



CALENDAR

DECEMBER

12/8— Recycle

12/13-Board

Mtg

12/22-Recycle

12/23-Office

closed

JANUARY

1/5—Recycle

1/10-Board Mtg

1/19—Recycle

FEBRUARY

2/2—Recycle

2/14-Board Mtg

2/16-Annual

Mtg—Recycle

MARCH

3/2-Recycle

3/14-Board Mtg

3/16-Recycle

3/30-Recycle



THE TOWN CRIER

THE OFFICIAL PUBLICATION OF THE TOWNGATE HOMEOWNERS ASSOCIATION
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Out of the Great Northern Slope
Came the crashing of deer and antelopes

The antelopes were making room for the deer
Behind them was Santa and his gear

In the back of the sleigh, loaded with toys
For all of Towngate's little girls and boys

He was headed south in the middle of the night
Trying to make Texas before daylight

As he flew o'er the red river and looked below
He wondered what happened to all the snow

He landed in Garland in the frosty air
He made it to Towngate with time to spare

He distributed all his gits and toys
To all of Towngate's little girls and boys

As his sleigh wax lifting out of sight
He yelled Merry Christmas to all and to all a good night

By Jack VanZant
(reprinted from 2017)



**Welcome to our new Homeowners:
Gabriela Smith**

ANATICS FROM ANNE

Another year has come and almost gone and it is hard to believe I have been here going on 13 years. I have come to know many of you on a personal level and really enjoy being part of this community. May each of you have a joyous Holiday season and a prosperous 2023. If you haven't met me come by the office and introduce yourself. If you have any questions feel free to call the office.

REMINDER—HOA DUES ARE \$89 EFFECTIVE JANUARY 1.

Congratulations to our Halloween Contest Winners

**Happy Harvest
2028 Court Place— J Ramirez
Boo Spectacular
2001 Court Place—P. McLean
Made Me Jump
2001 Town Place—J Ebarb**

Time to put up the Holly for the Yard Decorations

The Kids Panel of Yard Judges has been excellent with every house looked at in detail and the judging responsibility has been taken very seriously. I would like to include more children to help with this project. December 22 at 6 o'clock at the Town Hall is where we will start. Parents are invited but your vote does not count! The judging consists of walking the property, looking at each house and then deciding which house is best for one of the three categories.

**Most Creative
Best of Season
Traditional**

The yard with the most votes in a category wins the sign which is placed by the kids. I am going to make my best effort to personally invite each kid in the neighborhood or text Sheila Raines 214-274-6412 or email SheRaa27@gmail.com or the Towngate office 972-840-1680, to say you are coming. We want to have refreshments and need the count. The kids that participate in the judging of the yards take pride in their neighborhood.

HOA BOARD

Board Elections are coming up in February. There are 4 positions up for election in 2023. The elective term is 2 years and a member may serve 2 consecutive terms. You must be a homeowner to be on the board and be willing to attend a monthly meeting on the 2nd Tuesday of each month at 7PM and give of your time for other duties. Board members whose term expire are Rene LeCousin, Amalia Lopez, Laura Ostrowski, and Sheila Raines. If you want to be a part of making decisions for your neighborhood please complete the enclosed form and submit to the office. Deadline to get your name on the ballot is January 10, 2023. The election will be on February 16th at the annual meeting. Ballots will be mailed out on January 13th.

Apple Cake

- Jabłecznik -

Traditional shortbread-crust cake with apple filling, one of the most favorite of my cakes. Grandma made this almost weekly, to enjoy with Sunday dinner.

Yields: 10–12 servings **Prep time:** 1 hour **Cook time:** 45–50 minutes

CRUST:

1 whole egg
1 yolk (reserve the egg white)
1 c / 120 g of powdered sugar
2 ½ c / 315 g of all-purpose flour
1 tsp of baking powder
Zest of ½ lemon
7 oz / 200 g of cold butter

FILLING:

10 tart apples
¼ c / 50 g of granulated sugar
Zest and juice of ½ lemon
¼ tsp of cinnamon

To prepare the crust, whip the egg and an egg yolk with sugar. Add flour, baking powder, and lemon zest. Cut cold butter into small cubes and also add to the mixture. Mix and knead until just combined with the help of a utensil. Finished dough should have lumps of butter in it. Butter will make the crust flaky.

Wrap in plastic wrap and refrigerate for 1 hour.

To make the filling: peel and core apples. Grate on the largest side of a box vegetable grater and place in a deep frying pan. Add sugar, zest, and lemon juice and cook on medium until all juice evaporates (about 30 minutes). Set aside to cool.

When ready to bake, preheat the oven to 400° F / 200° C.

Grease the bottom and sides of a 9 x 9 inch / 23 x 23 centimeter baking dish with butter (or line with parchment paper).

Cut the dough in half place between two pieces of parchment paper and roll out to fit your baking dish. Make sure there is enough dough to cover the sides as well. Distribute evenly on the bottom and all the way up the sides. Scoop the cool filling onto the bottom of the crust. Roll out the remaining half of the dough and place on top of the filling.

Whisk the egg white and a teaspoon of water with a fork, and brush onto the top of the crust.

Bake for 45–50 minutes or until crust is golden brown.

**MERRY
CHRISTMAS**

HOA ANNUAL MEETING

The HOA Annual meeting will be on Thursday, February 16 at 7 PM at the Clubhouse. This meeting is for the homeowners. This is the time to come together and meet your neighbors, find out what the HOA has done in 2022 and what is planned for 2023. If you have concerns or questions this is the time to discuss these items and present any solutions you may have to the issues. Put this date on your calendar and plan to attend. Attendance in the past has been very sparse but the Board would like for you as the homeowner to come and participate in this meeting. This is your HOA and can only be successful with your participation. Also, there are 4 positions on the Board to be voted on this year for a 2 year term. Please consider being on the board and fill out the enclosed candidate form. Ballots will be mailed out in January with more detail.

