



Towne Lake Homeowners Association - June 2010

Letter from the President

About "Our Neighborhood"
Laurens Pierce

I continue to be amazed by the number of long time residents of Montgomery that do not know where Towne Lake is located. As stated in previous Newsletters, "Our Neighborhood" of 411 homes continues to be a "Beautiful Oasis" of land, lakes, trees, and wildlife partially laid out around a beautiful golf course nestled in the extreme Eastern corner of Montgomery. Aside from the beauty and tranquil land, we are also very convenient to the premier shopping areas and fine restaurants in Montgomery.

Since our last General Meeting held on January 21st of this year, we are very pleased to report that the City of Montgomery has totally restored both the Towne Lake Dr. and Green Chase Circle lake crossings with new rocks and timbers to the condition prior to the "500 Year" flood which devastated "Our Neighborhood" on May 7th, 2009. The City has also repaired the severely eroded bank along the East side of Wiltshire Dr. next to the city lake caused by this flood.

All residents should have received their new and up-dated Towne Lake Homeowners Directory in early February. We do need everyone's help and assistance in keeping the names, phone numbers and addresses corrected as changes occur in the neighborhood. Please look through your personal copy of the directory and if you see any missing or incorrect names, missing or wrong phone numbers, please be so kind as to contact any one of the Board members with needed corrections.

We have experienced an unusual amount of "Down time" with several of our lake fountains this year which was

caused by several factors. Initially our long time fountain repair person had several serious medical issues causing initial delays with repairs and finally he had to end his repair service because of health issues. Since there are not many people in this business, it took us several weeks to secure the services of another highly recommended fountain person, who has worked us into his busy schedule and as of the week of May 24th, has all the fountains working, but is still working on the lights for the Gazebo fountain. Hopefully by the time you read this Newsletter the lights will have been repaired.

We had one unfortunate incident that occurred on Towne Lake Dr. when one of our Homeowners Association owned street lights was hit, knocked down and destroyed by an unknown individual. This incident cost the Association a little over \$2800 to replace this light post. Neighbors please remain vigilant over "Our Neighborhood's" property.

Again thanks to the great success of our Private Neighborhood/News Web Site, and the hard work of all our Block Captains," I am only aware of one single incident of a purse and a wallet being stolen from UNLOCKED VEHICLES in a driveway and garage over the past 6 months, as of May 24th.

I hope each of you have an enjoyable and safe Summer, and we look forward to seeing you at the July General Meeting at Arrowhead Country Club on July 22nd at 7pm.

- July 22: Homeowners' Association General Meeting
- July 30: Homeowners' Association dues payment due

General Board Meeting

Please mark your calendars for our General Homeowners' Association (HOA) Meeting at the Arrowhead Country Club, July 22, 7-9 p.m.

Flowers and Beautification

Planting and maintaining flower beds, even in our own yards, have their challenges. We recently returned to our grounds maintenance contractor to again plant our spring/summer flower beds. Hopefully, very soon the beds will be in beautiful color again.

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. The board works diligently to locate the proper persons to get the yards cleaned up and maintained.

We have some very special homeowners who go beyond the call of a clean neighborhood. On several occasions, I have observed some of you walking around with bags, picking up trash from our streets and sidewalks. We all thank you very, very much for your selfless contribution to our clean neighborhood.

Neighborhood Watch/News Web Site

Please take a few minutes to register at <http://groups.google.com/group/towne-lake-watch/> to take part in and benefit from the useful information being shared by your neighbors in this “closed” website for Towne Lake residents only. You will be amazed at all the information available regarding everything from suspicious happenings in the neighborhood to trusted recommendations for work around the house.

Architectural Review Committee News

The committee really appreciates the support we have gotten from the neighborhood since our last newsletter. Many of you are making your homes and the neighborhood look great by performing needed maintenance on your homes and yard. Even better you are submitting your ARC requests before doing that work or before making improvements like house additions or turning the car port into a garage. The average turnaround on the 31 ARC requests since 1 January has been a little over 24 hours so we are trying hard to make this both a simple and a fast process for you. In spite of this, we continue to have homeowners repaint, replace windows and shingles, and make other outside repairs without approval. This creates a problem for the ARC and may create a big problem for that homeowner if the repair made does not comply with our standards. Therefore, we are going to start enforcing the \$50 fine if ARC approval is not received before beginning repairs or improvements to the outside of your home. The ARC request form is available on our website but you can also send us an email at arc@townlakemontgomery.com.

Window replacement continues to be a big item for our homeowners and we continue to add approved replacement windows. The latest approval was for the composite Windsor Legend window sold by Bear Lumber (maybe others as well). This is a high quality energy efficient window like the other composites we have approved. Thanks again for your support of your ARC process.

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 damage from the storm a few months ago and the City of Montgomery has done a good job of repairing much of this damage. At this time, the City of Montgomery is making high priority repairs to areas of the city that suffered more storm damage than Towne Lake and this might delay any repairs needed in Towne Lake. 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/>.

