



TOWNE CRIER

AUGUST 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

Temperatures continue to run high, so please take precautions when outdoors and check on neighbors who may need assistance. Don't walk your dogs in the heat of the day, if you can't walk barefoot on the concrete, nor should they.

The community gate upgrade is complete. The new system improves reliability and security. If you haven't tested your access code or remote yet, please do so this week. Notify healthcare providers, workers, or any regular visitors to read the directions posted at each gate.

We've had several reports of fast driving in the neighborhood. Please **slow down** and be mindful of pedestrians, especially during early morning and evening hours when more residents are outside. New families have moved in with small children, and it only takes a second for something to happen.

If you notice anyone not complying with posted rules at the pools, please notify Jim.

Thank you for helping to keep our community safe and comfortable.

Regards,.

Jackie Woods
President



MANAGER'S CORNER

Dear Towne Park owners,

I hope you are enjoying the beautiful Summer weather. The changes to auto pay are now in effect, please let me know if I can be of assistance.

In the last months Towne Park welcomed 4 new owners.

Warm regards,

Ana Moreira

Towne Park Community Manager/HOAMCO

505-888-4479 ext. 2122

amoreira@hoamco.com



FINANCIAL SUMMARY June 30, 2026

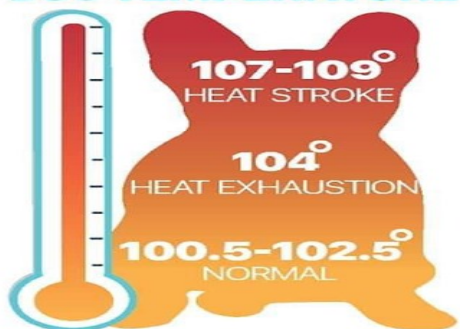
TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS				
Cash in Bank - Operating	\$	223,540.53		
Cash in Bank - Reserve	\$	995,689.39		
Cash in Bank - Land Lease	\$	10,715.97		
TOTAL CASH	\$	1,229,945.89		
Accounts Receivable	\$	94,599.68		
	Current Period	Year to Date	YTD Budget	Variance
Income	\$ 116,713.08	\$ 680,931.07	\$ 674,115.46	\$ 6,815.61
Expenses	\$ (117,536.94)	\$ (461,645.04)	\$ (541,901.40)	\$ 80,256.36
Reserve Transfers	\$ (20,615.97)	\$ (123,695.82)	\$ (184,803.00)	\$ 61,107.18
Net Profit/Loss	\$ (21,439.83)	\$ 95,590.21	\$ (52,588.94)	\$ 148,179.15

EXTREME HEAT

KEEP YOUR PET COOL, WHEN IT'S HOT.

DOG TEMPERATURE



SIGNS OF HEAT STROKE

- Heavy panting, difficulty breathing, excessive thirst
 - Bright red tongue and mucus membranes, which turn grey as shock sets in
 - Thick saliva, drooling, vomiting, and/or diarrhea
 - Unsteadiness and staggering
 - Lethargy
- By the time signs of heat stroke are visible, it's often too late.**

DANGERS OF HEAT STROKE



DOGS WHO ARE MORE AT RISK

- SHORT NOSED**
ex. pug, bulldog
- LONG HAIR**
ex. border collie, lhasa apso
- YOUNG & SENIORS**
ex. puppies, dogs 7+ yrs. old

ACC POINT OF VIEW

Please remember to get in your ACC form in with plenty of time to get it approved. This includes any exterior work including changing out AC units, windows etc. You also need to get approval for any hardscape projects in your yard. A reminder, don't put concrete or permanent pavers up against your neighbors wall. In order to avoid any delay please read the ACC Form before you sign it for additional information. We are working hard to keep our Community looking good and we need everyone's cooperation. I really appreciate everyone keeping up with maintenance, we are here to help you make it happen. Keep Cool!!

