



Towne Lake Homeowners Association - December 2017

President's Message

It's almost time again for our annual homeowner's meeting which will be at **7:00 PM, Thursday, January 11th at Arrowhead Country Club**. 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 four volunteer board members as we have four 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 Lee Connor, the board secretary, or myself not later than 2 January 2017. Several people have asked for the specifics of when each board member's term expires so here is the list and the date their current term expires:

January 2018 –

Joe Dike, Essie McGhee, Leon Willis, and Cabott Stough;

January 2019 –

Tim Hatch and Braxton Bridgers;

January 2020 –

Laurens Pierce, Lee Connor, Marsha Miller and Bob Frye.

Unfortunately, the lawsuit with one of our residents, Lou Balestrieri, continues with a court date set for February 20, 2018 at 2:30 PM. The judge has also ordered the parties to mediation, but no meeting has been scheduled to date.

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 windshields. Please ensure your name, address, and phone number are correct in the 2017 Directory. We will be printing the 2018 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 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.

AREA EVENT - SHREDDING

The Montgomery Clean City Commission, MAX Credit Union, AARP Alabama, the City of Montgomery and Gilmore Services will offer free on-site document destruction Friday, December 8 from 7 a.m. until 1 p.m.

The event, which is also being co-sponsored our Montgomery City Councilmen Richard Bollinger, is free and open to the public. To help fight back against identity theft, the public is encouraged to bring up to five bags or boxes of old personal information to mobile shredding trucks that will be located in the south parking lot of Garrett Coliseum at 1555 Federal Drive.

SANTA'S ARRIVAL

Santa's annual tour of Towne Lake will be Saturday the 16th of December. Santa will arrive at his usual 10:00 a.m. and will visit every street in 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!!!!



Important Dates

- January 11: Homeowners' Association General Meeting
- January 31: Homeowners' Association dues payment due

GROUNDS AND BEAUTIFICATION

Fall/Winter planting is now completed in all flower beds. The plants will be treated with anti-deer products in hopes they will stay in the ground. The colors are mixed and beautiful. Ann and Joy have changed the entrance pot and it is beautiful. The Gazebo is being pressure washed and the sidewalks near the unit. The flower beds are now being prepared for the winter planting. We will be using the most colorful plants available that will not attract the deer population. Thanks to Ann Ellington and Joy Skelton for the new plants in the entrance pot. It is beautiful!!!

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

ARCHITECTURAL REVIEW COMMITTEE (ARC) 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 class.

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 may be fined for starting outside modification on their home without prior ARC approval because it is a violation of the Covenants.**

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 may also send us an email at arc@townelakemontgomery.com.

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 (Directory/Streets & Sidewalks)	866-846-4347
Laurens Pierce (Treasurer/Electrical)	277-9309
Tim Hatch (Newsletter/Website)	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 Connor (Secretary)	244-1998

Volunteer Consultant

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

A VERY MERRY
CHRISTMAS
and Happy New Year!

Towne Lake Homeowners Association Newsletter

Towne Lake HOA
PO Box 241234
Montgomery, AL 36124