



◆ TOWNE LAKE TIMES ◆

A Publication of Towne Lake Hills Community Association

March/April 2018



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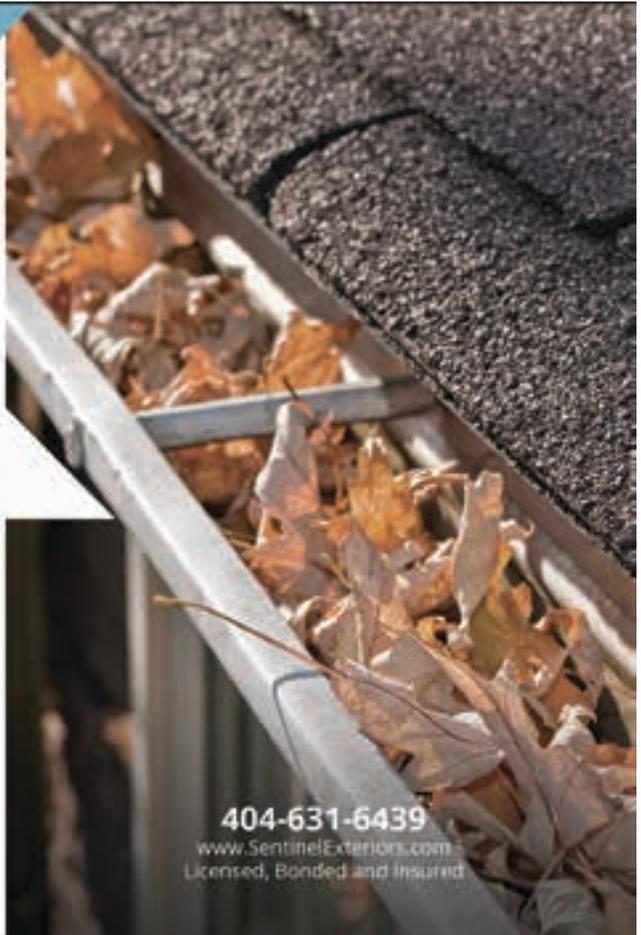
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- Annual Dues
- **11th Time Change**
- 17th St. Patrick's Day
- **19th Board Meeting**
- 24th Easter in the Park



- 2- 6 School Holiday
- **16th Board Meeting**
- Earth Day
- **28th Brew Cruise**



- **3rd – 5th Community Garage Sale**
- 5th Cinco de Mayo
- **13th Mother's Day**
- 25th Last day of School
- **27th Start of Summer – Pool Party**
- 28th Memorial Day

* HOA board meetings are the third Monday of each month at 5:30. They are subject to change so please check the community message boards.

March/April at a Glance

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◆ Community Contacts ◆

Committee Chairs

Architectural Control: Doug Patten
modificationssixesmanagement.com

**Common Area Landscape:
James Kinports**
Landscape@townelakehillshoa.com

**Neighborhood Watch:
Donna Gardner**
NeighborhoodWatchtownelakehillshoa.com

Newsletter: Vickie Thomas
Newsletter@townelakehillshoa.com

Pool: Kent Burklow
Pool@townelakehillshoa.com

Social:
**Candess Wing, Jennifer Sposito,
Lori Powell, Kim Nickels**
Social@townelakehillshoa.com

Swim Team, Shannon Bates:
TLHtidalwaves@hotmail.com

Tennis: Mark Billson & Jim McFerrin:
tlhtennis@comcast.net

**Welcome Committee:
Tonia Nessel & Shawna Herrington**
Welcome@townelakehillshoa.com

Associate Board Members

**President,
James Kinports – East:**
james.kinports@townelakehillshoa.com

**V. President,
Michael First – At Large:**
michael.first@townelakehillshoa.com

**Treasurer,
Jim West – North:**
jim.west@townelakehillshoa.com

**Secretary,
Kent Burklow – At Large:**
kent.burklow@townelakehillshoa.com

**Director,
Jeff Kalteaux – West:**
jeff.kalteaux@townelakehillshoa.com



Photos courtesy of J. Paige Brigman
- One Love Photography

Property Managed by TLH HOA and Sixes Management Group

1007 Towne Lake Hills E, Woodstock, GA 30189
Office – 770-575-0943
Email – mail.tlh@sixesmanagement.com

Property Manager Amy Balseiro

amy.balseiro@sixesmanagement.com
Office hours are Monday - Friday from 9:00 am until 4:30 pm.



Towne Lake Hills Tennis Pro Shop:
770-516-6325

Tennis Pro: Mark Billson 678-591-4174
tlhtennis@comcast.net
<http://townelakehillstennis.weebly.com>



Towne Lake Hills Golf Club
770.592.9969

1003 Towne Lake Hills East,
Woodstock, GA 30189
<http://www.townelakehillsgc.com>

**Request approval for modifications
to your home or yard, please contact:**

**Architectural Committee Control/Image,
modifications@sixesmanagement.com**
**You may obtain the forms on our website or
by coming by the office. Townelakehillshoa.com**



facebook.com/tlhoa



(new) find us
@TLHillsHOA

◆ Letter from the President ◆

Hopefully this letter finds you doing well and enjoying the start of spring. Any day now the dogwoods will be blooming and the light green color of the hardwoods beginning to leaf out will be all around us.

Our annual Home Owner's Association meeting was held the end of January this year. I wanted to thank all of you who attended to provide support and input into our Home Owner's Association (HOA). At the meeting, we discussed our 2017 accomplishments, reviewed the 2018 budget / planned reserve expenditures and elected the two "at large" directors. The main focus of our reserve expenditures / investments for 2018 is the refurbishment of our playground / park area and the installation of LED lighting on the tennis courts. Also for 2018, we will be resurfacing four tennis courts, repainting the tennis shop, transitioning the north pool over to a saline system (eliminates chlorine) and improving landscaping in the park area.

Many thanks go out to all those who volunteer in various roles within our neighborhood as well as to all those who took the time to come and participate in the annual meeting. The board would also like to thank everyone at Sixes Management who help to keep our association running smoothly.

Annual assessments were due by March 1st. Hopefully everyone remembered to get those in. If not, please mail or drop them off at the Sixes Management office upstairs in our clubhouse. The annual assessment allows us to maintain the community entrances, clubhouse, tennis & pool facilities and the playground / park area.

Our social committee has a lot of fun events planned again this year, so come on out and meet some of your neighbors and participate. They just hosted another successful "Vegas Night" and a family movie night at the clubhouse. Coming up will be an Easter egg hunt and activities at the park for our neighborhood kids. To make sure you don't miss out on events like these, keep a look out

at the community message boards at each neighborhood exit and make sure you are getting the HOA emails.

The HOA is constantly working to update contact information for homeowners, so that we can keep you up to date on community happenings. If you are not receiving periodic email updates from info@sixesmanagement.com, please send them an email at the aforementioned address and include your name, community in which you live, address and ask to be put on the Towne Lake Hills HOA email distribution list. We make every effort to keep emails to a minimum; usually only "1" email every week or two. You can also find a lot of information on our website; such as a calendar of events, contact information for the board & management company as well as forms and information about our covenants / bylaws. Take a look at: www.townelakehillshoa.com.

As always, please let any of us on the board or at Sixes management know if there is anything you believe we need to focus on to continue making this a great community in which to live. Have a great spring!

James Kinports
Association President



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Sink Holes – To Fill Or Not To Fill Don't Let It Become A Money Pit

By Doug Patten

Sinkholes, or sinking areas, are a reoccurring problem many of our homeowners are seeing in their yards. Sinking areas may be a result of poorly compacted yards, slopes, or backfill over buried storm pipes. Some types of sinking areas are easier to fix than others. Identifying the cause of the sinking area is critical in determining the resolution. Often homeowners attempt to fill these holes with fill dirt, only to see the issue reappear after a period of time. Sink holes can be result from several things, however most sink holes are the result of construction debris buried by contractors during the building of your home. Don't blame your builder, Towne Lake was developed during the 90's and, and the practice of burying construction materials was accepted within the county until the late 90's. Building Inspectors and County officials learned over time that this practice led to sink holes. They have since changed the law and stepped up prevention in newer construction.

