



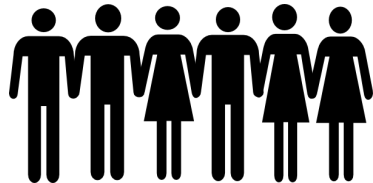
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# THE TOWN CRIER

THE OFFICIAL PUBLICATION OF THE TOWNGATE HOMEOWNERS ASSOCIATION  
2006 TOWN COURT, GARLAND, TX 75041  
PH: 972-840-1680 EMAIL: GARLANDTOWNGATEHOA@GMAIL.COM  
WEBSITE: WWW.TGHOA.NET

September 2018

PUBLISHED BY THE ASSOCIATION



## Message From President Sandy Olive

I want to start out by thanking our outgoing Board Members that I have worked with for the past year.

**Shelia Raines:** Vice-President/Landscaping Chairperson-I know she put in many hours to keep our neighborhood looking great. Many times I would see her out walking and observing how things were being taken care of. Reported back any concerns that she might have regarding the areas that was the Homeowners Organization to take care of. Presented budgets that would show us exactly what the cost would be for approval. She documented all residents request to make sure we responded to a first come first request basis.

**Larry Faulkner:** Architectural Control Chairperson-He had a strong understanding of this responsibility of this position. Keeping a watch out for repairs needed based on our by-laws. Staying on top of the issue until it had been resolved. Per our by-laws there is an assessment each month the homeowner will be charged until repair has been made. This also includes bulky items and trash bins that are over-filled. This also includes vehicles in excess of  $\frac{3}{4}$  ton.

**Arnaud LeCousin:** Pool/Clubhouse Chairperson-He worked to get the club house painted on inside and updated kitchen with stove, refrigerator and microwave. Along with painting cabinets (he and his wife Rene did this work themselves) and replaced the hardware on them. Blinds were replaced in the downstairs area and new carpet for stairway. This has really been an improvement and makes it so enjoyable now.

Our Board and Committees work tirelessly to preserve the quality of life in our community. With the new Board and Committees in place now we encourage you all to participate and help us determine the needs in our area. All Committees need your support so if you would like to serve on one of these please give the Chairperson or one of Board Members a call to sign up.

One last thanks I would like to give to our Property Manager, **Anne Crain**. Before I got on the board I did not realize how much she took care of things for Towngate and the homeowners. She seems to always take that extra step to make sure things are done and in a timely manner.





Welcome to our new Homeowners:

**William Santangelo  
Jennifer Steffen  
Mehwish Khanum  
David & Julie Montes**

### OFFICE TIDBITS

FROM Anne

Another spring is here and with that comes getting the pool ready to open, yards are turning green , and trees are coming alive. If you are doing repairs on your house exterior come see me for some paint. Remember your dues are due by the 10th of the month or you are assessed a \$20 late fee and a year of late fees pays 3 months dues so it pays to get them in on time. If you can't pay by the 10th let me know. If dues aren't current your pool card will not be renewed. Get your reservations in to rent the clubhouse as May and June are always popular times for rentals.

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



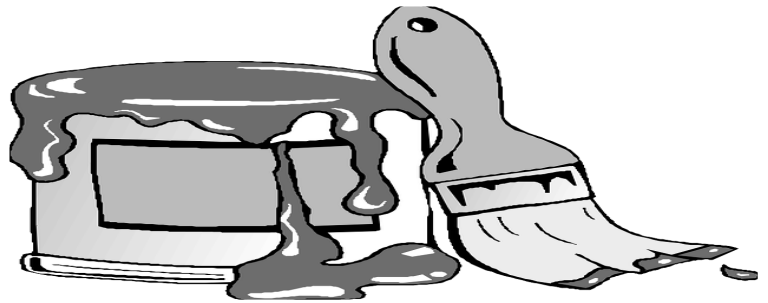
### PAINTING

By Jack

Spring is here and that means we are doing our annual painting. This year we are painting the North side of Towngate Drive . Painting should begin the later part of April. Letters will go out the first part of April for you to choose your trim color. Please return these to the office timely.

Also, if you need to make repairs get them done as the painters are instructed to not paint rotten wood and have the repairs primed ready for paint. If you have vines covering the wall they must be removed.

If you have any questions contact the office.



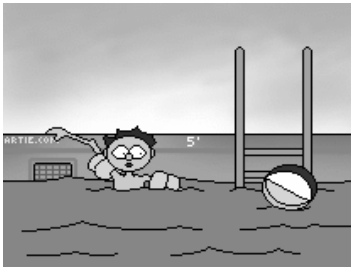
### SPRINKLERS

The sprinkler system is owned and operated by the HOA. It is a complex system with many zones and control boxes. If you have yard work done you should request to have the sprinkler heads marked. If the person you hire damages the system he should make the repairs or you will be charged for the repairs cost. If he does not know how to make the repairs the HOA has 2 people that make various repairs, depending on what is needed. Recently a homeowner had yard work done and heads were capped off and a line was cut that effects other houses being watered on that zone and this could have been avoided by notifying the office or Rene prior to the work .

