



# Talk About Towne

**Towne Meadows HOA, Inc.**  
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*Talk About Towne* is published for Towne Meadows residents.

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## TM Homeowners! Our HOA Needs YOUR Help!!!

April 2006 is fast approaching, and it will be time to hold our annual HOA meeting and Board of Directors' elections.

There will be 4 Board member terms expiring next year. These positions are currently held by Rod Luker, Randy Gault, Penny Moody, and Barb Stroia. There will also be one open director position with the resignation of Peg Chapados. That makes 5 open positions out of a total of 7! Homeowners, **we need your help!!!**

### CONSIDER RUNNING FOR A POSITION ON YOUR HOA BOARD!

Over the past two years, our HOA has undergone significant, positive changes. Thanks to a successful partnership between your current Board members and RCP, Towne Meadows has achieved much.

- Our HOA is in very good financial health
- Our HOA has made several capital improvements to our common areas
- Our HOA has reduced the number of delinquent homeowner accounts
- Our HOA has achieved over 60% compliance with the first "sticky" notice for CC&R violations
- Our HOA has managed to avoid assessment increases or special assessments

This is good news for anyone thinking of running for the Board because it means that the Board is now in "maintenance" mode.

A solid foundation has been laid; effective and successful policies and procedures have been implemented; we regularly add to our Reserve Account, and we have a finely tuned team-approach concerning HOA governance and association management.

All that's required is to find interested, dedicated homeowners willing to help continue these efforts. The hard part is done! It won't take a lot of time or effort on your part, and the expectations are simple:

- *Attend monthly BOD meetings*
- *Vote on issues as required*
- *Adapt the annual HOA budget (w/ RCP)*
- *Maintain / build the Reserve Account*
- *Adopt or amend rules, guidelines or policies as needed*
- *Continue to strive toward "voluntary compliance" of our HOA documents*

That's it! It's not difficult and RCP is a great resource in helping Board members make effective, informed decisions.

We're doing things right and we care about our community and residents. Help us keep Towne Meadows one of the good HOAs. Serve on our HOA Board. Thanks.

**VOLUNTEER! PARTICIPATE !**

**TMHOA Board Meetings**  
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3rd Monday of the month  
 7:00pm  
 Sun Valley Ch. of Christ,  
 1015 N. Recker Rd.  
 Homeowner appeals  
 heard at 7:00pm.  
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**TMHOA ARC Meetings**  
 3rd Monday of the month,  
 immediately prior to  
 regular BOD meetings.  
 6:45pm  
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Upcoming meeting dates:  
 No meeting in December  
**Mon., January 16, 2006**  
**Mon., February 20, 2006**  
**Mon., March 20, 2006**  
**Mon., April 17, 2006**  
 ☺☺☺☺

**Attendance & participation welcome!**

## TMHOA Board and Committee Changes

Effective October 2005, Rod Luker was elected as President of the Towne Meadows HOA. Penny Moody has agreed to serve as Vice-President, effective November 21, 2005. Both terms expire April 2006. Also, effective November 2005, Barb Stroia will serve as Chair of the Welcome Committee.



## TM Architectural Review Committee (ARC) Announces Plans To Create New Approved Exterior Paint Color Schemes

The original intent of the ARC and Board, in expanding paint colors, was to give homeowners more options. Apparently, there are too many.

Since revising our approved exterior paint color list, there have been a steady number of requests for painting the exterior of homes. Unfortunately, not everyone who repainted obtained prior approval and there have been a few homes that used unapproved colors. There have also been several requests for color combinations that would not enhance the overall appearance of homes in the community. These issues have all been resolved without litigation.

The ARC has discretion to consider characteristics like "harmony", "overall appearance", and "aesthetics" when reviewing architectural change requests. It is the intention of the ARC to further revise the list of approved exterior paint colors and to specify approved **paint color schemes**.

These schemes will specify approved color combinations for walls, trim, pop outs, garage doors, gates, etc. Any exception must be reviewed and have prior approval from the ARC.

**Using unapproved paint colors could result in additional homeowner expense to repaint in order to be in compliance.**

If you would like to participate as a member of the ARC, please notify RCP at (480) 813-6788 or by email at [manager@tmhoa.com](mailto:manager@tmhoa.com)

***The new approved paint color schemes will be available at RCP once finalized. In the meantime, if you are planning on painting the exterior of your home, please:***

- **Submit a ARC change request (*form available online at [tmhoa@com](mailto:tmhoa@com)*)**
- **Select approved colors from these paint lists: Behr, Glidden (Home Depot), Sherwin-Williams, Dunn Edwards, Olympic (Lowe's)**

## A Farewell Message from Peg Chapados

Dear Neighbors, Friends and Fellow Residents:

In the Spring of 2006, my husband and I are moving to Pinal County, so the time has come for me to say goodbye and thanks, Towne Meadows.

What compelled me to get involved in our HOA was a very negative letter and a personal visit from a caring neighbor. Our HOA was going through some very negative things, and I knew I could help make a difference in Towne Meadows.

Since 2002, I have been active on our Board and part of many positive changes. I could not have done it without the help and support of past and present Board members, wonderful committee members, volunteers, friends and neighbors.

*My very deepest thanks to Kevin & Corilee Bishop at RCP, Rod & Mary Luker, Mary & Rich*

*Dahl, Sue & Ted Kolnitys, Rick Prince, Kim Conklin, Cherie & Dennis McCarthy, Kristin & Jeff Van Arsdale, and Sandy & Greg Obolewicz.* Your help, guidance, and support are sincerely appreciated.

It has been an honor serving our HOA. I have enjoyed my experiences and have learned a great deal. I believe our community is better because of the combined efforts of everyone I have had the pleasure to meet and work with.

Thanks for the opportunities you've given me and for the support, patience, understanding and willingness to share your time and talents. It's been great living here!

Best wishes

*Peg Chapados*