Buried debris will decay based on the material makeup and the weight of the dirt on top. As you try and fix the sinkhole by adding dirt, the additional weight causes further break-up and decay of the buried materials. This turns into an endless cycle until all the materials fully

decay. The process never ends. The best solution is to identify the true cause of the sinking area and to seek a professional opinion on the best resolution. Take care to avoid non-reputable contractors who may attempt to take advantage of a helpless homeowner. A trusted contractor, that is skilled in this type repair and licensed by the state, is very important. A sink hole can be a money pit. What you see on the surface may only be part of the issue. The entire hole must be dug out and all materials removed, then refilled properly with good fill dirt. A quality contractor should know how to accurately identify the problem and the correct process to fix.

This article is being written to help you understand sinkholes. You may have been a victim of an out dated practice by your home contractor, but don't be a victim twice trying to repair it. This type of repair must be permitted by the ACC Committee. I am the current ACC Chairman, as well as a State Licensed Design Professional. My contact information is available through the management office. There are other neighbors in this neighborhood that are qualified to help you as well. It is my goal as ACC Chairman and a fellow TLH homeowner to help my neighbors in Towne lake work through issues just like this.



Many of our HOA members may not know, but the volunteers on the Architectural Control Committee (ACC) are working hard to try and meet contractors on the site of homeowners who fill out ACC Modification requests with significant changes such as building pools, installing walls, grading, etc. The intent of this visit is not to delay projects, but to help everyone understand our guidelines and ensure that the contractor you choose is informed of the stipulations of your approval. We try to encourage everyone who wants to improve their home, to make changes / additions which meet our guidelines to help avoid issues in the future.

To help speed along one of the more frequent requests we receive, exterior paint color approval, we are publishing a new color pallet book to try and help homeowners pick a pre-approved paint scheme to for their home painting project. This book will be available shortly; both on our website as well as in the management office in



our clubhouse. We anticipate having it completed before the end of January. Unfortunately, we still have some homeowners that do not abide by the guidelines to get paint colors approved, prior to repainting the exterior of their home. We periodically see paint schemes that do not meet our guidelines. Our painting requirements and guidelines are in place to try to ensure our neighborhood maintains an up kept look, which is also in keeping with the style / architecture of our homes.

Finally, we wanted to address a topic which has become an issue recently. Some are still taking their trash to the curb early Sunday instead of after the approved 6PM time. It is common to have prospective buyers visit homes on Sundays and many of our neighbors have guests over on Sundays as well. Driving through a trash can lined street just looks bad for all of us. So, pass the word along and remember that taking care of the neighborhood is all of our responsibility.

Thank you

2 EASY WAYS TO PAY YOUR DUES

If you have a phone number or email change, please update the community data base. Go to: <https://sixes.vmsclientonline.com/> Enter account number and password - click user profile tab. Or you can go to our community website at <http://townelakehillshoa.com/>.

<https://sixes.vmsclientonline.com/>
Enter account number & password, click e-Payment

OR

<http://townelakehillshoa.com/>

If you do not know your password & want to make a payment

- Go to www.cabanc.com

- Click on Pay by echeck/pay by credit card

- Click on make a onetime payment

- Management Company ID: 0514

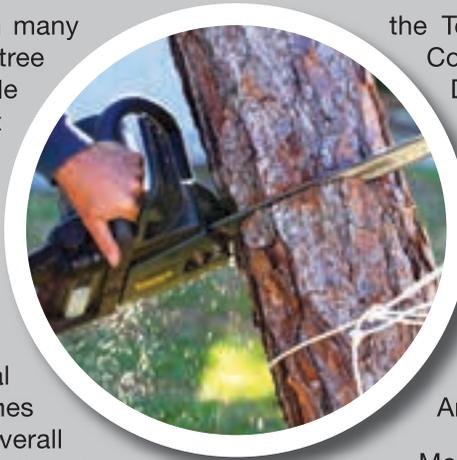
- Association ID: 0418

◆ ACC Approval Required for Tree Removal ◆

Unapproved Tree Removal

Unfortunately, there have been many recent instances of unapproved tree removal within our community. While the Association makes every effort to accommodate homeowner requests, there are instances in which it is not appropriate to approve the removal of trees. Trees provide aesthetic appeal to our community, provide necessary buffers between properties in many instances, play an important visual role in streetscapes, and oftentimes play an integral role in the overall landscaping of a Lot. As a reminder, the Towne Lake Hills Community Association fine policy for unapproved tree removal is as follows:

Any homeowner who removes, or allows to be removed, trees without obtaining pre-approval by from



the Towne Lake Hills Architectural Control Committee per Article VII Section 13 of the Declaration of Protective Covenants, will be subject to an immediate \$250.00 fine. Further, the Association, in certain instances, may assess additional fines in excess of the \$250.00 initial fine based on the nature of the violation, in addition to possible remediation (installation of new trees) and all other enforcement remedies afforded the Association by Article XV of the Protective Covenants.

Modification Request applications are available at www.townelakehillshoa.com, or in the property management office at 1007 Towne Lake Hills East, Woodstock, GA 30189.

Mailbox Repair

This is a great time to look at your mailbox and make sure it looks its best.

- Make sure the post is securely in the ground, not wobbly and is standing up straight.
- Check to insure that the numbers are securely on the mailbox.
- Both door and flag must be present, in good condition.
- Mailbox needs to be clean and free from debris left by perching birds, mildew and faded paint.
- Please see the classifieds for someone to paint your mailbox.

The Towne Lake Hills HOA requires a standard mailbox be used by all homeowners. To order replacement parts or a new mailbox, please contact:

Global Home Products

3862 Peachtree Crest Drive ~ Duluth, GA 30097
770-409-8292

Replacement Parts:

schedule@mailboxesatlanta.com





**Please request approval for modifications to your home or yard.
modifications@sixesmanagement.com**

Street #	Street Name	Resident Name	Status
401	Bridgepoint Lane	Stephen & Kathleen Fleming	
	Replacement of windows as submitted.		
412	Clubview Drive	Thomas & Suzanne Mahoney	Denied
	Remove 2 trees as submitted.		
412	Clubview Drive	Thomas & Suzanne Mahoney	Approved w/condition
	Remove 2 sweet gum trees with agreement that 2 crepe myrtle trees will be planted in the Spring of 2018.		
420	Clubview Drive	Patrick & Susan Kaczaral	
	Landscaping alterations as submitted.		
7000	East Hills Way	Paul & Kristal Johnson	
	Replace gutters and downspouts, and tree trimming as submitted.		
606	Goldpoint Trace	Jim & Romaine Manderano	
	Replace gutters as submitted.		
3011	Golf Crest Lane	Kyle & Shannon Wallace	
	Install pool as submitted.		
803	Hillcrest Lane	William & Jean Byers	
	Replace garage doors as submitted.		
304	Hillpine Drive	Steven Engman	
	Repair stucco and paint home as submitted.		
316	Hillpine Drive	Scott & Amanda Augustine	Denied
	Install pool shed as submitted.		
4027	Ironhill Lane	Thomas Holbird Jr.	
	Remove existing wooden deck and replace with paver patio as submitted.		
3022	Ironhill Way	Jennifer Anne DeYoung	Approved w/condition
	Remove leaning tree with agreement that a smaller tree will be planted as a replacement.		
207	Morning Mist Way	Margaret Newman	Approved w/condition
	Remove and replace 2 small trees in front yard as submitted. ACC requires that 2 additional trees be planted to screen the playset from the golf course.		

