



## *Towne Lake Homeowners Association - December 2012*

### *President's Message*

I recently had the privilege of meeting with the Presidents of several of the other East Montgomery Homeowners Associations. It was really eye opening for me as we are the envy of other associations because we have an extremely well kept neighborhood with very little crime and are operating on a financially sound budget with some reserve to handle unexpected expenses. It is amazing how rare financial reserves are for a homeowners association. It just brought home to me how lucky we all are to have had such outstanding homeowner boards in the past.

I also want to apologize to any residents who think you board is being too aggressive in keeping up our neighborhood. I have heard a few complaints about our letters on upkeep of the mailboxes and we may have made a few errors but our intent is to keep our neighborhood looking great and therefore keeping up our property values and having people want to move to Towne Lake.

Hopefully all our residents are enjoying the brilliant array of Christmas lights and decorations throughout the neighborhood, and the children and Grandchildren will be eagerly looking forward to seeing Santa make his traditional rounds on Saturday morning December 15<sup>th</sup>. This year Santa is going to be aided by the Model "A" Club and the Central Alabama Antique

Automobile Club who have agreed to participate in the Parade.

I want to wish each and every resident a Very Merry Christmas, and a prosperous, healthy, and Happy New Year!

*Bob Frye*

### **Towne Lake Websites**

We have just completed a re-refresh of our Towne Lake website, to make things easier to find. There is a lot of information on the site: forms, past newsletters, answers to Frequently Asked Questions, fishing info, and more. You can view it at:

<http://townelakemontgomery.wordpress.com/>

This website is open to the public, and serves as an information repository for people who are interested in Towne Lake and for residents who would like quick access to information. We also still have our "closed" neighborhood watch/news website, which is at <http://groups.google.com/group/towne-lake-watch/>

We invite all of you to visit both websites regularly.

#### **Important Dates**

- January 17: Homeowners' Association General Meeting
- January 31: Homeowners' Association dues payment due



## **GENERAL BOARD MEETING**

Please mark your calendars for our General Homeowners' Association Meeting at the Arrowhead Country Club, **January 17, 2013 at 7:00 pm.**

## **SANTA'S ARRIVAL**

“Santa Claus is coming to Towne.....Lake!” The arrival of Santa in Towne Lake will be different this year. Santa will arrive as usual starting at 10:00 a.m. and will visit every street in the neighborhood. Candy will be thrown out to all standing on the sides of the street.

As an added feature the Central Alabama Antique Car Club and the Montgomery Model “A” club will join in a parade to display some very unique vehicle of the past. We are in hopes that this can become an annual event for our neighborhood. Please invite all your grand-children and friends to come and enjoy this holiday event.

Thanks to Ray Little for making this happen each year!!!!

## **Grounds and Beautification**

Y Our Five Year plan to change the looks of some of our commons area is taking shape. Many of the new Trees are doing well with others to be added this winter or early spring.

The Rose bed at the Technacenter entrance is looking great and has stayed in full bloom the entire summer. Other areas of our commons will be designed with more “Knockout Roses” to give us beautiful flowers blooming until winter. We have utilized the Pansies plants again until each entrance bed can be re-designed. The Daleshire bed is the first to start the make-over. Encore Azaleas, variegated border grass, roses, gardenias and some lantana will grace this entrance. Crape myrtles will gradually take the place of the river birch as they die off and are removed. We are looking for some additional Oaks that will give us that fall leaf color and height for lighting in the future. The Pistachia tree may be an added feature for us to consider.

Our irrigation system continues to under-go improvements. New wiring and station heads are being replaced in order to give better watering during the growing season.

Thanks to Joy and Anne for the upkeep of the planter at the Technacenter entrance. I believe it has something blooming in it at all times. Many of you have commented on how beautiful it is and the addition it has made to this area.

There will be some Oak trees planted near the ponds on Wiltshire and the Gazebo area over the winter months.

If you have ideas or suggestions please contact Leon Willis or Marsha Miller.

Let's make Towne Lake more beautiful at all times.

**Hats off to those who pick up trash every morning off the streets. You are truly good neighbors.**

## **Neighborhood Watch**

We all need to be especially careful around this time of year. The bad guys are out looking for new purchases you've made, so remember to NOT put that big empty box on the street that says "Brand new 60 inch HDTV" on the side. Tear up the box and put it into your green trash can, or even better, take it directly to one of the many recycling bins around town. Also, remember to lock your cars at night, turn on outside lights, set your alarm system if you have one, and BE OBSERVANT. If you take a picture of a suspicious car, let them see you do it. Let them know we're watching.

## **Architectural Review Committee News**

The Architectural Review Committee (ARC) will continue to work with the Towne Lake Home Owners to keep the neighborhood beautiful and reflecting high value.

The Towne Lake neighborhood is beautiful and we appreciate all of our residents who support that by submitting their ARC request before starting on maintenance or home improvements to the outside of their house and yard. Many of the homeowners continue to make wonderful improvements and complete timely maintenance on their homes, which reflects the high value of our Towne Lake neighborhood and its residents. We, the ARC and Towne Lake Board, thank you for complying with the standards set forth in the Towne Lake Home Owners Covenants.

**Reminder!!!** Homeowners must submit an ARC request before starting any modifications or repairs outside the home such as replacing windows, repainting, shrubs, additions, etc. There is no fee for an ARC request. The ARC request form is available on our website or you can also send an email to [arc@townlakemontgomery.com](mailto:arc@townlakemontgomery.com) or call Essie McGhee at 396-6764 for more information on submitting ARC requests. The average turnaround time on an ARC request is roughly 48 hours.

**Trash reminder!!!!** Trash pickup is on Wednesday of each week. Trash should not be placed on the street before 4 pm on Tuesday of each week. The only exceptions for garbage pickup will be for Holidays and those will be shown on the Montgomery City website.

**Our goal is to keep the neighborhood looking good & attractive. We need your help to achieve our goal.**

## **Streets, Sidewalks, and Trash Collection**

Towne Lake has needed only a few minor repairs to our streets and sidewalks over the past year. Please continue to report problems with streets and sidewalks the City of Montgomery Maintenance Department or to any Board member. Street/sidewalk maintenance can be requested by calling 311 or 334-240-INFO (4636). Hours of operation are Monday through Friday, 6:00 am to 3:30 pm. You may also e-mail your request to [311@montgomeryal.gov](mailto:311@montgomeryal.gov). In addition, the City of Montgomery Web Site provides a lot of information regarding all of the services offered by the City: <http://www.montgomeryal.gov/>

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### 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 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 dates on all delinquent accounts.

### Board Members

Bob Frye (President)..... 409-9858

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

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

Tim Hatch (Newsletter) ..... 213-7909

Essie McGhee (ARC)..... 396-6764

Marsha Miller (Flowers & Beautification) ..... 244-0977

David Stankard (Webmaster)..... 215-3109

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

Leon Willis (Grounds/Irrigation) ..... 215-8904

Note to Residents: If your name is not the one listed on the address label, please call David Stankard at 215-3109 to update our directory. Also, if you are a relatively new homeowner and would like your telephone number added to our directory, please give David a call.



# *Towne Lake Homeowners Association Newsletter*

Towne Lake HOA  
PO Box 241234  
Montgomery, AL 36124