



Towne Lake Homeowners Association-December 2020

Presidents Message

Merry Christmas and Happy Holidays to everyone and what a year it has been! Between Coronavirus, hurricanes and destructive storms, I'm certainly hopeful that 2021 will not be a repeat of 2020! I would like to take this opportunity to welcome our new residents and I encourage you to get involved in the Towne Lake community. Also I hope all residents will continue to keep Towne Lake a preferred neighborhood.

We will be printing a 2021 Directory which will have our covenants and 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. If you are a new resident and would like a Directory please let us know and we will deliver one to you.

Due to the Alabama State Health Departments protocols that require social distancing and the wearing of masks, we cannot safely hold our annual meeting in January. The Board has decided to postpone our annual meeting until May 27, 2021 with the hope that we will be able to safely meet. The current Board Members will remain in place and continue to serve. The annual budget will remain approximately the same as the 2020 budget and we will post a copy of the year-end financials on the website in January. 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 ends.

Again, I wish you a Merry Christmas and Happy Holidays. Stay safe and well.

Braxton Bridgers

Present Towne Lake HOA Board Members

<u>Term ending in 2021</u>	<u>Term ending in 2022</u>	<u>Term ending in 2023</u>
Anne Ellington Phillip Henderson Scott Kennington Bill Sewell Suzanna Susock	Braxton Bridgers Sarah Church Kathy Lane	Bill Havron Leon Willis

Towne Lake Website

The new and improved Towne Lake website can be found at <http://townelakemontgomery.com>.

Thank you to everyone who has used the new site to submit ARC requests and questions and concerns to the board.

If you have not visited the new site, please do. Answers to the most frequently asked questions can be found there along with ARC request forms! There is also a Message Board where important notices will be posted.

Friendly Reminders when driving through the neighborhood

-The speed limit in Towne Lake is ***25 miles an hour***...let's be courteous of our neighbors and keep an eye on how fast we drive.

-Alabama state law bans texting and driving, let's be a phone free neighborhood.

-Walkers, runners and bikers should wear reflective clothing and a light source when out at night so you are visible to everyone.

Towne Lake Pet Owners

-The City of Montgomery has a "leash law" (Chapter 4 Section 13).

"It is unlawful for the owner of or any person having custody control of any dog to allow or permit a dog to run at large within the city limits."

-Please be courteous to all Towne Lake neighbors and clean up after your dogs.

Grounds and Beautification

Leon Willis has been busy working with Property Management Source. During this last year improvements have been made to the irrigation system, flower beds, and grassy areas. The canopy of the trees along Technacenter drive has been raised as well as the removal of several dead trees. The tree trimming along Technacenter now allows for a better opening for the shrubbery and rose beds to thrive. New pine straw has been placed in the common areas and the Holiday decorations are up and a beautiful addition.

We welcome Anne Ellington and Suzanna Susock who will be helping with the flower beds and the planter at the main entrance Towne Lake.

Repairs are needed at the gazebo and bridge near the gazebo and will be done in the spring. The fence on Castle Pines suffered some damage during the fall storms and has been repaired.

Thank you to everyone who emails when they see something in need of repair!

Also a ***BIG THANK YOU*** to all the neighborhood walkers who pick up trash daily!

Architectural Review Committee (ARC)

Thanks to the owners who have submitted ARC requests for their outside projects and improvements. 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. It is free, fast and relatively painless – our goal is to turn around requests quickly. *Please remember, we are a volunteer committee within the HOA Board.*

The following are common Covenant violations that need ARC approval prior to beginning a project.

If approval is not granted prior to the beginning of a project, a **\$50.00 fine** may be added to the next dues statement.

-work trailers or dumpsters on the property during construction.

-tree removal, provide the reason for removal. Trees original to the development, or just saying “we don’t like it anymore” is not sufficient grounds for approval.

-changes or improvements to the exterior of homes, including painting, replacement windows, new roofs, patios or sunrooms and new landscaping.

-garbage cans, trash bags, tree and shrubbery clippings; If there is a valid reason for putting it out early, please submit a request. Tree limbs per the City have to be 3 feet or less in length for pick up.

Remember.....the City of Montgomery requires contractors to remove their debris.

Dog Houses

The HOA Board has noticed several residences with dog houses that need to be removed!

Please refer to the Covenants in the directory page 62 sections 9 and 11. January will be a grace period to remove the structures and then the covenant will be enforced.

Violation Letters

No one likes to be on the receiving end of one of these! Year to date approximately 85 letters have been sent to residents. The most common violations were for bulk trash placed on the curb early, signs in yards, and boats and trailers parked in driveways. Fewer letters have been sent this year due to COVID-19 and the board has tried to be sensitive to this.

Mailbox Maintenance

For aesthetics, safety and ARC guidelines, mailbox inspection and maintenance must be done. Refer to Covenants/Guidelines if you have questions.

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 a replacement garbage can, call the city.



Towne Lake Homeowners Association Newsletter

Towne Lake HOA
 PO Box 241234
 Montgomery, AL 36124

<u>Dues Notice</u>	<u>Board Members</u>
<p>To eliminate the confusion of collection of dues please note the following dates:</p> <p><u>January 1-</u> invoices are mailed</p> <p><u>January 31-</u> payment must be received to avoid late charges</p> <p><u>February 1-</u> past due statements are mailed</p> <p><u>March 1-</u> dues not collected by this date will be turned over for collections</p>	<p>Braxton Bridgers (President).....244-0337 Kathy Lane (Secretary).....203-980-5933 Sarah Church (ARC Chair).....215-7254 Leon Willis (Grounds).....215-8904 Bill Havron (ARC Committee).....56-3133 Phillip Henderson (ARC).....544-9736 Scott Kennington.....657-5177 Anne Ellington (Beautification).....320-5009 Bill Sewell (ARC).....467-7813 Suzanna Susock (Beautification)...590-3577</p> <p style="text-align: center;"><u>Thank You for your Support</u></p>