◆ Architecture Log ◆

1023	Towne Lake Hills East	Robert & Leslie Hutto	
	Replace garage door and gutters as submitted. Same as design as original.		
1028	Towne Lake Hills East	Scott A. Schug	Approved w/condition
	Repair sink hole as submitted.		
	Landscaping and stairway as submitted. Silt fencing will be checked before starting the project. Homeowner responsible if silt enters the road.		
1059	Towne Lake Hills East	William & Deborah Tisdale	
	Replace gutters and downspouts, same as existing.		
1079	Towne Lake Hills East	Joseph & Larissa Ranieri	
	Remove 4 dead trees, decaying stumps, and 2 smaller pines as submitted		
1079	Towne Lake Hills East	Joseph & Larissa Ranieri	Approved w/condition
	Install pool as submitted.		
1091	Towne Lake Hills East	Joseph Harris Jr.	
	Paint home as submitted.		
1121	Towne Lake Hills East	Brad & Lorita Moore	
	Replace siding and windows; repaint back of home in same color scheme as existing.		
2004	Towne Lake Hills West	Clabe & Anna Chapman	
	Remove 1 overgrown tree and replace with Japanese Maple as submitted.		
2042	Towne Lake Hills West	Richard & Carol Gorlewski	
	Paint home as submitted, colors are the same as original.		
3004	Towneside Lane	Gregory & Gina Crittenden	
	Replace deck and add screen porch as submitted.		
3025	Towneside Lane	Gerald & Joan Mueller	
	Replace windows as submitted.		
203	West Hills Way	David & Gretchen Hall	
	Remove 2 trees and other landscaping as submitted.		
203	West Hills Way	David & Gretchen Hall	
	Install fence as submitted.		
5030	Winding Hills Lane	Chris & Beth Stephenson	
	Paint home and replace driveway same as original, as submitted.		
5042	Winding Hills Lane	Jeffery & Susan Moore	
	Remove trees and plant ground cover as submitted.		
5061	Winding Hills Lane	Randall & Linda Siebold	Approved w/condition
	Remove trees as submitted with the stipulation that re-planting be completed as submitted.		



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Thursday
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Draft Beer Specials

Friday & Saturday
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and Drink Specials

Sunday
Sunday Brunch
\$5 Absolut
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Spring Yard Clean-up List

Spring is almost here, we all want to be outside enjoying the great weather and not taking care of the yard. All yards will need some TLC after the winter season.

If you take time now, you can prevent problems in the future. Make a checklist of what needs to be done, take a weekend and get ready to enjoy your yard.

- Prune back overgrown shrubs, trees and ornamental grasses; except for those which bloom in early spring such as Azaleas & Camellias as you will cut off all the flower buds
- Lawns Weeds: Pull/Treat weeds
- Lawn Fertilization / Pre-emergent: Fertilize Fescue lawns now, Bermuda/Zoysia yards once they turn 50% green. Apply Pre-emergent to all lawns to prevent crabgrass & annual weeds



- Plant cool season vegetables such as lettuce, broccoli, spinach & cauliflower as well as berry bushes and fruit trees. Start seeds of warm season vegetables and flowers indoors.
 - Inspect the sprinkler system
 - Clean out gutters
 - Clean up debris/leaves
 - Mulch/Pine Straw
 - Paint /repair your mailbox if needed
 - Power wash mildew / dirt from your home, driveway and sidewalks
 - Prepare planters
 - Sit Back and Enjoy!
- **Remember the Birds**
 - Clean out bird houses and bird baths so they are ready to welcome new residents.
 - Keep Feeding. Be sure to keep feeders full to attract and keep birds in your yard.

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helpanimals@ourpalsplace.org



Fact or Fable: Winter Lawn Tips

By Stephanie Howard, Cherokee County Master Gardener

It is not too early to begin preparations for a beautiful healthy lawn. Keep in mind that grasses fall into two categories in Cherokee County. Cool-season grasses include tall and fine fescues, Kentucky bluegrass, and ryegrasses. Warm-season turfs include bermudagrass, centipedegrass, zoysiagrass, and St. Augustine grasses. Also, remember that there are few (if any) absolutes when it comes to gardening and lawn care!

Removing grass clippings from my lawn will reduce thatch buildup.

Grass clippings are not the same as thatch. Thatch is a buildup of roots, stems, and shoots. A thatch layer in excess of half an inch may lead to disease or damage caused by insects, water retention, or nitrogen buildup. If left on the lawn, minimal grass clippings add nitrogen to the soil and do not necessarily contribute to thatch. However, it is important to remove excess clippings, especially if a thatch layer has developed. The most effective means of thatch control is proper mowing, irrigation, and fertilization. You may consider top-dressing your lawn regularly (every one to two years) to discourage thatch accumulation.

Grass Type Mowing Height(inches)

- Bermudagrass 1 – 1.5 to 2.0
 - Centipedegrass 1 - 2
 - St. Augustine Grass 2 - 3
 - Zoysiagrass 1 -2
 - Tall Fescue Grass 2 - 3
 - Kentucky Bluegrass 2 - 3
- Recommended Mowing Heights

I need to water my lawn two to three times per week to keep it green and healthy.

In your newly installed lawn, lightly water daily for the first two to three weeks. For an established lawn, water in a pre-emergent application during February and March. Once the growth season begins, look for signs of moisture stress before setting your irrigation schedule. Stress signals include footprint indentations that remain for more than a couple of minutes or grayish color grass blades. In general, the turf will need about one inch of water per week. However, if your lawn is susceptible to runoff, you may want to water in two applications. The most effective time to irrigate is just before dawn.

I can save time and money by applying a pre-emergent and fertilizer at the same time.

A pre-emergent is more effective when applied once soil temperatures are consistently 50°F, but still during turf dormancy. When turf begins to green up, you may fertilize according to instructions from your soil report. By May, if you still have hard-to-control weeds, you may consider a post-emergent or a weed-and-feed product. You may apply lime at any time. For information specific to your turf, visit http://caes2.caes.uga.edu/commodities/turfgrass/georgiaturf/CultPrac/1310_Calendar.htm

The best time to install new turf is in the spring.

Well, it depends on your turf! The best time to install warm-season turf is late spring or early summer, once the soil temperature is consistently above

65°F. In Cherokee County, April and May are usually safe months for planting. The best time to install a cool-season turf is in the fall before the first frost. It may also be planted in the spring after soil temperatures reach above 55°F. A good rule of thumb is to plant when the Bradford pears begin to bloom.

I cannot successfully grow turf in shady areas.

Again, it depends! The most important part of installing turf is to choose the species most appropriate for your conditions. Shade-tolerant grasses for cool-season turfs include fine fescue (red) [This is the only place in the article that she specifies “red.” I would delete that word, but wanted you to make that call.] grasses, and Kentucky bluegrass in partial shade. You may consider zoysiagrasses (El Toro, JaMur, Zeon, and Zorro) or St. Augustine grasses (Palmetto, Mercedes, and Raleigh) or warm-season lawns. Be aware that there are degrees of tolerance. Check the Georgia Turf website below for more information.

- Media Newswire. “Thatch is the Enemy of Home Lawns”. Frank M. Watson. 05/14/15. <http://www.caes.uga.edu/newswire/story.html>
- UGA Cooperative Extension. “Ten Steps to a Healthier Home Lawn”. Circular 1009. Clint Waltz & Alfredo Martinez. Sep 2011.
- <http://www.walterreeves.com/lawn-care/lawn-growing-in-shade-2/>
- [http://caes2.caes.uga.edu/commodities/turfgrass/georgiaturf/LandscapeAlert/In%20the%20Shade%20\(4-12\).html](http://caes2.caes.uga.edu/commodities/turfgrass/georgiaturf/LandscapeAlert/In%20the%20Shade%20(4-12).html)

◆ Social Committee ◆



Staying Connected

Towne Lake Times:

our bi-monthly publication that is mailed to each home around the first of the month.

Email Blasts: sent from the management office

Facebook: information about the community is posted, find us at:
www.facebook.com/tlhhoa



Website: We have a "New" look to our website. On our website you will find all of the neighborhood functions. You will find a calendar of social events, meetings, contact information for the board and management company as well as forms and information about our covenants / bylaws. Take a look at: www.townelakehillshoa.com.

Twitter: (new) find us @TLHillsHOA.

