



Towne Lake Homeowners Association - December 2009



Letter from the President

About "Our Neighborhood"
Laurens Pierce

As each year passes, I realize more and more just how remarkable "Our Neighborhood" of Towne Lake is, as compared to other neighborhoods. We have, literally, a "beautiful oasis" of land, lakes, trees, wildlife, and golf course with 411 homes nestled in a rather secluded area in extreme east Montgomery, which is exceptionally convenient to all the fine restaurants and good shopping areas.

I hope all our residents are enjoying the brilliant array of Christmas lights and decorations throughout the neighborhood, and I hope the children and grandchildren will be eagerly looking forward to seeing Santa make his traditional rounds on Saturday morning, December 19th.

As everyone knows, we had a very wet summer with substantial amounts of rainfall, which has kept the lakes beautiful and full. As reported in the June 2009 *Newsletter*, the May 7th (500-Year Flood) caused significant damage to several areas of "Our Neighborhood." The damaged #15 dam *has been repaired successfully*. Unfortunately, the damaged "bridge" crossings on Towne Lake Drive and Green Chase Circle and the severe erosion on the east side of the Wiltshire Drive sidewalk near the "City Pond" have not yet been restored to their original condition,

as we are waiting on the City of Montgomery to make these repairs (promised in a June onsite meeting). Because of the current financial crisis caused by the significant drop in tax revenues, budget constraints for the City have precluded making these repairs. Your Board has been told that these repairs will be made soon; however, we have contingency plans in place to repair the two "bridge" crossings ourselves if City assistance is not forthcoming.

Thanks to the great success of the Neighborhood Watch/News private web site, and to the hard work of "Crime Watch" block captains, Towne Lake crime rate has been very minimal over the past six months. I thank each resident for contributions to the success of this program.

I want to wish each and every resident a very happy holiday season and a prosperous, healthy new year full of peace and joy! Your Board looks forward to seeing each of you at the January 2010 General Meeting at Arrowhead Country Club at 7:00 PM Thursday January 21st.

- December 19 Santa Arrives
- January 21 Homeowners' Association General Meeting
- January 29 Homeowners' Association dues payment due

General Board Meeting

Please mark your calendars for our General Homeowners' Association (HOA) Meeting at the Arrowhead Country Club. January 21, 7-9 p.m.

Santa's Arrival

Santa comes to Towne Lake December 19 at 10 am. Get outside and give the old gentleman a big welcome. There's nothing like it for the kids!

Flowers and Beautification

Planting and maintaining flower beds, even in our own yards, have their challenges.

We have lots of beautiful deer in our neighborhood—beautiful, that is, if they are not munching on our favorite flowers. My roses are just stems now—saves a lot of pruning time!

We have certainly spent lots of time, money and effort this year trying to control their eating plots. We know some of you found our temporary fencing unattractive, but it did work. We hope the beds will continue coming into full bloom as winter arrives.

We continue to evaluate and work with our contractors to try to keep the beds pretty.

Most of our Towne Lake residents work very hard to maintain “show place” yards around their homes—we all enjoy the results of your labors and we thank you for adding to the beauty of our neighborhood. Unfortunately, we have had some homeowners to vacate their homes and, consequently, the grounds became unsightly. Please understand that the board works diligently, within the framework of the laws, to locate the proper persons to get the yards cleaned up and maintained.

On several occasions, I have seen some homeowners walking around with bags, picking up trash from our streets and sidewalks. These are very special people and we all thank you very, very much for your selfless contribution to our clean neighborhood.

2010 Directory

The 2010 Directory will be printed and delivered to residents by late January. We have received many directory changes of names and phone numbers through the Neighborhood Watch/News web site; however, we still need any further needed changes by the end of December in order to add them to the 2010 Directory. Please contact any Board member to relay information.

Neighborhood Watch/News Web Site

Residents, you are truly missing out on a tremendous amount of good and useful information which is posted and distributed *through this “Closed” web Site exclusively for Towne Lake Residents only. Please take a few minutes to register at <http://groups.google.com/group/towne-lake-watch/>. You will be amazed at all the information you will be able to get and send out including receiving e mails about suspicious happenings in the neighborhood, to “Who knows a good painter, or person to replace windows etc”*,

Architectural Review Committee News

The neighborhood is really looking nice and we appreciate all of our residents who support that by submitting their ARC requests before taking on maintenance or improvements to the outside of their houses and their yards. We have worked hard to make this a very painless process and to get approvals back quickly. I believe our average turnaround time is less than 48 hours.

I also want to point out that as stated in the ARC guidelines, maintenance items do *not* require a \$50 fee. Thus, if you are replacing rotten fascia boards or repainting your house, you must make an ARC request, but there is no fee. The ARC request form is on our Towne Lake website:

(http://www.townelakemontgomery.com/newsletters/ARC_Application_Form.pdf) but you can also send us an email (arc@townelakemontgomery.com) with the details.

Recent changes we have made include approving composite windows made by National Windows and Doors and Monarch Windows and Doors and a vinyl window made by Vista Window Company. We have not approved all composite and vinyl windows but we will be glad to look at whatever you propose to use to see whether it meets our standards. Our goal is to keep the neighborhood looking good not to be unnecessarily restrictive. The technology of these new windows is excellent and meets Government standards for energy efficiency.

Top Four Covenant Violations

- (1) Parking on the street or grass overnight.
- (2) Putting trash, limbs, or grass bags on curb before 4:00 p.m. on Tuesdays.
- (3) Making outside-the-home repairs or changes without ARC approval.
- (4) Not keeping your mailbox up to Neighborhood Covenant Standards (having dull paint, missing or painted-over street numbers, missing doors, or leaning posts).

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/>

Grounds and Irrigation

As the end of the year approaches, we can certainly say we have been blessed with an ample rainfall. Due to the excessive rainfall, the regularly scheduled grounds maintenance had to be rescheduled at times. The use of heavy mowers on rain-soaked ground can leave deep ruts and significant damage to the grassy areas. We hope this rescheduling has not been an inconvenience to anyone. I hope the grounds maintenance team can resume its regular schedule. All dams are in good shape, but may still need some cosmetic repair. The City of Montgomery has promised to help replace and/or repair the railroad ties and rocks around the dams. The City cannot give us a projected date for this repair due to budget cuts within the City. The board has an alternative plan to make these repairs if the City does not complete the project in a timely manner.

Important Dates

December 19, 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!

January 21, 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 29

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 mailedJanuary 4

(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 FiledMarch 31**

Invoice for dues are mailed July 1

(Payment must be received by August 2 to avoid late penalty of \$15.00)

Past due statements are mailed..... August 2

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 dates on all delinquent accounts.

Board Members

Laurens Pierce (President/Electrical) 277-9309

Ann Cleveland (Flowers) 215-2239

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

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

Essie McGhee (ARC) 396-6764

Ed Smith (Grounds/Irrigation asst) 215-1852

David Stankard (Webmaster) 215-3109

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

Neighborhood Watch Coordinator

Sharon Sewell 270-8134