Grounds and Irrigation

The common grounds of Towne Lake are being maintained by Central Alabama Landcare. They are responsible for grounds maintenance including mowing, trimming shrubbery, and planting flowers at all of the entrances to Towne Lake. Thus far they are doing an excellent job. The irrigation system seems to be working effectively in all locations. If you have any suggestions or notice any problems with the common grounds in our subdivision, please do not hesitate to call one of the board members. The board strongly encourages everyone to continue to maintain your yard during the summer months to assure that our neighborhood continues to be one of the best looking neighborhoods in Montgomery. Have a great summer!

The Wonderful Pets in Towne Lake

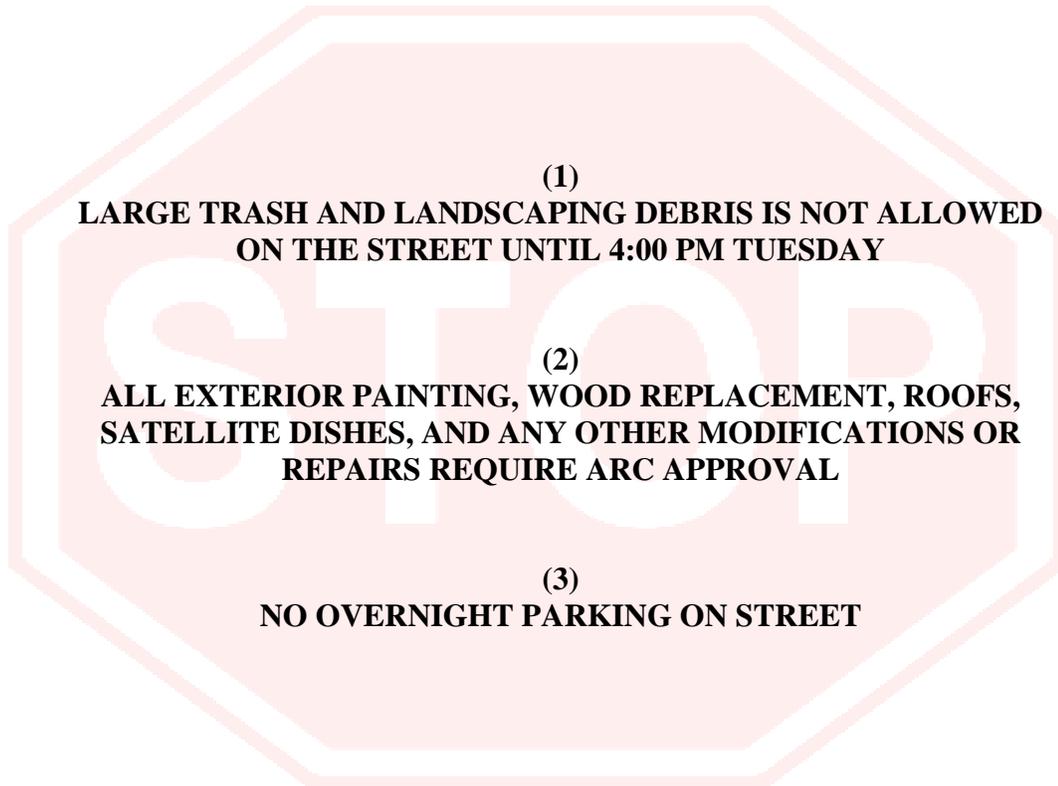
What a beautiful community we have... and it's perfect for taking your favorite furry friend on a walk. You'd be hard pressed to drive down the street on a nice sunny day without seeing a pet and their proud owner out for a stroll. Nine times out of ten, you also see the owner with a small plastic baggie on hand – just in case. Thanks for keeping up after your pet – we all appreciate it. Also, please realize that picking up after your pet is just the first part. That baggie also needs to be disposed of properly. Unfortunately, these bags have turned up in some rather awkward places recently, to include our neighborhood storm drains. Please remember that these flow directly do our ponds here in Towne Lake. Again, thanks for picking up after your beautiful pets!

Become a Member of Arrowhead Country Club

<u>Social Member Benefits</u>	<u>Junior & Associate Member Benefits</u>
<ul style="list-style-type: none"><input type="checkbox"/> Children 12 & under eat FREE while dining with an adult in the Clubhouse.<input type="checkbox"/> Golf instruction by Dixie Section Senior PGA Champion, Fred Holton<input type="checkbox"/> 6-Court Tennis facility (4 lighted)<input type="checkbox"/> Tennis instruction by National Championship Coach, Scott Kidd of AUM<input type="checkbox"/> Fitness facility (optional fees apply)<input type="checkbox"/> Men's and Ladies' locker rooms<input type="checkbox"/> Casual and formal dining facilities<input type="checkbox"/> Banquet facilities (complimentary use of Camellia Room for Members)<input type="checkbox"/> Swimming pool (unlimited use for immediate family during season)	<p>Enjoy all the benefits of Social Membership PLUS:</p> <ul style="list-style-type: none"><input type="checkbox"/> Children 12 & under eat FREE while dining with an adult in the Clubhouse.<input type="checkbox"/> Championship 18-hole golf course<input type="checkbox"/> Large putting and practice green area<input type="checkbox"/> Driving range with practice bunker<input type="checkbox"/> Fully-stocked golf shop with club storage and repair 

Please contact John Cargill at john@arrowheadcountryclub.net or 272-7180 to request a membership application or for program specifics.

Please Help Keep Towne Lake Beautiful!



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 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 Filed..... March 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/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 Sewell270-8134