Management Company:

Sixes Management Group.
info@sixesmanagement.com or 770-575-0943

Neighborhood Photos

We are interested in using your photos from around the community in our newsletter. Please send pictures to us at Newsletter@townelakehillshoa.com



Calling All Graduates

If you would like your child's accomplishments recognized in our July 2017 newsletter, please send a thumbnail photo, their name/address, the school of graduation, and the school or position they will be moving on to. Please email this information to: Newsletter@townelakehillshoa.com Deadline is June 1st 2017

Also keep in mind, our clubhouse is a great place to host a graduation party.



Are you looking for a place to hold your event? Our club house is a great space for any event! Perfect for baby showers, birthday parties, anniversary celebrations as well as meetings.

**Please see the website for details:
www.townelakehillshoa.com.**

Clubhouse Rental Rates

Main Level Rental Fee:
Ranges from \$125 - \$200
dependent on food and
beverages

Deposit:
\$500 (fully refundable if the
clubhouse is cleaned and
has no damage)

Reservations:
Call Sixes Management at 770-575-0943



SAVE THE DATE

EASTER AT THE PARK, SATURDAY MARCH 24TH FROM 11AM TO 12:30PM.

Photos with the Easter Bunny, facing painting, jumpy house, Easter Egg Hunt (two hunts: ages 4 and under and 5 and older).



2ND ANNUAL TLH'S BREW CRUISE TO REFORMATION

APRIL 28TH 5PM - 9PM.

Get to know your neighbors! Private transportation will pick up residents at The Tavern and take residents to the Reformation Brewery where TLH's residents will be provided a private area for tastings and small bites. More Information to come!

START OF SUMMER POOL PARTY, SUNDAY, MAY 27TH FROM 4PM TO 7PM.

DJ, Music, Games, Free Pizza, Drinks, and Snow Cones.



JUNE 16TH BRAVES GAME!

More information to come!



Please follow us on Twitter @TowneLakeHillsHOA and like the Towne Lake Hills HOA Facebook page @ www.facebook.com/tlhhua to learn more about social events coming soon to Towne Lake Hills or email socialtlhhoa@gmail.com to be added to the Evite list.

SPRING COMMUNITY GARAGE SALE

It's time to clean out your closets and garage. Don't miss this great opportunity to clean out and clean up!

The Towne Lake Hill Community Spring Garage Sale will be

May 3rd 4th and 5th

The homeowner pre-sale will be on Thursday, May 3rd 5 to 8

We will be working with a local charity to pick things up after the sale.

There are NO fees and the HOA will advertise online, in The Ledger and with signs at the front of the neighborhood. Don't have enough items? Join up with a neighbor and make it a party!

Please watch our website, Facebook, and the community boards for additional information.





Come walk with purpose, be a “Peep”

Join Molly Maher and her team, Trudy’s Peep’s, for the Georgia 2 day Walk for Breast Cancer as they raise money for breast cancer health and breast cancer programs that focus on screening diagnostics, genetic counseling, testing, support services and more.

This annual event is slated for September 29-30 in Atlanta. The kickoff informational meeting and short training walk will be held on Saturday, March 24th at 7:30 am at Maggiano’s Little Italy 3368 Peachtree Road NE, Buckhead/Atlanta. Visit www.2daywalk.org for additional information

Remember, every walker has a purpose ... every walker has a reason.

Here’s Molly’s story...

March 6th, 1998 Molly was diagnosed with breast cancer and underwent surgery and treatment at The Atlanta Breast

Center. The first non-family member that Molly told about her diagnoses was her close friend and 2 day volunteer, Trudy Gray (TLH resident). They became exercise buddies after Molly’s treatment and it was Trudy who introduced Molly to the Georgia 2 day Walk for Breast Cancer (Formerly known as the Atlanta 2 day Walk for Breast Cancer).

Molly and Trudy walked 30 miles in 2 days for the first time in 2009. This year will be Molly’s 5th time to raise \$1000 and walk 20 miles on Saturday and 10 miles on Sunday to support breast cancer research and to celebrate with survivors and their families. If you are interested in joining other TLH residents and become part of this amazing organization, please contact Molly at mfmaher08@gmail.com



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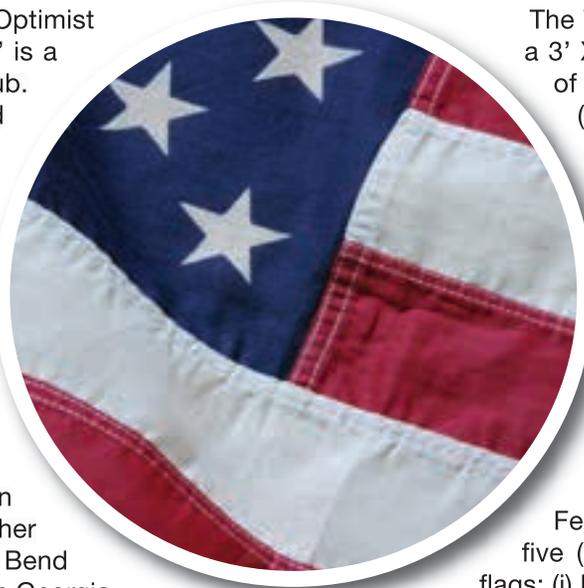
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Flags For Kids

The Towne Lake Optimist Club “Flags for Kids” is a fundraiser for the club. All profits are used to fund children in need all over our county. Our mission is to bring hope and a positive vision by bringing out the best in youth, our community and ourselves. Neighbors and friends enable our Club to provide funds to organizations such as “Teach 1 to Lead”, a public high school mentoring program that teaches valuable character and decision making skills to at-risk youth. Other programs we support include Bend Your Knees Foundation, The North Georgia Angel House, TurnAround Kids Ministries, Boys and Girls Club, Etowah High School Robotics Club, Bascomb Elementary School for education initiatives. We also encourage all students to grow in confidence and become leaders by offering our annual scholarship essay and speech contests.



The Towne Lake Optimist Club will place a 3' X 5' American flag on a pole in front of your home or business for the five (5) national holidays and September 11th. Club volunteers deliver and install the flags. You do not have to be present. The Club is responsible for the replacement of any flag soiled, damaged or stolen, as well as storing the flags throughout the year. Please join your neighbors by starting your subscription for this colorful and patriotic program.

Your new subscription starts in February for President’s Day 2018 with five (5) additional flags for a total of six flags: (i) President’s Day, (ii) Memorial Day, (iii) Flag Day, (iv) Independence Day, (v) 9-11 and (6) Veteran’s Day. Please send the completed form to: Towne Lake Optimist Club and mail to 1025 Rose Creek Drive, STE 620, PMB 133 Woodstock GA 30189. If you have any questions contact Charlice Byrd: (404) 557-2218 or email: cbyrd88@outlook.com.



Towne Lake Optimist Club, Your Partner In Patriotism

1025 Rose Creek Drive, STE 620, PMB 133 Woodstock GA 30189



Name: _____ Date: _____

Physical Home Address: _____ City _____ Zip _____

Phone: (____) _____ Email: _____

Do you have a lawn sprinkler system? Yes _____ No _____ Subdivision _____

Number of Flags: one (1)



Swing into Spring Savings

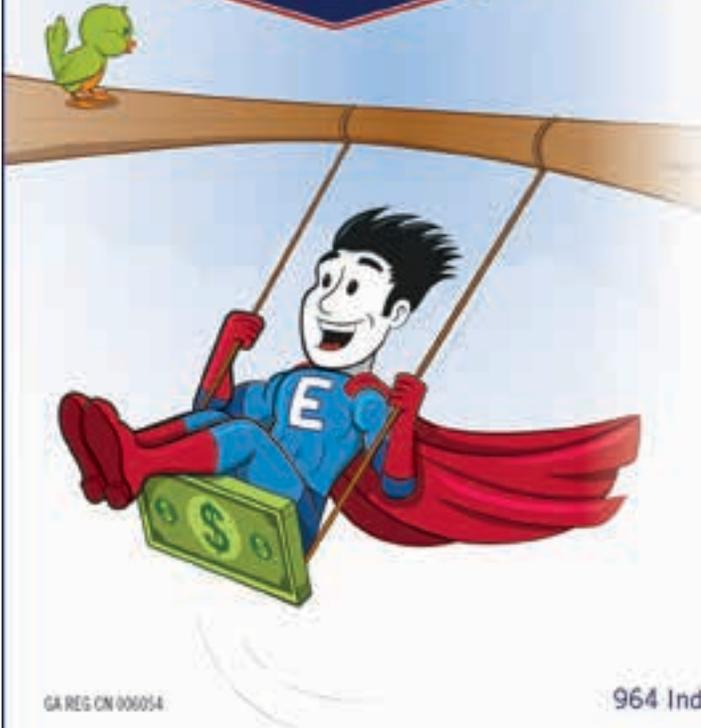
Maintain a clean and efficient system and it won't just be the flowers growing this spring.

