



THE TOWN CRIER

THE OFFICIAL PUBLICATION OF THE TOWNGATE HOMEOWNERS ASSOCIATION
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March 2023

PUBLISHED BY THE ASSOCIATION

CALENDAR

APRIL

4/11-Board Mtg

4/13- Recycle

4/28-Recycle

MAY

5/9-Board Mtg

5/11—Recycle

5/19-Yard

Contest

5/20-Pool Party

5/25—Recycle

5/29-Memorial

Day

JUNE

6/8—Recycle

6/13-Board Mtg

6/22—Recycle

JULY

7/4 USA

7/6-Recycle

7/11-Board Mtg

7/21-Recycle

Message from the President

Patricia Hartley

For curiosity seekers, here is a brief history of old school 1970's and 80's Towngate. Construction of the townhomes was actually begun before 1972. However, for a while, they were unfinished buildings, many just frames standing in a field of weeds. In fact, there were empty fields all the way from LBJ to about where Braum's is now, the "ghost town" townhomes must have fit right in.

In 1973, Exchange Savings took over, and in 1974, construction began again, and the first homes were sold in 1975. A huge billboard on the corner of Northwest Highway and Towngate Blvd. proclaimed TOWNGATE: Luxury Townhomes, Maintenance-Free, Five Different Floor Plans, Furnished Models, Club House, Swimming Pools, Tennis Courts. The concept of townhomes was new to Garland, and people who saw the sign were quite impressed by the "Maintenance-Free" attraction. However, potential buyers needed to be aware that this did not include patios, roofs, glass surfaces, and any add-ons. Owners would enjoy recreational facilities, lawn service and systematic painting of their homes—all for a low \$25 per month.

Phase One of Towngate consisted of two-story homes built on Town Court, Court Place, Town Place, and Towngate Blvd. with a double car carport. Later, duplexes on Greenway and townhomes were constructed by Frank Carter and included complete garages. Most other homeowners were converting their carports to closed in garages.

In 1976, Jim Rupard became the first president of Towngate and retained that office in 1977. He was an attorney who lived on Towngate Blvd. and who took the rules, laws and by-laws of the covenants very seriously. Unfortunately, in 1982, at the age of 38, Rupard was murdered at his home in the wee hours of the morning a day before he was to attend a hearing for custody of his child.

In 1978, Will Parker became president. Prior to this, a number of different maintenance men had been hired to maintain the property, but under Parker's term, Troy Nixon was hired as a full-time maintenance man. He went about doing siding replacements, trim work, fence repairs, and other repairs Towngate was not obligated to do. (Continued on page 4)



Welcome to our new Homeowners:

**Isabella DeRita-4104 Towngate Blvd
Butler Realty -4120 Towngate Blvd
Cristobal Garcia-2030 Towngate Dr.
Kassidy Boyle—4018 Towngate Blvd**

ANATICS FROM ANNE

Here we are at yet another year. How time flies by and some things change and other not at all. What hasn't changed is the lack of participation in the HOA Annual meeting. This is your HOA and you should be involved in what is happening in your neighborhood. Don't be a complainer, be a doer and get involved in your neighborhood. I am a employee of your HOA and only serve at your pleasure as Tom Selleck says on Blue Bloods. If you have a complaint or compliment let your Board know and help with the solutions. Your HOA dues are one of the lowest in the area and the Board strives to do the most with that money to make your community a Great place to live

Congratulations to our Christmas Yard Contest Winners

**Most Creative
G. Morales - 2019 TP**

**Best of Season
K. Campos-4130 TGB**

**Traditional
M. McCaffrey-2005 TP**

Time for the Best Yard Contest Sheila Raines

The panel of Yard Judges are the children of the neighborhood! The kids have 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. May 19, Friday at 6 o'clock at the Town Hall is where we are meeting or the next judging event. Parents are invited but your vote does not count! ☐☐ If you cannot meet and walk with us, you are welcome to go on your own and report your vote back to Sheila.

The judging consists of walking or driving the property, looking at each house and then deciding which house is best for one of the three categories.

**Best Yard
Most Colorful
Most Creative**

The yard with the most votes in a category wins the sign which is placed by the kids. The house also wins a gift card, value of \$25. Text Sheila Raines 214-274-6412 or email SheR-aa27@gmail.com or leave your name and number at Towngate office 972-840-1680, to say you are coming or need information on the contest. I will call you back. The kids that participate in the judging of the yards take pride in their neighborhood; It makes me proud to watch.