REPORT IT

If there is a suspected City violation as an abandoned car or a trashy problem report it to the City of Garland. Go to their website garlandtx.gov and fill out a form by EAssist located at the bottom of the home page. You will receive a email receipt confirmation and a follow up email when the task is completed.

Need an additional or replacement trash can or if your trash is not picked up. Call **972-205-3500**



2022 BOARD MEMEBERS

PRESIDENT— Pat—214-546-3187

VICE PRESIDENT— Jody—469-323-7747

TREASURER – Amalia—214-697-5125

SECRETARY – Nate –479-530-4439

LANDSCAPE – Sheila-214-274-6412

CLUBHOUSE/POOLS-Laura-214-906-5223

ARCHITECTURA-Jody—469-323-7747

PAINTING - Rene—214-288-3688

Randy Dale- Landscaper/Pool Maintenance
214-882-4251

Code enforcement Danny Moore—972-485-6414
– DaMoore@garlandTx.gov

Neighborhood Police Officer—J.P. Morillos
morillosj@garlandtx.gov

Parking issues—972-205-2222 or
parkingquestions@garlandtx.gov

WEBSITE: www.tghoa.net

EMAIL: garlandtowngatehoa@gmail.com

Tennis court gate code: CZ2006

City Councilman—Margaret Lucht-
council5@garlandtx.gov

Message from the President By Patricia Hartley

For the past 6 months, I have become increasingly concerned about the situation at the storage rooms on Towngate Drive at the back of our complex. Then just 2 months ago, I was appalled and angry by the eyesore that had evolved into a homeless encampment. The filth, trash everywhere, clothes hanging on the fence, the vandalism of the storage rooms, was all too much for me to bear. So I was happy that board members went into action taking measures such as contacting various city officials including our city council representative, the Garland police, code enforcement... And suddenly, things started falling into place to eliminate the problem. Just as I was feeling relieved about the storage room situation, I came upon this story in Captain's Cove, and here is an excerpt.

Y'all. When I got to work this morning, I had to stay a minute in the car because I had tears streaming down my face. I got caught yet again behind a fender-bender and the traffic had me running late to work. That's all I was worrying about. I was sitting at an intersection, waiting to turn off the access road, when I noticed a man experiencing homelessness standing with a sign.

I was in the middle lane so I felt like I could overlook offering any help, a technicality to get out of showing care to another human. There was a male driver in a Terminix van next to me, that I took little notice of. But then I saw the man experiencing homelessness start to walk over to the van and the driver gave him hot food and water bottles.

The man was very appreciative and took all of it to his spot by the road and began eating. Then the driver called him back to the van, and I saw him give the man a warm coat. That's the first time I noticed that the man experiencing homelessness had a thin hoodie and only two thin blankets wrapped around him in the 40 degree weather.

And that's when the tears started. While I had decided that being two lanes away from a human being needing compassion, empathy and his basic needs met, meant that I got a pass on helping...this driver was using that same time at a light to figure out more and more ways to help this man.

This story does not change my mind about the homeless encampment in my community. However, I got to thinking of ways I and members of our community can help. Perhaps we can encourage Garland to build an emergency center for the homeless and helpless. Offer our time to such facilities, donate food, blankets, old sweaters and coats. Most of all, remember that we are all human, and although some people choose to be homeless, others do not.

The spirit of the holiday season includes, Good will toward men (and women)! Happy Holidays to the Towngate community!

“That is an ugly baby!”

Kramer from The Seinfeld show

By Jody Ewing

Have you ever viewed something very unsightly or ugly? Has the owner asked you your opinion or response? I believe all babies are cute or have the potential to grow cute. Many people upkeep or care for their home like it was a baby. A family home is usually the largest monetary expense for a family.

My family moved to Towngate in 2017. Within a year, a form “violation” letter was received about trim above my garage. I was somewhat embarrassed, frustrated and angry. I thought “why would someone say this about my new home. It cost less than \$5.”

As chair of the Towngate architectural control committee, my name and number is listed as primarily contact on all “violation” form letters we mail to homeowners with need for architectural improvement. The committee is composed of all elected board members. Each member is assigned a section of the HOA to be responsible for performing the inspections. You may see us walking around the neighborhood with our pens, clipboards and cell phone cameras. Each committee member provides me information to compile a list for printing and mailing by our amazing property manager Anne. She inputs the name, address, observation, location viewed, dates, and the number of notice(s). We try to send a picture if applicable in the first notice.

We also have a separate committee chairman responsible for the periodic fall painting of the exterior surfaces of each home. Any touch up or repaired wood is home owners responsibility. Instead of “Ugly” I use words such as the following: deteriorating (rot), sagging, unattached, missing, corroded, eroded, frail, crumbled, in decline, in degraded condition, weakened, etc.

During our review we look for repairs, replacement, or maintenance of following “violations”:

- exterior wood surfaces or siding
- brick, masonry, stucco or concrete surfaces
- glass surfaces, windows, doors, roofs and gutters
- Trash or broken limbs or branches
- any surface for touch up paint

Courtesy information related to City of Garland violation or utility issue. *Examples: house numbers on front and back, round metal water access covers stolen or rusted, fencing, cable boxes.

I have met a few new neighbors and friends with questions about the committee's form letter clarification. I welcome your comments, feedback, or questions about the appearance of our town home community. Since I am a middle school teacher, I prefer written questions via text, email, or phone call.

This committee exists to ensure our neighborhood looks pleasant and maintain property values. It is almost time for an election for new board members and I encourage prideful owners to consider running for a position on the board.