



Towne Lake Homeowners Association - December 2008



Letter From the President

About "*Our Neighborhood*"
Laurens Pierce

I sincerely hope all of our residents are preparing for a wonderful Christmas season. I especially welcome our new residents who have moved into Towne Lake since mid summer. We welcome you and encourage you to learn more about our neighborhood by visiting the Towne Lake Homeowners' Association web site: www.townelakemontgomery.com

We have a beautiful array of lights and decorations at the Atlanta Highway entrance to Towne Lake and at the entrances to Castle Pines Circle, Towne Lake Drive, Green Chase Drive, Wiltshire Drive, and Daleshire Place. The use of the all-new LED lights should reduce our Association's electrical expenses by about 75 percent.

The past six months have been fairly quiet for our neighborhood, while we enjoyed a mild summer, beautiful fall, and, yes, some rain. I encourage you to use your neighborhood common areas, such as the walking paths with park benches around the gazebo pond and the city pond on Wiltshire. The gazebo is available for parties and other social events by contacting a board member.

Since Towne Lake is thought by many to be one of the most desirable and well kept neighborhoods in Montgomery, I encourage you to keep up your many

efforts that helped us reach this enviable status by continuing to abide by the covenants regarding placing trash on the street at the right times, complying with restrictions on overnight street parking, and continuing to get ARC (architectural review committee) approvals for all painting, building, or roofing projects.

I wish all residents a very Merry Christmas, and a Happy New Year, and remind you to mark your calendar for Thursday, January 15, at 7:00 p.m. for the Homeowners Association Meeting at Arrowhead Country Club.

**You are cordially invited to the
Towne Lake Homeowners
Holiday Social**

Where: Arrowhead Country Club
When: Sunday, December 21, 2008
4:00 - 6:00 PM

Dress: Casual
Refreshments: Light Hors d'Oeuvres

Message to Town Lake Residents from Arrowhead Country Club

Greetings from Arrowhead Country Club!

Having a private Country Club and well-maintained golf course within the community is a significant benefit to any homeowner. The open space and unobstructed views are a major selling point. Arrowhead Country Club (ACC) proudly offers an exceptional golf course, fine dining, pool and tennis facilities, and a casual environment for socializing. Many special events are held throughout the year for the enjoyment of the membership and guests.

ACC needs a healthy membership to continue offering its services to its members and the community. Without this support, the Club could (potentially) reduce and/or cease operations. It is a symbiotic relationship for our common good: ACC needs your support and the community property values depend on a functional ACC. Please consider a membership in Arrowhead country Club this coming year; there are several categories and levels to choose from. We are confident that you will not be disappointed!

Thank you so much for your consideration.

Board of Governors, Arrowhead Country Club

General Board Meeting

Please mark your calendars for our General Homeowners' Association (HOA) Meeting at the Arrowhead Country Club. January 15, 7-9 pm.

Daleshire Entrance Christmas Lights

In past years, your HOA has been unable to place Christmas Lights on the left side of the entrance to Daleshire Place on Technacenter Drive because there was no access to an electrical source on that side of the road. Daleshire residents voiced concerns to the Board, and this year we have solved the problem. Mr. Jasper Edwards (203 Daleshire Place) graciously agreed to provide power for the lights from his electrical lines. Your HOA will reimburse Mr. Edwards the extra cost of the electricity. Mr. Edwards deserves a special "thank you" from each of us for being such a good neighbor!

Santa's Arrival

Santa comes to Towne Lake December 20 at 10 am. Get outside and give the old gentleman a big welcome. There's nothing like it for the kids!

