

TOWNE LAKE
HOME OWNER'S ASSOCIATION (HOA)
BOARD MEMBERS

Rita Andrae – President
Ruthie Woodard – Vice President
Harold Potts – Past President
George Whitehead – Treasurer
Lynda Ueberall – Bookkeeper
Angela Millhouse – Secretary
Verna Bowden – ARB Chairman

Towne Lake Newsletter

focus

WWW.TOWNELAKEHOA.ORG

Please remember to attend the monthly home owner's association meeting held on every 1st Tuesday.
>Towne Lake's covenants and by-laws are available online www.townelakehoa.org <

Covenants and Bylaws

Please remember that Towne Lake is a covenant structured community and any rules governing the neighborhood have been put in place to maintain the beauty (ensure aesthetic quality and preserve natural amenities) of the neighborhood and to protect the property values of the home owners. In order to protect property values, ensure aesthetic quality and preserve natural amenities, the Towne Lake Architectural Review Board (ARB) has established certain guidelines, which complement the Declaration of Covenants and Restrictions. As residents of Towne Lake please make sure that you are in compliance with the Covenants and Bylaws by visiting the www.TownelakeHOA.org website to access the link for Covenants and Bylaws.

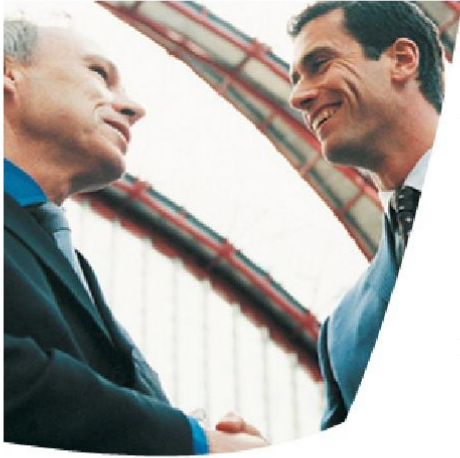


ARCHITECTURAL REVIEW BOARD (ARB)

Verna Bowden/ARB Chairman - asks that you access the Architectural Review Board's Guidelines and the Towne Lake's Covenants BEFORE making any aesthetic/physical changes to the exterior of your property. All request forms are located on the website and should be completed and referred to the ARB before making any changes. Please note that the ARB Committee has **resumed walk-through assessments** throughout the neighborhood and based on the covenant signed by each resident... will be addressing concerns that are not within the covenant agreements, in addition, repeated non-compliance will be subjected to financial fines/property liens as per documented in the covenants and bylaws.

HOT TOPICS!

- NEIGHBORHOOD WATCH
- PAVILLION
- HOA FEE INCREASED 2015
- HOA MEETING DAY - CHANGED
- STREET PARKING
- BRADFORD PEAR TREES



Towne Lake Neighborhood Watch Committee

Your Neighborhood Watch Committee has been established. Your neighborhood's watch Captains will be contacting you with more details as to how you can be a participant in your neighborhood watch. The Neighborhood Watch (NW) Committee has been established as a way for the residents to both be active in identifying activities in the neighborhood that of concern to the well-being of the Towne Lake Community. Your Neighborhood Watch Captains are serving as points-of-contact for conveying information of suspicious activities within the neighborhood and/or of Towne Lake Covenants possibly being violated. Your NW Captains will also be a point-of-contact in sharing with you issues expressed at the monthly Towne Lake Homeowners' Association meetings on neighborhood security/covenant concerns. Remember that with extreme issues or immediate concerns of violence... please contact the police department (911)!

TOWNE LAKE'S PAVILLION AND LAKE AREAS

There will extensive fines for dumping trash, food, pet waste, etc. in the lake or the lake area at the Pavilion. It has been brought to the attention of the HOA Board that residents have been using the lake as a waste area. If you were not aware that this is **NOT** allowed... please consider yourself warned. This is a health hazard and will be addressed with fines up to **\$1,000**.

HOA fees increased by \$5.00 for 2015 to cover depreciation costs and repairs for the common areas.
Below are some recent unnecessary and additional expenses that is not in our budget:

- Extreme vandalism to the playground, which resulted in extra expenses to cover the repair (Mandatory age, ex. 10 years old) the damages caused a serious safety and health concern, and had to be shut down until repairs could be made.
- Extreme vandalism to the men's bathroom-again. Someone tried to pull the urinal off the wall. The men's bathroom is no longer locked because the door had been damaged and replaced so many times when it was kept locked.
- Skateboarders and bicycle riders have been observed on our tennis courts. If this activity continues, we will not be able to continue to repair. The expense is too great.
- No dogs are allowed inside the pool area. Dogs are to be on a leash at all times when they are not on their property. Several dogs run loose around the pavilion and pool areas. This is not allowed.
- Loitering at the pavilion is not allowed. The pool closes at 8:00. There should be no cars or people around the pool, pavilion, tennis courts, or playground after 8:00.

Parking on the street – per the covenants... **do not leave your vehicle** on the streets. See covenants for further clarification.

Mail Delivery - Some of the trees (Bradford Pear trees that align the streets) are inhibiting the mail carrier from reaching the mailboxes. If the mailboxes do not allow easy access for the mail carrier... your mail delivery could be suspended. Please make sure that your trees are trimmed away from the mailbox as well as are trimmed to allow easy access for walking on the side walk. If you are able to trim the trees yourself please trim them before the ARB's assessments to your area.

If you are not able to trim the Bradford Pear tree and need a suggestion for tree trimmers... Towne Lake has secured the services of Jimmy Mast Tree Service (912) 663-5312.

If you are not able to pressure wash your home or driveways/sidewalks and need a suggestion for pressure washing companies... Towne Lake has secured the services of Jimbo Pressure Washing (912) 656-5588.

Remember to call the city of pooler at 748-4800 to pick up yard waste (be sure to give your name and address).

PET WASTE REMOVAL

If you are in need of pet waste removal indoor/outdoor services see Mike Tripp/Nature's Call at (254) 630-6285 (www.naturescallpw.com) or mike@naturescallpw.com

Needed!! Social Committee Members - maintain newsletters, develop social community activities. Service as the social connection for Towne Lake Homeowners Association



TOWNE LAKE HOA

205 TOWNE LAKE WAY POOLER, GA 31322 www.TowneLakeHOA.org