

Towne Lake Homeowners Association

August 2007



Letter from the President

Fellow Association Members it is a pleasure to advise you that I will continue as the President of the board for a while longer. I had announced that I would step down as Chairman of the Board and would pass the gavel to Board member David Shonk. David has done an outstanding job with our Six Year plan and the present 6 +1 plan. David decided to resign from the Board for personal reasons and we wish him well.

I would like to thank Mrs. Alice Vaughn for the six years that she has served on the board and did an outstanding job as the Secretary. She has served the maximum years of service to the board. She has stated she will do whatever she can to help keep our Association strong and the Board will find other areas to use her in our Association projects.

We are attempting to complete all the items that you approved in the 6 + 1 plan and will keep you informed as to the status of each. I announced at the General Meeting that the \$72.00 dollars that we have collected this year for this plan would end in December 2007. I encourage the Board and Association Members to remain pro-active and let's continue to make our sub-division one of the most desirable in Montgomery. If you have any ideas please share them with the Board.

We have addressed Security Patrol previously and this may be a great way to pay for that service by continuing to collect the \$72.00 annually and apply it to Security. We have reorganized our Neighborhood Watch Program and we ask that all Members participate and volunteer to be block captains and become a watchful neighbor. Crime on the eastside of Montgomery is receiving a great deal of attention and our association has reported several incidents to the Montgomery Police Department. Working together with MPD will certainly make our sub-division much safer.

Another idea that has surfaced is to make the Gazebo area into a walking path that circles the pond. To do this we would need additional lights, additional cement walkways, shrubbery, trees, irrigation and etc. This would be a very expensive project but one that could continue over the next few years.

No idea is a bad idea some are just more practical and less expensive.

The financial situation of the Association is in better shape because your Board has attempted to be good stewards of the dues we collect. It is very important that all Members pay the dues as soon as you receive your invoice. We operate on the total amount collected and many expenses are ongoing and must be paid at the proper time.

We welcome three new Board Members that will help us for the next 6 months. In January we will need to elect four board members for a three- year term. If you desire this position please let us know within 10 days of the General Meeting in order to add you to the ballot. This election will be in January 2008. We welcome, Sharon Sewell, Bob Frye, and Laurens Pierce to the Board of Directors. They were elected by the Board to fill all un-expired terms until the next General Meeting of the Association Members.

Many thanks to Joy Skelton and Anne Ellington and many others that have helped them to make our entrances very colorful with flowers and greenery that is the envy of many other sub-divisions. Thanks to David Stankard for his work on the web site. Tom Gwaltney has done an outstanding job with the ARC. Susan Alford will work with our Residential Directory and she solicits your support in selling ads for this very valuable tool. We encourage all to work with these very fine Board Members as they continue working for all of us.

Last but not least, your Board of Directors is charged with the enforcement of the Restrictive Covenants and the Architectural Guidelines. Both are the foundation of our Association and with your support we can remain the best sub-division in the Montgomery area. We do send out letters to violators and trust that you will correct any non-compliance. All Board Members are available to discuss any issue that you might have regarding the above. Please refer to your Residential Directory for the guidelines.

Respectfully yours,
Leon Willis



Security Alert

by Leon Willis

We live in a time where there are those who refuse to work for what they want and had rather take it from those who have paid the price of ownership. I would like to offer a few suggestions to keep your property from being taken by others.

1. Invest in a home security system with video cameras.
2. Never leave your house looking like no one is home. Move that additional car to the driveway when out of town.
3. Leave the TV or radio playing while away.
4. Alert your neighbors on each side and across the street that you plan to be away and to please watch your property.
5. Stop the newspaper or have someone pick it up each day and hold until you return.
6. Never let mail accumulate in the mailbox while away. Stop the delivery or have a neighbor pick it up for you.
7. Install motion detection lights to the exterior of the property.
8. Use timers on your lamps to come on during the late evenings.
9. Do not leave trash or containers on the street.
10. Call the MPD to patrol your street while on vacation.



