

The Town Crier

The Official Publication of the Towngate Homeowners Association

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Published by the Association

PRESIDENT'S CORNER

by Susan Faulkner

At the recent Annual Meeting 2 Board of Directors were reelected, Mary Miller and Jay Taylor. Replacing outgoing Director Jack VanZant is Gaby Cruz-Smith. A big thanks to Jack for his 4 years of service on the board and welcome to Gaby. The responsibilities of each director is listed on page 4.

At our last Board of Director's meeting our neighborhood police officer, Officer St Clair, attended in order to address community concerns. Officer St Clair said that our community has special issues because we are in an area comprised of residential, retail and industrial. The police are aware of the homeless population, and of the prostitution in the motels surrounding our neighborhood. They are working on the issues ongoing. Officer St Clair strongly recommends we not give money to the panhandlers as that reinforces their presence here. Officer St Clair also told the Board that there is an increase in the number of tailgates stolen from trucks and recommends truck owners take steps to reinforce their locking mechanisms. On a side note, my husband's tailgate was stolen from his truck a few years back. He put a hose clamp on the mechanism where the tailgate connects to the truck. Finally; Officer St Clair said that if we saw suspicious activity or homeless people loitering in the area to call 911 and to contact him by phone at 972.485.7915 or at StClairM@GarlandTx.gov.

I contacted the City of Garland to get an update on the proposed build in the field bordering the Towngate HOA. Following is the response I received: The project plans to be on the Plan Commission Agenda on the 3/14. If your property is locates within 400 ft from the proposed property line, you will receive the notification. The notification letters were to be sent March 4. The Planning Department is facilitating the public hearing process and has all project information. Any questions should be directed to: Planning Department 972-205-2445 iwilliams@garlandtx.gov.

A homeowner requested I inquire about the possibility of our Association gating our community should the proposed build move forward. I did make that inquiry and I believe this information will prohibit us from gating the community. The expense would cause our dues to skyrocket. Following is the response: According to the Transportation Department, gated means all those streets will be private streets. That means the HOA would be responsible for all maintenance of the infrastructures; street paving, water lines, sewer, storm drains...etc. For the most part, the City has received request from HOA to convert the streets from private to public because of the maintenance concerns. In order for you to proceed your request, we suggest you to contact Transportation Department which will also contact Engineering and Water/ Sewer Departments to include in the discussion.

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WELCOME HOME

NEW OWNERS

Tamica Thomas

Antics from Anne

It is hard for me to believe I have been working here a little over 7 years. Many of you have become good friends during that time. Each year it amazes me how few of you vote in the annual election or come to the annual meeting. Spring is upon us and that means the pool will be opening soon. You must reactivate your pool card by filling out the form each year. If you do not have a card they are \$15 and can be obtained from the office from 9-1 Monday-Friday. Just a reminder that the area on Court Way is reserved for lawn debris for Dale Landscaping and is not to be used by you or anyone you hire to work in your yard. See you at the pool party.

OFFICE ANNOUNCEMENTS

OFFICE CLOSED - Tuesday, May 31

PAYMENTS - Please remember the dues were increased to \$78 monthly effective Jan. 1 and make your payments accordingly.



HAPPY
ST PATRICK'S
DAY

LANDSCAPE

By Laura Ostrowski

The tree trimming for the season is complete. The start of repairing lawns will be next and in some cases will need the cooperation of the homeowner if new grass is planted. You will be contacted if this is the case. Lawn repair will begin depending on the weather and the landscape crew scheduling this extra work into their regular maintenance schedule. If you have any questions, please contact Anne in the office between 9am-1pm M-F.

Keep Our Community Looking Good

We need all of our residents help in keeping our community looking its' best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly
- Pick up litter you notice in the community and dispose of it
- Make sure household trash is bagged, secured and disposed of in the proper locations.

Trash should go in the trash bin or on the cement driveway behind your unit.

TRASH SHOULD NEVER EVER BE DUMPED ON ANY GRASSY AREA.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!

PAINTING

Annual painting will begin the 1st week of May. This year we will be painting 3902-4026 Towngate Boulevard only.

