



Office Hours: Monday - Thursday

Office Phone: (903) 758-1901

9am - 4pm Closed Friday's

Office Fax: (903) 232-2757

Email Address: townelake@sbcglobal.net

Website: [townelakehomeowners.com](http://townelakehomeowners.com)

April 2024

Office Manager: Tammy Pressly

TLV Community Newsletter

In This Issue

TLV Announcements	1
A Word from the Board	2-3
Total Eclipse	4

**Lake Homeowners, Inc.**

**Board meeting**

**APRIL 8, 2024 Monday** 6:30pm

The Towne Lake Village Clubhouse

As a reminder, in order to be on included on the board meeting agenda any compliments, complaints, or suggestions **MUST** be submitted in writing **2 BUSINESS DAYS BEFORE** the scheduled meeting.



We hope to see you all in April!



**POOL KEYS  
IF YOU HAVE  
NOT  
TURNED IN  
YOUR POOL KEYS**

**PLEASE DO SO.**

**POOL COST IS \$50.00 PER  
YEAR, YOU WILL RECEIVE  
A WRIST BAND WITH A  
KEY FOR THE POOL,  
AND EACH HOUSEHOLD  
WILL BE ALLOWED TWO  
GUEST.**

**ONCE POOL HAS BEEN  
INSPECTED: I WILL SEND  
OUT AN EMAIL LETTING  
EVERYONE KNOW WHEN  
POOL WILL OPEN.**

# **A WORD FROM THE BOARD**

---

---

## **TOWNE LAKE HOMEOWNERS INC.**

**The Towne Lake Village Homeowner's Association Monthly Board meeting was held on March 11, 2024, at 6:30 pm in the HOA clubhouse.**

**Members Present: President, David Jacobs, Vice President, Bobby Hunt, Treasurer, Allison Benton, Greg Lewellen, Ruben Juarez, and Walter Peacock.**

**Absent: Colleen Miley**

**Board President David Jacobs called the meeting to order.**

**The minutes from the February 12, 2024, board meeting were reviewed. Bobby Hunt made the motion to accept the minutes as written. Walter Peacock seconded the motion. All were in favor and the motion carried.**

**Allison Benton presented the Financial Reports. The motion was made by Walter Peacock to transfer \$7,000 from the General Account to the Road Fund Savings account. Ruben Juarez made the motion to accept the proposed transfer. Walter Peacock seconded the motion. All were in favor and the motion carried.**

### **Open Forum: Questions or Concerns of Residents**

**A few residents expressed concern over the sink hole area at 1200 Towne Lake Drive. The homeowner had a recent water main leak which was repaired by the City after several attempts. Although the City is aware of the unfinished business, David Jacobs will contact them to ensure that the road and the driveway are repaired to their original condition**



**MEETING  
MINUTES**

## **Old Business**

**Clubhouse Back Deck – Work is completed.**

**The RCI Construction bid in the amount of \$ 22,709 for the drainage problem from the street to perimeter fence at the corner of Towne Lake & Montreal was presented to the board for approval. Bobby Hunt made the motion to accept the bid. Walter Peacock seconded the motion. All were in favor and the motion carried.**

**The Rules and Regulations for the Towne Lake Village HOA: David Jacobs & Bobby Hunt, Walter Peacock, will be attending a meeting with the Association Attorney, March 14, 2024.**

## **New Business**

**David Jacobs presented the current clubhouse rates to the board in consideration of raising the rates due to the costs of rising electricity rates and recent expenses. The current rates for rental are \$35.00 for Monday through Thursday, and \$50.00 for Friday through Sunday. The board unanimously agreed to raise the rates to \$50 for weekdays and \$ 75.00 for weekends. The \$100.00 deposit remains the same. Homeowners who have already reserved the clubroom will pay the former rate. The new rate schedule is effective immediately.**

## **Executive Session**

**Association Balance Sheet was reviewed.**

**With there being no additional business, Bobby Hunt made a motion to adjourn the meeting. Walter Peacock seconded the motion. All were in favor.**

**Submitted by: Tammy Pressly, Office Manager**

# April 2024 Total Solar Eclipse

On April 8, 2024, a total solar eclipse will sweep across North America. Most of the Dallas-Fort Worth area is in the path of totality, giving residents the once-in-a-lifetime opportunity to [watch the moon block the sun](#) for just under four minutes.

If you're planning on being out in the Hill Country, you'll find more remote viewing spots in places like Boerne, Bandera, or Kerrville.



The path of totality covers a massive area, and the eclipse will cross through three of the largest cities in Texas: namely, Dallas, San Antonio, and Austin.

Texas did not experience the previous solar eclipse in 2017 but will have a front-row seat for the upcoming total solar eclipse in 2024.

We have to go back to May 28, 1900 for the last time the state of Texas saw a total solar eclipse, But this eclipse only went over South Texas. More of the state saw a total solar eclipse July 29, 1878 & May 28, 1900.

**How long will the Total Solar Eclipse Last?**

**4 MINUTES, 28 SECONDS**

**How rare is the 2024 solar eclipse?**

**Total solar eclipses over the US are rare: The next one won't happen for 20 years. The next visible total solar eclipse to cross over the U.S. after April will come in more than two decades on Aug. 23, 2044, according to NASA.**

**Will it be dark during the Eclipse?**

**A person in the path of totality will experience a total solar eclipse, and the sky will become completely dark for a few minutes. They will be able to see stars in the sky and animals will start their nighttime habits.**