. If you have questions or concerns, please don't hesitate to reach out to the board.

Warm regards,

Jackie Woods
President, Towne Park HOA Board of Directors



**TPHOA Board of Directors Meeting,
Tuesday, July 21, 2026, 6:30 PM, Clubhouse**

MANAGER'S CORNER

Dear Towne Park Owners,

If you pay your HOA dues automatically via ACH you may have received an email about changes to the processing of your automatic payment, please follow the instructions in the email you received.

The changes are effective July 1st. If you wish to check the status of your Auto Pay, please log in to the homeowner's portal per the instructions below or contact FRONTSTEPS at residentpayments@frontsteps.com or call 1 (800) 690-0984.

Please note that this does not affect those who do not currently have ACH, you will continue to receive your monthly statements and you may continue mailing a check or dropping it off at the Towne Park office.

To access the portal go to <https://hoamco.com/resident-login/> or use the QR code below to access. If you need assistance, please contact me.



Warm regards,

Ana Moreira

Towne Park Community Manager/HOAMCO

505-888-4479 ext. 2122

amoreira@hoamco.com

EAST/WEST SWIMMING POOL HOURS

WEST POOL

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!



FINANCIAL SUMMARY
May 31, 2026

TOWNE PARK
HOMEOWNERS
ASSOCIATION

ASSETS

Cash in Bank - Operating	\$ 236,913.37
Cash in Bank - Reserve	\$ 989,440.81
Cash in Bank - Land Lease	\$ 10,715.97
TOTAL CASH	\$ 1,237,070.15

Accounts Receivable \$ 91,071.19

	Current Period	Year to Date	YTD Budget	Variance
Income	\$ 119,407.14	\$ 444,813.91	\$ 445,331.64	\$ (517.73)
Expenses	\$ (83,423.34)	\$ (263,923.01)	\$ (341,187.58)	\$ 77,264.57
Reserve Transfers	\$ (20,615.97)	\$ (82,463.88)	\$ (123,202.00)	\$ 40,738.12
Net Profit/Loss	\$ 15,367.83	\$ 98,427.02	\$ (19,057.94)	\$ 117,484.96



PINNACLE
BIBLE FELLOWSHIP

KIM G NOBLITT
SENIOR PASTOR



505-580-0323

pastor@pinnaclebiblefellowship.com

Towne Park Clubhouse

425 Towne Park Dr NE Albuquerque, NM 87123

www.pinnaclebiblefellowship.com

We meet on Sunday at 10:00 AM
Please join us for praise and worship
We are nondenominational

MINH PROFESSIONAL CLEAN UP & YARD WORK

ROTOTILLING GARDENS FLOWER BEDS, TREE, BUSHES, BRICK, FLAGSTONE, GRAVEL BIG OR SMALL, TOPSOIL, RAILROAD TIES

TREE SERVICE: TRIMMING, TOPPING, STUMP REMOVAL, POWER RAKE AND EARAKE SPRING-FALL, NEWLAWN SOD-SEED, BARK CHIP, FENCE OR GATE, OR REPAIRS AND MUCH MUCH MORE

ALL WORK GUARANTEED FREE ESTIMATES

MR. MINH (505) 450-3202

ACC POINT OF VIEW

Lets talk some more about trees. We have so many beautiful trees here, we are literally living in a Park. Those trees require care. If you have any in your yard, please care for them like you would any other growing thing. They require water and trimming. Please keep them trimmed away from your neighbors house. You should not plant a small tree within 10-15 feet of a house. The roots can damage your foundation, pipes, and lift up walls. If you have any dead trees in your yard, they must be removed. They can cause damage to yours or your neighbors house, and present a fire hazard. Certain trees are prohibited from being planted in Albuquerque. Research the City of ABQ restricted trees to find out what those are. Usually they are invasive, noxious and high pollen trees like the Siberian Elm (often confused with the Chinese Elm). As our Community gets older we have to adjust our ways of caring for the trees. They are invaluable to our health. They emit oxygen, filter carbon dioxide, reduce hot temperatures in summer and allow the sun to come through in winter. They also greatly increase property value among other things. Let's all do our part and enjoy our Park.

