

Around Towne

Summer 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

Thanks to all who have put their RVs, and other vehicles in the Storage Yard, which may I remind everyone is free of any parking fee. We have now developed a parking plan which everyone will need to follow to make the yard more accommodating. To use the 'glass half empty' metaphor, there is an area that is more wet than others. Thus small two-wheel trailers will be parked there. The driest area is reserved for large RVs and large camper trailers, thus hoping to avoid them sinking into wet soil. These heavy vehicles will have priority turning space allotted to ease their parking. A few current parkers are being asked to move their vehicle, but most are not. When a new request for a parking space has arrived in the Office, and all the paperwork is complete, the vehicle owner will be escorted by a Board member to the lot and shown the correct spot. Only at that time will they receive the key to the Storage Yard.

A note about manpower shortages, volunteering, and doing a little work around your own street. Despite my pleading, the City will not sweep our streets so it's up to us. Tim, our seasonal mower does not have street cleaning in his contract. We think therefore that home owners should take some small responsibility for doing a little street clean up if the leaves, cones, and branches fall into the street from their own trees. This is actually more important than it sounds because we really need to keep our storm drains clear, and we certainly do not have a ready crew on hand to do that chore.

Our Attorney just reviewed our Rules and Regs and found that we do in fact and in law have the right to enforce the preservation of property appearances within Towne Point. We have a letter from the Attorney explaining this and which cites Washington State law to that effect. The letter may be viewed by contacting me or the Office.

Low hanging trees over our roads have made their appearance again this spring. In some cases, traffic is be-

ing diverted towards the center of the road, which could affect pedestrian safety. Our arborist will be making the rounds soon to perform the trimming. In order to cover the costs, we feel obligated to start the fine process against the owners of those properties. We also do this to be fair to owners who do not have out-of-bounds overgrowth, and should not have to subsidize others for this expense.

Fire season is here early. It's an irony for the PNW that National Fire Protection Week is in October, but never mind. So, be prepared. You can at any time request from East Jefferson Fire Rescue a personalized, on-site assessment directly to evaluate your property's defensible space and structural fire vulnerability. We recommend it.

BTW, here's one more reason for the importance of not parking in the street overnight: fire trucks may not be able to turn around to exit a cul-de-sac. And obviously there's pedestrian safety.

Thanks for the comments I received on our speed bumps. Repainting some of them ourselves to save money will be happening shortly as we now have the paint on hand.

I hope to see you at the Summer Barbeque on August 8.

Bill Higgins, President

CALENDAR

Coffee Hour

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



Board Work Sessions

on ZOOM @ 6:00 pm. Link on the website.
Wednesday, July 29 & Wednesday, Aug. 26

TOWNE POINT BBQ Saturday, Aug. 8

Annual Membership Meeting

September 14, 2026, 7 pm, at the Clubhouse

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

BOARD REPORT

In trying to improve the appearance of Towne Point we are encouraging residents to park extra cars, trucks and RVs in the storage yard. There is no fee to do so.

The yard has high and low areas and, after rainy days, vehicles in the lower areas can sink in the mud and be difficult to move. Larger, heavier vehicles are requested to park in the higher areas, along the fence on both sides of the gate. Please park logistically to make it easier for others to park or turn around.

To park in the storage yard, you'll need a key which will be given to you after filling out the paperwork with the Office Manager.

We are also trying to determine ownership of the "Four Winds" trailer, and the small red trailer. Please make yourself known to the Manager. Thank you!

We are in the fourth year of a severe drought, and the danger of fire is very high. Please do what you can to reduce our risk: keep your lawns mowed, plants pruned and no burning!

Are you prepared? Check out the website (townepoint.org) to see what is happening with Towne Point's Emergency Preparedness.



CHAIN SAW

EVALUATION AND REPAIR

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Important Information About Selling or Refinancing Your Manufactured Home

When selling, refinancing, applying for a Reverse Mortgage, etc., banks, mortgage companies, and appraisers will be asking to verify the HUD Tag and the Data Plate that are meant to be permanent fixtures inside and outside your home. You should locate these two certifications and make sure they are available. Do not remove them or paint over them.

The Data Plate/Performance Certificate provides following information:

• Serial number • Date of manufacture • Name of the manufacturer and plant location • Wind zone, roof load zone, and thermal zone.

Every manufactured home built after June 1976 is subject to federal oversight and is designed to meet specific quality and safety requirements. One way this compliance is tracked through an information label known as the Data Plate. This is an 8 ½" x 11" paper and it is permanently affixed somewhere in the interior of the home:

• On or near the main electrical panel box • Inside of a kitchen cabinet door • Inside of a bedroom closet door

HUD Label (HUD Tag). The HUD Certification label is a metal plate 2" x 4" affixed to the short (end) wall of a manufactured home, one on each section, located on the home approximately one foot up from the floor and one foot in from the right side of the end wall opposite the hitch. The label contains the following:

• Label number(s) • Serial number • Date of manufacture • Name of the manufacturer and plant location • Location of first destination (dealer/retail center or homeowner). You can search online for an example of what each of these items look like.

If one or both are missing, they can be replaced for a fee by contacting IBTS at the following website: <https://lvr2.ibts.org/#/LandingPage> To replace these if missing, you will need the serial number. The Serial Number is also engraved on the front cross beam underneath the house.

TREASURER'S REPORT

As we reach the halfway mark in the projected budget it can be reported that the budgeted goal for replenishing the reserve fund is only \$1,751 shy of that goal as of June 30.

The overall income is right on target with a difference only of \$130 on the plus side. Year-to-date expenses are also as projected with a differential of only \$23. Reserve Funds spent as of 6/30/2026 total \$53,717. The major expense was the paving project totaling \$51,211. The clubhouse lighting was upgraded from fluorescent lighting to LED lighting at a cost of \$2,121.02. The remainder was spent finishing up the kiosk project for this year.

The current Reserve fund balance is \$110,938. It is projected that by year's end the total in reserves will be approximately \$132,000.

Upcoming expenses; There is an audit currently in progress of the 2025 records. The cost for the audit will be more than what was budgeted because the accounting firm we originally hired closed their office upon the death of the owner. The new CPA charged \$500 more than was budgeted. This fee is payable upon receipt of the draft audit. Total cost is \$2,800.

There will be another insurance payment due before the end of the year for approximately \$2,000 and is included in the current budget. Those are the largest expenses anticipated. All other expenses should fall within the budget projections.

There were four homes sold since January ranging in sold price from \$249K to \$420K. There is currently one home in Escrow that will close in July.

There will be an election of Board directors at the annual meeting scheduled for Monday, September 14. Ballots will be mailed mid-August. There are three 2-year terms open and one 1-year term open. Anyone interested in serving on the Board should submit a letter of interest to the office.



*Patricia Holder
Treasurer*



Missing from the Clubhouse on June 30
Wooden Martial Arts Sword
Please return to Clubhouse, no questions asked.
Thank you.

Also missing are
ping-pong paddles and pool cues.

Townsend Bay Property Management

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Property Management • Rental Services

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