

Around Towne

Autumn 2025

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. It's been a good summer with a lot of accomplishments. We finally convinced the City to open the back unpaved road to Eddy Street as an emergency exit. The August Bar-B-Q was well attended and nicely staged by the Hospitality committee. Thanks to a large group of volunteers, the drain grates in our streets have been cleared out, the front of the Clubhouse landscaping has been done, and the front doors were painted. As well, a professional firm has been contracted to thoroughly clean the carpet. Six mailbox kiosks have been repaired or replaced and 36 new mailboxes installed.

Best of all, our finances are in good condition and we are within budget; but next year's dues will have to be raised to stay in this condition considering rising costs and inflation. As you may know, we are required by law to maintain a reserve fund of some size, which is in compliance. The date for the annual budget meeting will be posted on the website, plus a mailing soon.

I feel our communication needs are not quite satisfactory as I'd like more feedback from residents. Also needed is the ability to send out messages in a more timely manner. Email is our primary method of communication so I will be setting up a listserv system soon which will allow better two-way conversations. Please give the Office your email to be included. More details in the next few weeks, but know that you will be able to opt out if you desire. You can pick up hard copies of the newsletter in the Clubhouse, and request copies of the CC&Rs, bylaws and handbook from the office manager; but doing so will not keep you updated on new, current, or pressing changes.

The web site **www.townepoint.org** remains a source for upcoming events and meetings. Note that the Board does not use any social media accounts, although there is a Facebook group run by a non-Board member.

The two documents on the TPOA website called "Owner's Handbook" and "Supplemental Handbook ..." are

being rewritten to be clearer about the standards and penalties that govern our community. Owners will have the opportunity to comment on these changes before they are approved by the Board. Much more on this topic will follow, but we intend to move ahead firmly because there are a few problems with home appearances and parking that need to be addressed sooner than later. Many owners have commented that we need to tighten up some standards, and I am confident this will do that.

As always, ***Thank You*** to all our great volunteers!

Respectfully, Bill Higgins, *TPOA President*

CALENDAR

Coffee Hour

Tuesdays at the Clubhouse • 10-11 am.

Meetings

Weds. Nov. 5, 7pm, Clubhouse
Special Budget Meeting

Weds. Dec. 3, 7pm, Clubhouse
General Membership Meeting

SAVE THE DATES

November 25

Clubhouse holiday decorating!
Tuesday, Nov. 25, 10am-noon
during the weekly Coffee Hour.

December 13

Christmas Holiday Party, Dinner/Potluck
Saturday, December 13, 5-7pm.

Visit our website: **www.townepoint.org**

GROUNDS REPORT

The 4th Annual TPOA Grounds Work party was a smashing success with 18 volunteers (including 5 kids) coming out to spiff up the entry into Towne Point, trim the bushes, pull weeds and remove dying debris around the Clubhouse. Storm grates to the road catch basins were scraped and needles removed for better drainage. A long tree branch encroaching into the roadway was cut off and removed. We hauled off close to 700 pounds of yard waste to the county compost. We ate yummy snacks and conversed with our neighbors. A good time had by all. Many hands DO make a miracle.

We invite you to join us for the Annual *Spring* Grounds Clean-up and Beautification Work Party.

FACILITIES REPORT

The front door to the Clubhouse was repainted. The Clubhouse windows were washed inside and out and now sparkle! We hired 5 Star Windows – a youth owned window cleaning service, and they did a fabulous job. We removed a hazardous tree next to the Clubhouse. The Clubhouse received brand new pool cues for the pool table, thanks to a member's kind donation.

TREASURER'S REPORT

In the month of October, the Board is reviewing the expenses anticipated for 2026. A budget proposal has been presented to the Board for review and revision. The budget proposal for 2026 will be presented to members at the November 5, Special Budget meeting.

At the 2024 budget meeting, members were notified that it is likely that there will be dues increases in each of the subsequent annual budgets. We are all experiencing increases in utilities, insurance, and other services, the Association is no exception. Utilities are being raised a minimum 3% to 5% for 2026 as are insurance costs. Other vendor services are also affected as their costs rise, they pass those increases onto their customers.

Your dues pay for grounds maintenance, clubhouse utilities, street light electricity, property and liability insurance, road paving and repair, and other services. In 2025, 37% of dues paid are being transferred to reserves for future road paving and maintenance. Towne Point owns its streets and this is the largest expense

HOSPITALITY REPORT

We've had good turnouts to all of the social events this year. The next event is the Christmas Holiday Party and Dinner at the Clubhouse on **Saturday, December 13 from 5-7pm**. Santa will be there, and the Wild Rose Chorale will entertain with their beautiful harmonies. The Hospitality committee will serve ham, mashed potatoes and gravy and everyone else gets to bring pot-luck items. We hope to see you here!

KIDS HOUR OF POWER will continue from 1-3pm on November 12 and December 10 and into next year. The kids are having a blast learning how to cook, do art, play games, sing karaoke, play air hockey and billiards and so much more. We are always seeking unopened snack donations and beverages and we need YOU to share your talents with the kids and teach them something new.



Kids HOUR OF POWER
Adult supervised.

2nd Wednesday of the Month
Clubhouse • 1-3pm

Electronics-free • Games & Art
Show up - Join in - Have fun

Nov. 12 • Dec. 10 • Jan. 14

paid out of reserves. Dues will be increased to cover these expenses and hopefully avoid a large one-time assessment which so far, Towne Point has been able to avoid.

