



*June 2019*

## *Towne Lake Homeowners Association Newsletter*

### **President's Message**

Everyone should have received their 2019 Homeowners Directory by now. Please ensure your name, address, and phone number are correct in the Directory. We will be printing the 2020 Directory which will have our covenants & ARC guidelines in addition to the resident information next spring and would like to have all the correct information. Send any corrections to [secretary@townelakemontgomery.com](mailto:secretary@townelakemontgomery.com).

I 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 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. One other note for new residents, please make sure we are aware that you have purchased a home in Towne Lake. We have had too many instances where we don't know a house has sold and we send dues notices to the last known owner which can result in dues not being paid and resulting in additional costs to the new owners.

I also want to take this opportunity to thank the members of the board for stepping up to make sure everything continues to go smoothly while I have been battling some health issues.

Larry Craven

### **Towne Lake Website**

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.

### **Newsletter**

The newsletter is addressed to "Resident" instead of who owns the home. If you are reading this and are not the homeowner, please pass on the dues information to the owner. This will potentially save the home owner additional expenses and headaches.

## **Architectural Review Committee Frequently Asked Questions**

**Why do I need ARC approval to do work outside my home?** To maintain high appearance standards for the neighborhood and protect owners' property values. It can also save an owner money and aggravation, if a project is started and it doesn't meet the Guidelines it will need to be redone.

**Where can I find the Towne Lake Guidelines?** In your homeowners' directory and on the Towne Lake website.

**What kind of projects require advance ARC approval?**

Landscaping; painting; new fencing or replacement fencing; pool construction; roofing; well-digging; new windows, doors, soffits, or fascia boards; tree removal; home additions; driveway widening or parking pads; any other work that affects the appearance of the exterior of your home.

Planting flowers, washing a driveway or pruning bushes do not need approval.

Consult the Covenants and ARC Guidelines in the Directory or on the [townelakemontgomery.com](http://townelakemontgomery.com) site for additional information on what requires an ARC approval.

**How long does it take to receive approval?** As stated in ARC Committee Guidelines, allow at least one week for ARC approval. If the form is incomplete, more information is needed or an ARC member is temporarily unavailable, it may take a little longer.

**Where can I find an ARC request form?** On the Towne Lake website, [townelakemontgomery.com](http://townelakemontgomery.com).

**How do I submit a request form?** The fastest way is to complete the form, scan it and any supporting documents and email it to [arc@townelakemontgomery.com](mailto:arc@townelakemontgomery.com). Mailing is an option to Towne Lake ARC, PO Box 241234, Montgomery 36124 but this is the slowest way since the post office box usually is checked only once a week.

**When should I make an ARC request?**

The ARC would also like to remind everyone to submit your requests **at least** 1 week prior to any scheduled work; 10-14 days is even better. Approvals are good for 90 days and may be extended with written approval, so please submit your requests early. Remember, if you do not submit a request and receive advance approval, you may be subject to a fine.

**ARC Guidelines regarding bulk trash**

Putting garbage cans, bags of **trash** or tree/shrubbery clippings on the curb early does not reflect favorably on our Towne Lake neighborhood. If there is a valid reason for putting it out early, please submit a request. Remember the City of Montgomery requires contractors to remove their debris. Again, thanks for your support in helping us maintain the original beauty of Towne Lake.

**Last but most Important**

ARC committee members are Volunteers who are doing their best to meet the needs of all Towne Lake residents. Please be as respectful and patient as possible, they are doing an outstanding job considering the amount of requests they receive!

## **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](mailto: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.

## **Mailbox Maintenance**

For aesthetics and safety reasons be sure to keep mailboxes painted, upright and numbers visible.

## **Fence Maintenance**

Routine cleaning, repair, painting and staining of fences is just as important as home maintenance. Be sure to preform work as needed to keep our neighborhood beautiful. We don't want to have to start issuing violation letters because your fence is an eyesore.

## Grounds and Beautification

Marsha has been working hard with our Towne Lake landscapers to enhance some of the entrances into our neighborhood; Nellie R Stevens Hollies, Azaleas and Wax Myrtles have all been added as well as flower beds and fencing. LED lighting has been added to the Gazebo.

## Electrical

As most of our residents know, there are 7 lakes within the Towne Lake community and 5 of these lakes have fountains that serve two purposes; one to aerate the water, and secondly to add to the beauty of our neighborhood. Over the years the number one cause of fountain failures has been lightning strikes followed by fishing lines becoming tangled in the pump impellers. So far in 2019 we have been very fortunate not to have had any fountain failures.

In previous newsletters, we have noted that the Towne Lake community owns all 128 street lights. The City of Montgomery provides the electricity and bulbs for the lights, however if a ballast or photo eye fails, that becomes the responsibility of the Towne Lake HOA. This is being mentioned so that residents will have a better understanding of the procedures involved when a street light is reported out.

Initially Dixie Electric Cooperative is contacted with the address of the street light which is out and they dispatch a service truck to replace the bulb. If, however, the bulb does not correct the problem, Dixie Electric reports back to the Towne Lake HOA that a bulb did not correct the problem. Next, the HOA contacts a commercial electrician to come out and correct the remaining problems which are usually a bad ballast, bad photo eye, or even a blown fuse. Unfortunately, occasionally a street light may be out longer than usual if Dixie Electric Cooperative accidentally fails to notify the HOA that a bulb did not fix the street light.

Finally, several years ago the HOA replaced all 7 of the incandescent entrance wall lights with LED lights which saves the neighborhood electrical costs every month. So far it has not been economical to replace all the street lights with LEDs.

## Pools

ARC Guidelines state “all pools shall be properly maintained and free of trash and debris.” Violations can and will be issued accordingly.

### **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 \$25.00)

Past due statements are mailed.....August 1

Turned over for Collection.....September 1<sup>\*</sup>

Liens filed.....September 31<sup>\*\*</sup>

<sup>\*</sup>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.

<sup>\*\*</sup>A lien will be filed on these dates on all delinquent accounts.

### **Volunteer Board Members**

Larry Craven (President).....277-1158

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

Joe Dike (Directory/Webmaster, not a HOA Board Member)  
.....866-846-4347

Laurens Pierce (Electrical, not a HOA Board Member)...  
.....277-9309

Kathy Lane (Newsletter).....203-980-5933

Lee Conner (Secretary) .....315-2290

Marsha Miller (Grounds & Beautification).....244-0977

Sarah Church (ARC).....215-7254

Braxton Bridgers (ARC/Grounds & Irrigation).....244-0337

Essie McGhee.....396-6764

Cabott Stough (ARC) .....271-5116

**Thank You for Your Support**

Note to Residents: If you are new to Towne Lake and would like your telephone number added to our directory published each spring please email [secretary@townelakemontgomery.com](mailto:secretary@townelakemontgomery.com) to update your information.

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P.O. Box 241234  
Montgomery, AL 36124