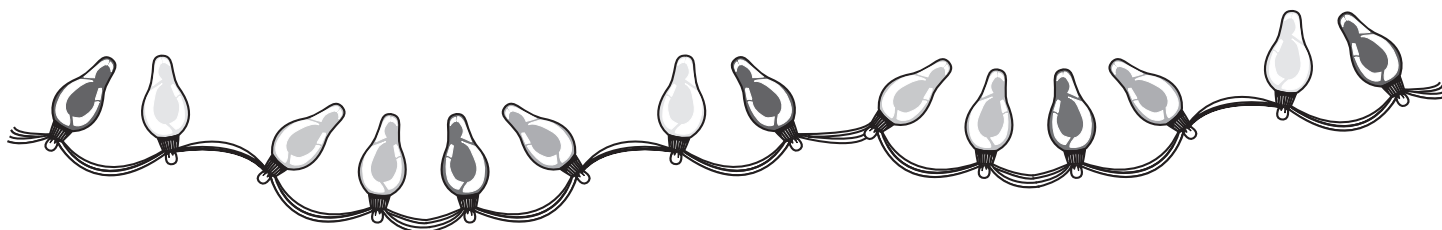


# Towne Lake Homeowners Association

## December 2007



### Letter from the President

We would like to take this opportunity to welcome all new comers to our neighborhood. We feel you have chosen the best place in Montgomery to live. Your Association is protected by Restrictive Covenants and Architectural Guidelines that continue to protect your investment and provide you with peace of mind that everyone living in this sub-division will abide by the guidelines in order to make it a more pleasant area to enjoy life. If the board members can help you in any way feel free to call us with your questions and ideas.

Everyone is now making plans for the Christmas Holidays, and we wish the best for you and your loved ones, and hope you have a safe holiday season.

We regret to announce that Sharon Sewell has elected to resign from the board, but will continue to handle our Neighborhood Watch Program. Please support her and the Block Captains in protecting your property. We are looking for her replacement, and will additionally need to elect two new board members and confirm the appointments of two that have served since just after our last General Meeting. It will be very important that you plan now to attend our General Meeting in January. If you would like to be placed on the ballot for one of these Board positions, please contact our Secretary, Susan Alford, and let your wishes be known. Our By-Laws do not allow us to accept nominations from the floor, so please let her know by the end of December.

We have struggled to make the necessary repairs that have dealt us a blow due to the drought and the wear & tear on our Irrigation system, Street Lights, Sign Lights, Pond Fountains, and Trees. We hope to report to you at the General Meeting that all has been repaired by the end of the year. The funds

allocated to make these necessary repairs have been used up, and therefore your board is recommending that we continue to hold our dues at the current level rather than assess everyone.

At the last General Meeting the board listened as you requested to know what would be done with these funds in the 2008 budget. At this time we are preparing to bring to you our suggestions for additional repairs and improvements. We want you to know that your Board has been using bids and has changed several vendors in order to better utilize the funds available. We will continue our pledge to you to continue being good stewards of the funds. You will see this in the 2008 budget plan.

The Holiday decorations and new color for the flower beds is finished and we feel you will be very pleased with the results. We continue to thank Anne Ellington, Joy Skelton, and those who volunteered their hours of hard manual labor in the flower beds and planning for the holiday decorations. Don't forget that Santa will be coming through our neighborhood with the date being announced later.

An area of great concern is an increase in the vandalism and stealing of our signs from the neighborhood. Please help your Board by watching for activity of others that roam our streets looking for ways to make trouble.

See you at the General meeting in January, 2008.  
Leon Willis

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**Santa will arrive in Towne Lake  
at 10:00 am on  
Saturday, December 22nd!**

## **The Board of Directors would like to address the recent criminal activity in our neighborhood**

Many received a flyer that may have caused you some concern. The Board of Directors feels that our neighborhood is still one of the safest in Montgomery. Many suggestions have been made to make it even safer. The **Neighborhood Watch** program is doing great and we encourage everyone to participate. Block Captains are necessary for every street, and there are still streets that have no block captains; so please call Sharon Sewell and volunteer to do your part.

The number of incidents in our neighborhood, for the number of residents, is very low compared to other east Montgomery neighborhoods. We feel our Montgomery Police Department is well aware of the reported incidents and has made an attempt to give us additional patrols. Many of you may have seen the Bike Patrols during the daylight hours which is very impressive. The response time for calls made to the MPD has been very timely and within minutes from the time the report got to the dispatcher and when the officer arrived on the scene. We feel that our Police Department is doing a great job, and they continue to give us as much protection as they possibly can day and night. But remember, even that will not insulate us from criminal activity.

We can do a great deal to protect ourselves and our property by supporting the **Neighborhood Watch** and stay in touch with our neighbors. Criminals don't like lighted areas or houses with alarm systems. These two things can be done by all of us. If you see vehicles or individuals that make you uncomfortable, call the MPD and they will send someone to check them out. Secure the tag numbers and be able to identify the vehicle by color and make of vehicle. Be alert to people and vehicles around you, and any that may appear to be following you.