In 2026 one of the cul-de-sacs will be paved, and the cost is expected to be approximately \$55K to \$60K, depending on which one is paved. It is expected by the end of 2025 there will be \$150K+/- in reserves. The paving expense will bring the Reserve Fund down to \$97K in March or April of 2026, while planning to add at least \$36,260 to reserves by the end of 2026 if the budget proposal is approved by the membership.

The Board approved budget proposal for 2026 will be presented to members at the 11/05/2025 meeting and the ballot for approval will be mailed to members mid-November and must be returned by the December 3 meeting when ballots are counted. If members approve, the budget will be ratified at that meeting.

Patricia Pane Holder

Autumn - 2025 Towne Point Grounds Beautification Crew



Thank You to our Beautification-day volunteers
for making our community lovely and enjoyable!



Daylight Savings Time Ends
(Turn Clocks Back One Hour)
Sunday, 11/02/2025 at 12:01 am

TPOA Board of Directors

Bill Higgins - President
Judy Derby - Vice-President
Zory Hill - Secretary
Jim Flynn - Director
Robert Snow - Director

Board Officer

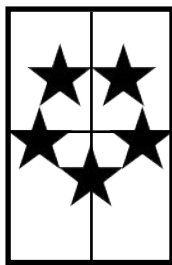
Patricia Pane Holder - Treasurer

HOMEOWNERS SERVICE DIRECTORY



Coon Plumbing

360-385-2666 SENIOR DISCOUNTS
24 Hour Service & Repair



5-Star Window Cleaners

Nathan Keever
Cadin Keever

360-302-6034

Jefferson County Resources

- Jefferson Healthcare Covid-19 Hotline
360-344-3094
www.co.jefferson.wa.us/1429/COVID-19
- OlyCap **360-385-2571** www.olycap.org
- ECHHO **360-379-3246** www.echhojc.org
- Olympic Area Agency on Aging (OAAA)
360-385-2552, Toll-free: 800-801-0050
www.o3a.org/local-offices/jefferson

Townsend Bay Property Management

360-385-3896

Property Management • Rental Services

www.townsendbay.net

412 Logan St., Port Townsend, WA 98368



Towne Point Residential Emergency Preparedness



Newsletter

October 2025

Towne Point's Emergency Preparedness group put together a JUMBLE SALE in mid-September to raise money for emergency/disaster preparedness projects, supplies and events. Thank you to all that donated to the eclectic mix of items we were able to sell. Proceeds go toward communication devices and Tuck-It Bucket starter kit supplies. It was such a success that we plan to do it again next year!

We are coming to the end of canvassing all of the households in Towne Point, gathering information about what people's needs might be during a shelter-in-place emergency scenario, along with skills and equipment that can be accessed during or after a crisis. If one of our volunteer information gatherers has missed you and you wish to be included, please make your request to **overman1107@gmail.com**.

That email address can also get you a free Tuck-It Bucket, which keep all of your small emergency prep items together in one place. A starter kit costs \$15 and contains an emergency blanket, whistle, latex gloves, matches, hand towel, first aid kit, N95 mask, and a flashlight with batteries. The bucket itself can be used as a toilet, and biodegradable bags are included.

Other items that augment this initial collection are leather gloves, nylon tarp, rope, duct tape, knife, extra batteries, can opener, vial of bleach, toiletries, energy bars, and a bottle of water. All of these will fit into the bucket, which is marked *Emergency Supplies*.

TPREP (Towne Point Resident Emergency Preparedness) is looking into the future and planning some winter programs focusing on Emergency Preparedness. We hope you will join us.

This newsletter is emailed to everyone within Towne Point that requests it. To be included, send your request to: **overman1107@gmail.com**.

PREPARE TO PREVAIL

www.townepoint.org



10:16 am (local time)
on 10/16

Find out more at
www.shakeout.org/washington/

Emergency Preparedness Events in our wider local community

Disaster Preparedness: Personal, Family and Community - with Dave Codier. Oct. 23, 30 & Nov. 6, 13; 1:30 - 3 pm at QUUF on San Juan in Port Townsend. Info at **decodier@wavecable.com**

Sessions include group discussion, Q&A, and specific "walk away" skills and information.

David is currently employed in Jefferson County's Dept. of Emergency Mgmt., is a trained EMT, founder of Jefferson County's Medical Reserve Corps, and offers neighborhood medical training.

Jefferson County Department of Emergency Management - **Amateur Radio Class** - Oct. 25, 9am-5pm and Oct. 26, 9am-1pm at the Tri-Area Community Center in Chimacum. Reserve a place at **volunteers@jvcom.net**.

This class involves information and practice exams in order to pass the 35-question multiple-choice online exam to obtain the FCC Amateur Radio Technician license (FCC Registration Number - FRN required).

Learn to communicate with neighbors, friends and family and the Jefferson County EOC during and after a local or regional emergency or disaster.

LOCAL COMMUNITY PARTNERS

The Jefferson DEM Incident Management Team is a group of both professionals and volunteers who work together to staff the Emergency Operations Center during incidents. Volunteer IMT members support emergency operations by working in either Operations, Planning, Logistics, or Finance under the Incident Command System model.



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