



Towne Lake Homeowners Association – December 2016

President's Message

It's almost time again for our annual homeowners' meeting which will be at 7 PM, Thursday, January 12th at Arrowhead CC. There are several things on the agenda that I think are important to everyone in Towne Lake. First, we will discuss the budget for next year, our financial status, and our plans for the coming year. The second important thing that we need to do at the meeting is elect three volunteer board members as we have three board members who need to be re-elected or replaced. Anyone who is interested in running for one of the board openings needs to notify either Joe Dike, the board secretary, or myself no later than 2 January 2017.

We continue to have incidents in Towne Lake where things have been stolen out of people's yards, open garages, and unlocked vehicles. Please make sure to secure your vehicles and make sure you keep your garage doors closed when you are not actively using the garage or your front yard. We are starting to have a problem with mailboxes in the neighborhood not being maintained properly which means they need to be painted and the numbers easily visible. We will probably start identifying the offending mailboxes early this spring.

I want to take this opportunity to welcome our new residents and encourage them to attend our annual meeting to meet other residents and to see what is planned for the future of Towne Lake. In addition for those who need them, we will have Towne Lake stickers for your car's rear window. Please ensure your name, address, and phone number are correct in the 2016 Directory. We will be printing the 2017 Directory which will have our covenants & ARC guidelines in addition to the resident directory in the early spring and would like to have all the correct

information. Send any corrections to Joe Dike at admin@townelakemontgomery.com

Finally, I want to wish everyone a happy holiday season.

Bob Frye

TOWNE LAKE WEBSITES

We continue to maintain our Towne Lake website, to make information easily available. 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 often.

Important Dates

- January 12: Homeowners' Association General Meeting
- January 31: Homeowners' Association dues payment due

GENERAL BOARD MEETING

Please mark your calendars for our ANNUAL Towne Lake Homeowners' Association Meeting at the Arrowhead Country Club which will be held on **January 12, 2017 at 7:00 pm.**

SANTA'S ARRIVAL

Santa's annual tour of Towne Lake will be Saturday the 17th of December. Santa will arrive at his usual 10:00 a.m. and will visit every street our neighborhood. Treats will be thrown out to all standing on the sides of the street. Please invite all your grandchildren and friends to come and enjoy this holiday event. Thanks to Ray Little for making this happen again this year!!!!



GROUNDS AND BEAUTIFICATION

We are at the end of our "Five Year Improvements" for Grounds and Irrigation. There will be trees planted in December near the Gazebo ponds. Twenty Saw Tooth Oaks have been ordered and should be in the ground by December the 15th. We are changing the well pump distribution to flow into the middle pond so if we have a drought again, it will not affect the fountain. We have not been able to utilize our fountains due to the drought and low water levels. We also may need an additional well to be drilled in this area so that we can have irrigation to supply all our trees. We will install tree guards around the trees to keep the deer from rubbing the bark which has killed our cherry trees. The drought also took a toll on all of them. We have improved our irrigation along Technacenter Drive and the front entrance sign. The rose beds have done well and continue to be a show case at the entrance to Towne Lake. We thank Joy Skelton and Ann Ellington for looking after the "big pot" by keeping something seasonal in it at all times; it looks outstanding!

After all of the above is completed the "5 Year Plan" will be completed.

We have contacted Keith Newell Construction and he has agreed to remove the island that formed in the upper pond. He also will take out the old over-flow box to stop the sink holes that have developed near the Gazebo. Be very careful while walking in this area.

The following has been accomplished over the past 5 years on the grounds.

- Power washed all brick walls
- Painted the Gazebo and repaired the broken rails that the cross-over the spillway
- All irrigation heads were inspected and some 25 were replaced
- Took down all dead trees
- All street signs and light post were painted
- Three flower beds were re-designed and now support seasonal blooming flowers
- We will be securing some type shrubbery to replace the dead wax myrtles on Technacenter near Green Chase
- The well pump motor burned out and we had to replace it at the Gazebo

If you have any ideas that would improve the grounds please contact Leon Willis, Marsha Miller, and/or Cabot Stough.

ARCHITECTURAL REVIEW COMMITTEE NEWS

The ARC committee members are Essie McGhee-Chairperson, Cabott Stough and Braxton Bridgers. The ARC will continue to work tirelessly with the Towne Lake Home Owners to keep the neighborhood beautiful and reflecting high standards.

According to Towne Lake Homeowners Covenants and ARC guidelines, homeowners must get ARC approval before making any modifications or repairs outside the home. **Repairs such as replacing windows, removing trees, repainting, adding a French drain, pergolas, room addition, etc. must have ARC approval prior to beginning work on the project.** However, we continue to have homeowners do work outside the home without prior ARC approval which clearly is a violation as outlined in the Covenants and ARC guidelines. **Homeowners will be fined for starting outside modification on their homes or yards without prior ARC approval and may be required to remove those modifications.**

There is no fee for an ARC request but there will be a fine for starting a project outside the home without ARC approval. 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@townelakemontgomery.com or call Essie McGhee at 396-6764 for more information on submitting an ARC request.

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

Our goal is to keep the Towne Lake Neighborhood beautiful & attractive. We need everyone’s 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 to the City of Montgomery Maintenance Department. 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/> For example, if you need replacement garbage can, call the city.

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 January 31 to avoid late penalty of \$15.00)

Past due statements are mailed February 1

Turned over for Collection..... March 1*

Liens Filed.....March 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/Directory/Streets & Sidewalks) ...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

Braxton Bridgers (ARC).....244-0337

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

Leon Willis (Grounds/Irrigation) 215-8904

Lee Conner (Grounds/Irrigation)244-1998

Volunteer Consultant

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

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



Towne Lake Homeowners Association Newsletter

Towne Lake HOA
PO Box 241234
Montgomery, AL 36124