



*Towne Lake Homeowners Association*

*July 2006*



## **Message from the President Leon Willis**

The HOA board of directors would like to welcome all new residents to Towne Lake! We are very proud of our neighborhood and invite each of you to become involved in the association and attend all general meetings. We do have Restrictive Covenants and Architectural Guidelines. We encourage you to become familiar with the guidelines and help us keep our neighborhood looking great.

It was a pleasure to see many of you at the general meeting in July, and we look forward to having twice that many at our February general meeting. At that time, we will be electing two new board members. If anyone is interested in serving on the board, they should notify our secretary in order that your name can be placed on the ballot.

I would like to thank Wayne Sellers and Mike Jones for their tenure with the board. Both have been an asset to our neighborhood and the board of directors. Wayne and Mike have had to resign due to work responsibilities but we wish them the very best in the days ahead.

Many good reports came out of the general meeting and several good suggestions. This is what encourages your board to work diligently to make this the best neighborhood in Montgomery.

Our Association adopted the Six Year Plus One plan. As we continue to make repairs and improvements to our common areas we will report to you. You will read further in this newsletter the timetable we plan to follow to complete the items approved by you. The Six Year Plan results were presented and we thank those that made positive comments regarding the improvements.

Once again, your board reports that there continues to be violations by residents completing work to the exterior of their residence without following ARC guidelines. The guidelines can be found in the back of your Towne Lake residential directory.

The staining and repairs have been completed to the fence at Castle

## **IMPORTANT DUES NOTICE**

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

Invoice 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.**

Pines. These repairs should be good for five years based on the stain information supplied. If you damage the fence please notify a board member so repairs can be made.

The residential directory is in the process of being updated. If you are a new resident, not currently in

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## HIGHLIGHTS FROM THE JULY GENERAL MEETING

1. The “Six Plus One” year plan was approved by the membership at the general meeting. This will generate approximately \$30,000.00 in revenue to finance the following projects:

- Adding street lights at the Preston Place and Wiltshire Drive intersection.
- Complete the flowerbed project at Daleshire Place and Technacenter Drive.
- Install riprap at the crossover at Green Chase Circle and Towne Lake Drive.
- Set money aside for wall repairs at Technacenter Drive.
- Improvements to the irrigation system at all common areas.
- Fish kill and restock ponds.

We will keep you informed as these projects are completed.

2. The association also approved the following change to the by-laws:

*An association member not abiding by the covenants and/or ARC guidelines will be held responsible for any legal fees charged to the association, by the court or attorney representing the association, in the association's efforts to enforce compliance.*

3. Mr. Steve Fought, Arrowhead Country Club President, informed the association that they will offer for sale four lots on Towne Lake Drive. (Two lots have subsequently sold with two remaining for sale). The development being considered for the interior of the golf course was cancelled due to the tax status of the club. The revenue generated from the sale of the lots will go toward capitol improvements to the club.

The next general meeting will be at the Arrowhead Country Club on February 22, 2007 at 7:00 p.m. Make plans now to attend.

## NEIGHBORHOOD BRIEFS

### BEAUTIFICATION

All the flowerbeds were refurbished in November with beautiful fall flowers! Thanks so much to residents Barbara Samuels, Bobby Cleland, Chris Cain, and Bobby Skelton for helping to pull up the summer flowers and till the beds in preparation for planting. Thanks also to board members Joy Skelton, Anne Ellington, and Alice Vaughn for their work in getting the flowers planted and to Rex Vaughn who planted some additional shrubbery at the Daleshire entrance to complete that project. All of this work saved the association hundreds of dollars so again thanks so much to all of you who helped. The association continually has small jobs that could be done by volunteers. If you have a few extra hours and want to be a part of improving your neighborhood, contact any board member. Not only do you contribute to your neighborhood but you also have the opportunity to get to know some great folks!

### TRASH PICKUP

We have had several instances in the last several months of residents placing left over paint in their garbage cans and then when the sanitation truck picks it up it is crushed and spilled all over the streets. PLEASE DO NOT DO THIS. Also, the city will not pick up construction debris so please do not put it out on the street. Thanks to all of you who have honored our restrictive covenants by not putting your trash out until the night before pickup. We have had to send out the fewest notices about this problem in the past year than ever before. Thanks for your cooperation. The board receives many positive comments from those outside our neighborhood about how neat our neighborhood is so keep up the good work!

### CHRISTMAS LIGHTS

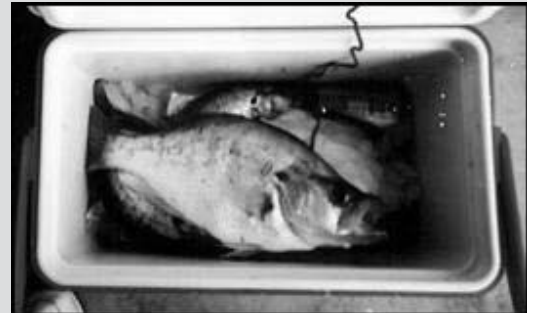
Thanks so much to board member, Anne Ellington, who worked with the Christmas light contractor in planning for our Christmas lights. Not only were they put up in a timely manner but Anne did a great job in choosing a beautiful and tasteful plan while staying in budget. Thanks to Anne for all her hard work.

