



TOWNE CRIER

OCTOBER 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

Fall is on its way, and the community looks green and lush. The recent rain has really helped. I hope you were able to get rid of some unwanted items in the September garage sale. If you missed this one, the next one will come up in the spring.

Work has begun on remodeling the front entry gates, and it will be wonderful to have a beautiful entrance. I hope everyone has been able to use the new gate opening process. Directions for admitting visitors are posted on the side.

We have a new security company, Precision Security, which patrols the community three to four times a night to make sure everything is in order. Their number is 505-255-6063. If you would like a magnet with this information, you may pick one up at the clubhouse. If you see something happening, I encourage you to call 911 and, if it is safe to do so, take a photo of what is occurring so we have documentation.

I've really enjoyed watching the balloons in the sky, and I hope everybody got to see them. Wishing everyone a great October as we get ready for Halloween.

Regards,.

Jackie Woods
President



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

MANAGER'S CORNER

Dear Towne Park owners,

Welcome October!! Hope you are enjoying cooler temperatures after a warm summer.

Following the changes to Auto Pay processing that went into effect on July 1st, please take a close look at your statement!!

If you see a balance, an unpaid balance from prior months, please check your auto pay online. It may need to be re-entered.

Please go to <https://hoamco.com/make-payment/> and access your account by entering your account number in your statement.

If you need assistance, please contact me!

Ana Moreira

Towne Park Community Manager/HOAMCO

505-888-4479 ext. 2122

amoreira@hoamco.com



FINANCIAL SUMMARY August 31, 2026

TOWNE PARK HOMEOWNERS ASSOCIATION

ASSETS	
Cash in Bank - Operating	\$ 247,646.70
Cash in Bank - Reserve	\$ 1,005,980.98
Cash in Bank - Land Lease	\$ 10,715.97
TOTAL CASH	\$ 1,264,343.65
Accounts Receivable	\$ 105,409.40

	Current Period	Year to Date	YTD Budget	Variance
Income	\$ 134,670.15	\$ 937,759.83	\$ 932,311.28	\$ 5,448.55
Expenses	\$ (64,393.91)	\$ (605,689.61)	\$ (714,395.22)	\$ 108,705.61
Reserve Transfers	\$ (18,043.89)	\$ (159,783.60)	\$ (246,404.00)	\$ 86,620.40
Net Profit/Loss	\$ 52,232.35	\$ 172,286.62	\$ (28,487.94)	\$ 200,774.56



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 update

Well, as predicted, the attempt to create a Towne Park history document has failed. at least partially. While I was able to find lots of information on the internet, it was nothing that you all can't find yourselves. Only 2 people contributed relevant info, that being random newsletters and a few documents from 1984. Thank you James, Margo and Dee. I guess either people have nothing from our past, were unwilling to allow access, or simply didn't know about the project. I will therefore, not be making a separate history document, but the few things I did learn about will be made available on the new Towne Park Flea Market / Bulletin Facebook Group. It's for Towne Park Members only, so join now to gain access. Any questions, as always, please drop me an email and I'll respond in a few days. TPHistory@yahoo.com

Thanks everyone see you there.

ACC POINT OF VIEW

We are still doing everything we can to keep our HOA Community Beautiful. That means everyone must do their part. We all agreed to abide by the rules set out in the CC&R's. In an effort to make sure we all understand what needs to be included in an ACC request, we have compiled the ACC Guidelines. They are available in the office. If you have ANY project on the exterior of your home, including your yard, AC units, roof etc. you can find out the requirements in the guidelines. You still need to READ, fill out the ACC form, and get an approval before beginning any project. This will help you to know what to expect. It is impossible to list every situation, the ACC will determine approval based on the CC&R's. You are responsible, at your own expense, for correcting any violations.

Paulina Saunders
Towne Park ACC



NEIGHBORHOOD WATCH

INFORMATION FROM THE FOOTHILLS AREA COMMAND

Commander Richard Whitten relates pointers on staying safe at the New Mexico State Fair:

- 1) Upon arrival at the state fairgrounds, stop by the New Mexico State Police Tag Your Tot Booth. This helps ensure that the very young children know exactly who to look for if they get separated from you and gives responders the information they need to reunite with your family quickly,
- 2) Establish a Meeting Point for if members of your group get separated,
- 3) Stay Aware of Your Surroundings,
- 4) Limit Cash on Hand... use cards or mobile payment.

ON THE HOMEFRONT

Residents continually mention that they don't feel fully protected living in Towne Park. As you know Precision Security as of July services our community by coming 3 to 4 times throughout the evening to:

- 1) secure correct parking procedures
 - 2) deal with vagrants and any other suspicious activity.
- Our two entry gates serve as further protection as well. HOWEVER, OUR SECURITY MEASURES ARE NOT FULL PROOF. THEY ONLY SERVE AS A DETERENT. We, the residents, need to do our part to keep our community, our homes and cars safe as well.

Precision Security phone number is: 505-255-6063

Call 311 or 242 COPS or 911 for crime related issues.

