



Towne Lake Homeowners Association – June 2009



Letter from the President

About “*Our Neighborhood*”
Laurens Pierce

Towne Lake experienced an unusual late winter and spring. After several years of record droughts, we had a very wet spring including the “500-Year, 10+ Inch Rainfall” in May, which caused major damage to many areas of “Our Neighborhood.” As noted in other articles in this newsletter, your Board has been and is now addressing such issues as a damaged dam on the east end of the #15 lake, damaged shrubbery, missing rocks, and etc., at the bridge crossings on Towne Lake Drive and Green Chase Circle. We also experienced damage in one form or another to all four lake fountains, most of which have been repaired.

Correction of such damage takes time and money, and your Board in being good stewards of your Association dues has been and is diligently working to resolve all these issues as economically and quickly as reasonably possible.

I personally, along with your Board, express sincere appreciation to the 99.9% of our wonderful neighbors who continue to send your semi-annual Association dues on a timely basis, as these funds are essential for us to keep “Our Neighborhood” beautiful, clean, and attractive, thereby enhancing and protecting property values. Thank you all for your support!

Other recent questions raised by some neighbors are concerns about the “gator grass” around many of the lakes. Our grounds maintenance crews spray this grass each year, but, because of the extremely wet ground surrounding many of the lakes, they could not get equipment in to spray without damaging the grounds.

We hope this matter will have been resolved by the time this newsletter is published as we now have the dry weather needed to spray.

While we are on the subject of “Gators,” Board member Bob Frye fortunately knew a “Real Alligator Catcher” from Elmore County, who caught and re-located one of our alligators, and is on standby to try to catch any other alligators spotted if neighbors will notify the Board of “gator sightings.”

Finally, we hope those neighbors who attended the “Neighborhood Ice Cream Social” at Arrowhead Country Club May 31st enjoyed getting to meet and socialize with friends and neighbors from our community.



General Towne Lake Homeowners’ Association Meeting

Please mark your calendars for our General Towne Lake Homeowners’ Association (HOA) meeting at

Arrowhead Country Club July 23, 7-9 pm

Membership meetings are held each January and July at the Arrowhead Country Club. All Association members are strongly encouraged to attend.



Ice Cream Social

Your Towne Lake Homeowners Association Board hosted its first ice cream social at Arrowhead Country Club Sunday, May 31, 2009. The social gave us Towne Lake residents a chance to meet neighbors *and* enjoy our favorite ice cream treats. Special thanks to the Arrowhead general manager, John Cargill, and his staff for providing excellent service during the ice cream social. Special thanks also to the Towne Lake Homeowners Association Board members for hosting the ice cream social.

Enjoy Our Flowers

Our Towne Lake flower beds are again improving our quality of life and the value of our homes. They have come to life with a fresh spring planting. This spring's abundant rains have made our plants green and beautiful. The beds are full of color and get periodic weeding from our contractor—the same company that plants and maintains the beds at East Chase and several other major stop-offs in town.

Dam and Fountains in Distress

One of the dams that creates our lakes is in trouble. Laurens Pierce, Towne Lake Homeowners Association Board President, met May 19 with Cabot Stough, Board member who oversees our neighborhood grounds and irrigation systems, to evaluate the dam that is near the 15th green of the Arrowhead Country Club golf course. The back of the dam has had the rocks that were against the dam wall washed away, there is a small crack in the concrete dam wall leaking small amounts of water, and both sides of the "wing walls" extending off each end of the dam have a huge washed-away area by the east side of them.

The well-being of the dam is critical to us as a neighborhood. If the dam were to give way, we would lose the Green Chase lake from the tennis courts at Arrowhead all the way to the dam which would make a mud hole out of the beautiful #15 lake, as well as the Green Chase lakes. It most probably would flood many homes on the lower end of Wiltshire. Your board is working to resolve the situation so that our property will retain its beauty, value, and safety.

The storm also affected every Towne Lake fountain. Your Board is working to get everything back to normal as soon as possible.

Mailboxes

As you seek to keep your mailbox looking shiny and new, you may need new parts. On the Towne Lake Homeowners' Association web site, you can find parts lists for both single and double mail boxes and a mailbox parts order form. Here is a link and instructions: <http://www.townelakemontgomery.com>. Click on "Resident Resources," scroll to the bottom of the page and then select the item you need.

