



Towne Lake Homeowners Association – July 2015

President's Message

By the time you are reading this newsletter, you should have received your 2015 Towne Lake Directory. We try to get all of the listings in correctly, but please let us know if there are any inaccuracies so we can make the changes in the next directory. Send any corrections to admin@townelakemontgomery.com.

As you probably have noticed by now, we have completed the installation of our video surveillance cameras in the neighborhood. Every entrance now has a two-camera system to capture vehicle and license plate information which can be turned over to the Montgomery Police Department when needed. Security cameras were discussed at the last general meeting, but at that time the consensus was that implementation would be too expensive. Since then we found that prices had dropped and got bids from two different companies to install cameras at each of our entrances. One bidder gave us a price of \$6,221 per entrance or a total of \$31,105. The second company, who also installed similar cameras at Faulkner University, gave us a bid of \$17,700 which included all parts, installation and training with maintenance of the systems at \$130/quarter. The board voted unanimously to accept that proposal and implemented that solution. This security measure will not require any dues increase (which we have not had in over 9 years).

There seems to be some confusion and misunderstanding about the **Towne Lake Covenants** regarding garage doors being left open. **The "intent" of the covenant** was to protect **all** Towne Lake Residents by **not** having a neighborhood full of open garage doors. This is an invitation for criminals to spend lots of time in Towne Lake canvassing the neighborhood looking for convenient opportunities to quickly steal from open garages or even boldly enter homes. The **"Intent"** was not to penalize homeowners who are working in their garages or yards or homeowners who leave their garage doors slightly open at the bottom to ventilate the oppressive summer heat. Hopefully this clarification will clear up any misunderstanding about **"Open Garage Doors"**. **Your board will also be modifying the ARC guidelines to reflect the above intent.**

I also want to take this opportunity to welcome our new residents and encourage all of you to attend our annual meeting held every January. For those who need them, we will have Towne Lake stickers for your rear car window. These stickers are used to identify vehicles and people who are authorized to fish in our lakes as well as provide authorities a way to identify who belongs in our neighborhood should we have a disaster of some sort.

Bob Frye

Towne Lake Websites

There is a lot of information on YOUR website: 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/> You may send a request with your name and address to admin@townelakemontgomery.com to be added to the closed news website. We invite all of you to visit both websites regularly.

Electrical

The Towne Lake neighborhood is nestled in a beautiful area which includes 7 lakes, 5 fountains, Arrowhead’s beautiful golf course, and many trees and wooded areas bordering the east and northeast edges of homes. In case you may be a new resident, the Homeowners Association along with all the 411 Towne Lake home owners own all the 128 Carriage Street light poles, as well as all the cast metal stop sign posts etc. Electrical issues cover a wide range of items ranging from Street Lights out, entrance wall lights out, to fountain water pumps that have quit working to fountain lights failing, well water pumps failing that run our irrigation system, and sprinkler boost pumps. Our neighborhood has an elaborate electrical network and it has even more electrical needs in December, when some 12,000 LED lights are used to illuminate trees and bushes all over the neighborhood for seasonal decorations.

If you have a street light out in front or near your home, please report it to “Electrical” on the neighborhood website, or contact me or any other HOA Board member with the HOA, as we will then report it to the appropriate party for repairs. We are still waiting for needed parts to repair the fountain lights in the City Pond, as well as the ones in Green Chase Lake. Recently the fountain in the lake near Arrowhead’s tennis courts was repaired and is now back up and going.

Grounds and Beautification

The flower beds are looking good. We are going to enlarge the flower bed at Atlanta Highway and Techna Center and plant shrubs on the north side of Techna Center.

If you have ideas or suggestions please contact Leon Willis or Marsha Miller. Let’s make Towne Lake more beautiful at all times.

A BIG “Thank You” to those who pick up trash every morning off the streets. You are truly good neighbors.



Have a GREAT summer !

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 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.

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

Streets and Sidewalks

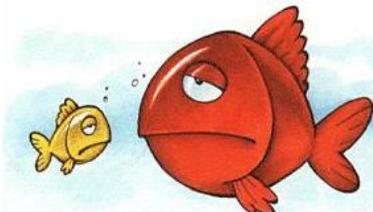
Towne Lake has needed only a few minor repairs to our streets and sidewalks over the past year. Please continue to report problems with streets and sidewalks the City of Montgomery Maintenance Department or to any Board member. Street/sidewalk maintenance can be requested by calling 311 or 334-240-INFO (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/>

Proper Pool Water Discharging

When draining or back-washing your pool, try to use the water for some constructive purpose, such as watering the lawn or in an area of your property that will absorb the water, so that some level of filtration can occur. Depending upon the level of chlorine present, it may be necessary to first reduce the chlorine level to prevent damage to chlorine sensitive plant and landscape materials.

Contaminated discharges into the lakes of Towne Lake are harmful to fish, wildlife and the environment. Please do your part to protect OUR waters and natural resources.

Let's work together to keep our waters safe and clean so that they may be enjoyed for generations to come. Additional information on chlorine tolerant plant and landscape materials can be obtained from the local county extension services.



Dues Notice

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

Board Members

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

Note to Residents: If your name is not the one listed on the address label, please email Joe Dike at admin@townelakemontgomery.com to update our directory. Also, if you are a relatively new homeowner and would like your telephone number added to our directory, please send Joe an email.

Towne Lake Homeowners Association Newsletter

Towne Lake Home Owners Association
P.O. Box 241234
Montgomery, AL 36124