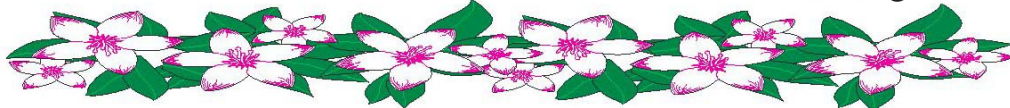




Towne Lake Homeowners Association - June 2008



Letter From the President

About "Our Neighborhood"
Laurens Pierce

As always, your Board of Directors welcomes all our New Residents to Towne Lake. It is the mission of your **Volunteer** Board to continue to maintain the very high standards of this Neighborhood as it not only *preserves the value of your home*, but it perpetuates the wonderful warm neighborhood atmosphere, clean neat homes and streets, as well as maintaining tranquil and beautiful surroundings.

All of our homeowners should be proud of "Our Neighborhood", and continue to work together to maintain the extraordinarily high standards established and previously maintained by many dedicated former Board Members. I want to take this opportunity to personally thank our past Board Members for their years of dedicated service. I especially want to recognize our outgoing President **Leon Willis** for his tireless day and night efforts to lead this Association for the past 6 years. I also want to recognize **Tom Gwaltney**, for the extraordinary and tireless efforts to monitor the Architectural Review Committee (ARC) requests, which continues to maintain architectural consistency of "Our Neighborhood" as repairs, upgrades and additions are undertaken. Finally, I want to recognize the never-ending efforts of **Joy Skelton**, who has dedicated hundreds of hours of her time to personally plant our beautiful flower beds, see that they are watered as needed, and change the plants from season to season as needed.

Additionally, I want to thank resident volunteer; **Sharon Sewell**, who handles our **Neighborhood Watch Program**, along with our Board Member and Webmaster, **David Stankard**, who maintains our great website and Neighborhood Watch site, where residents can obtain virtually any information about "Our Neighborhood".

Your Board would not be complete without the dedicated efforts of our Secretary, **Susan Alford**, who among many other tasks; edited and produced the contents of "Our Neighborhood" Directory; **Bob Frye**, who has worked closely with Tom Gwaltney managing the ARC requests, and who will be the new ARC Committee chairman when Tom retires from the Board in July.

Finally, I want to recognize our two newest Board Members appointed by your Board to fill unexpired terms: **Dr. Essie McGhee**, and **Cabott Stough**, who will be confirmed at the July General Meeting.

Since the last General Meeting in January, residents should have noticed that your Association has continued to improve the neighborhood by completing the sidewalk around the Gazebo Pond, and that park benches have been installed along this sidewalk and at the City Pond. These improvements along with new trash receptacles at the Gazebo, have enhanced the beauty of "Our Neighborhood", and provided additional places for walkers and joggers.

One of the most important and challenging opportunities right now to insure the future stability of "Our Neighborhood" is our need for residents wanting to become a part of this active and progressive Board. If you are interested please mail, or e-mail one of the Towne Lake Homeowners Association Board members expressing your desire to help this volunteer group. According to our By-Laws, all names must be received by July 10th, 10 days prior to the July 17th General Meeting. We have 3 vacancies which need to be filled in July, so we need you...now!

As mentioned in many previous letters, our most common, and re-occurring Covenant Violations are: **(A) Putting trash on the street before Tuesday night, (B) Overnight parking in the street, and (C) Making repairs or painting without ARC approvals.**

On the positive side, I want to express the Board's appreciation for the many, many neighbors who took the time to paint and bring their **Mail Boxes up to the Covenant Standards**. This hard work has improved the appearance of the entire neighborhood.

In my personal opinion we, the residents of Towne Lake, live in one of the nicest, most desirable neighborhoods in Montgomery, and with the help of each and every resident we can not only keep Towne Lake great, but we can continue make it an even a better neighborhood in the future.

Finally, I want to share one last piece of information with each of you. I recently attended a meeting with the President of shall we say "*Montgomery's first really upscale East side neighborhood*", and the first words from their Homeowners Association President was: "**Our Board members took a tour of all the nicer East side neighborhoods, and we all concluded that Towne Lake was the cleanest, most well kept neighborhood in Montgomery**".

