



TOWNE CRIER

SEPTEMBER 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

The year is moving quickly. Students have returned to school, and temperatures are finally beginning to cool. National Night Out was once again a great success, with many delicious side dishes contributed and Jim preparing delicious hamburgers and hot dogs. It was a wonderful opportunity for residents to gather, visit, and reconnect with friends and neighbors.

The Board held a special meeting to review the proposal for updating the front entry gates, which have not been updated in 40 years and are beginning to deteriorate. Paulina presented virtual drawings and a cost estimate for the project. The estimated cost is approximately \$60,000 for both gates. The proposed design is attractive, and the Board approved moving forward with the work.

The fourth-quarter garage sale will be held on September 19 from 8:00 AM to 2:00 PM. Residents who would like to participate may sign up at the clubhouse.

Jeanne and the social committee did a fabulous job collecting supplies and money for Tomasita Elementary School. Thank you to everyone who supported Tomasita through your generosity and kindness. Like many APS schools, Tomasita Elementary relies on community support because teachers often purchase needed supplies out of their own pockets.

Warm regards,

Jackie Woods
President



MANAGER'S CORNER

Dear Towne Park owners,

Hello September! Let's welcome 4 new homeowners to Towne Park!

If you have questions about your HOA payments, please feel free to contact me.

Warm regards,

September

Ana Moreira

Towne Park Community Manager/HOAMCO

505-888-4479 ext. 2122

amoreira@hoamco.com



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



FINANCIAL SUMMARY July 31, 2026

**TOWNE PARK
HOMEOWNERS
ASSOCIATION**

ASSETS

Cash in Bank - Operating	\$ 148,099.09
Cash in Bank - Reserve	\$ 994,412.03
Cash in Bank - Land Lease	\$ 10,715.97
TOTAL CASH	\$ 1,153,227.09

Accounts Receivable	\$ 102,855.51
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	Current Period	Year to Date	YTD Budget	Variance
Income	\$ 124,505.37	\$ 805,436.44	\$ 798,286.87	\$ 7,149.57
Expenses	\$ (124,828.98)	\$ (242,785.93)	\$ (206,896.93)	\$ (35,889.00)
Reserve Transfers	\$ (18,043.89)	\$ (141,739.71)	\$ (215,603.50)	\$ 73,863.79
Net Profit/Loss	\$ (18,367.50)	\$ 420,910.80	\$ 375,786.44	\$ 45,124.36



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

ACC POINT OF VIEW

We will be starting our Front entrance gate project soon. As you can see the bricks on the original gates (40 years old) are crumbling. We are going to rebuild the block, do it right and make sure they last another 40 years! The original design will remain the same with some upgrades that we feel will elevate the Property entrance. We will also refresh the rocks in the planters and put in some new flowers that will come back every year. The wooden signs that are breaking down will also be replaced. Please be aware of any workers at the gates. We may have to close a gate to access the work site, but the other will be open. Keep an eye out for barriers. In keeping with the ACC directive, we are working hard to keep Towne Park in great shape. We all want our properties to increase in value. This means participation. If you are not sure you need an ACC Form call the office and check with Jim. Pretty much any exterior project will warrant at the very least a phone call, EVEN if it's in your yard. There are guidelines to follow so you don't disrupt your neighbors easement etc. We are working within Towne Parks' Budget to keep the grounds in great shape. We do what we can when the funds are available. All Residents must do their part as well.

Paulina Saunders
Towne Park ACC



NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND

Commander Richard Whitten reminds the community that kids are back in school and to help keep them safe on their way to and from school:

- 1) slow down in school zones,
- 2) watch for children on foot,
- 3) report suspicious activity around schools. Auto theft prevention tips: 1) lock it, 2) take your keys, 3) hide your valuables, 4) park smart, 5) consider a steering wheel lock or anti-theft device, 6) report suspicious activity.

