

Around Towne

Autumn 2026

Newsletter of Towne Point Owners Association

www.townepoint.org • 360-385-7633 • tpoa@olympus.net • Office Hours: Mon. & Weds., 9am - 1pm

PRESIDENT'S REPORT

Greetings to All TPOA Residents as we enter the cool months and the holiday season. To summarize recent events, I believe we are doing pretty well with our physical plant, and our finances are under control thanks in part to the \$10 quarterly increase this year for the Reserve Fund. We do have a few shortcomings which will be addressed, but if you read no further, please note what excellent work your Towne Point volunteers have accomplished over the last quarter, including the very productive autumn work party held recently, and the very nice summer barbeque.

Volunteers cannot address all our issues of course, and the Board would certainly welcome more help from you, the Towne Point resident. Just ask a committee member of the group that interests you. Our Office Manager Patricia can put you in touch.

The first shortcoming to be addressed is that, like everyone else, our increased costs have gone up substantially. Thus there will definitely be a dues increase put into effect for next year. I don't like it either, but it is inescapable that we do so to remain a valid community.

We will be spending more this quarter on grounds improvement and maintenance, including arborist work for our aging trees. As we don't have sidewalks, our streets need excellent sight lines to protect pedestrians and all vehicle traffic. To that end, several corners at cul-de-sacs will need serious trimming for safety reasons. Owners will be notified and given the chance to do the work, and if not done, we will have the work done and charged back. Our volunteers just trimmed at no cost to the home owner some overhanging branches that were into the setback and affecting traffic. However, all owners and residents should realize their lots DO NOT go to the street edge, and there is a legal setback of seven feet which we may have to enforce. Over the years, this obligation was not enforced very well, and this Board is not going to allow further encroachment. There is no grandfather clause to now let these remain, yet we are not planning to ask for any removals in this space except where it impacts safety; just two or three lots need this immediate mitigation. Here is a summary of the City code on sight obstruction at intersections:

The Sight Triangle: No fence, wall, hedge, arbor, or sight-obscuring feature over 30 inches in height may be placed within a 20-foot-by-20-foot clear vision sight triangle measured from the sidewalk, edge of pavement, or rolling surface.

TPOA Board of Directors

Bill Higgins - President • **Judy Derby** - VP
Jim Flynn - Director • **Jim Maples** - Director
Robert Snow - Director

Board Officer
Patricia Pane Holder - Treasurer

A further note on setbacks from the street. In our CCRs, specifically found on the TPOA website, this section: Article II Property Rights, Section 3(a) Easements, states in part the following:

... Such easements or rights of way shall be confined to the rear ten (10) feet of every lot and five (5) feet along the side of every building plot, and seven (7) feet along the street upon which the lot fronts.

This means that at the street edge, there is a seven foot setback that is an easement that is reserved for utilities, etc. and may not be used by home owners for any purpose other than approved projects such as driveways, parking areas, and sidewalks. We have no plans to remove existing incursions into the setback at the street, but we will remain vigilant to prohibit future incursions.

A note on the green spaces. We want each of our green spaces to be accessible walking and strolling pathways available to all residents. Some owners have the mistaken idea they can expand their back yards to include the green space by fencing off access across the green space. This practice is definitely not allowed, and those owners are hereby notified they will soon be required to remove fences that cross the green space. As always, home owners may choose whether to have a rear fence, but it must be entirely located on the owner's property, not the common property of Towne Point. Owners with illegal fencing will be notified soon and given a date next spring to completely remove said fencing; fences not so removed will be done by a contractor, and owners will be billed for this work. Same with any junk found in the green area.

Finally, a note on the two-wheelers piloted by juveniles and racing around Towne Point. I am in contact with the Boards of several other HOAs, and we will be meeting shortly to discuss what options are available. There appears to be violations of helmet use, age of drivers, licensing, speeding, and trespassing. One of our sister HOAs nearby has an open ticket on this issue with the PT Police. There has been a disturbing increase in the number of injuries and deaths of kids on these machines, so it is a serious issue with the police. Personally, I would like to see parents held to more account, much like recent criminal court cases have held parents liable for their children's firearms violations.

Enjoy the seasonal changes, and perform unexpected kindnesses for a happy life.

Bill Higgins, President

Visit our website: www.townepoint.org

BOARD REPORT

Everyone should be aware that our lawns, trees and fences have become very dry as our climate is becoming hotter and it is raining less. Most of our homes are very close together, older, and built with wood. Several residents are stockpiling wood piles for their stoves, and because of this we are at high risk for a major fire. Please keep your lawns mowed and the brush to a minimum, and store your wood as far from your home as possible. Check your smoke alarms at least one a year, and have several fire extinguishers easily available. If you are thinking of installing or replacing a fence, consider putting up a metal one. Let's not become another neighborhood fire like Lahaina!

We are trying to improve the appearance of Towne Point, and are encouraging home owners to store RV's, trailers, and excess cars in the storage lot. The storage lot is fully fenced, has a motion activated light, is locked with a non-reproducible key, and is FREE for use. We are also trying to make the yard more efficient by asking larger vehicles and boats to park on the left side of the gate where the ground is higher, and smaller lighter units to park to the right, or on the sides. The vehicle must be recorded with the manager to get a key, and the registration must be up to date.