\$79.95 for your first A/C tune up & **\$60.00** for each additional system.

Single-family homes only. Cannot be combined with other offers. Special ends April 30, 2018.

MENTION PROMO CODE:
TOWNELAKENEW18

Call the E. Smith experts at (770) 857-3887 for details and to schedule an appointment.



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Welcome to Towne Lake Hills



Please join me in welcoming the following new families to our community:

**4010 Ironhill Lane
Jules & Lisa Fijux**

**3010 Golf Crest Lane
Hamid Rouhi & Keyhan Rouhi
Najafabadi**

**105 Linkside Court
Amber McAfee**

***Please look for your welcome packet of goodies and information at your front door or on your doorstep, if I don't happen to find you at home. Do not hesitate to contact me with any questions or information about your new neighborhood, or contact the Sixes Management office! Welcome to the community and enjoy all the amenities that your new neighborhood has to offer!*

****If you are new to the neighborhood (within a year) and have not received your free gifts and welcome packet, please let me know and I'll be happy to deliver it.*

Welcome@townelakehillshoa.com

Are You Interested In Purchasing Our Towne Lake Hills Promotional Items?

Welcome@townelakehillshoa.com
Do NOT contact the office.

- Tote Bag \$2.00**
- Koozie \$2.00**
- Lanyard \$3.00**
- License Plate ... Sold Out \$2.00**



◆ Tidal Waves Swim Team ◆



Attention Swimmers and Families!!!! It's almost that time of year again! We are looking for kids from age 5 to 18 to swim for the 2018 Towne Lake Hills Tidal Waves Swim Team. You do not have to be an experienced swimmer, just one who is eager to learn.

Your Towne Lake Hills Tidal Waves will again be doing online registration. We are in the process of getting it ready, so keep your eyes and ears

open for more information! We are looking forward to a great season (hopefully one with less rain)!

If you have any questions, please email tlhtidalwaves@hotmail.com.

We look forward to seeing everyone soon!

Holly and Shannon

Your Tidal Wave Coordinators

Tidal Waves Swim Team Registration 2018

Swimmer #1 Name _____ DOB _____ Age (as of June 1st, 2017) _____

Has this swimmer been on Tidal Waves before? _____ Does he/she know all 4 strokes? _____

Does this swimmer swim on a year round team? _____

T-shirt size (circle one) Child - S M L Adult - S M L

Swimmer #2 Name _____ DOB _____ Age (as of June 1st, 2017) _____

Has this swimmer ever been on a team before? _____ Does he/she know all 4 strokes? _____

Does this swimmer swim on a year round team? _____

T-shirt size (circle one) Child - S M L Adult - S M L

Swimmer #3 Name _____ DOB _____ Age (as of June 1st, 2017) _____

Has this swimmer ever been on a team before? _____ Does he/she know all 4 strokes? _____

Does this swimmer swim on a year round team? _____

T-shirt size (circle one) Child - S M L Adult - S M L

Parent/Guardian Full Name _____

Address _____

Home Phone _____ Cell _____ Alt _____

ALL communications come via email... please provide below all addresses that good the information.

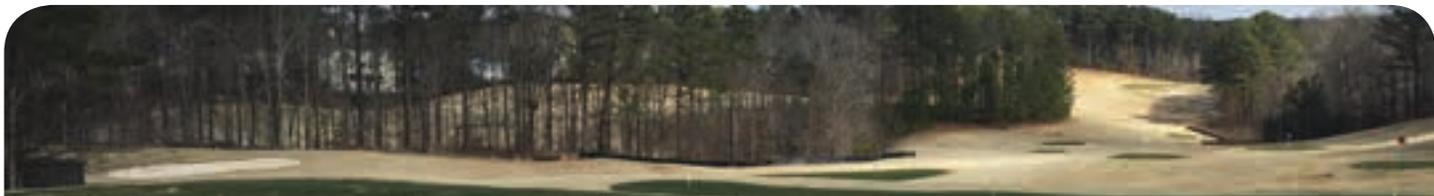
Email addresses _____

Emergency Contact _____

PARENT REQUIREMENTS Both parents, grandparents, and teenage siblings are welcome to work the meets. To make the meets possible, we need each household to participate at **least four half meets (or 2 full meets)**. You will receive an email with a sign up sheet through Signgenerator.com to select your preferred areas. This is on a first come basis... please fill in the areas you want ASAP to be guaranteed the area of your choice. Thanks!

2017 Suit Info
We will be wearing the Sporti Wave suit this year and will have fittings available at registration. The cost of the suit is included in your registration cost.

**Tidal Waves Swim Team Registration
can be found on our website
TowneLakeHillsHOA.com**



JUNIOR GOLF CALENDAR

2018 Spring After School
Junior Golf Program Information
8 week program

Meet twice a week on Wednesday's and Friday's

<p>AGES 5-8 3:15pm-4:00pm</p>
<p>AGES 9-10 4:00pm-5:00pm</p>
<p>AGES 11-16 5:00pm-6:00pm</p>
<p>AGES 11-16 6:00pm-7:00pm</p>

Registration for our spring junior program opens up on February 12th. Registration fills up quickly so sign up today. For more information or to register, visit tlhacademy.com

We will host a parent orientation on Tuesday, February 13th at 5:30pm. Find out more about our spring program, operation 36, a road map to success for a junior golfer, and get a chance to meet the coaches. The meeting will take place in our grill dining area. We look forward to seeing you there!

The Golf Course Is Private Property!

Homeowners there is no trespassing, which includes, walking, jogging, bicycling, dog walking, skate boarding, etc.

New Family / Junior Tees Installed

We are excited about having a family / junior course that will have appropriate yardages for all ages and skill levels. The family / junior course score cards will be available in the golf shop.

Family / Junior Tee 1 (Black Markers) 2988 yards -Tees appropriate for someone who carries their driver 100 yards

Family / Junior Tee 2 (Gold Markers) 4017 yards -Tees appropriate for someone who carries their driver 140 yards

Membership Special

Join Towne Lake Hills Golf Club from today until March 1st, with a 12 month commitment, and we will waive your initiation fee!

Towne Lake Hills GC – Member Tournament Series

Starting in April and running through September. With a season ending Horse Race Tournament for the top point earners. Stay tuned for specific dates and times!

Golf Shop

New 2018 Titleist Toursoft and Velocity golf balls are here!

New 2018 ladies Adidas Response golf shoes are here!



Towne Lake now offers custom club fitting, visit www.tlhacademy.com for more details!

HMS Gift cards are available, the PARfect gift for the golfer in your family!

