

TOWNE LAKE HOMEOWNERS ASSOCIATION NEWSLETTER
JUNE 2020

Presidents Message

Covid-19 is certainly creating some difficult times in our lives. I sincerely hope that everyone is well and coping with the many changes and issues it has brought to our everyday lives. If you are a new resident of the Towne Lakes community, Welcome! I know you will find that Towne Lakes is the best kept secret in the Montgomery area. Your HOA Elected Board Members work diligently making sure that we maintain our homes and quality of life that Towne Lakes offers to our residents. During this crisis and along with the number of damaging storms the HOA Board will not be sending out violation letters for curb-side trash being out before pick-up days. We do ask that if possible, for everyone to please comply with the covenants. It makes our streets safer and more attractive. Please look around your home for repairs that need to be done and trees or shrubs that have died or dying and need to be removed and submit an ARC request for approval. I hope everyone has a great and safe summer!

Braxton Bridgers, President
Towne Lake Homeowners Association

Dues Responsibility

The newsletter is addressed to "Resident" to facilitate mail delivery and reduce cost. If you are renting/leasing the property, final responsibility for HOA dues remains with the owner on record. Therefore, to prevent issues created by late payment of dues, please forward this information and dues notices to the owner. This payment responsibility applies even if your lease document requires the lessee to pay the dues.

Grounds,Irrigation and Beautification

We have a great deal of work being done throughout the commons area. We have finished the first pine straw installation in the subdivision.We will be taking down dead trees and trimming the trees in the entrance area by raising the umbrella so we will have a cleaner look as you enter on Technacenter drive. If you notice any over- hanging tree limbs, above the sidewalks that need to be trimmed back let me know. If the tree is in a residents yard, we will send them a letter requesting they cut them back. If not, we will have our crew cut them. The irrigation system has now been upgraded so that we will have a better distribution of water to our needed areas. The Flower beds and big pot will now have the winter plants removed and replaced with our summer plants. Each entrance will have a different design and flower arrangements.

The Gazebo lights are being replaced and the trash cans will be emptied when the crew cuts the grass. We have a fallen tree in the Gazebo Lake and we are in the process of having it

removed. The tree that was blown down during the storm in the big field and behind Preston Place will be removed by the City. Any tree that could be a danger to any resident will be cut down by the city. This belongs to the City and we only lease it so we control how it is used. There have been many reports of non-residents fishing in our ponds at Wiltshire Drive. If you see this, please report this to a board member and we will notify the local Fish and Game Officer who may ticket them and the fine could be \$500. Fishing rules are on the Web Page. Many thanks to those who walk in our beautiful neighborhood that pick up trash along the way. Dog walkers, thanks for picking up after your pet and carrying the droppings with you. Please maintain good control of your dog when walking them and try to restrain their barking as much as possible.

Electrical

As noted in previous Towne Lake Newsletters the Homeowners Association owns all the 128 Towne Lake Street Lights as well as the 5 Fountains in our lakes. The Fountains not only enhance the beauty of the neighborhood and they also aerate the water. Even though Towne Lake owns the streetlight posts and globes, the City of Montgomery supplies the electricity and pays Dixie Electric Cooperative to replace burned out bulbs as needed. Occasionally a new bulb does not correct the problem, and at that time the Towne Lake HOA becomes involved and contacts our electrician to replace a bad ballast or photo eye. The HOA received many compliments relating to the revised and updated lighted decorations during the Christmas Holidays.

Architectural Review Committee

The Towne Lake Architectural Review Committee (ARC) would like to thank the homeowners who have submitted ARC requests for their outside projects and improvements and to remind all residents that an ARC Request form must be submitted and approved by the ARC before any exterior work can begin; i.e. 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. Consult the Covenants and ARC Guidelines in the Directory or on the townelakemontgomery.com site for additional information on what requires an ARC approval. While the approval process may seem annoying and burdensome, its purpose is to keep Towne Lake an attractive place to live and help protect our property values. 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. ARC members are volunteers serving on your Board.

Volunteer Board Members

Most of you are aware that Board members are volunteers who serve limited terms. Thanks for your support of the Board in keeping Towne Lake subdivision as a well maintained and quality place to reside. Following are the current members:

Braxton Bridgers, President	290-6090
Bobby Bryan	201-9155
Clay Carroll	312-3637
Sarah Church	322-4812
Bill Havron	309-6522
Kathy Lane	203-980-5933
Leon Willis	313-4323

Dues Notice

Dues are payable semi-annually. Please mark your calendar for the July payment. Following is the action sequence for dues collection.

Invoice for dues are mailed July 1

(Payment must be received by August 1 to avoid late penalty of \$25)

Past due statements are mailed August 1

Turned over for collection September 1*

Liens filed September 31**

*All dues not received by this date will be turned over to the Association's Attorney for collection. **Delinquent accounts will have lien filed.

Condolences

We would like to pass along our sincere condolences to family and friends of Cabott Stough. Cabott was a firm supporter of the Towne Lake subdivision and HOA. He served several terms on the HOA Board.