ARC Reminder

Over the past three months the Homeowners Association has experienced damage to our common areas, as well as streetlights within our development. The following is provided for your information and guidance: The Homeowner is expected to request contractor(s) to clean job site at the end of the workday. In addition, homeowner will request contractor(s) to remove their vehicles from the street each workday (no overnight parking of trailers, equipment, and or vehicles on the street permitted). The contractor is responsible to ensure that property (other than that of homeowner) used to gain access to construction site is left in the same condition as it was when property was first accessed. This includes replacement/repair of ground cover/landscape damaged by contractor. **HOWEVER, THE HOMEOWNER ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES; TO INCLUDE, THAT CAUSED BY CONTRACTOR(S), OCCURRING TO PROPERTY ADJOINING THEIR PROPERTY. THIS INCLUDES; SIDEWALKS, CURB, STREET, DAMAGE TO TOWNE LAKE COMMON AREAS, AND LIGHT POLES (FIXTURES), ETC.**

Towne Lake Directory

We will be printing our new Directories in January. If you are new to the neighborhood or if your information in the current directory is incorrect, please let us know. Also, contact us if you have a business and would like to purchase an advertisement in the new directory. We must have all of this information by December 1, 2007. Please contact Susan Alford - Phone:215-3322 or email: treasurer@townelakemontgomery.com.

Flower Beds

Our flowerbeds have been given tender, loving care by a number of wonderful volunteers. A special thanks to Jack and Barbara Doane who allow us to use their water to keep the plants at the Arrowhead entrance blooming. Janice Stough was a great help providing water for the Castle Pine flowerbed. Clinton Carter, Chris Cain, Bobby Cleland and Barbara Samuels did all of the bed preparations. Alice Vaughn helped us all day with the planting and Art Sexton assisted with the bed on Green Chase Drive. Your willingness and hard work to keep our subdivision beautiful is truly appreciated and we thank you for all of your hard work.

On June 8 three of our flowerbeds were vandalized. A police report was filed and if the perpetrators are caught they will be prosecuted. As we were frantically trying to replant all of the flowers, Leon Willis came to help us and Laurens Pierce brought us bottled water. Many residents were extremely supportive and we appreciate your concern over the damage to our property. Malicious destruction of property affects all of us financially and also creates a sense of uneasiness in our tranquil neighborhood. Please keep a watchful eye on what is happening in your area and report anything unusual to a Board Member or the Police if necessary. Joy Skelton



Architectural Review Committee (ARC)

Your Architectural Review Committee wishes to thank those of you who have been compliant with the ARC requirement in requesting and obtaining an ARC letter(s) for home improvements, replacements, additions, and deletions from the present exterior of their home.

As a reminder to those who have future plans for exterior home

improvements, the following is a direct quote from the Architectural Review Committee Guidelines: There is a \$50.00 fee to obtain an ARC letter for home improvements, replacements, additions, and deletions from the present exterior of the house. You must submit your request in writing, along with a copy of the estimates or designs to the Association. Mail request to 401 Wiltshire Drive, 36117, and allow at least one week for the ARC to complete the review. Note: Regular and routine maintenance does not constitute a \$50.00 fee. Any exterior work on a home considered repairs or maintenance (specifically, roof replacement, replacement of damaged or rotten wood, painting of the exterior of the home, and replacement of existing driveways) will have the \$50.00 fee waived; however, an ARC letter for the aforementioned items affecting the present exterior of the home will be required. Request must be in writing along with a copy of the estimates or designs detailing the work to be accomplished. If you are in doubt as to whether or not an ARC letter and fee is required, I ask each of you to review the complete "Procedure for submittal to the ARC" that is currently provided in detail within the ARC guidelines (2006 Towne Lake Directory, pages 81-89) or, I can be reached at 277-0671.

It should also be noted that replacement of roof shingles also requires a letter requesting approval from the ARC; however, the \$50.00 fee in this case is not required to accompany your letter of request. "Architectural Grade Shingles" are required for all Towne Lake developments. Also, light colored shingles are not acceptable. More information concerning roofing can also be found in your ARC guidelines.