◆ Tavern Events ◆



*New hours serving dinner
6 nights a week!*

TAVERN HOURS

Monday – Saturday
8am – 10pm

Sunday
8am – 5pm

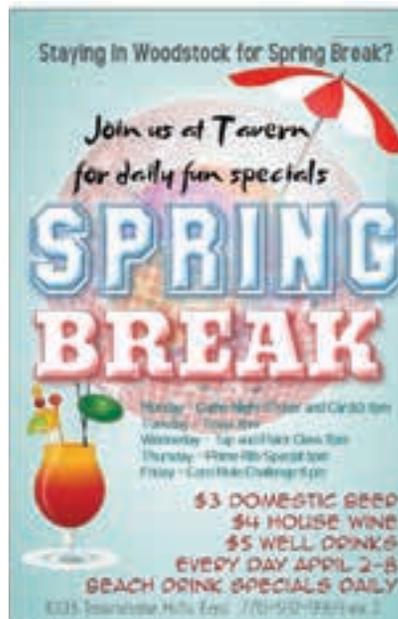
KITCHEN HOURS

Monday – Saturday
11am – 9pm

Sunday
11am – 3pm

Tuesday Night
Trivia at 7pm

Thursday Night
Prime Rib Special \$ 15.99



HELP WANTED

PART-TIME SERVERS

Please contact Dan O'Brien
dan@tavernattownelake.com



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Trivia N?GHT
 7PM
 Bring a team or join a table.
 Every Tuesday Night!
 TAVERN AT TOWNE LAKE
 7 PM
 1003 TOWNE LAKE HILLS
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 Picture for art, science and food

TAVERN AT TOWNE LAKE
PaintNite
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 MARCH 7, APRIL 4, MAY 3
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 Reservations Required
 Tickets \$20
 770-502-9985 ext 2 1003 Towne Lake Hills East

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6-month	1.70	% APY*	Minimum deposit \$1000
1-year	1.90	% APY*	Minimum deposit \$1000
2-year	2.40	% APY*	Minimum deposit \$1000

* Annual Percentage Yield (APY) effective 02/15/2018. CDs offered by Edward Jones are bank-issued and FDIC-insured up to \$250,000 (principal and interest accrued but not yet paid) per depositor, per insured depository institution, for each account ownership category. Please visit www.fdic.gov or contact your financial advisor for additional information. Subject to availability and price change. CD values are subject to interest rate risk such that when interest rates rise, the prices of CDs can decrease. If CDs are sold prior to maturity, the investor can lose principal value. FDIC insurance does not cover losses in market value. Early withdrawal may not be permitted. Yields quoted are net of all commissions. CDs require the distribution of interest and do not allow interest to compound. CDs offered through Edward Jones are issued by banks and thrifts nationwide. All CDs sold by Edward Jones are registered with the Depository Trust Corp. (DTC).

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 Dates available on our website for PetSmart adoption days.

www.GreenPetsAmerica.org
 /GreenPetsAmerica

GPA is a non-profit 501C3.
 We rely solely on the communities donations.

◆ Tavern Events ◆





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Premier Indoor Comfort - 770-345-9707
Precision HVAC - 770-445-0870

Attorneys

Burns Law Group - 770-956-1400

Closet Organization

Closet Designs & More - 678-392-4597

Dentists

Cedarcrest Dental - 770-627-5358
Patrick Family Dental - 770-863-0005
Nia Pediatric Dentistry - 770-479-9999

Flooring

Enhance Floors & More - 678-293-9974
Select Floors Roswell - 770-299-1008

Home Services/Handyman

Mister Ladder - 678-792-5844

Insurance

Allstate - Tevis Upton - 770-917-1111

Mountain/Lake Properties

Lake Arrowhead Realty - 770-720-2700
Path & Post Team - 770-720-4663
www.pathpost.com

Outdoor Kitchens/Fireplaces/Gas Logs

The Mad Hatter - 770-740-8133

Painting

Painting Plus - 404-382-9988
Fillo Painting & Remodeling - 770-769-7941

Pest Control

Hole-In-One Pest Solutions - 770-445-2215

Plumbing

Plumb Pros - 770-384-1886
Serv'All - 770-917-1852

Roofing/Gutters/Siding

IBG, LLC - 770-966-9846
Sentinel Exteriors - 404-631-6439

Senior Living/Active Seniors

Oaks at Towne Lake - 770-592-2195
The Arbor at Bridgemill - 770-691-0022

Tankless Water Heaters

Premier Indoor Comfort - 770-345-9707



JUNIOR TENNIS AT TOWNE LAKE HILLS

Towne Lake Hills Tennis Club offers a great opportunity for you to get your child involved in a fun, exciting, lifetime sport! Smaller tennis courts, shorter racquets, and balls that bounce lower and move slower through the air, make it easier for kids to play the game and develop a love for tennis right from the start. Courts are smaller, so kids can cover them and have more success when they play. Smaller racquets make them easier to grip and swing. Kids have more fun, and want to play more often. Tennis is a sport that gets kids moving, improves balance, agility and hand-eye coordination, and can teach self confidence and self assurance. By getting your kids into the game,

you'll be opening the door to a lifetime of enjoyment! We offer classes to kids age 4 and up. Email us at tlhtennisacademy@gmail.com to get signed up!

In addition to our program for children ages 4-12 years, we offer an excellent opportunity for your middle school and/or high school player, with our Junior Stars, Junior Development and High Performance groups at Towne Lake Hills Tennis Academy! Check out our Facebook and Instagram pages! Coach Darin, Coach Carla and Coach Mark are always available to answer any questions! Just email us at tlhtennisacademy@gmail.com.

TLH TENNIS ACADEMY SCHEDULE WINTER / SPRING 2018

<p>HOTSHOTS (AGES 4-7) Thursday - 4:00-5:00 Cost: \$60/month</p>
<p>JUNIOR CHALLENGERS (AGES 8-12) Monday and Wednesday- 4:00-5:00 Cost: \$60 for 1 day/week, \$85 for/2 days/week</p>
<p>JUNIOR STARS (AGES 12 AND UP) BEGINNER AND INTERMEDIATE, Monday and Wednesday- 7:00- 8:00 Cost: \$95 for 1 day/week, \$130 for 2 days/week</p>
<p>JUNIOR DEVELOPMENT INTERMEDIATE AND ADVANCED LEAGUE AND TOURNAMENT PLAYERS Monday, Wednesday and Thursday 5:00-7:00 Cost: \$105 for 1 day/week, \$180 for 2 days/week, \$220 for 3 days/week</p>
<p>HIGH PERFORMANCE MIDDLE AND HIGH SCHOOL PLAYERS Monday, Wednesday and Thursday 5:00-7:00 Cost: \$105 for 1 day/week, \$180 for 2 days/week, \$220 for 3 days/week</p>





DATES FOR 1st HALF 2018

- FEBRUARY 25 – MIXED DOUBLES PLAYOFFS**
- MARCH 15 – THURSDAY ALTA WOMEN PLAY BEGINS**
- MARCH 17 – MENS ALTA PLAY BEGINS**
- MARCH 18 – WEEKEND ALTA WOMEN PLAY BEGINS**
- APRIL 9 – SUMMER LEAGUE ALTA ROSTER DEADLINE**

Contact Information

DIRECTOR OF TENNIS

Mark Billson - (678)5914174

CHAIRMAN OF THE TENNIS

Jim McFerrin - (770)3178219

JUNIOR DIRECTOR

Darin Ayers - (678)4802632

ASSISTANT JUNIOR DIRECTOR

Carla Czaja - (770)8414625

EMAIL : tlhtennis@comcast.net

Website : www.townelakehillstennis.com

TENNIS NEWS

Please note that we are moving to a new communication system for our MEMBERS. We have a lot of people that have signed up. If you are interested in receiving information and you have not signed up, please send a text message to 7702843787 and type register in the body of the text. You then follow the prompts.

WEEKLY SCHEDULE

MONDAY	
9:00AM – 10:30AM	ADVANCED DRILLS (MARK)
4:00PM – 5:00PM	JUNIOR CHALLENGER
5:00PM – 6:30PM	HIGH PERFORMANCE
6:30PM – 8:00PM	ADVANCED DRILLS (RYAN)
7:00PM – 8:30PM	INT MIXED DRILLS (SCOTT)
TUESDAY	
5:00PM – 6:30PM	JUNIOR STARS
5:00PM – 6:30PM	JUNIOR DEVELOPMENT
5:00PM – 6:30PM	HIGH PERFORMANCE
7:00PM – 8:30PM	ADV DRILLS (DARIN/CARLA)
WEDNESDAY	
9:00AM – 10:30AM	MIXED DRILLS (MARK)
3:30PM - 4:00PM	HOTSHOTS
4:00PM – 5:00PM	JUNIOR CHALLENGERS
5:00PM – 6:30PM	HIGH PERFORMANCE
7:00PM – 8:30PM	MIXED DRILLS (SCOTT)
THURSDAY	
4:00PM – 5:00PM	JUNIOR CHALLENGERS
5:00PM – 6:30PM	JUNIOR DEVELOPMENT
5:00PM – 6:30PM	HIGH PERFORMANCE
7:00PM – 8:30PM	MIXED DRILLS (SCOTT)
7:00PM – 8:30PM	ADV DRILLS (CARLA/DARIN)
FRIDAY	
9:00AM – 10:30AM	ADV DRILLS (SCOTT)
9:00AM – 10:30AM	MIXED DRILLS (MARK)

ETOWAH HIGH SCHOOL

Towne Lake hills has had a very long and proud association with Etowah High School tennis. We have facilitated the development of many of the players, both male and female, that have made Etowah one of the strongest tennis schools in the state.

