

# THE TOWN CRIER

THE OFFICIAL PUBLICATION OF THE TOWNGATE HOMEOWNERS ASSOCIATION  
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## CALENDAR

### SEPTEMBER

9/1 – Recycle Day

9/5—Holiday

9/13-Board Meeting 7pm

9/15- Recycle Day

9/27-Special HOA  
Meeting

9/29—Recycle Day

### OCTOBER

10-12-Board Mtg—7PM

10/14—Recycle Day

10/28—Recycle Day

### NOVEMBER

11/09– Board Mtg 7PM

11/11—Recycle Day

11/24—Office Closed

11/25—Office Closed

11/25—Recycle Day

Normal Office Hours

Mon--Fri- 9am-1pm

Tues-7:30am-11:30am

Closed weekends and  
holidays

## Message from the President by Patricia Hartley

Halloween is approaching, and it's getting scarier and scarier! But it's not the pint sized goons and goblins in Towngate we have to be afraid of. Instead, we are constantly in fear for our lives because of random, unexpected crimes. Uvalde should have reminded us that we are all potential victims.

Although we can never be 100 % safe, it is important that we start thinking about security measures. You should ask yourself, "What can I do to make my home more secure?" The most obvious is to secure all doors and windows. First of all, lock all doors, but then make sure the locks are sturdy and not easily overridden. And don't forget the garage doors! Also, pay close attention to windows. Here in Towngate, we don't have as many accessible windows as other homes might have, but we should make sure they are locked. We should not only lock sliding glass doors, but also use some kind of device to keep the door from being able to be pushed open – even an old mop or broom with the head cut off will do.

Security experts will agree that lighting is a deterrent to crime. Dark areas could be inviting to criminals. We all want to do what we can to not increase our utility bills, but the expense of a light is extremely minimal. Solar lights are both very inexpensive and very effective.

Of course, after the doors and windows are secured and lighting in place, a security system is an enhancement for those who can afford it. I won't elaborate on all the possibilities.

No one stays home forever. We leave home, and that is when we may face the real monsters. A few weeks ago, Ruth Miller, a 76 year old Garland woman, was on a grocery store parking lot when she was approached by a would-be thief who shouted, "Give me your wallet!" as he tried to snatch her purse. Fortunately, she had a device called a safe personal alarm attached to her purse.

The Safe Personal Alarm is an easy to use safety device that creates a sound that attracts attention and scares away potential assailants. It has the same volume as a military jet during takeoff. It utilizes a pull-pin. Once pulled, the device emits its ear-piercing sound for up to 30 continuous minutes, or until the pin is replaced. There are also little cans of mace and pepper spray attached to key chains that can be used. These sprays have also proven to be very effective. Additionally, you could carry an ice pick or some type of sharp object.

Also, I'm sure you've heard the expression, "There is safety in numbers." You are less likely to be attacked while walking or jogging if you have a companion. This is especially urgent when it's dark!

So, I've presented just a few ideas to stay safe. Don't put yourself in a scary situation by being complaisant. Be on the lookout for ghoulish behavior. Look out for goons and goblins, not just at Halloween, but always.



Welcome to our new Homeowners:

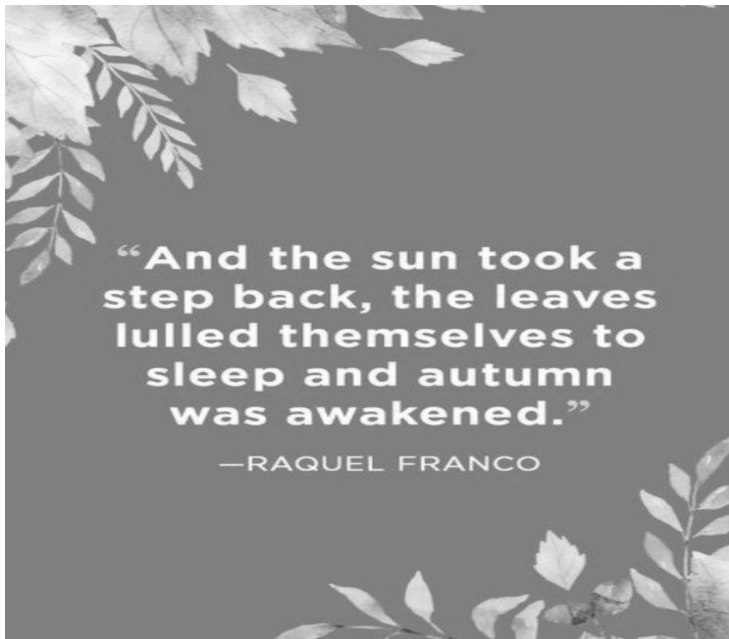
**Kyle Corridon & Naudia Williams**

### ANTICS FROM ANNE

The years just keep going by. I am now in my 14th year working here. I have seen a lot of people come and go during that time. I really enjoy the friendships I have made in this community and look forward to several more years being of assistance to all of you. The cost of the homes have gone from \$80,000 to over \$200,000. Just a reminder that it is your responsibility to carry full coverage on your home. The HOA does not carry any coverage on your home. These are Town Homes and duplexes not Condos so be sure your insurance agent has the correct coverage on your home for your best protection.