Recent observations of Non Compliance with Architectural Review Committee Guidelines:

(1) **Lawn Furnishings and Play Structures:** Flag poles, tree houses, rock gardens, bird baths, hanging plants, playground equipment, and similar structures are not permitted unless approved by Review Committee, and in no case are acceptable in the front yard.

(2) **Mailboxes:** Towne Lake will have a commonly designed mailbox; which received approved by the Review Committee. The developer shall install a mailbox at the completion of landscaping. Homeowner shall pay for, maintain, and replace the mailbox as required.

(3) **Windows:** All windows shall be wood or wood clad windows. All operable windows shall be either double hung casement or awning type.

Objective of the Architectural Review Committee (ARC):

It is the intention of Towne Lake, through its review committee, to provide the homeowners with the most pleasant environment possible in which to live. Quality controls, as well as high standards, are to be the trademark for achieving pleasant living. It is with this in mind and for these purposes that the Architectural Review Committee Guidelines have been set forth in an effort that the tasteful, timeless, and aesthetically pleasing Architectural and Landscaping designs are incorporated into our Town Lake. This stated, if all of us continue to adhere to the guidelines of the ARC, the Towne Lake development would maintain its pristine appearance, as well as sustainment of the value for the property of all the homeowners.

Tom Gwaltney, ARC Chairman

Towne Lake Website

Our Towne Lake website, www.townelakemontgomery.com, had its one year birthday this month. We designed the website to provide several different types of information.

First, it is a marketing piece for our neighborhood, showcasing our location, providing school and community info, and showing photos of the area. This is aimed at people moving into the area, and should help increase our home values.

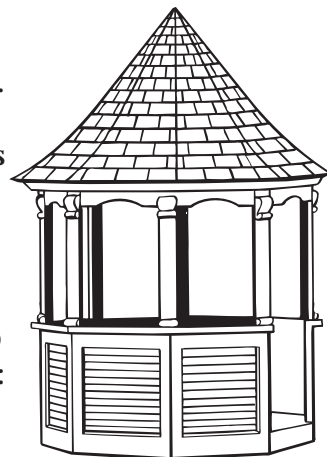
Secondly, we now have a way to provide a lot of information (much of it published in prior newsletters now long discarded) for our residents, such as police and animal control numbers; information about fishing in our ponds; as well as board member information and contact numbers. We also have a Frequently Asked Questions (FAQ) page for residents.

The third area we have addressed is resident access to the Towne Lake Covenants and Architectural Review Guidelines, a submittal form if you are planning to make architectural changes to your property, a submittal form for renting the gazebo, and past copies of the newsletters in Adobe PDF format. We are also asking 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.

Lastly, we have a link to an on-line group site for our Towne Lake Neighborhood Watch. You can register at this site by going to <http://groups.google.com/group/towne-lake-watch/> and 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. 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.

Gazebo Usage

Some of our Residents have expressed an interest in hosting private activities in our community's Gazebo. The Board thinks this is a wonderful idea and would like to encourage Residents to utilize our neighborhood properties. In an effort to facilitate this process we have developed some guidelines and an application to make reservations. These guidelines/application are available on our website. If you have any questions or would like to reserve the Gazebo please contact Susan Alford; phone: 215-3322 or email: treasurer@townelakemontgomery.com.



Board Members

Board Members

Leon Willis (President).....	215-8933
Ann Ellington (Flowers & Grounds).....	215-8079
Joy Skelton (Flowers)	215-3333
David Stankard (Website, Street & Sidewalk Repairs)	215-3109
Tom Gwaltney (ARC Chairman)	277-0671
Susan Alford (Directory, Gazebo Reservation, Newsletter, Treasurer)	215-3322
Sharon Sewll (Neighborhood Watch Program)	270-8134
Bob Frye.....	409-9858
Laurens Pierce.....	277-9309

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.