Paulina Saunders
Towne Park ACC

SOCIAL COMMITTEE UPDATE

It's that time annually that we gather residents and law enforcement together here in Towne Park to enhance police-community partnership and neighborhood camaraderie to promote a safer, more caring place to live. We invite our area command guys and gals to share in a meal, listen to what updates, or new programs that will make our community better. We may get other law enforcement agencies to come as well. Several years ago, mayor Keller made an appearance but with so many local events around Albuquerque, we may or may not see him. Last year we did have 29 law enforcement staff attend our event, APD police officers, APD area commander, fire fighters, City Councilwoman, Bernalillo Sheriff deputies, US Marshalls, Violent Police Council and DA Sam Bregman. That's not bad as these folks are the ones who try and get these done for Towne Park as well as Albuquerque in general. Enough said about why we have this event—the real fun is the tasty burgers and dogs that are created by our own Chef Jim Smith. He works hard 5 days a week and sometimes even on the weekends but he makes time to cook the American meal. We will again provide condiments, cold water to quench your thirst, and if you are looking for a little more sweetness, we will have "Dirty Sodas" prepared by our "Dirty Sodas Baristas". As in years past, we ask that you bring a side dish of choice, maybe a family tradition recipe or maybe your wanting to try a new recipe. This year we also are asking to dig into your pockets and help gather school supplies for Tomacita Elementary. We will have a drop off box at the event. The school has asked for "disinfectant wipes; tissues; paper towels; dry erase markers and cleaner; copy paper; large ziplock bags and

snacks individually wrapped. Some schools in the Albuquerque area have difficulty in getting these supplies so we thought we would help this school this year. The supplies we collect at this event will help with start of school next week, and we hope to help them one more time during the Holiday potluck.

Update on September event: still looking for those crafty residents who love to craft and maybe make a little extra money for the holidays! Craft show will be on September 12th with the west gate opened for folks from 9:00AM to 3:00PM. Please contact me if you are interested or have a question.

Hope everyone is enjoying their summer!

Jeanne Breck
Social Committee Chair



NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND

Commander Richard Whitten is encouraging residents to participate in the National Night Out event which will take place in a variety of residential areas in Albuquerque on Tuesday, August 4. This is an annual event and we will be celebrating in Towne Park with hamburgers and hot dogs prepared by Jim while residents who attend are asked to bring a side dish to add to this festivity. This is an opportunity for neighbors to come together, build stronger relationships, while partnering with public safety personnel to make our neighborhoods safer.

Want to protect your vehicle from theft? A free event is being sponsored by APD to get your vehicle's identification number (VIN) etched on each window.

When: July 25, 2026; **Time:** 8:00AM-1:00PM: **Where:** APD Support Annex on 5300- 2nd St. NW.

You must have 1) driver's license, 2) registration, 3) proof of insurance.

ON THE HOMEFRONT

Recently, once again, a car was stolen from Towne Park and a few days later, fortunately, it was found.

IF YOU SEE SOMETHING, SAY SOMETHING!!!

242 COPS (2677) or 911

Karen Kaminis-Bottorf

BOARD MEETING

May 19, 2026

ATTENDANCE

Jackie Woods
Terry Whitman
Jolene Ellerton
Karen Kaminis
Paulina Saunders
Charles Jelinski

Lea Gonzales

OTHERS PRESENT

Jim Smith
Ana Moreira

The Meeting was called to order at 6:30pm by Jackie Woods. At the outset of the meeting, Jackie Woods introduced Lea Gonzales as our new board member.

Karen Kaminis read the Minutes of March 17, 2026. Jolene Ellerton made the motion to accept the Minutes. Terry Whitman seconded it. The motion was passed.

In Ana Moreira's Management Report, she discussed the changes in the ACH processing. Owners who currently have ACH for HOA dues payments received emails with instructions on how to opt in. Changes are effective July 1. To date, Towne Park has 8 new owners. There were 21 letters sent to residents for non compliance on the subject matters of animal violations, repair to home exterior, landscaping and parking.

Jolene Ellerton on the Financial Report. We have \$223,281.58 in Operating Cash. The Land Lease Account is at \$ 10, 715.97. Expenses were \$ 63,907.32, and Income Received was at \$128,517.82.

Terry Whitman and Jim Smith on Maintenance. The pools are open. Let Jim know when you notice excessive water running down the street usually due to problems with the irrigation system. The pool opening party will take place on Friday, May 22 from 11:30am – 1pm.

A recent bolt of lightning dismantled and broke our entry gates system. Upgrading this system is being considered. Jolene Ellerton made a motion to obtain \$21,800 from the Reserve Fund for this upgrade. Paulina Saunders seconded it. The motion was passed.

As for security for Towne Park, Precision Security is being considered to replace the two companies we have had for several years. Precision Security will drive through 3 to 4 times every evening checking for; parked cars, decals and general observance. By hiring Precision Services, our community will benefit from a multipurpose security system at a reduced price. They will begin services on July 1st. Jackie Woods made the motion to

accept Precision Security. Charles Jelinski seconded it. The motion was passed.