Once again Etowah will be playing some of their overflow matches here as well as playoff matches if they qualify for these. I want to thank the HOA for allowing some of the matches to take place at our wonderful facility. If you are interest in watching any of the matches and need further information please feel free to contact me.

‘GO EAGLES’



Towne Lake Hills Tennis Club Aces

The Towne lake hills tennis club offers adults and young people many opportunities to enjoy the game of tennis. We offer USTA adult men's and ladies, ALTA men's, ladies and mixed as well as USTA, ALTA and pre collegiate teams for the juniors. These teams require volunteers from the neighborhood to captain and co-ordinate them. We have decided that we will be starting a new addition to the newsletter that will highlight and thank 2 people in each newsletter for the work that they have done for the tennis community.

The first two that we would like to thank are the following:

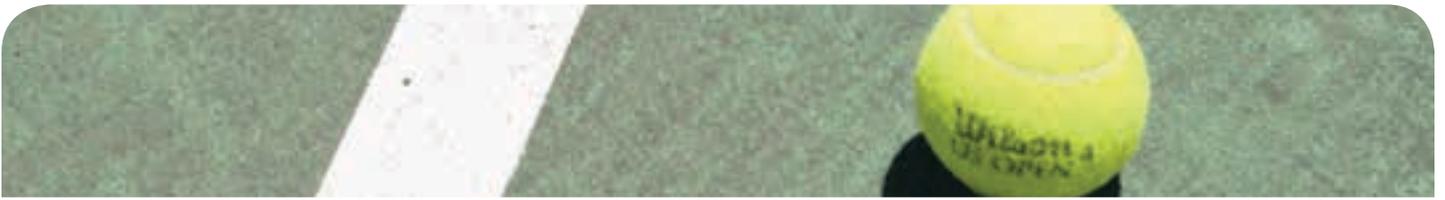
SUE CRUICKSHANK

Sue has been a major part of Tennis at Towne lake hills for many years. We have seen 3 of her children play and move through our program. Sue has captained junior ALTA teams as well as Adult ALTA teams for many years. We just want to take this time to thank Sue for all her hard work and dedication to tennis in our community.

DARCY SABO

Darcy has worked tirelessly for a number of years captaining and coordinating both Adult and junior teams in our neighborhood. She has always worked with passion in all she has done and continues to captain ladies, Mixed and junior teams. We just want to take this time to thank Darcy for all her hard work and dedication to tennis in our community.







Tips to Keep Your Computer Running Smoothly

By News USA

Buying a new computer's always a thrill -- but sooner or later, your fast new machine will start to act like a clunker. Or will it?

With a few simple tips, you can keep your computer running smoothly. Sammsoft (www.sammsoft.com), a company that develops and publishes quality software products designed to secure, protect, maintain and enhance computer users' experience, provides the following tips:

1. Clean out your computer registry. Every Windows Operating System uses a registry, or a central database that contains all of the settings for low-level operating system components, as well as any applications running on the platform. Every time you save something, run a new application or install or

uninstall a program, new information is organized into your registry. But occasionally, the registry records something incorrectly. Over time, registry errors pile up and can start slowing down your computer. But running a registry cleaner, such as Advanced Registry Optimizer 2010 by Sammsoft, will fix registry errors and remove faulty files, helping your computer run quickly and smoothly.

2. Keep viruses under wraps. Run a virus checker regularly. If you have a high-speed wireless connection, don't use the Internet without a firewall. No antivirus strategy is perfect, so stay away from suspicious-looking Web sites and don't click on strange links in e-mails.

3. Get rid of unnecessary files. If you haven't used a program in months or years, delete it to reclaim valuable memory. But always back-up applications in case you want to

reinstall them later, and don't delete applications that you don't recognize, as Windows might need them to run. Never remove WINDOWS or HOT FIX applications. Also delete cookies and clear your Internet cache before you sign-off your computer.

4. Never turn off your computer before Windows has shut down. Doing so could harm the hard drive or result in lost data or Windows files.

5. Back up Your Computer. Hardware problems occur more that you might think, and you don't want to deal with the frustration of losing valuable data. Back up photos, Excel spreadsheets, Word documents -- anything that you do not want to lose -- on external hard drives or CDs.

For more information, visit www.sammsoft.com.

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Visit our website: www.threebrotherspainting.com





America's Retirement Score Hits All-Time High

By News USA

American savers are more financially prepared for retirement than they've been since the dawn of YouTube. And Millennials deserve an extra special shout-out for how much money they've been socking away.

That's according to Fidelity Investments' latest biennial Retirement Savings Assessment study, which - while mostly upbeat - also makes clear that all too many of those surveyed remain "at risk" of not being able to fully cover essential expenses in retirement if they don't turn things around.

Specifically, after totaling up the assets of the 25- to 74-year-old respondents earning at least \$20,000 annually - and that included current or expected Social Security benefits - Fidelity estimated that the typical saver is on track to have 80 percent of the income he or she will need to cover retirement costs. That's the highest it's been since the study was first conducted in 2005, when the same figure was 62 percent and people were just beginning to know the joys of watching videos of cats performing weird tricks.

"It's a significant improvement," says Ken Hevert, Fidelity's senior vice president of retirement, who

attributed the rise to both a higher median savings rate compared to 2006 (8.8 percent vs. 3.6 percent) and better portfolio asset allocation.

Even more comprehensively, four color-coded categories were used to show where households fell on a retirement preparedness spectrum based on their ability to handle estimated expenses in a down market:

- * **Dark Green** Thirty-two percent were on target to cover more than 95 percent of their freight (up 1 percent from 2016).

- * **Green** Eighteen percent were looking good as far as essentials go, but not discretionary items like travel and entertainment (down 1 percent from 2016).

- * **Yellow** Twenty-two percent were off track, with "modest adjustments" likely required to their planned lifestyles (down 1 percent from 2016).

- * **Red** Twenty-eight percent definitely "need attention," to put it kindly (up 1 percent from 2016).

Perhaps the biggest surprise in the study had to do with Millennials.

For the first time ever, those born between 1981 and 1992 surpassed the older Generation X in Fidelity's unique cross-generations scorecard. The

latter are on track to have 78 percent of the retirement income they'll need, while the former lags behind by 1 percent - though that's presumably after many of them dipped into their own savings to pay the college tuitions of their Millennial offspring. "Millennials are clearly putting money aside for retirement and taking more control of their personal situations," says Hevert.

And Baby Boomers? Collectively, they're in the best position of all, especially those Baby Boomers with increasingly rare pensions, and are on course to have set aside 86 percent of the money they'll need.

For those curious where they stand, Fidelity allows anyone to access their retirement score online. And if you really want a cushiony retirement, keep in mind that you could have 108 percent of what you'll need by embracing all three of the following "accelerators": saving at least 15 percent of your income yearly; ensuring an age-appropriate asset mix; and deferring Social Security benefits till at least 66 or 67.

"While these actions taken separately are clearly helpful," says Hevert, "doing all three could help bring you from good to great."