You will be receiving a letter in April about the painting. Please be sure and return your paint choice to the office. If you need to make repairs do so or your house will not be painted. It does no good to paint rotten wood.

ARCHITECTURAL

Jay Taylor, Architectural Committee

Spring has sprung! As we know with spring comes spring cleaning, both indoors and out. Here are a few tips to help you get your home in tip-top shape without upsetting your neighbors and ensuring that you don't receive the dreaded complaint letter for not following City of Garland code.

- When cleaning out your house you often find you have more garbage than any one trashcan can handle. To ensure that your trash will get picked up by the city, please make sure that everything that does not fit in your trash bin is in a trash bag and stacked neatly around the cans (if it is stormy or windy out please make sure your garbage does not get blown around as you are expected to clean up any messes that your trash makes).
- If your trash is too large for a bag (old wood, furniture, bags of leaves, etc.) then make sure it is also stacked neatly next to your garage or garbage cans (NOT in the grassy area as this will damage the new spring growth or block the sprinklers).
- When making changes to the exterior of your house please remember to check with the front office that what you are changing follows HOA/City of Garland guidelines. Also, Ann might have some tips, tricks, or business numbers that could help your job go smoothly.
- The HOA office carries a ready supply of all the house paint colors, so if you are needing to patch or replace rotted wood, they have paint for you!
- please remember this is YOUR neighborhood too! Keep it looking nice by not throwing your garbage out of your car into the street. Pick up after your dogs when you take them for walks (always on a leash!) Keep your front patio looking nice by picking up your mail in a timely fashion
- Meet your neighbors! Not only is it great to meet new people but it also means you and they are more likely to keep any eye out for any strange occurrences around your house. This helps keep communities strong and people safe.

Remember that if you receive a letter from the HOA board it is because we have received complaints about something or because you are not maintaining your property at HOA agreed upon standards. We always understand that real life happens so please feel free to call if you need to talk about any letters received. We will work with you!

Our property values have gone up the past couple of years, let's do our part to keep it that way by maintaining our properties! I know that I, for one, love the neighborhood that I live in.

2016 BOARD of DIRECTORS

PRESIDENT - Susan -972-896-2205

**VICE PRESIDENT- POOLS-Katrina
972-896-3336**

TREASURER – René -214-288-3688

SECRETARY – Mary - 972-271-0298

LANDSCAPE – Gaby – 479-530-7367

ARCHITECTURAL – Jay – 214-497-9765

PAINTING - Laura - 214-906-5223

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

**Code enforcement 972-485-6400
jprewitt@garlandtx.gov**

WEBSITE: www.tghoa.net

TREASURE REPORT

as of February 29, 2016

Landscape: Weekly Maintenance	\$ 6,830.56
Improvements	\$ 0
Tree Trimming	\$ 7,041.25
Landscape, Treatment	\$ 0
Pools: chemicals/repairs	\$ 0
Maintenance	\$ 649.50
Electricity	\$ 1,190.41
Water	\$ 1,284.17
Common Area Maint. & Repair	\$ 0
Painting	\$ 0
Insurance	\$ 1,017.93
Town Hall Repairs	\$ 0
Town Hall Maintenance	\$ 560.12
Telephone/Communications	\$ 500.72

PARKING

Please be advised that vehicles are strictly prohibited on lawn areas. This includes front yards, greenways or any common area. There are sprinkler systems throughout the association and vehicles can cause significant damage. Should any damage occur the homeowner will be held financially responsible.

THANK YOU

Thanks to all who participated in this year's food drive. Together we provided a donation of 12 grocery bags of food to those in need. The Friendship House is sponsored by First Baptist Church of Garland, in conjunction with local churches and community organizations. If you are interested in volunteering or donating you can visit during open hours or utilize their 24 hour drop box. Located at 620 W. Avenue B, phone 972-272-1010



As the weather is warming up children are walking to and from school. Please be courteous and drive the speed limit. Also please obey the speed limits in alleyways. There are a lot of children that ride bikes, ect. These are not speeding tracks.