This is "*Our Neighborhood*" and each homeowner is to be complemented on your individual contribution toward making Towne Lake "**The Best of the Best**". See you at the July 17th Homeowners Association Meeting at the Arrowhead Country Club at 7:00pm.

Respectfully, Laurens Pierce

Towne Lake Website

Our Towne Lake website, www.townelakemontgomery.com, has its second birthday this month, and our Neighborhood Watch site is celebrating its one year birthday. We want to encourage all residents to check the website for answers to common questions. We have provided contact information such as police and animal control phone numbers; a Frequently Asked Questions page; copies of many of our old newsletters; our Towne Lake Covenants and Architectural Review Guidelines, and a submittal form if you are planning to make architectural changes to your property; a submittal form for renting the gazebo; and of course information on how to contact your Board Members if you need.

We **strongly encourage** all residents to register their email addresses with us, so we can provide timely information and future newsletters via email. We **DO NOT** make these email addresses public, and they will not go into the Towne Lake Directory.

Neighborhood Watch

We now have about 30% of our residents registered on our Towne Lake Neighborhood Watch website, and want to get the rest of you to participate. You can register at <http://groups.google.com/group/towne-lake-watch/> by following the directions. Unlike our publicly accessible website, our Neighborhood Watch site is a "closed" group for residents of Towne Lake, and requires authorization before you can participate. This allows us to use this site knowing that all our information will stay protected from search engines (including Google, who hosts the site) and the general Internet. Through this forum, we have been able to disseminate information on lost pets, alligators in the ponds, burglary attempts, and suspicious activities. It has also given many of our residents new opportunities to meet other residents, and helped us all work together towards making "*Our Neighborhood*" a better place to live.

Sharon Sewell is heading up the Neighborhood Watch, and can be reached at 270-8134. She is actively seeking volunteers to be block captains or to just participate in "taking a bite out of crime". No one will take care of what we own except us. We cannot depend on anyone but us, the homeowners and custodians of our property, so please volunteer.

Architectural Review Committee

Comments from your ARC chairperson – As my three year term as your chairperson comes to an end, allow me to express my thanks to all who have continually adhered to the Towne Lake Architectural Review Committee guidelines, as well as our Covenants. I am confident our committee has met the intentions of the Review Committee; that is, to provide homeowners with the most pleasant environment possible in which to live. It has been my honor and pleasure serving on your board – I ask that you continue to keep in mind the tasteful and aesthetically pleasing Architectural and Landscaping designs when submitting request to be incorporated into "Our Neighborhood". Respectfully, Tom Gwaltney.

The following bold-faced changes to our ARC guidelines were recently approved, but not in time to make it into the current 2008 printed Towne Lake directory.

C. SITE STANDARDS:

5. Fences, Rails, Walls:

- a. The Architectural Review Committee must approve all fences and walls.
- b. Chain link or wire fencing will not be permitted on any lot. **Only metal fences will be allowed on golf course and lake lots.** (8/8/00) Any new construction or replacement offences on golf course lots or water lots must be constructed or replaced with metal. (9/11/03)
- c. **Fence height for type "A" (golf course and lake lots) shall be a maximum of 48 inches above grade (11/26/07).** Fence height for type "B" privacy fence shall be a maximum of 6 feet above grade. All six (6) foot privacy fences shall have masonry or stucco pilasters at front corners facing the street.

6. Antennas:

- a. **All satellite installations must be done with ARC approval and will only be allowed in the rear of the house and hidden from view from the front of the homeowner's properties. Satellite dish must be round or oval shaped, small and unobtrusive, with dimensions not exceeding 24" wide. (3/6/08)**

D. BUILDING STANDARD: DESIGN THEME:

4. Garages:

- d. **Vehicle parking on the street in front of houses shall be limited to temporary parking (limited time) of guests (guests are someone not residing with you for an extended period of time i.e., more than 24 hours) or resident vehicles in current use and currently licensed. Storing automobiles, trucks, campers, boats, snowmobiles, motorcycles, motorbikes or any other vehicle of any other description in the street, driveway, yards of residences, in front of the principle building setback lines, is specifically prohibited. Such vehicles must be stored in garages. Vehicle parking in grass shall not be permitted. **Overnight parking on the streets is prohibited. (12/4/07)****

Thanks for the Memories

It has been a pleasure to be associated with so many wonderful people who live in our neighborhood. The support I received from your elected board members and my fellow Association Members who have lived by the Covenants and supported the board as we attempted to make Towne Lake the superior neighborhood in Montgomery.