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◆ Towne Lake Hills Sales - Real Estate Market Report ◆

Provided By Keller Williams -
Ursula Butler

Address	Subd/Complex	List Price	Sales Price	%Sales Price	Days on Market	Closing Date	Square Footage
ACTIVE LISTINGS							
350 Ironhill Trace	TLHW	\$397,000					4,498
715 E Green Lane	TLHE	\$414,900					2,979
1091 Towne Lake Hills E	TLHE	\$389,500					4,018
106 Linkside Court	TLHE	\$379,500					3,498
4002 Sunhill Court	TLHE	\$425,000					4,182
4001 Ironhill L Lane	TLHW	\$375,000					4,054
1042 Towne Lake Hills E	TLHE	\$349,900					3,700
1109 Towne Lake Hills E	TLHE	\$375,000					3,322
5038 Winding Hills Lane	TLHE	\$399,880					4,376
7012 E Hills Way	TLHE	\$400,000					4,046
5034 Towne Lake Hills N	TLHN	\$579,900					4,293
3019 Towneside Lane	TLHE	\$390,000					4,566
318 Quiet Hill Lane	TLHN	\$459,000					4,784
1071 Olde Towne Lane	The Estates at TL	\$899,900					5,325
1041 Olde Towne Lane	The Estates at TL	\$775,000					7,418
UNDER CONTRACT							
4010 Ironhill Lane	TLHW	\$350,000					2,748
105 Linkside Court	TLHE	\$350,000					4,388
3010 Golf Crest Lane	TLHN	\$425,000					3,932
SOLD IN 2017							
1079 Towne Lake Hills E	TLHE	\$450,000	\$430,000	91%	180	1/5/17	5,086
1065 Towne Lake Hills E	TLHE	\$415,000	\$405,000	98%	6	11/17/17	0
3006 Ironhill Way	TLHW	\$319,900	\$312,000	98%	49	10/4/17	2,704
2018 Westside Lane	TLHW	\$315,000	\$320,000	100%	84	3/3/17	3,320
2014 Westside Lane	TLHW	\$299,000	\$299,900	94%	169	5/25/17	4,048
2012 Westside Lane	TLHW	\$317,500	\$317,000	98%	22	10/6/17	3,046
2002 Westside Lane	TLHW	\$325,000	\$325,000	100%	4	8/9/17	2,230
2054 Towne Lake Hills W	TLHW	\$340,000	\$338,000	99%	3	4/27/17	3,291
2052 Towne Lake Hills W	TLHW	\$315,000	\$315,000	100%	106	7/19/17	2,886
6006 Twinpoint Way	TLHE	\$459,900	\$450,000	98%	22	5/31/17	5,035
203 Hills Way	TLHW	\$345,000	\$340,000	99%	3	7/14/17	3,823
323 Ironhill Trace	TLHW	\$367,500	\$365,000	97%	31	6/27/17	3,426
501 Knoll Pointe	TLHE	\$489,900	\$485,000	99%	1	7/31/17	5,062
343 Ironhill Trace	TLHW	\$325,000	\$335,000	103%	2	6/16/17	3,011
356 Ironhill Trace	TLHW	\$314,900	\$310,000	98%	29	11/7/17	2,404
5013 Winding Hills Lane	TLHE	\$425,000	\$410,000	94%	46	3/29/17	4,506
7001 E Hills Way	TLHE	\$489,900	\$470,000	96%	23	9/28/17	4,420
4000 Sunhill Court	TLHE	\$340,000	\$330,000	93%	94	8/25/17	4,156
806 Hillcrest Lane	TLHE	\$355,000	\$350,000	95%	61	5/10/17	3,582
101 Linkside Court	TLHE	\$415,000	\$407,500	98%	18	7/10/17	5,352
4003 Sunhill Court	TLHE	\$429,900	\$415,000	97%	32	10/2/17	5,498
1117 Towne Lake Hills E	TLHE	\$350,000	\$345,000	86%	56	7/28/17	4,630
5055 Winding Hills Lane	TLHE	\$390,000	\$390,000	95%	49	11/7/17	2,895
1092 Towne Lake Hills E	TLHE	\$425,000	\$400,000	91%	60	5/26/17	5,410
3018 Towneside Lane	TLHE	\$439,900	\$438,500	97%	30	8/3/17	4,756
5049 Winding Hills Lane	TLHE	\$499,900	\$503,000	101%	5	7/26/17	5,880
1120 Towne Lake Hills E	TLHE	\$450,000	\$447,000	99%	5	7/26/17	4,137
305 Forkwood Trail	TLHE	\$310,000	\$295,000	95%	4	4/17/17	2,246
209 Morning Mist Way	TLHN	\$699,880	\$655,000	94%	34	9/15/17	7,407
6025 Twinpoint Way	TLHE	\$295,000	\$283,000	81%	127	10/26/17	2,737
108 Linkside Court	TLHE	\$414,900	\$414,000	100%	3	5/23/17	4,469
206 W Hills Way	TLHW	\$369,900	\$369,900	100%	17	6/30/17	4,029
1043 Towne Lake Hills E	TLHE	\$487,000	\$460,000	92%	74	8/18/17	4,406
8005 E Ridge Lane	TLHE	\$439,900	\$432,000	97%	109	7/14/17	4,857
410 Amber Lane	TLHE	\$439,000	\$430,000	98%	78	6/23/17	4,284
5029 Winding Hills Lane	TLHE	\$485,000	\$486,500	100%	68	7/27/17	5,107
107 Linkside Court	TLHE	\$424,000	\$424,000	100%	23	7/3/17	4,209
3000 Towneside Lane	TLHE	\$347,000	\$345,000	101%	45	1/13/17	3,364
1084 Towne Lake Hills E	TLHE	\$419,900	\$415,000	99%	41	10/20/17	3,952
306 Forkwood Trail	TLHE	\$430,000	\$416,000	95%	15	7/20/17	4,478
6030 Twinpoint Way	TLHE	\$439,900	\$435,000	97%	24	5/31/17	4,575
802 Eastside Pointe	TLHE	\$469,000	\$416,000	85%	182	2/28/17	0
120 W Point Trail	TLHW	\$375,000	\$380,000	101%	13	2/16/17	3,300
1080 Olde Towne Lane	The Estates at TL	\$1,549,000	\$1,330,000	86%	75	7/14/17	11,317
1020 Olde Towne Lane	The Estates at TL	\$939,900	\$915,000	96%	132	8/18/17	5,976
1011 Olde Towne Lane	The Estates at TL	\$625,000	\$588,500	83%	96	10/6/17	6,625

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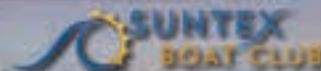
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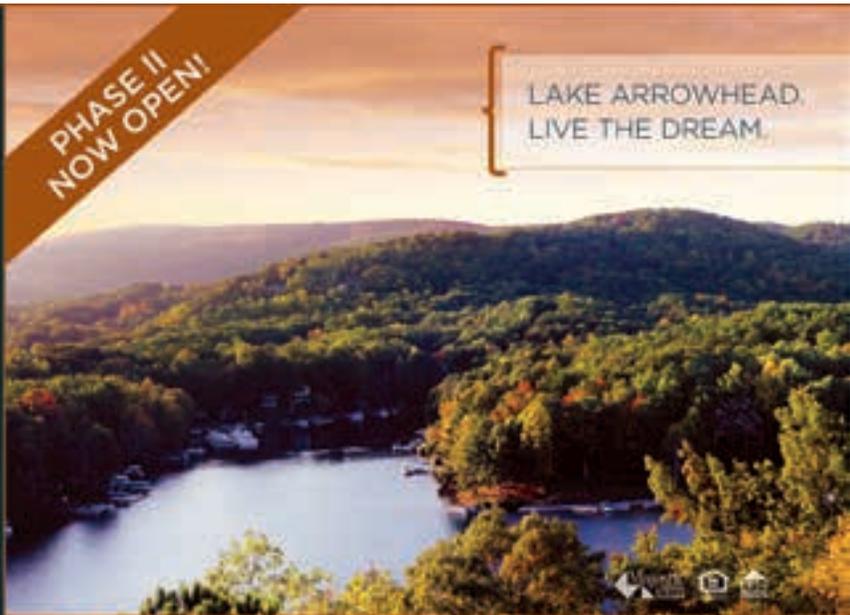
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