Flowers and Beautification

In the past, Towne Lake homeowners enjoyed the "donated" fruits of labor provided by countless homeowner volunteers, led by Joy Skelton and Anne Ellington, in the planting of our flower beds. Their contributions to the beauty of our community were priceless. Last year, for various reasons, we lost our talented volunteers and contracted our landscaping work. The contractors did a great job in both our spring and fall plantings. We have colorful, eye-appealing beds at all our primary entrances and in the gazebo area as well. Because of you, Towne Lake homeowners, our community remains one of Montgomery's premier residential developments and the value of our homes has consistently risen. I encourage each of you to continue to keep your beautiful homes and yards in accordance with our homeowner covenants. If you have suggestions or comments on ways our Board can enhance our beautification efforts, please let us know.

Pond Care

As residents of Towne Lake, we enjoy several beautiful ponds. Many homes are built on the water or have great views of the water. Of course, we want these ponds to stay in good shape and we work hard to accomplish this goal. Recently, an apparently well-meaning person planted a beautiful yellow water plant in one of the ponds. Unfortunately, the plant turned out to be a rapidly reproducing organism that would have *taken over* the entire pond in six months. Your HOA spent about \$400 to get it removed from the pond. If we had not caught the infestation quickly, the cost could have been far more. We ask everyone's assistance in helping us to keep these ponds clean and beautiful. Please don't plant anything in them, no matter how beautiful.

2009 Directory

The 2009 Directory will be distributed to Towne Lake residents in January. We have some new sponsors this year; be sure to review the ads. The Directory is funded by these local businesses that have purchased advertisements and we encourage everyone to utilize the services of these Sponsors.

Neighborhood News Group

If you have not yet registered on our Towne Lake Neighborhood News Group website, please take a few minutes to register now at <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 site began as our Neighborhood Watch site, but we now use it for so much more! Through this forum, we have been able to circulate information on lost pets, alligators in the ponds, burglary attempts, and suspicious activities. It has also given many residents new opportunities to meet other residents, and helped us all work together towards making "Our Neighborhood" a better place to live.

Neighborhood Watch

Sharon Sewell heads up the Neighborhood Watch. If you have questions or simply want to help "take a bite out of crime," call Sharon. You may reach her at 270-8134.

Architectural Review Committee News

Thanks to everyone for supporting Bob Frye as your new ARC chairman and Joe Dike and Essie McGhee as committee members. They are all realizing how much work Tom Gwaltney put in over the past few years. The committee has been asked many times about replacement windows. ARC standards had required all replacement windows to be aluminum-clad or vinyl-clad wood, and for good reason—solid aluminum and vinyl windows can look cheap. The ARC has now approved a composite window made by Monarch Windows and Doors. It is called the M-Cell Composite window. It is available at several local outlets, including Weather Seal Windows & Doors in Prattville. This window is a double-hung, dual-pane paintable window that tilts out for cleaning. It can be seen at http://www.monarchwindows.com/products/composite/comp_main.htm

Help Us Keep Towne Lake Clean

If you walk your dog, please think of others. Take a baggie with you and clean up any droppings. We can maintain a beautiful living area in Towne Lake if we simply respect our neighbors.

Streets and Sidewalks

We have had very few needed repairs to our streets and sidewalks this year and we hope that will continue. In this time of budget reductions, the streets repair budget for Montgomery may mean a longer time to repair. Continue to report problems with streets and sidewalks to any Board member. In an emergency, call 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/>

Important Dates

December 20, 10 a.m.

Santa's Arrival: Santa will arrive in Towne Lake, riding up and down our neighborhood streets. Gather up your kids and grandkids to join the fun!

December 21, 4 – 6 p.m.

Homeowner's Social: Please join your neighbors to visit and exchange news at the Arrowhead Country Club.

January 15, 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.

Jan 30

HOA dues: Payment must be received *no later than* the last business day in January.

Important 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 CollectionMarch 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 filedSeptember 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

Susan Alford (Secretary/Directory/

Gazebo Use)215-3322

Carole Arbush (Newsletter)215-3186

Ann Cleveland (Flowers)215-2239

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

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

Essie McGhee (ARC)396-6764

David Stankard (Webmaster)215-3109

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