



## Towne Lake Homeowners Association - June 2011

### *President's Message:*

First of all I would like to say a great big ***“Thank You”*** to the Towne Lake Residents, ***past and present***, who have volunteered their time and energy by serving on the Towne Lake Board of Directors. Without their tireless efforts, this great neighborhood could not have survived the passage of time. Because of their hard work and dedication, Towne Lake has just gotten better and better over the years instead of declining, as is the case with many other neighborhoods.

Specifically, I want to thank our Board Members who comprise the ***Architectural Review Committee***, headed by ***Bob Frye***, along with ***Essie McGhee***, and ***Joe Dike***, for the excellent job they do to keep Towne Lake up to the highest standards.

As Secretary, ***Joe Dike*** keeps our Board Meeting minutes, and handles communications with City Officials relating to street and sidewalk repairs.

Board members ***Ed Smith*** and ***Cabott Stough*** work hand in hand with our grounds keepers to assure that the neighborhood is kept neat, clean, with the grass cut and bushes and trees trimmed. ***Ed*** and ***Cabott*** also receive help and assistance from our “Resident Volunteer Flower and Beautification Volunteers,” ***Joy Skelton*** and ***Anne Dyer***.

A great big thank you goes to ***David Stankard***, who maintains our two web sites, and also handles the make-up and distribution of our annual “Phone and Name Directories”.

If it were not for the efforts of Board member ***Ben Hazen***, you would not be reading this semi-annual Newsletter, which he composes, edits, and has printed.

And we welcome our most recent volunteer resident to join and support the Board, ***Margie Miller***.

Our financial records, balance sheets, dues collections and tax returns would not exist without the competent help of the HOA Accountant, ***Janet Carroll***.

Over the last several months your Board has been busy directing the removal of dying or dead trees, replacing or removing dead bushes, pruning trees, installing new sod in bare areas, and adding some 20 lights illuminating the trees in the center island of the Towne Lake entrance on Technacenter Dr. to enhance the beauty of our neighborhood at night. Also, as required every 3 to 5 years, lime was added to the Towne Lake ponds to maintain the correct “PH” balance, which enhances the fishing in these ponds.

Unfortunately, the number one complaint the Board continues to hear, is: ***“Please remind residents who walk their dogs to carry a ‘Poop’ bag, and pick up any mess left by your dogs while walking.”*** Your other neighbors should ***not*** have to clean up after your dog’s mess!

Finally, a big ***“Thank You”*** to the many walkers and joggers who routinely carry a trash bag around while you are out walking to pick up litter left by others.

*Laurens Pierce*

### **Important Dates**

- July 21: Homeowners’ Association General Meeting
- July 30: Homeowners’ Association dues payment due

## **General Board Meeting**

Please mark your calendars for our General Homeowners' Association (HOA) Meeting at the Arrowhead Country Club, July 21, 7-8:30 p.m.

## **Flowers and Beautification**

Most of our Towne Lake residents work very hard to maintain pristine yards around their homes and we thank you for adding to the beauty of our neighborhood. Because of Towne Lake homeowners, our community remains one of Montgomery's premier residential developments. We encourage each of you to continue to keep your beautiful homes and yards in accordance with our homeowner covenants. In addition, Joy Skelton and Anne Dyer have done some great work in their role as the "landscaping advisory committee" by recommending and assisting our board with making a number of changes that have really made a positive impact on the general beauty of our neighborhood and common areas. If you have suggestions or comments on ways our board can enhance our beautification efforts, please let us know.

For all of the pet owners in Towne Lake, thanks for keeping up after your pet – we all appreciate it. However, we have had some complaints recently about homeowners allowing their pets to run freely and/or not picking up after their pet. Please help to keep our neighborhood beautiful by doing your part. At the same time, we have some very thoughtful homeowners who go beyond the call of a clean neighborhood and consistently pick up trash from our streets and sidewalks as they go about their daily walk. We all thank you very much for your selfless contribution to our clean neighborhood.

## **Neighborhood Watch/News Web Site**

Please take a few minutes to register at <http://groups.google.com/group/towne-lake-watch/> to take part in and benefit from the useful information being shared by your neighbors in this "closed" website for Towne Lake residents only. You will surely benefit from all the information available regarding everything from suspicious happenings in the neighborhood to trusted recommendations for work around the house.

## **Architectural Review Committee News**

Many of you continue to make wonderful improvements and complete timely maintenance on your homes, which reflects the high-class of our Towne Lake neighborhood and its residents. Even better, most are submitting ARC requests before doing the work or before making improvements like house additions or turning the car port into a garage. However, we continue to have homeowners make modifications or repairs, such as replacing windows, repainting, or adding pergolas, without approval. This creates a problem for the ARC and may create a big problem for that homeowner if the repair made does not comply with the standards set forth in the covenants. We have actually had a few instances over the past six months where homeowners that did not ask for approval beforehand were later required to modify their improvements to comply with HOA/ARC guidelines after the fact. This is an undesirable situation for all parties; therefore, please ensure that you submit your request before starting any work to avoid the \$50 ARC fine and any hassle with after-the-fact modifications. The average turnaround on an ARC request is roughly 24 hours, and most are approved with little or no questions asked. The ARC request form is available on our website but you can also send us an email at [arc@townlakemontgomery.com](mailto:arc@townlakemontgomery.com).

