



Towne Lake Homeowners Association - June 2012

President's Message

First of all I would like to say a great big **"Thank You"** to Laurens Pierce, who has served as our Association President for the last three and a half years. He has done a wonderful job for all of us in Towne Lake. It has been a pleasure for me to work with such a professional and someone with such patience. Most of you don't know how much time and effort Laurens has put into this job, but it has been considerable and he has done it with passion and perseverance. I wish he had not decided to step down as our President, but I understand why, after three and a half years, he felt it was time to do so. I am honored to have been chosen as your new President by the Board and will do the best I can to live up to the high standards of one of the best Presidents this Association has ever had. I have handed the ARC leadership over to Essie McGhee, who will be ably assisted by Joe Dike and Cabbott Stough.

I also want to thank each and every resident of Towne Lake for continuing to make this the best neighborhood in Montgomery. It takes all of our efforts to continue to make that happen.

Bob Frye

General Association Meeting

Please mark your calendars for our General Homeowners' Association (HOA) Meeting at the Arrowhead Country Club, **July 26th 7:00-8:30 p.m.**

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

- July 26: Homeowners' Association General Meeting
- July 31: Homeowners' Association dues payment due

PAST PRESIDENTS LETTER

It has been an honor and pleasure serving as President of the Towne Lake Homeowners Association over the past three and a half years, as we have had a fantastic and supportive Board. This Board has worked together to not only maintain the very high standards of our already great neighborhood, but to make many improvements to Towne Lake common areas.

Thanks to the very hard work of many Board members, we have completely re-landscaped the main entrance for both safety and beauty, lit 20 trees in the entrance median, removed dying and dead trees, planted many new trees, and added a beautiful rose garden to our entrance. Other projects include the lighting of the rear Towne Lake entrance wall from Arrowhead, and increasing the design and quantity of Christmas Lights during the holiday season.

Again, thank you all for this opportunity to work with such great neighbors and a very fine Board to keep Towne Lake as one of the most desirable neighborhoods to live in Montgomery.

Laurens Pierce

Grounds and Beautification

Your board approved a **five year plan** to upgrade the flower beds and the general appearance of our entrances at Technacenter Drive, Castle Pines, Towne Lake Drive, Green Chase Drive, Wiltshire Drive and Daleshire Drive. These changes have drastically improved the appearance at each entrance. The crape myrtles and new oak tree are doing very well even with lack of rainfall in April and May. The front entrance sod is well established and provides a cleaner look. The safety hazard that was blocking drivers' view (hollies) was removed. The large vase is doing well and the flowers continue to bloom each month, giving us the color that was needed. I send out many thanks to Anne Dyer, Joy Skelton, Nick Rainwater and Art Sexton for helping with the vase project and planting the blooming plants around the vase. The knock-out rose bed is in full bloom with the back drop of white crape myrtles beginning to take shape for the summer months.

We have completed the first two years of the plan. Over the next three years, we will continue to upgrade the irrigation system as we see a need. During the fall 2012 and winter 2013 seasons, we will plant oak trees along the lake opening on Wiltshire Drive. More knock-out roses will be utilized along the walk-way to the gazebo. The rear entrance from Arrowhead and the cross-over at Green Chase Circle will receive some additional plants and flowers. Improvement of the flower bed at Daleshire will continue. Many thanks to our neighbor, Jack Doane, who keeps the rear entrance area watered at Towne Lake Drive.

Your kind and positive remarks regarding the grounds and flower beds are appreciated. The early morning walkers continue to pick up the trash that is thrown out over night. What great neighbors we have living in our sub-division !!! All flower beds were planted in April with very colorful and simple plants. Our plans call for another planting in the fall...All entrances received a different look so that each has a different color to match the background. Thanks for the very positive feed-back we have received regarding the flower beds. The low growing plants that provide full color were utilized with keeping the signs visible in mind.

We continue to lose our River-birch trees and as announced previously we will plant shade trees that will be utilized with our lights during the Christmas Holidays. If you have suggestions for our grounds contact Leon Willis or Marsha Miller.

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 52 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 new ARC committee members are Essie McGhee-Chairperson, Joe Dike and Cabott Stough. I want to thank Joe for agreeing to serve as Chairperson when I am out of town. The ARC will continue to work tirelessly with the Towne Lake Home Owners to keep the neighborhood beautiful and reflecting high class.

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 home owners continue to make wonderful improvements and complete timely maintenance on their homes, which reflects the high-class of our Towne Lake neighborhood and its residents. We, the ARC, thank you for complying with the standards set forth in the Towne Lake Home Owners Covenants.

However, we continue to have homeowners making modifications or repairs, such as replacing windows, repainting, or adding pergolas, 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 the standards set forth in the covenants. We have actually had a few instances over the past six months where homeowners that did not ask for approval beforehand were later required to modify their improvements to comply with HOA/ARC guidelines after the fact. This is an undesirable situation for all parties; therefore, please submit your request before starting any work to avoid the \$50 ARC fine and any hassle with after-the-fact modifications.

There is no fee for an ARC request. The average turnaround on an ARC request is roughly 24 hours, and most are approved with little or no questions asked. The ARC request form is available on our website but you can also send us an email at arc@townlakemontgomery.com. We actually prefer an email request to a letter because we get it sooner and you get your approval sooner.

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. 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/>

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.

Dues Notice

To eliminate any confusion regarding the collection of dues, please mark the following dates on your calendar.

Invoices for dues are mailedJanuary 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