Landscape is Busy Busy Busy!

Sheila Raines

I walk the neighborhood a lot and am so proud of where I live. People are friendly and will talk with you, both owners and renters, even the visitors at the short-term rentals. Now the yards are starting to come alive and the trees have started to pollenate. Plans have been made to fill in the holes that have evolved from decaying roots from past trees. If you have noticed a hole that I might overlooked, call me or leave a message at the office and I will check your yard and call you back. Dead shrubs are everywhere and Randy's crew will be working on removing them. At the present, tree trimming and removal is taking place. Some areas of the neighborhood had trees planted too close in the past which affected the yards because of too much shade. That project is being worked on as well. Planting of new shrubs will be the last improvement this year. When our budget is spent for this year, we then will have a list of improvements for next year already waiting.

If you would like to talk ideas for your yard, I am available. My phone number is included by the Board members list on the back of the newsletter.

On Friday, March 17 the front yards and common ways were sprayed with pre-emergence weed killer and fertilized.



Spring is Here!

Maggie Dooley

As if the copious amounts of pollen in the air wasn't enough to remind us that spring is here, let's talk about the clutter that most of us have accumulated over the winter season! I know I have my work cut out for me in my own home and thought that others might enjoy some spring-cleaning tips that I recently found helpful for this time of year.

- Clean room by room: The mess is a lot less intimidating when viewed as small projects as opposed to one giant stress.
- Sorting: When sorting stick to these four categories; trash, give away, store, or put away.
- Clothing: If you haven't worn it in the last five years I can promise you won't in 2023 either, donate it!
- Change your air filters: It's time!
- Expired products: ... are just that, EXPIRED. Time to trash any and all expired fridge contents, old makeup and toiletries.
- Time: Don't worry about how long it might take. The more thorough you are the less time it will take next time around.

Happy Spring-cleaning!



Message from the President continued

In 1980, Mike Endrizza became president. At this time, an attorney named William Manchee was on the payroll. He attended every board meeting and did the paperwork for the board and took liberties in re-writing, so to speak, various rules and obligations. He is alleged to have attached documents, making amendments without following the proper procedures. Some board members and homeowners felt what he was doing was both unethical and illegal. 1981 saw Don Waller as president. He was a fair and just follower of the covenants. 1983 - Tom Kirkland; 1984 - Shirley Selman; 1985 - Tom Cook, but he became ill and Nick Santangelo became president; 1988 - Buddy Ramsey; 1989 - Jack Brackeen, but he resigned and Anita Smith became president. These are the facts such as I know them from the old school

Pool Party

By Abel

Get your sunblock and swim wear ready! Our annual pool party will be Saturday, May 20 th . We are looking forward to a fun filled day of food, games, and lots of fun.

Come see all the familiar faces and get to know our new neighbors.

We are in the planning process and are looking at food options. If anyone has any local connections with vendors please text me at 214-601-7156. It will be greatly appreciated.

We have plenty of games available for all ages at the clubhouse. We also encourage anyone to bring his or her favorite game from home to share with the rest.

PAINTING

BY PHILLIP

This year Towngate will be making small changes to our painting rotation to better suit the needs of our community. One notable change will be a shift in the schedule for the upcoming painting of Town Court from Spring to Autumn. This will help avoid the usual pollen, seedlings and rain that can cause occasional problems while also allowing more time and reasonable weather for home owners to make any necessary repairs.

As usual the painting contractor will be responsible for standard preparations such as caulking surfaces that are already painted as well as masking off basic fixtures, door frames and windows. They will not paint any rotted or damaged wood and are not responsible for moving items that they may deem as being an obstruction. As the home owner it is your responsibility to repair any rotted or damaged wood on your homes siding and trim as well as the carport or garage. All bare wood from repairs must be caulked and primed prior to being painted. It's important to remember that this includes trim attached to chimneys and air conditioning units.

With the extra time allotted this year for repairs we look forward to a smooth painting season with plenty of time for any questions or concerns.

2023 BOARD MEMEBERS

PRESIDENT– Pat—214-546-3187

VICE PRESIDENT– Sheila-214-274-6412

TREASURER – Nate –479-530-4439

SECRETARY – Maggie—214-957-1384

LANDSCAPE – Sheila -214-274-6412

CLUBHOUSE/POOLS-Abel—214-601-1756

ARCHITECTURA-Jody—469-323-7747

PAINTING - Phillip—214-403-6075

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

Architecture Control Committee

Jody Ewing

Our goal is to improve the property values of our homes and maintain the desirable appearance of our neighborhood. A letter in the mail....