CALENDAR

Coffee Hour

Tuesdays at the Clubhouse
from 10-11 am. All Towne Point
residents are welcome.



Board Work Session

on ZOOM ~ link at www.townepoint.org
6 pm, Wednesday, October 28

Special Budget Meeting

7 pm, Wednesday, Nov. 4, at the Clubhouse

General Membership Meeting

7 pm, Wednesday, Dec.2, at the Clubhouse

Towne Point Christmas Party

Saturday, December 12, Noon to 3:00 pm

The Board is again making a plea for at least a few of the residents of our 169 homes to try and volunteer to join the board, help out on our cleanup days, help put on our holiday get togethers, help out with maintenance of the Clubhouse and other facilities, etc. There is a core group who do most of the work associated with handling the necessary work of keeping Towne Point running smoothly, and we would love some help.

Some examples of volunteer work:

- Landscaping paths, common areas, bushes and trees around the clubhouse, weeding the median strip at the entrance,
- Keeping gutters free of leaves and debris,
- Checking to see if any of our trees look dangerous, need limbs pruned, are covering up street signs or street lights and need to be pruned, needing bottom layer of leaves raised so as not to scratch cars passing underneath,
- Helping to organize the holiday bar-b-que! They could really use some help,
- Refiling and organizing our wonderful books in the Clubhouse,
- Checking out our electrical items, like our floor heaters, water heater, etc.

TOWNE POINT'S



1st Wednesday of the month
Clubhouse • 2-4 pm
Electronics-free • Games & Art
Show up - Join in - Have fun

Adult supervised.

November 4 & December 2

*Continually seeking donations of unopened snacks and drinks,
and/or activities you would like to lead or teach the kids.*

Emergency Preparedness group of Towne Point is seeking folks interested in the topic to participate in our planning meetings. We meet once a month and are seeking leads in Community Building, Finances, and Hub Development.

For an invite to our next meeting
contact Christopher at
overman1107@gmail.com



TREASURER'S REPORT

The Board and the Treasurer will be working on a budget for 2027 in the month of October. A proposed budget will be presented to the membership at a special budget meeting on Wednesday, November 4, 2026, 7:00 pm at the Clubhouse. A postcard announcement with the date will be mailed to members in mid-October.

Ballots for members to vote on the budget will be mailed in mid-November and will be counted at the General Membership Meeting on Wednesday, December 2, 7:00 pm at the Clubhouse.

Included with the budget ballot will be a request that the members vote to waive an audit of the year 2026. The Association is paying to have an audit conducted every other year and in doing so the in between years are also reviewed by the CPA. An audit of 2025 is in progress.

As of the end of September, the expenses are in line with the budget overall. The income is lagging somewhat because more than the usual number of members are owing for previous quarters.

Delinquent accounts will be receiving certified letters with a notice of delinquency and given 15 days to either bring their accounts current or make payment arrangements. After that time period expires, they will be sent to an attorney for collection. The minimum expense incurred by accounts in collection is an initial \$500.

Most of the late payers are one quarter behind in their payments. All accounts with a past due balance are charged a monthly finance charge.

To meet our budget goals and add the projected amount to our reserve fund for 2026, we need members to bring their accounts current by the end of December.

The Association has financial obligations that must be met. So far large one-time assessments have been averted by raising the dues slightly over the years and being able to meet the goal of adding 30% to 36% of the dues collected to the reserve fund.

That projected percentage is based on collecting 95% of the dues billed for the year by year's end. This is the main source of the Association's income. If we do not meet that goal each year, a one-time assessment on each property may be unavoidable in subsequent years.

All-in-all, this Association is in good financial shape at this time. We need the cooperation of the membership to remain so.

Patricia Holder, Treasurer

Oh, Rats!

An increase in rodent activity within Towne Point has been reported by some residents who say that rats are burrowing under their skirting and getting under their homes.

The rats can be very destructive, eating their way through the protective moisture barrier that secures the insulation under your floor, nesting in it, tearing it out and otherwise ruining it. They also chew on wiring, pex water pipes and wood.

Some suggestions in how to protect your home and that of your neighbors:

- Do not stack wood piles near the foundation of your home. This is not only a fire hazard but a harbor for rats to nest in and dig under your foundation,
- If you have bird feeding stations, either remove them for a while or at least take them down at night when rodents are most active,
- Check the perimeter of your home for any rodent digging activity and place barriers or repellents around that perimeter and replenish as needed,
- Check to make sure your crawl space access covers are secure,
- If there is significant rodent activity, you may want to call a pest control service to inspect your crawl space and set traps,
- Create a scent barrier around the perimeter of your home and replenish it as necessary until the threat subsides.



Avoid Poison. Poisoned rodents poison other animals and birds of prey. Poison can attract rodents to your home. The poisoned rodents may crawl under your house before dying, getting into your insulation, walls, and vents, causing unpleasant odors to permeate your home for weeks and spread bacteria if they get into your heating vents.

Townsend Bay Property Management

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Property Management • Rental Services

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