Monkey Tree Service will soon be trimming the trees in the parks at \$8,000. Jackie Woods made the motion to accept this service. Jolene Ellerton seconded it. The motion was passed.

Karen Kaminis on Neighborhood Watch imparted pointers pertinent to our community taken from the Four Hills Area Command monthly newsletter.

Jeanne Breck on the Social Committee. In June AARP will give their pointers on safe driving at the Club House from 9am-1pm. Our community yard sale will take place on May 16. A new project is being considered to help students at Tomasita Elementary with school supplies. During National Night Out and Xmas gatherings, boxes will be put out in strategic places for residents to give their contributions. Information on the types of items will be forthcoming.

Paulina Saunders gave the ACC Report for April. There were 5 new projects, none was cancelled, 6 were completed and 20 are still pending.

The President's Report. Make sure that cars are locked at all times. There are still individuals coming through and trying their luck on unlocked cars. The dumpster will be here on June 1st. A reminder that grills nor tents are allowed on the parks and that includes no alcohol in the pool areas. We're lucky to report that the Towne Park house is now being rented.

Residents' Issues:

- 1) For security purposes, why is the West gate left open all day? Why not shut it down and have residents come through the East gate? (Jim's response was that the East gate with so much use would also break down.)
- 2) Green Summit might be overdoing the spraying for weeds in the front yards? This resident lost a beloved bush to this treatment.
- 3) Some residents are still not leashing their dogs. (Response. If one knows the owner of the unleashed dog, send a message to Jim who will have HOA send a formal letter to the resident culprit.)
- 4) Kudos are to be given to the landscaping company for keeping our community neat and nice. And on the issue of negative comments on Facebook about our community. (The board response was that residents should counteract these with positive ones.)

The Meeting was adjourned at 7:45pm.

Submitted by, Karen Kaminis

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 EARRAKE 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

TOWNE PARK HISTORY PROJECT NEEDS YOUR HELP!!

Hello everyone. I'm trying to collect and organize as much information on Towne Park's history as possible. Seems this has never been done, or lost if it was.

A check of the clubhouse, various websites, etc. turn up little to nothing. So, if you have any old newsletters from 2012 all the way back to Volume 1, issue 1 (1984?), maps, plats, floor plans, blueprints, board and general meeting notes, treasurer's reports, legal documents, secretary reports, president's reports, annual state filings, etc. anything of interest actually, may I please borrow them to compile our history? I'll scan or copy and return everything. If what you have is digital, you can send copies to TPHistory@yahoo.com or if you prefer, email me at same address and I'll stop by with a thumb drive you can upload everything onto.

If what you have is hard copy, again, email me and I'll stop by to pick them up, scan or copy and return everything to you afterwards.

Thanks! Any questions, email me and I'll answer as best I can.
Phil Hontz, Towne Park member since 2012

GATE ENTRY ACCESS

ATTENTION

**ADD A 0 IN FRONT OF ALL THE 3
DIGIT CODES.**

DIRECTIONS TO CALL RESIDENT

1--TAP THE RESIDENT SEARCH TAB.

**2--TAP THE SEARCH BAR ON THE
SCREEN.**

3--ENTER NAME OR CODE.

**4--TAP THE NAME ON THE LEFT TO
CALL.**

DO NOT TOUCH THE ENTRY CODE

PIN TAB TO CALL RESIDENTS.

QUESTIONS, PLEASE CALL

DURING NORMAL BUSINESS HOURS.

505-291-8379



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





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 August 2026

Tuesday, August 4
National Night Out BBQ
Clubhouse West Park, 5:30 PM to 7:00 PM



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!

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

Swimming Pools:

Approved by the Board on July 13, 2020

TPHOA is responsible for the maintenance, repairs, and operation of the Towne Park Swimming Pools as a common expense. Unless conditions or situations allow or require otherwise, both pools shall open on the Friday before Memorial Day per Board direction and will close the Tuesday following Labor Day.

Use of the pool is ONLY for Towne Park homeowners, residents and their guests in accordance with the Swimming Pool Rules. The West Pool is only for general swimming, whereas the East Pool is used for general swimming, aerobic exercise, and lap swimming. ***Pool hours for each of these swimming activities will be posted at the pools and in the Towne Crier monthly newsletter during the months of May through September each year.***

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.

Each household is allowed 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.