IF YOU SEE SOMETHING, SAY SOMETHING

Karen Kaminis-Bottorf

SOCIAL COMMITTEE UPDATE

The beautiful Fall month of October brings many days of holidays, awareness and observances to keep folks informed and so I will mention a few.....World Teacher's Day which recognizes and celebrates the role of teachers and advocates for their support and recognition worldwide in children's learning. An example of teachers who give their all is Tomasita Elementary. Even though they only have about 170 students at their school, they give their all!! Education is so important and should be near and dear to our hearts. Another day of observance is World Mental Health Day which not only raises awareness of mental health issues and promotes access to mental health resources as so many Americans need this and sometimes too late to help. Columbus Day, which speaks for itself, and one of my favorites, Sweetest Day, where it encourages you to do acts of kindness towards friends and of course family.

I would be remiss if I didn't mention the last day of the month when people young and old enjoy decorating in black, yellow, orange or whatever color to bring in the spooky season. This year is not different in Towne Park as the clubhouse lights up in all that is fun, a bit scary and just fun to enjoy. The master creator of course is Jim Smith! The water leaks, resident complaints and everyday duties and still has time to create a different theme for all to enjoy. Please come October 31 from 5:30 PM to 7:00 PM to see who is visiting us from the "spirit world". Tables will be set up for residents to give out candy again, social committee will have popping popcorn and "trunk or treat" in the parking lot with cars dressed up to give out goodies.

We will also once again be having our Home Holiday Decorating Contest in December and need volunteer judges. Please contact me and really its not that hard and you will have fun.

Remember Balloon Fiesta is this month when our skies are filled with beautiful floating beauties.

Jeanne Breck
Social Committee Chair



BOARD MEETING

July 21, 2026

ATTENDANCE

Jackie Woods
Terry Whitman
Karen Kaminis
Paulina Saunders
Charles Jelinski
Lea Gonzales

OTHERS PRESENT

Jim Smith
Ana Moreira

ABSENT

Jolene Ellerton

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

Karen Kaminis read the Minutes of May 19, 2026. Paulina Saunders made the motion to accept the Minutes. Terry Whitman seconded it. The motion was passed.

For the Management Report, Ana Moreira introduced Miranda Quintana who has joined the HOA office and who will serve as an assistant to Ana Moreira. Since the beginning of the year, there are 13 new owners of homes in Towne Park.

In the place of Jolene Ellerton, Jackie Wood gave the Financial Reports as of the end of June. We have \$223,540.53 in Operating Cash. The Land Lease Account is at \$10,715.97. Expenses were \$117,536.94 and Income Received was at \$116,713.08.

Terry Whitman and Jim Smith on Maintenance. We have an updated entry system at both gates. New instructions on how to enter are posted at each entry gate as well.

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. There were 55 people in attendance at the Ice Cream Social event recently. During the National Night Out barbecue pick nick, Jim will be cooking up hamburgers and hot dogs, dirty sodas will be served, and there will be a box for residents to donate needed supplies for nearby Tomasita Elementary School. On September 12, Towne Park will hold a Craft Show at the club house from 9am to 3pm.

Paulina Saunders gave the ACC Report for June. There were 25 new projects, none was cancelled, 20 were completed and 15 are pending.

The President's Report. Residents expecting visitors or workpeople to come to their homes need to be diligent about having their cell phones on their person to let these folks in expeditiously. This would help individuals coming into the community a faster entry experience. The pools are monitored. Follow the rules. And if there is an issue concerning the pools, let Jim know.

Residents' Issues.

- 1) A diesel truck has been parked too long at a round-about in the community. (Jim's response: it was dealt with and taken away.)
- 2) There's too much water running down the streets during watering periods. (Jim's response: in Towne Park, some areas are higher than others thus causing this run off.
- 3) There is an area in Towne Park having an unsightly accumulation of dead leaves. (Jim's response: He will look into it.)

The Meeting was Adjourned at 7pm.

Submitted by, Karen Kaminis

MEETING OF THE BOARD OF DIRECTORS TOWNE PARK HOMEOWNERS ASSOCIATION SPECIAL BOARD MEETING Tuesday, August 13, 2026

ATTENDANCE

Jackie Woods
Terry Whitman
Karen Kaminis
Paulina Saunders
Lea Gonzales

OTHERS PRESENT

Jim Smith
Ana Moreira

ABSENT

Charles Jelinski

The Meeting was called to order at 3:03pm by Jackie Woods.

The purpose of this meeting was to propose a new project that would enhance the look of both entry ways of the East and West gates. The current brick is to be removed and new stack stone will be put in its place. As for the Towne Park sign, a new one will be made out of metal and will have an attractive lighting element to it. The same contractor will also refurbish the clubhouse fireplace within the same labor bid. The Association will pay about \$1000 for the materials.

Lea Gonzales moved to approve the expenditure of \$60,000 to redo both East and West entry ways as well as the fireplace in the meeting room of the club house. Paulina Saunders seconded it and the motion was passed unanimously.

Terry Whitman moved to adjourn the Meeting at 3:34pm.

Submitted by, Karen Kaminis



Calendar of Events October 2026

Monday, October 12
Columbus Day/Indigenous Peoples Day

Saturday, October 31
Halloween
Spooky Haunted Clubhouse/Trunk or Treat
Clubhouse and Parking Lot
5:30 PM—7:30 PM



EAST/WEST SWIMMING POOL HOURS

WEST POOL ****CLOSING 9/30/2026****

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