



Towne Lake Homeowners Association - December 2010



President's Message

From Laurens Pierce

It has been a great pleasure serving as the Towne Lake Homeowners Association President for the past two years, and my job has been made less difficult by an absolutely wonderful Board, who have all done a remarkable job of taking care of the many daily issues that constantly arise. Each and every Board Member is to be congratulated for their dedication and efforts to keep Towne Lake as one of the very best neighborhoods in Montgomery.

The entire Board wants to extend to all the new Towne Lake Residents a sincere and warm welcome to our neighborhood. If you have moved into the neighborhood in the calendar year 2010, please take a moment and contact any of the Board members listed in this "Newsletter", and be sure we have your full name, address, and correct phone number to add to the 2011 Directory which will be published in January.

Your Board encourages all residents, *new and old* to remain aware of the Towne Lake "Covenants, Guidelines and ARC requirements", which were established when the neighborhood was initially built in 1992, to protect and enhance everyone's property values. Your continued cooperation will be sincerely appreciated, as the Homeowners Association Board is charged to enforce these covenants.

The top four covenant violations are:

1. Vehicles parked on the street overnight
2. Trash on curb before 4pm Tuesday
3. Outside repairs without ARC approval (no more \$50 fee)
4. Mailboxes needing repair or paint

Residents should have noticed the permanent new enhanced lighting of the trees in the median along the Technacenter Dr. entrance, as well as the bright array of Christmas lights that are now in place and lighted up each night during the Holiday Season at the Atlanta Highway entrance, Castle Pines Circle, Towne Lake Dr., Green Chase Dr., Whiltshire Dr. and Daleshire Place.

We also want to thank a couple of Towne Lake residents that generously contribute to the beauty of the neighborhood, one by supplying electrical power for Christmas lights on the West side of the Daleshire Place entrance, and to the resident who always places the beautiful Christmas lights along the #15 Lake Bridge.

Two important dates not to forget are Saturday morning, December 18, when Santa Claus arrives in the neighborhood at 10 AM., and January 13th, when the 2011 General Homeowners Association meeting will be held in Arrowhead Country Club from 7:00 to 8:30 PM.

Finally, please keep your vehicles locked at all times if they are not parked in a closed garage.

The Board wishes each and every resident a Happy, and Healthy Holiday Season full of Peace and Joy!

General Board Meeting

Please mark your calendars for our General Homeowners' Association (HOA) Meeting at the Arrowhead Country Club. Thursday, January 13th, 7-8:30 pm.

Santa's Arrival

Santa comes to Towne Lake on Saturday, December 18th at 10 am. Get outside and give the old gentleman a big welcome. There's nothing like it for the kids!



Flowers and Beautification

Over the past few years, we have contracted our grounds maintenance to a local firm. Although we have been generally pleased with their work, we have noticed that some areas don't "shine" like they once did. As such, we are thankful to announce that our previous landscaping gurus, Joy Skelton and Anne Ellington, have volunteered to act as a landscaping advisory committee for your Towne Lake HOA. Although you won't see them out on their hands and knees as you have in the past, they will be advising the Board and our current contractors on areas and techniques to improve the beauty of our neighborhood. Please thank these wonderful ladies for their efforts as you begin to see subtle improvements around the neighborhood.

Most of our Towne Lake residents work very hard to maintain pristine yards around their homes and we thank you for adding to the beauty of our neighborhood. Because of Towne Lake homeowners, our community remains one of Montgomery's premier residential developments. We 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.

Grounds and Irrigation

As the end of 2010 approaches, we can certainly say that we have not had to deal with excessive rainfall; in fact a little more rain would have been welcomed. Even with the long dry summer, our common areas have been maintained well and we managed to keep them green. Our grounds crew has worked diligently all summer and through the early fall to maintain our grounds and have kept the grounds in excellent condition.

For all you fishermen, we have had our lakes tested for the proper PH level and have found some to be on the borderline of low Ph. We have taken action and have had the lakes limed to bring them up to the proper PH level and ensure that our fish have the best environment possible in which to live. We want the Large Mouth Bass and the other fish that are in our lakes to thrive and grow as large as possible for the anglers in Towne Lake.

We wish all residents a Happy Holiday Season and a Prosperous New Year!

Neighborhood News Group and Neighborhood Watch

We have not made any substantive changes to our website – www.townelakemontgomery.com - for several years now, and I am looking for any input on ways it can be improved. This website actually serves as a marketing piece for our neighborhood for people wanting to move here, which is why it has so many links that a current resident may not care about. However, if there are more things like the FAQ's page, or the fishing section, that you think we should add, please let us know at the next general association meeting in January.

Our "closed" neighborhood news site now has 279 people's email addresses, many of which are duplicates for the same household, but we have over half the neighborhood receiving updates from this site. Residents may request to be added by following the "Neighborhood Watch" link on the main Towne Lake site shown above. You must be manually admitted to this site, so that only residents are involved in any discussions.

Finally, in regards to our Neighborhood Watch program, we have had a variety of reports on the website lately regarding suspicious activities and even a burglary. Although we live in one of the nicest neighborhoods in one of the best parts of town, we can't let our guard down. Here are some words of advice posted on our Website:

"Lock your doors, let your neighbors know if you will be gone, set your alarms, and everyone please be vigilant! If you see something, or someone that seems out of place then please call the police non-emergency number and give them all the information you can. It is 241-2651." - Webmaster David Stankard

"The burglars are looking for many things in many places. Be vigilant. It is not only that time of year, but many are out of work and desperate. People will do things during bad times that they would never think about doing when the economy is stable." – Neighborhood Watch Coordinator Sharon Sewell

Architectural Review Committee News

The neighborhood continues to really look nice and this effort has been noticed by several other neighborhood associations. Everyone has been doing a great job of submitting their ARC requests before performing their outside repair and improvements and your committee appreciates your support. At our October TLHOA board meeting, we voted to no longer require a \$50 fee even for improvements so the only time a fee is required on an ARC request is if you are building a new home (we have to send the plans to an architect for review).

We have recently added a few more composite & vinyl windows to our approved list but will gladly review any requests for additional windows.

Again our ARC request form is on our website:

http://www.townelakemontgomery.com/newsletters/ARC_Application_Form.pdf. You can also send us an email to ARC@townelakemontgomery.com. Thanks again for your support of our ARC.

Streets and Sidewalks

Towne Lake has needed very few repairs to our streets and sidewalks this year and we hope that will continue. We did have some minor damage from a storm a few months ago and the City of Montgomery has done a good job of repairing much of this damage. Please continue to report problems with streets and sidewalks to any Board member or to 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 18, 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 13, 7 – 8:30 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, so please try to make it to this gathering.

Jan 31

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

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 Collection March 1*

Liens FiledMarch 31**

Invoice for dues are mailedJuly 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 CollectionSeptember 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.

Board Members

Laurens Pierce (President/Electrical).....277-9309

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

Bob Frye (ARC Chair/Treasurer) 409-9858

Essie McGhee (ARC) 396-6764

Ed Smith (Grounds/Irrigation) 215-1852

David Stankard (Webmaster) 215-3109

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

Ben Hazen (Newsletter) 719-330-2936

Neighborhood Watch Coordinator

Sharon Sewell..... 270-8134