# TOWNE LAKE PONDS

We made good progress managing the lake grounds and improving the fishing this past year, but we need your continued support. The number of outsiders, litter and nuisances for those living around and using the ponds is way down. The riprap added to the city pond has stabilized the lake erosion; however, some children have been rolling the rocks into the ponds. Please, tell your children not to play on these rocky areas, it is not safe. Also, be considerate and pick up your dogs waste, even on the common grounds. Children, anglers and walkers use these areas too! Tell the kids not to drive golf carts on the grass because they are leaving ruts in the lawns. Remember all anglers must be residents or must be accompanied by a resident to fish at Towne Lake. We will be looking for your window sticker if you park near the lakes. If you see violators call Leon Willis or Chuck Miceli.

We want to add more cover to the lakes, so please drop off your discarded Christmas trees near the "No Trespassing", sign on Wiltshire. Call me if you have a small boat and want to help distribute this cover into the lakes. It will improve the fishing for everyone.

Several bass over five lbs. were caught this year. One from the city pond was over 11 lbs.! The crappie should start spawning and biting like crazy when the water in the city pond reaches about 58 degrees. Late January is when the crappie action will start improving. Come out and try it. It is great fishing when the spawn is on. Continue to remove all bass under 12" from the lake on Bristol. It is severely over crowded. In June, we added 1,350, 3-4" bream to the pond above the gazebo to supplement the forage for the bass. We should start seeing bigger bass this spring and the bream fishing will improve significantly. Continue to remove all the crappie and catfish you catch from any pond and release all bass except for the pond on Bristol. When you catch your trophy, go ahead and keep if you like. I will be glad to help you with any questions about how, where and when to catch fish, just give me a call.



*Chuck Miceli*

## Towne Lake Website

All homeowners should take the time to visit our new website - [www.townelakemontgomery.com](http://www.townelakemontgomery.com) - and register your email address with us. This will allow us to send you future editions of this newsletter via email. We will also keep the last several newsletters available on the website, beginning with the summer 2006 edition.

The website is intended to showcase our neighborhood to outsiders, as well as a place to put information for all residents, such as trash collection days, homeowner's meeting dates, and improvements being made to our neighborhood. Please let us know what you think, when you register your email address.

# ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

We continue to have problems from time to time with adherence to the ARC guidelines and restrictive covenants. The board wishes to remind residents of the following covenants/guidelines

16. (B) VEHICLE PARKING: Vehicle parking in driveways and on the street in front of houses shall be limited to temporary parking of guests or resident vehicles in current use and currently licensed. Storing automobiles, trucks, campers, boats, snowmobiles, motorcycles or any other vehicle of any other description in the street, driveway, yards or residences, in front of the principle building setback lines is prohibited. Such vehicles must be stored in garages. Vehicle parking on grass shall not be permitted.

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 the view of the adjoining properties.

Also, the committee has made the following change to the ARC guidelines -

## C. SITE STANDARDS

5 (I). Fences, Rails, Walls:

added: All fences, whether wood or metal, shall have the face-side (finished-side) facing the outside of the homeowners property; to include, the street side or neighbors property. Specifically, the runners and post shall face the inside of the homeowner's property. Should two homeowners decide to share the fence (straddles both property lines) it will be left to the discretion of the homeowners as to which receives the finished-side facing the inside of the property.

Thank you for your cooperation in these areas. Our guidelines and covenants ensure the upkeep and beauty of our neighborhood.



### *Board Members*

Leon Willis, *President* .....215-8904  
Alice Vaughn, *Secretary* .....215-8933  
Ann Ellington, *Flowers & Grounds*.....215-8079  
Joy Skelton, *Flowers* .....215-3333  
Tom Gwaltney, *ARC* .....277-0671  
David Shonk, *Six-Year Plan/Electrical*...215-7404



*Message from the President cont'd from page 1*

the directory, please contact a board member with the necessary information. If you own a business this is an excellent opportunity to advertise in your neighborhood. We must have all ads in by December 15, 2006. We encourage you to utilize the services of those who purchased ads. They make it possible for us to have the directory at no cost to the association.

We need everyone to help us keep trash picked up along our streets and the ponds. Be a good neighbor by picking up any trash you see as you are out walking.

Someone knocked down a light pole that cost the association nearly \$2000.00 to replace. Be alert to these acts and report them so we can avoid this expense. The light pole and lamp were not reusable. An automobile backing out of a driveway did the damage and possibly had insurance to cover the damages; but no report was made and no information gathered so your board could pursue the matter.

We wish everyone a happy and safe holiday season. Watch for Santa this month as he visits our neighborhood via a Montgomery fire truck.

*Leon Willis*