**To notify MPD just call 241-2651.**

Go to [www.townelakemontgomery.com/watch](http://www.townelakemontgomery.com/watch) to register for our Neighborhood Watch website.

**Chief Art Baylor will speak at the General Meeting on January 17, 2008**

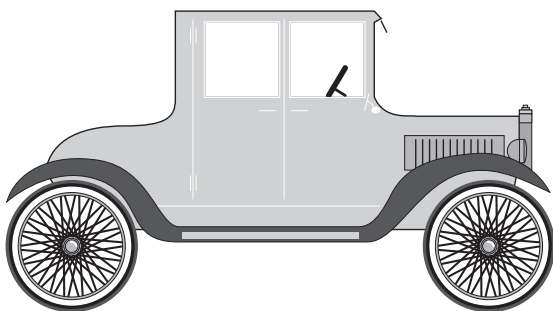
## Neighborhood Watch

The Towne Lake Homeowners Association Neighborhood Watch program is re-energized! We have now had several organizational meetings, and contacted most of our residents in Towne Lake. We continue to actively look for residents interested in serving as block captains.

We will be presenting more information about the Neighborhood Watch Program, Block Captains, and our overall progress at the upcoming Homeowners Association General Meeting in January. If you have not been contacted by a Block Captain, please contact Sharon Sewell - I am in your Towne Lake directory.

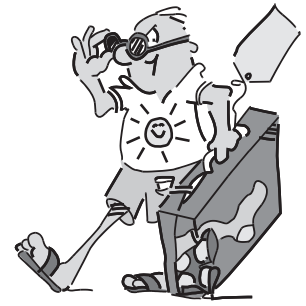
New Neighborhood Watch signs are going up at each entrance to Towne Lake, to help remind both residents and the bad guys that we are all on the look-out. As part of our program, we encourage you to register for our internet group site, hosted by Google, that can be reached by going to <http://groups.google.com/group/towne-lake-watch/>. Clicking on this link for the first time will take you to a sign-up page. This is a non-public group for Towne Lake Homeowners only, so for all of 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. We also are starting a pet register on this site, since many of the people who walk the neighborhood the most are pet owners.

We also hosted our first Neighborhood Watch Block Party at the gazebo on our ponds, Sunday afternoon October 28th. This was another opportunity for people to meet their neighbors, and some photos are located on our association's website, [www.townelakemontgomery.com](http://www.townelakemontgomery.com).



## Going on Vacation?

The volunteers in Police Service (VIPS) will be happy to check your home while you are away on vacation, an extended absence, or in the hospital. Simply call the Montgomery Police Department's non-emergency number, 241-2651, and provide them with basic information regarding your absence. The VIPS patrol will check your house each day for such things as unlocked doors, broken windows, signs of vandalism, or attempted entry. By using this service, it enhances the security of our neighborhood by placing the presence of a police vehicle on our streets – helping both you and your neighbors!



## Flowers

Many thanks to our wonderful volunteers! Anne and I could not do our planting without them. Rex Vaughn, Chris Cain, and Bobby Skelton made several trips to Southern Homes to pick up our new winter bedding plants.

Judy Gray, Clinton Carter, and Chris Cain pulled up the summer flowers and prepped the beds for re-planting. Bobby Cleland added the final touch with his wonderful tiller. Alice Vaughn helped with the planting at Daleshire.

The many hours of time each of you gave to keep our neighborhood beautiful is truly appreciated. -Joy Skelton

## Parking in the Street

We know this to be extremely hazardous, and it does invite theft and destruction to automobiles. The Montgomery Police Department reports more vehicle burglaries occur when the vehicle is parked on the street. Also, theft of autos is more prone if the vehicle is parked on the street. We must keep our neighborhood uncluttered from vehicles parking on the street, especially at night. The "temporary" statement in the Covenants/Guidelines is there with the intent of keeping our resident's vehicles in the garage or at least in the driveway. Residential streets are not really wide enough to park cars on both sides of the street and then expect two cars to meet and avoid the on-coming vehicle and the parked ones as well. We all must be safety conscience, and considerate of our neighbors by only parking on the street when absolutely necessary.

In keeping with the ARC guidelines and Covenants, and to make our neighborhood more aesthetically pleasing, your Board of Directors supports the following: "Vehicle parking on the street in front of houses shall be limited to temporary parking of guests or resident vehicles".

We have provided in this newsletter the Towne Lake Homeowners Association Guidelines and Covenants that speak to vehicle parking. All vehicles should be on the parking pad or inside the garage. Parking is allowed on a temporary basis (limited time) for residents and their guest (guests are not someone residing with you for an extended period of time i.e., more than 24 hours). The majority of our residents support our guidelines and covenants; however, we expect ALL to abide by the ARC Guidelines and Covenants.



## *Architectural Review Committee Guidelines for Towne Lake*

### **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 not someone 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 on grass shall not be permitted. (December 4, 2007)

## *Declaration of Protective Covenants, Conditions and Restrictions*

### **16. Additional general covenants and restrictions:**

(a) **Garages:** Garages must open toward the interior lot line unless otherwise approved by the ARC. Garage doors must remain closed except when vehicles are entering and/or exiting the garage.