I could call so many names but for the fear of leaving just one out leaves me to just thank everyone from the bottom of my heart for working so hard in keeping your property looking so nice and the streets so clean. I encourage everyone to be thankful to live in such a beautiful location in our city.

I can't tell you how many other association Presidents have called to ask, how does your board do it? My answer was always the same. "Our association members appreciate having the Covenants and ARC guidelines that keeps their property values at its highest peak at all times. Working with a board that believes in the Covenants and abide by them just as they were written and enforcing the rules so they apply to everyone".

I leave the board with a good feeling that we are still in good hands and your board is dedicated to keeping the neighborhood just as it was planned by the developer some 15 plus years ago.

Thanks for the challenge and the opportunity to serve and may God Bless America. Respectfully, Leon Willis.

2008 Christmas Lights

Even though Christmas and Christmas Decorations are a half a year away, we want to share with all our residents some changes in store for Christmas 2008. In years past we have had our main entrance on the Atlanta Highway decorated with brilliant white lights in the trees by the brick wall with our Towne Lake welcome sign, as well as the entrance to Towne Lake Drive, Wiltshire Drive, and Daleshire Place (where electrical power is available).

All residents surely will remember that when it rained, the Christmas lights would go off in several areas. This was caused by the Ground Fault Circuit Plugs installed to meet City Codes and to protect our residents from electrical shocks caused by the rain. Last year and in previous years, your Board members took turns going out in the rain and resetting these switches to turn the lights back on again. The rain would get into the many bulb sockets, causing a very slight short-to-ground, and the safety plugs would trip.

This Christmas season we hope to have solved this problem, as our Christmas light contractor has purchased and will supply us with 100% of all our tree lights using new "LED" bulbs, which have water-tight sealed sockets, and use approximately 1/8 the amount of electricity as conventional lights.

Finally, we need to explain to all residents why some entrances may appear to have more lights than others. Other than the main Atlanta Highway entrance, which has the most lights of all, each individual street entrance can only have lights on the side of the street that has an existing power meter and plugs.

It is not possible to light both sides of entrances, which have only one power source on only one side of the street.

Let's all look forward to a great Summer, and when Christmas arrives, we should have well lighted and beautiful Christmas decorations.

General Board Meeting

Please mark your calendars for our General Board Meeting on **July 17th at 7:00pm** at the Arrowhead Country Club.

If you are a new resident, or unsure how to get to the meeting, please call a Board member or ask a neighbor. We look forward to seeing you all there!

Important Dues Notice

In order to eliminate any confusion regarding the collection of dues, please mark the following dates on your calendar.

Invoices for dues are mailedJanuary 1
(Payment must be received by
February 1 to avoid late penalty
of \$15.00)

Past due statements are mailed..... February 1
Turned over for Collection..... March 1*
Liens FiledMarch 31**

Invoice for dues are mailed July 1
(Payment must be received by
August 1 to avoid late penalty
of \$15.00)

Past due statements are mailed..... August 1
Turned over for Collection..... September 1*
Liens filed September 31**

*All dues not received by the Association by these dates will be turned over to the Association Attorney for collection. members will be responsible for the Attorney fees.

**A lien will be filed on these dated on all delinquent accounts.

Board Members

Laurens Pierce (President) 277-9309
Leon Willis (Grounds)..... 215-8904
Susan Alford (Directory,
Gazebo Reservation, Treasurer)..... 215-3322
Tom Gwaltney (ARC Chairman) 277-0671
Bob Frye (ARC, Street & Sidewalk
Repairs)..... 409-9858
Joy Skelton (Flowers)..... 215-3333
David Stankard (Website, Newsletter,
Neighborhood Watch) 215-3109
Essie McGhee 396-6764
Cabott Stough 271-5116

Neighborhood Watch Coordinator

Sharon Sewell 270-8134