### POOLS By Laura

Fall is approaching soon so enjoy the pool areas while you can as the official pool closing date is Monday **October 3rd**.



### TO ALL HOMEOWNERS OF TOWNGATE:

As you are all aware the price of everything has increased and the HOA has not escaped from this. The increased cost in water and pool chemicals alone exceeds the amount of increase the Board has authorized as advised below. Dues have not been increased since 2019.

At the Board of Directors meeting on September 13, 2022 the Board voted unanimously to raise the monthly dues in accordance with the Towngate Homeowners Association Governing Covenants to \$89 monthly effective January 1, 2023. For those that have auto pay set up please remember to change your payment amount for your January payment. Any payment due not received by the 10th of the month will be assessed a \$20 late fee. Dues effective January 1, 2023 will be as follows:

- Monthly -\$89
- Quarterly -\$267
- Semi-annual -\$534
- Annual - \$1068

### ARTICLE IV

### ASSESSMENTS

Section 3. Basis and Maximum of Monthly Assessments.

(a) The maximum monthly assessment may be increased by the Board of Directors to be effective January 1st of each year without a vote of the membership of not more than 5% above the maximum assessment for the previous year.

Sincerely,

Patricia Hartley

President, Towngate HOA

## Yard Awards for Fall

Our Yard awards this last year for Spring, Fall, and Winter have been judged by our kids! The judging 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. Saturday October 22 at 1 o'clock at the Town Hall is where we are going to meet and 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.

Boo Spectacular which displays featuring ghosts.

Made Me Jump which made you jump in fear!

Harvest Celebration which are decorations of fall

The yard with the most votes in a category wins the sign which is placed by the kids. If your children would like to participate, call or text Sheila Raines 214-274-6412 or email SheRaa27@gmail.com or the Towngate office 972-840-1680, to say you are coming. I would like to get a count of the number of people for the refreshments that will follow the judging.

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

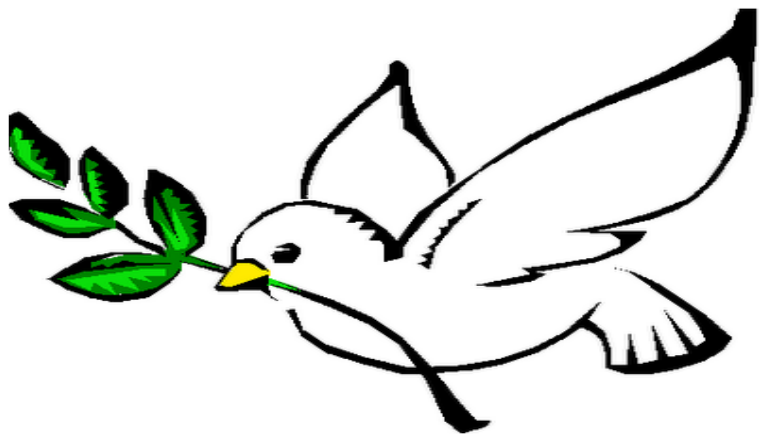


Our thoughts and prayers for the families of the residents no longer with us.

Julie Montes

Betty Haven

Gene Simmons



### Painting

Painting is complete for this year. We painted Court Place. The next street to be painted is Town Court. That will be painted in the Fall of 2023. The Board decided it is better to paint in the Fall rather than the Spring. If you have done repairs and need paint see Anne in the office during office hours.

### PARKING ISSUES

To report disabled or abandoned cars parked on the street—Call—972-205-2222 or EMAIL- Parkingquestions@garlandtx.gov, or turn in an EAssist on the Garland website.

## Oh Fall is coming!!

Amalia

Dreaming of pumpkin lattes, caramel apples, turkey, and mashed potatoes? So am I! It's finally Autumn, a favorite season to many who enjoy the fun foods, festivities, and cooler weather. Autumn is definitely one of my favorites!! The nice autumn breeze means cooler days and nights! **FASHION ALERT!!** Bring on the scarves, jackets and boots!! If you love pumpkins, then you're in luck! Pumpkin flavors can be found everywhere in Autumn, particularly in traditional favorites like pumpkin pie and pumpkin bread, and in more modern treats like pumpkin-spiced teas and coffees. Be sure to get your fill before the season ends!



How your \$85 monthly dues were allocated the 1st 8 months of 2022. Some costs will go down over the next 4 months which will help even out the budget.

Insurance	\$ 1.52
Electric	3.94
Water	9.76
Tree trimming	4.91
Painting	21.95
Pool Maintenance	3.50
Pool Repairs	18.84
Sprinkler repairs	2.68
Town Hall Maintenance	5.05
Landscape Maintenance	21.42
Meetings/Yard Awards	0.45
Office expense	<u>14.40</u>
<b>TOTAL</b>	<b>\$108.42</b>

### 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**