APD will soon be hosting multiple citywide free sessions on tips on how to de escalate challenging interactions for business owners and employees. Whether it is a frustrated customer, someone in a crisis, or a situation that feels like it's escalating quickly, this session provides tools to help one respond effectively, reduce risk of harm while keeping the workplace safe. Upcoming Sessions for the Foothills Area are the following:

Manzano Mesa Multi-Generational Center
Thursday, September 3 from 9:00 AM -11:00 AM
Thursday, September 3 from 1:00 PM-3:00 PM

IF YOU SEE SOMETHING, SAY SOMETHING!!!

242 COPS (2677) or 911

Karen Kaminis-Bottorf

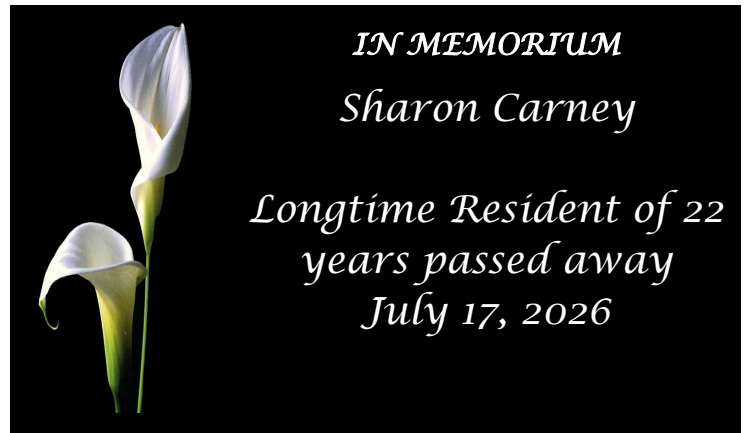
SOCIAL COMMITTEE UPDATE

Our August National Night Out event was a lot of fun, great food, great crowd and law enforcement came and enjoyed themselves. The APD area commander Richard Whitten came and shared his focus on strengthening operations, supporting our area officers and ensuring that our community remain safe. Jason Garcia who is our Fire Marshall in Albuquerque also came and told me, he especially requested our community to visit as he was told we had some great cooks, told him, he must of heard of our Jim but him and his assistant enjoyed the "spread". The highlight of evening besides the food and crowd was how our residents came together to help Tomasita Elementary to help with school supplies and we put out a donation jar and received \$815. We could not believe the generosity of our community. One anonymous donor gave \$500 but the \$1, \$5, \$10 and \$20 bills also added up. Then a couple days later another anonymous donor put \$200 in the drop off box for Tomasita. The school was over joyed with everything, the supplies were being wheeled away to classrooms as Jackie and I left the school. The money will be used to help repair things needed at the school as well as for students and teachers. One resident did a gift bag for a 2nd grade teacher and a backpack filled with supplies for a 2nd grade student. She stated she loved her 2nd grade and wanted to pay it forward! It brought tears to think how generous our Towne Park residents are! We will do one more fund raiser for Tomasita at our Holiday Potluck in December.

Our next event will be the Craft Show on September 12th from 9:00 AM to 3:00 PM in the clubhouse. We have 11 residents signed up for event and hopefully we will get a few more before actual event. If you are interested in showing your crafts, give me a call. The different variety of crafts will delight all who come for gift giving and home decor. We will have west gate opened from 9:00 AM to 3:00 PM, and we have put an ad in our local newspaper so please come visit us and bring your family and friends.

Next month is Jim's Spooky Clubhouse on October 31.

Jeanne Breck
Social Committee Chair





Calendar of Events September 2026

Monday, September 7
Labor Day

Friday, September 11
Patriot Day

Saturday, September 12
Craft Fair
Clubhouse, 9:00 AM to 3:00 PM



Tuesday, September 15
TPHOA Board of Directors Meeting
Clubhouse, 6:30 PM



Saturday, September 19
Community Yard Sale
8:00 AM—2:00 PM

Tuesday, September 22
Autum Begins

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:

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.

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!