



Towne Lake Homeowners Association - December 2011

President's Message

Wow! It seems just like last week that I wrote the June 2011 Presidents Message in this past summer's Newsletter. Time flies!

I am very thankful for all the wonderful Towne Lake Residents that make up our great neighborhood, and for the fantastic help and co-operation received from the great group of residents volunteering their time as Board Members to keep things operating smoothly in Towne Lake.

I want to take this opportunity to update our residents about the current changes being made at the main entrance of Towne Lake. We had several issues to address and started by cutting down several dead or dying trees. We also had somewhat of a traffic safety issue with the shrubbery at the very front of the center island blocking the view of vehicles attempting to cross Technicenter Dr. when Towne Lake residents were leaving the neighborhood.

Other issues and concerns relating to the center bed of shrubbery and trees were that the pine straw line on the edge of the island had become very crooked and unsightly over the years. To correct these matters, after the dead trees were removed, the shrubbery on the first 30 to 40 feet of the island was removed and grass sod was added along the edges of the island to form a neat straight line between the grass and pine straw. Finally, to enhance to the beauty of the Towne Lake entrance, a very large vase will be placed on the front of the center island, which will be lighted at night and will contain appropriate flowers and greenery.

Over the last 6 months since our last General Meeting, and as of December 1st, we have not had any serious issues arise in the neighborhood which would have caused any

extraordinary expenses, or damages to property. By now everyone should be in the "Holiday Spirit" and enjoying the beautiful Christmas lights at many street entrances and at the main Atlanta highway entrance.

I hope everyone has taken a moment to view the fabulous new Towne Lake Homeowners Association web site, which contains virtually every bit of information about our neighborhood anyone should need. Finally, again I want to personally thank all the many residents that regularly jog and walk through the neighborhood carrying plastic bags picking up litter on the grounds and streets.

Laurens Pierce

Important Dates

- January 12: Homeowners' Association General Meeting
- January 31: 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 12, 7-8:30 p.m.

Santa's Arrival

Santa comes to Towne Lake on Saturday, December 17th at 10 am. Get outside and give the old gentleman a big welcome. The kids and grandkids will love it!



Grounds and Beautification

The board has 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. This change will include removing all dead river Birch trees and replacing them with Crape Myrtles. All Willow Oaks and Water Oaks will have the lower limbs raised so the grass can have a better opportunity to grow and give our flower beds better sun light. We have brought in outside sources to look at our property and received some very good suggestions in making improvements over the next five years. We will be removing some Hollies from the medium on Technacenter Drive to improve visibility increase more sod areas. We will be adding a decorative Urn that will hold seasonal flowers that will add a touch of class to our entrance. This area will be lighted, which will make it more of a focal point to the entrance. At the Southwest area there will be a new flower bed with Knockout Roses and Crape Myrtles. Each year we will continue to replace those trees that are diseased with Crape Myrtles. We will be bringing in more Knockout Roses to our beds throughout the property. The Wax Myrtles over the next five years will be replaced with low growing Hollies and Knockout Roses. Our Irrigation system continues to be upgraded as we find leaks and areas that need sprinkler heads for better watering. Our Summer Flower beds will be utilized with low growing flowers and green plants to avoid hiding our signs and they will be kept pruned throughout the season. We will continue to utilize Pansies during the winter months. We have a plan to improve our walk areas at the Gazebo with lights and Knockout Roses. We welcome any suggestion from the membership and will be discussing further at the next general homeowners association meeting in January, 2012.

Thanks for the many positive comments we have already received regarding the "open look "around the entrance signs.

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.

Towne Lake Websites

We have just completed a re-fresh 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.


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 house and their yard. 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 reinforce that we no longer require a \$50 fee for either maintenance or improvements so if you are replacing rotten fascia boards or adding an addition, we need 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. We actually prefer an email request to a letter as we get it sooner and you get your approval sooner. Our goal is to keep the neighborhood looking good and we need everyone’s help to make that happen.

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/>

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 <div style="text-align: center;">  </div> |

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

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 dates 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

Ben Hazen (Newsletter) 246-1791

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

Marsha Miller (Flowers & Beautification) 244-0977

David Stankard (Webmaster) 215-3109

Cabott Stough (Grounds/Irrigation asst) 271-5116

Leon Willis (Grounds/Irrigation) 215-8904

Towne Lake Homeowners Association Newsletter

Towne Lake HOA
PO Box 241234
Montgomery, AL 36124

** Note to Resident: 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.*