**Streets, Sidewalks, and Trash Collection**

Towne Lake has needed very few repairs to our streets and sidewalks this year and we hope that will continue. Please continue to report problems with streets and sidewalks the City of Montgomery Maintenance Department or to any Board member. Street/sidewalk maintenance can be requested by calling 311 or 334-240-INFO (4636). Hours of operation are Monday through Friday, 6:00 am to 3:30 pm. You may also e-mail your request to [311@montgomeryal.gov](mailto:311@montgomeryal.gov) . In addition, the City of Montgomery Web Site provides a lot of information regarding all of the services offered by the City: <http://www.montgomeryal.gov/>

Regarding garbage and trash, please remember that the City of Montgomery observes a holiday schedule for the following holiday weeks for the remainder of this year: Independence Day (July 4<sup>th</sup>), Labor Day (September 5<sup>th</sup>), Columbus Day (October 10<sup>th</sup>), Veteran’s Day (November 11<sup>th</sup>), Thanksgiving (November 24<sup>th</sup>), and Christmas (observed December 26<sup>th</sup>). During these weeks, our garbage bins will be collected on Tuesday and Friday, and bulk trash is collected “as time permits,” which means it usually doesn’t happen on these weeks. You can always find an updated schedule at the City website under Departments→Sanitation.

**Grounds and Irrigation**

There have been no major grounds or irrigation concerns over the past few months. However, you may notice that we removed the shrubs along the brick wall on Technacenter and have since installed sod. We have been satisfied with the service that we are receiving from Central Alabama Landcare, who maintains our common grounds. They are responsible for grounds maintenance including mowing, trimming shrubbery, and planting flowers at all of the entrances to Towne Lake. Although we’ve replaced a few sprinkler heads, the irrigation system has been generally working effectively and is ready for the summer. If you have any suggestions or notice any problems with the common grounds in our subdivision, please do not hesitate to call one of the board members or bring up your concerns at the general meeting. Thank you for doing such a great job to maintain your own yards – together, we make Towne Lake look great!

**Become a Member of Arrowhead Country Club**

<u>Social Member Benefits</u>	<u>Junior &amp; Associate Member Benefits</u>
<ul style="list-style-type: none"> <li><input type="checkbox"/> Children 12 &amp; under eat FREE while dining with an adult in the Clubhouse.</li> <li><input type="checkbox"/> Golf instruction by Dixie Section Senior PGA Champion, Fred Holton</li> <li><input type="checkbox"/> 6-Court Tennis facility (4 lighted)</li> <li><input type="checkbox"/> Tennis instruction by National Championship Coach, Scott Kidd of AUM</li> <li><input type="checkbox"/> Fitness facility (optional fees apply)</li> <li><input type="checkbox"/> Men’s and Ladies’ locker rooms</li> <li><input type="checkbox"/> Casual and formal dining facilities</li> <li><input type="checkbox"/> Banquet facilities (complimentary use of Camellia Room for Members)</li> <li><input type="checkbox"/> Swimming pool (unlimited use for immediate family during season)</li> </ul>	<p>Enjoy all the benefits of Social Membership PLUS:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Children 12 &amp; under eat FREE while dining with an adult in the Clubhouse.</li> <li><input type="checkbox"/> Championship 18-hole golf course</li> <li><input type="checkbox"/> Large putting and practice green area</li> <li><input type="checkbox"/> Driving range with practice bunker</li> <li><input type="checkbox"/> Fully-stocked golf shop with club storage and repair</li> </ul> <div data-bbox="1112 1522 1339 1732" style="text-align: center;"> </div>

Please contact John Cargill at [john@arrowheadcountryclub.net](mailto:john@arrowheadcountryclub.net) or 272-7180 to request a membership application or for program specifics.

**Dues Notice**

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

Invoices for dues are mailed.....January 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\*\*

\*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/Electrical) ..... 277-9309

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

Bob Frye (ARC Chair/Treasurer)..... 409-9858

Essie McGhee (ARC)..... 396-6764

Ed Smith (Grounds/Irrigation)..... 215-1852

David Stankard (Webmaster) ..... 215-3109

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

Ben Hazen (Newsletter) ..... 719-330-2936

Marsha Miller (Flowers & Beautification) ..... 244-0977

*Towne Lake Homeowners Association Newsletter*

Towne Lake HOA  
PO Box 241234  
Montgomery, AL 36124

*\* Note to Resident: If your name is not the one listed on the address label, please call David Stankard at 215-3109 to update our directory. We apologize in advance for our mistake.*