

Around Towne

Spring 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

Hello All,

The new Rules and Regulations and the new Owners Handbook have now been approved by the Board and have been posted to TownePoint.org. This was a considerable effort which we began last summer. Its primary goal was to clarify what had been in the old documents, which had suffered over many years of modifications and minor, sometimes confusing or overlapping statements. Please take a look and be aware the new docs are now the official way forward to govern our day-to-day operations. The original CC&Rs and other original documents approved or required by the Washington Secretary of State have not been modified, but these documents legally allow us to form our own rules and regs. The new Owners Handbook and Towne Point description document have been cleaned up to show just those functions.

All property owners in Port Townsend must again maintain the border area between the street and their property lines. For us this is the long area along Discovery Road by the new sidewalk, so of course we will be in compliance, but the law has added a cost to us. We also incurred the (planned) expense of repaving Dana Place, and raising the speed bump in front of the Clubhouse. We are open to suggestions on speedbumps, whether adding, raising, painting, removing, or adding a new one if members feel it's needed.

I will be attending the interactive City Council Workshop on May 11 to keep us up to date on issues like streets, housing, and economic development. Each is an issue that can affect Towne Point in the coming year, and I will report back to the membership.

And finally, we gratefully welcome Jim Maples to the Board of Directors.

Bill Higgins, President

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

www.townepoint.org

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, 4/29 & Wednesday, 5/27

General Membership Meeting

Wednesday, June 3

at the Clubhouse

Many THANKS to the helping hands that turned out for the **Towne Point Beautification and Clean-up** project, April 11. Nine generous volunteers - average age 75 - showed in the rain to help spruce up the area around Victoria Avenue and Queen Mary. Over 600 pounds of yard waste was taken to County compost operations. You all are awesome and your time contribution was very appreciated!



TP Beautification group meets again in October.

Other groundskeeping news: Work continues along the new portion of Discovery Road that fronts Towne Point; small tree trimming and felling, invasive species removal, and tending to the sidewalk clearance strip. Winter debris has been cleared from the Commons in anticipation of spring mowing, and the gravel in the playground has been raked and tended.

Vol. 27, No. 2

TREASURER'S REPORT

In the first quarter of 2026, the paving project for 2026 has been completed. The final cost, which was paid for with reserve funds was \$51,211.18. The clubhouse lighting project is scheduled for April. The fluorescent lighting will be replaced with LED lighting, and two rows of lights will be on dimmer switches. The estimated cost is \$2,297.40.

As of March 31, the balance in the reserve fund is \$102,337.49 and the interest earned in the first quarter is \$976.80. The balance in the operating account is \$10,985.47.

There are five accounts receiving delinquent notices and 27 accounts are owing for the first quarter. All past due accounts have been assessed late fees. Delinquent accounts have been given a deadline for payment to avoid being turned over for collection.

The CPA we hired to prepare the 2025 tax return and perform the audit for 2025 has closed their office due

to the death of the owner of that accounting firm. They gave us some referrals and subsequently, a contract has been signed with another firm. They are preparing the 2025 tax return and will begin the audit after April 15. A CPA must be certified by the state specifically to perform HOA audits and there are less than ten who are certified to do so.

Notices have been sent with mailed and emailed second quarter dues statements regarding the roll out of the revised Rules & Regulations and Owners Handbook. Members are encouraged to review these documents on the website "Documents" page. They can be emailed also. Hard copies will be available as of 4/13/2026.

Since January, there have been two homes sold, one on Renee Place and one on Towne Point Avenue. These will be owner occupied.

Patricia Pane Holder, Treasurer

BOARD REPORT

The board has finished updating and strengthening Towne Point's Rules and Regulations document, along with the Owners Handbook. It's important that everyone familiarize yourselves with the changes, as we will be starting stricter enforcement. The new documents are available online or copies can be picked up at the Clubhouse.

Two important changes to be aware of: first, the number of cars per household is now limited to four, and they must be parked on a dedicated driveway, not on grass or lawn, and second, RVs, trailers, and trucks must be parked in the storage lot (which is free). You will be asked to fill out some paperwork and make a deposit of \$30 for a (refundable) yard key.

We would like to remind all homeowners that it's important that the office have every homeowner's and renter's phone number and email address. We need to be able to contact you if necessary. We will never call or email unless absolutely necessary.

Elections are coming up for new board members in September, and we need some new members. The position is not difficult or time consuming. If you're not interested in being on the board, then consider joining one of the committees. Your involvement can help make Towne Point a desirable and well operated place to live.

Judy Derby, Vice-President

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