It has been a quick year as chairman of the architecture committee. It is interesting to study how our HOA operates within established written guidelines of rules /regulations from original documents, updates, city of Garland, state of Texas, or National level.

It was about 12 months ago that our HOA President Patricia and I took a small neighborhood walk as a mini orientation to my new roles and responsibilities. I felt cautious and resistant regarding routine examinations of my neighbor's homes. I shared my personal memories (or feelings) when I received "a letter" from the HOA Architectural Committee chair. It referred to a dangling piece of wood trim. I was surprised (and confused) that my new neighbor examined my home and then spent such effort to personalize a detailed document with due dates and fines. It seems many neighbors recall similarities. We continue to use the similar form letter. Patricia was very informative and helpful with my questions during a quick walking tour of my alleyway. However, I hoped to avoid contact with a neighbor who might question two people pointing, taking pictures, or writing detailed notes. I took quick notes and rapidly walked to the comfort of my garage. It was a success to avoid contact with any neighbors. To continue our training, I pulled away my green garbage container to surprisingly discover a small hole caused by rotting in my garage siding. The hole was about the size of a dime and one finger touch increased size to about a quarter. . My official duty immediately started.. It is said "often the first step is the hardest of all," I felt encouraged as Patricia explained rot can develop when wood is exposed to standing moisture. She restated the obvious that a repair was needed at my home. Practically, I had about 3 weeks to fix my violation and avoid sending myself "a letter." My initial plan was simple to purchase and apply some type of wood filler or outdoor putty. I refer to this option as "plug, disguise, and paint.".. I predicted \$5 supplies and maybe 10 minutes of completion. After my purchase, and about 2 minutes of application time. I knew my plan must strategically change to a plan of "hide and cover." The hole was about the size of a common sticky note. I returned to my favorite home improvement center for inspiration and discovered that current siding options are similar, but not a good seamless match with original siding. I predicted \$35 supplies and 2 hours installation Transportation of a full 4 x 8 feet siding plan after thought and delay time increased. I reconnected with a buddy with a pickup truck in trade for evening out for 2 fajitas dinners and customary additions. I enjoyed sharing my "hide and cover" plan specifications with my friend. I embellished some details to increase eager participation with my 14 year old son and 2 twin daughters. It seemed perfect to highlight my self taught DIY skill while creating idyllic memories for a special family bonding project. However, as you probably imagine, the project was not quick, simple or a minimal cost. I could include several more detailed paragraphs and include summary comparison of final cost and time. Thanks to my neighbor Charles provided some great suggestions, optional processes, and teaching a few new builders vocab terms. I am proud of my carport garage project final results. I ended up replacing all siding, adding solid studs, rebuilding most of the header supports above the garage door, replacement of specially treated sill plate, and termite treatment.

Our committee is aware that an underdetermined cost of money and time is associated with each notification letter. Our property manager generates the same form letter. It is personalized with owner information, dates, committee repair observation, and reminder counts, However, my name is printed as main contact to address your circumstance, questions, updates, suggestions, or clarification. In general, your home has past or will develop wood deterioration. Be sure to carefully inspect everything near ground level. Be diligent inspecting the interior of the header boards above your garage door. Additionally, entire rows of alleyway garages have discoloration from excess sun exposure. These present as rusty, stained, streaking or dirty. Unfortunately, many homeowners are responsible for applying additional coats between the routine painting schedule. Limited paint can be obtained from Anne in the property office. The painting committee does not offer special touch ups or repainting's between the routine rotation schedule. We suggest home owners apply touchups to any wood surface indicating any deterioration. This is the same for separating wood due to the broken seal of the caulking.

To summarize my personal highlights: be flexible, friends with a truck are great, and neighbors can be magical resources.. And of course, it is certain that 14 year old boys have strong opinions and harsh responses, family projects require more input and less plan specifics, teenagers prefer emotional inspired feedback, and always plan for the unexpected

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 if your trash is
205-3500**



**or replacement trash can
not picked up. Call 972-**

It is the law and fines from the City of Garland are costly. Any dog outside the confines of your property must be on a leash and you are required to pick up after them.