Paulina Saunders
Towne Park ACC



SOCIAL COMMITTEE UPDATE

July is in the heart of summer, perfect for families enjoying sunny days, outdoor activities, and festivals. But most of all enjoying our American Red White and Blue! Our month starts out with an American tradition on July 4th, with working folks getting a three day weekend starting mostly on Friday. Celebrating July comes not only for fireworks, but let us remember there are national and international celebrations dedicated to raising awareness and support for meaningful causes. Whatever brings you joy, whatever cause you give to, remember life is short so make it meaningful!

One of the July observances we thought to highlight for our Towne Park residents is to have a Family Ice Cream Pool Party as July is National Ice Cream Month. Our kiddos are still out of school for a few more weeks and maybe they haven't made friends with their neighbors, or starting lasting relationships; so on July 11 from 1:00 PM to 3:00 PM at the clubhouse pool. The kids, parents, and residents alike can enjoy ice cream sundaes with yummy toppings, dirty sodas (non-alcoholic of course), and a few summer games under the cool of our big trees in the park or just a dip in the pool with playful beach balls. Hope to see you there!

Also we are coming up on our annual National Night Out event on August 4 from 5:30 PM to 7:00 PM. Watch for the big tent going up, hamburgers, hot dogs and condiments from Chef Jim. Hopefully we will also have a few local law-enforcement individuals to share their input on how to strengthen neighborhood spirit and police community partnerships. Participation at previous years event has been more than great! More information in next month's Crier.

One last comment, at our National Night Out event we will be collecting school supplies for Tomasita Elementary School. This local school needs our help so if you can help please do so.

Jeanne Breck
Social Committee Chair





Dear Residents,

Precision Security is the current team contracted by your property management company to provide you and your community with courtesy patrols. Parking Pro's is the current team contracted by your property to provide parking enforcement & booting. ABQ 24 Hour Towing is the current team contracted by your property to provide towing services.

We would like to say, Hello! and let you know that we are here for you.

As your security service provider, Precision Security patrol officers will patrol your community sporadically between 7PM and 7AM, 7 nights a week. Incidents prior to 7PM, please call the police or a management team member from your community.

You may see our courtesy patrol team members patrolling in one of our marked security vehicles or walking through your community. Please feel free to introduce yourself, get to know them and let them get to know you.

If you have a Public Safety concern, see anything suspicious, or have a noise complaint, please call us immediately and we will dispatch an officer to you during our patrol hours each evening. You are the eyes and ears of your community, and we are to help as soon as you call. If the incident is in progress or Violent, please call 911 first, then call us so we can respond immediately.

As your parking enforcement team, Parking Pro's will conduct random audits to your property 24/7.

If you receive a parking enforcement sticker/warning, please correct the issue to avoid being towed. If you have any questions about the warning you received, or if you need more time to correct the issue; you may contact Parking Pro's, LLC

If your vehicle has been towed you may contact ABQ 24 Hour Towing, LLC

Precision Security, LLC (505) 255-6063

Parking Pro's, LLC (505) 441- 9893

ABQ 24 Hour Towing, LLC (505) 304-5088

EMERGENCY - Dial 911



Calendar of Events July 2026



Saturday, July 4, Independence



Saturday, July 11
Family Ice Cream Pool Party
1:00 PM—3:00 PM at the Clubhouse Pool



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

Towne Park Homeowners Association

Towne Park Clubhouse Hours
Monday - Friday 7:00 AM - 3:00 PM
Clubhouse Office: 505-291-8379

Ana Moreira, CMCA
Towne Park Community Manager/HOAMCO
505-888-4479 ext. 2122
amoreira@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

PRECISION SECURITY
Patrol 7:00 PM - 7:00 AM, 7 nights per week
505-255-6063

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

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 sparking 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



**4TH OF JULY
PET SAFETY TIPS**

- Exercise your dog early in the day - they'll be easier to handle and calmer overall.
- Make sure your pet does not have access to toxic items like charcoal, glow sticks, fireworks, sparklers, and food items like avocados and fruit pits.
- During fireworks, keep your dog in a comfortable room. Turn on the radio or TV for familiar noise.
- Be sure your pet is licensed and microchipped with your most current info.

The infographic features a light blue background with decorative elements including two lit fireworks on the left, several blue and red stars, and a cartoon dog wearing a white top hat with a blue band and stars, sitting on a circular base with an American flag pattern. The text is presented in blue rounded rectangular boxes.

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.