## Clubhouse/Pools

By Laura Ostrowski

Hello, My name is Laura Ostrowski and I am excited to have been elected for another term on the board. I am on the Clubhouse and Pools committee and am looking forward to a successful year serving our community and adding to the improvements to our neighborhood. Towngate is where I've raised my daughter and have made many great memories over the years. I am looking forward to seeing everyone at our annual Pool Opening and Picnic on May 18th. Attending the picnic is a wonderful opportunity to become acquainted with neighbors and board members. There will be plenty of good food and fellowship. Bring your pool cards for activation. New cards and replacement cards will be issued at a \$15 charge. See you there!



**POOL  
PARTY  
MAY 18th**

BINGO  
& BOARD  
GAMES

GAME NIGHT

TOWNGATE

HOME OWNERS  
ASSOCIATION



APR. 11TH  
7-9 PM

HOA  
TOWN  
HALL

2006 TOWN CT GARLAND, TX 75041

ALL AGES ARE WELCOME

Kay D. Moss

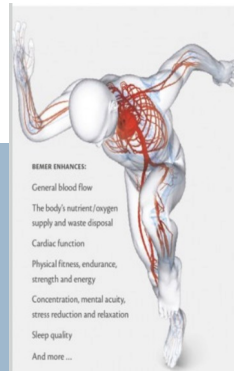
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General blood flow  
The body's nutrient/oxygen  
supply and waste disposal  
Cardiac function  
Physical fitness, endurance,  
strength and energy  
Concentration, mental acuity,  
stress reduction and relaxation  
Sleep quality  
And more ...

Office: 214-669-9576

Fax: 972-864-0196

E-mail:

Primary Business Address:

1209 Northwest Hwy, Unit 118

Garland, TX 75041

Call for Therapy Appointment

## TRASH TALK

By Anne

This has been said before but needs to be put out there again. Please do not place loose trash by your trash cans nor put so much trash in your can that the lid won't shut. The City will NOT pick up loose trash and if the lid won't shut the trash blows out. Do not throw trash out on the lawns, that it littering and you could be fined.

All common ways, including the area on Court Way by the hedges is NOT a dumping ground. If you dump anything over there the City will not pick up and you will be fined by the HOA. The City has advised they will no longer pick up the trash bags, landscape trash bags or trees from that area except for an additional charge. If you have a contractor working at your house for any reason, remodeling or yard work the contractor is to remove all trash.

Trash cans are to be placed on the concrete area behind your garage, not in the common ways and the cans are to be brought back against your garage or in it after pick up on Thursday. No trash or bulk pick up is to be placed in your front yard, alleys only except for the Clubhouse.

## LANDSCAPE

Hello everyone. I would like to introduce myself. My name is Renee' Le Cousin and I am the Vice President and in charge of landscape. I have lived in this great community since 2005. I would like to let you know what our landscaping does. Their duties are to trim hedges, mow the front yards. and other basic landscaping. We do not remove live plants, trees, etc. If you have a request please email me at [neanea2000@gmail.com](mailto:neanea2000@gmail.com) or take your written request to Anne at the office. I am looking forward to meeting all of you.

### MARK YOUR CALENDAR

**APRIL 11—Game Night at the Clubhouse—7-9 PM**

**May 18—Annual Pool Party at the Clubhouse—Dues must be current to activate your pool card—12- 3PM**

## TREASURE REPORT

How monthly dues are allocated:

Yard Maintenance/tree trimming and treatment	\$26.49
Water/sprinklers	\$11.74
Pool maint/repairs	\$5.64
Insurance	\$2.63
Painting	\$16.37
Electric	\$4.17
Administration	\$15.17
(includes office/board mgmt., supplies, Taxes, phones, computer)	
Misc. repairs	\$2.79

The above figures do not include any landscape improvements, Town Hall maint./repairs, or common area maint./repairs.

## Pet News

The Garland City Council approved an ordinance mandating that all dogs and cats over the age of 6 months must be spayed or neutered. If animal services come to your home for any reason they will ask for proof of sterilization and if you cannot show proof a notice of violation will be issued giving you 45 days to comply or a notice of citation will be issued. If you need additional information contact the Garland Animal Services office.

## YARD CONTEST

By Sheila

**December yard decorating contest go to:**

Traditional—Britney Harding 4101 GW  
Most Creative—Jody Ewing 2017 CP  
Best of Season—Joe & Katy Ebarb 2001 TP

Congratulations to all and thanks for making our neighborhood look good.

Next contest will be in May for the Most Colorful, Creative Design and Made you Look yards.

## 2019 BOARD MEMEBERS

**PRESIDENT - Sandy—214-5381563**

**VICE PRESIDENT— Rene-214-288-3688**

**TREASURER – Amalia—214-697-5125**

**SECRETARY – John –469-995-0909**

**LANDSCAPE – Rene—214-288-3688**

**CLUBHOUSE/POOLS-Laura-214-906-5223**

**ARCHITECTURAL /Social  
Gaby—214-725-7021**

**PAINTING - Jack—214-695-3835**

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

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

**Neighborhood Police Officer—Matt StClair  
stclairm@garlandtx.gov**

**WEBSITE: www.tghoa.net**

**EMAIL: garlandtowngatehoa@gmail.com**