(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, 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 on grass shall not be permitted.

(c) **Use of property:** No previously approved structure shall be used for any purpose other than that for which it was originally designed and approved.

(d) **Recreational vehicles:** No boat, boat trailer, house trailer, horse trailer, trailer, camper, motor home or any similar items shall be stored on or at any lot for a period of time in excess of twenty-four (24) hours, unless the same are housed in a carport or garage, or parked beyond the rear line of the home constructed on subject lot and otherwise screened so that said item cannot be seen from any adjoining street or the adjacent and surrounding property, and any such parking facility or area must receive prior approval of the ARC.

(e) **Commercial trucks:** No commercial truck, vehicle or equipment shall be permitted to be parked or to be stored at any place on subject property. This prohibition on parking and storage shall not apply to temporary parking of trucks and/or commercial vehicles used for pick-up and delivery.

(f) **Additional Remedies for vehicle and/or recreational equipment violations:** Any such vehicle or recreational equipment parked in violation of these or regulations contained herein or in violation of the rules and regulations now or hereafter adopted by the Association may be towed away by the Association, at the sole expense of the owner of such vehicle or recreational equipment, if the violation of said restrictions remains for a period of more than twenty-four (24) hours. The Association shall not be liable to the owner of such vehicle or recreational equipment, nor to the respective lot owners, for trespass, conversion or otherwise, nor guilty of any criminal or quasicriminal act by reason of such towing, and neither its removal or failure of the owner to receive any notice of said violation shall be grounds for relief of any type. The foregoing remedy is in addition to any other remedy which may exist whether at law or in equity.

(g) **Vehicle maintenance and repair:** No vehicle maintenance or repair shall be performed on any vehicles upon any portions of the subject property, unless performed in a garage, except in an emergency situation. Notwithstanding the foregoing, all repairs to disabled vehicles within the property must be completed within twenty-four hours from its immobilization or the vehicle must be removed. The Association shall be allowed to maintain and store its maintenance vehicles, if applicable, on specific areas of the property as necessary for the operation and maintenance of the common areas of the subdivision.

Additional for Castle Pines Only:

There shall be no vehicle parking within the three 26' Access Easements and the 20' Access and Utility Easement.

## Mailboxes

The Board sent out letters to many homeowners during October, asking you to fix up your mailboxes, many of which are in a sad state of disrepair. The response has been very good so far. Please note that mailboxes are supposed to be gloss black, with a door that works, a flag the correct color red, and proper street numbers on both sides.

If you need replacement or repair parts, you can mail the Mel Northey Company, 303 Gulf Bank Road, Houston, TX 77037-2499, phone them at (281) 445-3485, or visit their website at [www.melnorthey.com](http://www.melnorthey.com). The style for our Towne Lake mailboxes is Williamsburg, Model 5523B-2 for the double boxes, and Model 5523B for the single boxes. We have product diagrams for all parts, plus an order form, all located on our website. If you do not have internet access, please call one of your Board members, and we will get you paper copies.

You can easily paint them yourself, with a gloss black paint meant for metal surfaces. Another option is to call Mr. Mike Zambiasi at 834-5344 (Home) or 558-5212 (Cell), who can paint your single mailbox for \$30 or double mailboxes (both) for \$45, with a very nice industrial paint which was used on our streetlights and stop sign posts.

Since sending out these letters, many of you have fixed up your boxes yourself, and many more have backlogged Mr. Zambiasi with requests. To those who have fixed or are waiting to have their mailboxes fixed up, we thank you. To those who have not done any work, we say "clean up!"

## 2008 Directory

The new 2008 Towne Lake Directory is being finalized, and will be distributed to our residents in January. If you are new to the neighborhood during 2007, please contact a board member and let us verify that we have your contact information correct. Our directory is totally funded by local businesses purchasing advertisements, and we encourage everyone to utilize the services of these sponsors who make it possible to provide this at no charge to our homeowners.

## Website

We continue to see more activity on our website, and have added several new sections. If you have not gone to it yet, please go to [www.townelakemontgomery.com](http://www.townelakemontgomery.com) and look it over. We have the past several newsletters available, as well as a complete copy of the both the Covenants and the Architectural Review Guidelines.

# NOTICE!!!!

Our General meeting will be held  
January 17th at 7:00 pm  
at the Arrowhead Country Club

### Board Members

Leon Willis (President) .....	215-8904
Ann Ellington (Flowers, Grounds, Irrigation)..	215-8079
Joy Skelton (Flowers, Beautification).....	215-3333
David Stankard (Website, Newsletter).....	215-3109
Tom Gwaltney (ARC Chairman).....	277-0671
Susan Alford (Secretary, Directory).....	215-3322
Laurens Pierce (Lights, Fountains).....	277-9309
Bob Frye (ARC, Streets, Sidewalks, Signs)....	409-9858

### 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.