No Man is an Island—Drainage and Landscaping

The aftermath of the recent horrible flash flooding in Montgomery reminded us not only of how important it is for our own properties to have good water drainage but also how important it is that our neighbors' properties permit free drainage. To help prevent inadvertent interference with runoff (among other aims), the Architectural Review Committee (ARC) must approve any significant changes to your landscape. For more information on landscaping issues, see our Towne Lake Homeowners' Association web site at this address:

<http://www.townelakemontgomery.com>. Click on "Resident Resources," and then select "Architectural Review Committee Guidelines for Towne Lake"

Exchange Ideas Online with Your Neighbors

Please take a few minutes now to register at our Towne Lake Neighborhood News Group website if you have not done so already: <http://groups.google.com/group/towne-lake-watch/>. If you don't have a Google account, follow the directions under "Create an account now." This is a non-public group for Towne Lake homeowners only, so for all our safety you will need to be approved before you can use this site. This is a security precaution which is in everyone's best interest. This site is not a part of the Towne Lake Homeowner's Association or the Homeowner's Board of Directors, and all the views expressed on this site are those of the person posting.

Through this forum, neighbors have circulated information on lost pets, alligators, vandals, suspicious activities, and neighborhood happenings of a more pleasant nature. The forum also has given many residents new opportunities to meet other residents, and it has helped us all work together towards making our neighborhood a better place to live.

Watch After One Another

Sharon Sewell heads up the Towne Lake Neighborhood Watch. If you have questions or want to help make our neighborhood a safer place, please call Sharon. As organized neighbors, we can help take care of each other by preventing crime and vandalism. Law enforcement can do only so much. By working with law enforcement and each other, we are making a positive difference in our safety. To get more information or to volunteer, you may reach Sharon at 270-8134.

Some non-Towne Lake residents have been walking through some of the private residents' yards to access the lake behind (East side) Towne Lake Dr. and (North side) of Bristol Way to fish. Residents have called the Montgomery Police Department (MPD) non-emergency number, and the MPD has found several people in our neighbors' yards. Your Board has approved new "No Trespassing" signs for the lake area, but there's little else we can do. If you see non-neighborhood people fishing or swimming in the neighborhood lakes, call the non-emergency MPD phone number: 241-2651.

Help Keep Our Neighborhood Clean

When people take walks in Towne Lake, many pick up paper, bottles, and cans that others have carelessly thrown from their cars. Thank you! An issue that keeps coming up among Towne Lake walkers is the presence of dog droppings on walking routes. *Most* people pick up after their pets, *but* others leave their dog's poop out for others to see and smell. If you are one of the few who do not pick up after your pet, please start doing so. Our neighborhood will continue to be a "show stopper" if each of us considers our neighbors and helps to control litter of all kinds.

Streets and Sidewalks

Towne Lake has needed very few repairs to our streets and sidewalks this year and we hope that will continue. We did have some damage from the storm a few months ago and the City of Montgomery has done a good job of repairing much of this damage. At this time the City of Montgomery is making high priority repairs to areas of the city that suffered more storm damage than Towne Lake and this might delay any repairs needed in Towne Lake. Continue to report problems with streets and sidewalks to any Board member or to the City of Montgomery Maintenance Department at (334)241-2880 or (334) 241-4400. You may also visit the Montgomery Web Site for additional information at <http://www.montgomeryal.gov/>

Gators

Your Board has asked for help from the authorities several times, but we cannot do anything *directly* to remove alligators from our lakes. At least one alligator was captured and relocated by Byron Smith, Elmore County's alligator control officer. He coordinated his efforts with Montgomery County officials. Any resident of Towne Lake may call Officer Scott Hill, Montgomery Humane Society at 235-0628 (cell) or the Humane Shelter office 409-0622. The Alabama State Conservation Office is 242-3467.

Property Value and Arrowhead Country Club

Towne Lake property values are based in large part on our neighborhood's status as a golf course community. Since all of our home values depend on a functional Arrowhead Country Club (ACC), we *all* have a vested interest in the health of the Club. Please consider a membership in ACC this year; one of several membership levels should suit your interests and budget. If you've attended Towne Lake Homeowners' Association functions at ACC in the past year, you know ACC is a fine facility. ACC offers members a championship golf course, tennis courts, fitness facilities, an Olympic-size swimming pool, and various dining options. Individual and group instruction is available from a PGA golf professional. For more information on membership options or to schedule a club tour, please call John Cargill, the general manager, at 272-7180.

Important Dates

July 1

Invoices for dues are mailed. Payment is due within 30 days.

July 23, 7 – 9 pm

General HOA Meeting: Please attend this important meeting in the main ballroom at Arrowhead Country Club. We meet as a community only twice a year. Try to make it to this gathering.

Important Dues Notice

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 Filed March 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**

*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/Electrical) 277-9309

Carole Arbush (Newsletter/Directory) 215-3186

Ann Cleveland (Flowers)215-2239

Joe Dike (Secretary/Gazebo Use/
ARC/Streets & Signs)866-846-4347

Bob Frye (ARC Chair/Treasurer) 409-9858

Essie McGhee (ARC) 396-6764

Ed Smith (Grounds/Irrigation asst) 215-1852

David Stankard (Webmaster) 215-3109

Cabott Stough (Grounds/Irrigation) ...271-5116