



July 2017

Towne Lake Homeowners Association Newsletter

President's Message

Everyone should have received their 2017 Homeowners Directory by now. 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 information in the early spring next year and would like to have all the correct information. Send any corrections to admin@townelakemontgomery.com.

It has been quite a while since we sent out letters on maintaining our mailboxes and unfortunately many are badly in need of painting and numbers cleaned so they are readable. We will be sending letters to those who need the most attention over the next few weeks. Please take a look at your mailbox and refresh it if it needs it regardless of whether you get a letter from the HOA. A "Mailbox Parts List" can be found on the Towne Lake neighborhood website.

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. These stickers can be obtained from any Board member.

Unfortunately, I also need to inform everyone that Mr. Louis Balestrieri, one of our residents, has decided to sue your homeowners association and me personally. You can see the complaint in its entirety on our closed website at www.townelakemontgomery.com.

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.

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 maintain the beauty and esthetics of our neighborhood.

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 home without prior ARC approval.**

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 few 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 or call Essie McGhee at 396-6764 for more information on submitting an ARC request. **Our goal is to keep the neighborhood beautiful and attractive. We need homeowners 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 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/>. Additionally, if your trash can is damaged you can request a new one from the city.

Grounds and Beautification

High winds took down 3 of our oak trees along the commons area of Technacenter Drive. This also took out our irrigation and some electrical boxes for five zones. We will replace the oak trees with some that are old enough to have root balls. We have three tree farms looking for the right trees to utilize. The irrigation system is now repaired and back in operation just in time to plant the Spring/Summer flower beds. The cost of the damages is being paid out of the funds that we hold back each year so that the Association members will not be assessed for disaster to our common areas. The flower beds are looking very nice and the color selection is very beautiful. Our plans are to cut back on the *Hollies* and the *Loropetalums* to balance out the beds.

Electrical

Beside occasional street lights going out, our biggest electrical challenge is keeping our 5 lake fountains running. Over the years failures have been caused by lightening, burned out pump motors, pump impellers being bound up by fishing line to name a few. Our street light globes cost almost \$300 each, if you have a tree in your yard with limbs near or touching these globes, please trim as needed to keep from damaging a street light globe.

What is being done about speeding in Towne Lake?

Residential speed limits in Montgomery are 25 mph; however, many ignore this and speed without thought for other cars and pedestrians. Your HOA Board has been in direct contact with the MPD and city officials to express our concern for the safety of our residents and property due to reckless drivers. We have requested a traffic study, the placement of speed bumps and additional stop signs, and the use of a speed detection sign (radar) but all were denied for various reasons. Several Board members have spoken directly with our Councilman (Richard Bollinger,) who has promised to address the issue with the Mayor and Chief of Police in order to curtail this dangerous activity in our quiet neighborhood. Updates will be posted on the Towne Lake email news group as this situation develops and hopefully improves. Rest assured that your Board is being tenacious with our city leaders to express our need for mechanisms to curtail speeding.

Towne Lake Fishing News

Fishing by non-residents has been a perennial issue in Towne Lake (TL). The HOA Board cannot try to minimize the issue alone. Several years ago your Board purchased and installed signs identifying restricted and no fishing areas with the telephone number of the Game Warden. Numerous times Board members have spoken to the Game Warden, explained the neighborhood rules and he has agreed to respond to calls. The key is for residents to contact him when they observe someone fishing in a TL lake and his/her vehicle does not have a TL decal. If this is done on a regular basis and violators are asked to leave or are fined, the number of violators will be greatly diminished. Your Board has citations that are placed on the violators' windshield or handed to them directly. The carbon copy is handed over to the Game Warden for follow-up. Remember this is not just about fishing. The person with a fishing rod may actually be "casing the area" or, if no action is taken, potential perpetrators will assume TL residents don't care about their local rules. So if you want to help resolve the problem, call the Game Warden (1-800-272-4263 or cell 850-2440) when you observe someone fishing whom you suspect is not a resident. Remember, non-residents must be accompanied by a resident in order to fish in a TL lake. So don't invite your friends, family members and/or co-workers to come and fish on their own. The Game Warden will give leeway to grandkids. Also, if you fish or visit the lake areas please have a TL decal on your vehicle so we don't waste the Game Warden's time and reduce his motivation to help us. The bottom line is we can only solve the issue by working together.

Dues Notice

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

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/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 address label, please email admin@townelakemontgomery.com to update your information or if you are a relatively new homeowner and would like your telephone number added to our directory published each Spring.



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Montgomery, AL 36124