

**The President's Message - December 2010**  
**MERRY CHRISTMAS, HAPPY NEW YEARS!**

For our other religions, please enjoy these days at the end of the year to their fullest.  
The next quarterly meeting will be Jan. 15, 2011.

Yes, it does seem like only yesterday, but that's what happens when you get old and can't remember what really happened "yesterday". Gladys & I have never been happier living here in Point Venture; it truly is a "vacation, every day". As many of you may know we are having extensive work done on our TH and will have an open house, probably around the first of February, when the kitchen cabinets are installed, to show it off. It has been a little expensive, but....everyone can do a little something to make your TH a little nicer, so if you get a chance to do something good, DO IT.

Remember the spirit of Christmas is giving, not receiving, but in giving, I seem to receive a lot and I am very thankful. Good luck to all of you in the New Year.

Sonny

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**The President's Message - November 2010**

Some very important information is attached. It is all the terms used to describe the various parts of your townhouse. I don't speak "lumber" so this was very good information for me. The other items is the "color matrix" all the color combinations to be used when repainting/remodeling your TH. The Townhouse ACC has been working very hard with the PV ACC. On Nov 10<sup>th</sup> the PV ACC has approved our color matrix and we are good to go. We have Marshall Heins to thank for getting it all started and Arlene Catania for her many hours and there were many of hard work. Still on TH improvements, a permit from the Village is needed for most anything you want to do. BUT....some improvements are a NO FEE permit. The most important issue is....is your TH in the FEMA floodplain? If the answer is YES, there will be fees. So, not in the floodplain, NO FEE for painting. Be sure to get your color combinations approved, and the removal/replacement of things (like windows, doors, ROTTEN WOOD, things that are not structural in nature. Things that require a fee permit (usually a fee of \$100 for administrative and a \$120 building fee. For TH the \$500 FEMA deposit can be waived, BUT there will be a \$45 fee for an inspection of the work, at least one fee, maybe more depending.... There definitely will be an elevation certificate; price depends on which surveyor you use. PS: I asked the Village to review this message and it has been approved, not set in stone or magic marker, but approved. A new item has arisen for discussion, GUTTERS. It appears that a good number of TH owners have put up gutters but not downspouts. Some are using a piece of gutter as an awning, mostly over the entrance door. The Board is asking that if you install gutters that proper downspouts are used and that they be drained so further erosion does not occur; beside it looks so much better than having a foot of gutter hanging out at the top of your townhouse. A letter will soon be going out to all TH owners whose TH's need maintenance or repair. Yes, mine is on the list. It needs painting and that will be done as soon as all the renovations are complete, which for Gladys, cannot come soon enough, not nearly soon enough. When the Board adopted the renovation project it was hoped that most, and a lot have, would start soon and the fascias would all be painted the same color – dark brown. But a lot remains unpainted. PLEASE repaint your fascia SOON!!

I don't edit, censor, or solicit the "Guest Columnist" which explains why I, personally, don't always agree with what's written, this time I do. Please read the column and maybe read it again. Paul said it very well. There is a very vocal minority % of owners who sometimes think they represent the

majority % of owners, maybe they do, maybe not, but if you do not make your individual voice heard, the Board will never know. Speak up, say what you will BUT SPEAK UP! Thanks, Sonny

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### ***The President's Message - October 2010***

**This will be a short one, BUT.....some important stuff.**

**Next quarterly board meeting is October 16th, be sure you are there.**

**Parking: the Handbook states that there are two parking spaces for each TH, they are just not reserved. Be nice, ask your guests to be nice and leave room for others to park.**

**The TH ACC met and it was good meeting!! The TH ACC will meet with the PV ACC on Wed. 10-13-10 at 9:00AM. Ms. Joyce Sidfrid will make the presentation to the committee; results will be discussed at the TH meeting on the 16th.**

**I'm personally trying to make some improvements to my TH and find I need an elevation certificate, reasonably priced, but why should "I" get one, if "we" (the whole building) can get one for slight additional charge. I'm looking into this, more at the meeting on the 16th.**

**Did everyone get that? Meeting on the 16th of October, think about attending, then do it.**

**Thanks,  
Sonny**

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### ***The President's Message - September 2010***

**If you missed the August 28th, special meeting, you missed out on some good information. Our guest was Mr. Gregory Cagle, PVTI attorney and YES, we will pay him for attending and offering his counsel.**

**This is my take on the meeting.**

- 1. The common property is owned by a non-profit corporation, the corporation name is Point Venture Townhouses, Inc.**
- 2. Regarding personal liability - Since PVTI is a corporation, and it owns all the common property, anyone injured on common property MAY/MAY NOT have some kind of claim for property damage or bodily injury. The corporation has General Liability Insurance designed to defend the corporation, its Board, and its members/owners, and/or pay, depending on the merits of the claim. Neither the Board of Directors, nor any individual TH owner, is "personally" liable JUST because the accident occurred on common property. So, it appears that the \$300 I have in the bank is safe, well, depending on the bank, of course.**
- 3. As long as the Board upholds its fiduciary duty to the owners, the D & O Insurance should protect those who serve as your guardians of our money and property.**
- 4. If you are alive and breathing, you have an opinion. The Attorney we pay to give us advice and counsel said some things that others may not agree with. That does not make him wrong, nor does it make him right, it's just an opinion. As I stated in one or several of our meetings, we pay him for advice. The advice is just his opinion based on all the information and resources he has available to him, which still does not make him "right", but it's the way I'm betting.**

**5. Conflict of Interest.** Some didn't appear to agree with our attorney when he offered the idea that "conflict of interest" occurs when any of us, Board member or not, do something or make a decision that affects one of us as an individual, not all of us as owners.

It is not possible for the Board to make a decision that does not affect each of us because each of us is an owner, so every decision that every Board has made has affected ALL the owners. When a decision is made that affects only one of us, that CAN be a "conflict", but again, only if we (the Board) profit from the decision. As I stated, I looked it up on the Internet, as each of you are invited to do, and see what it says for yourself. Don't depend on someone else to tell you what they think it means.

**6.** Some people can't seem to accept that boat docks/swim platforms are not "ON" common property. They are "ON" the water, which is owned by LCRA. They may or may not be "ATTACHED" to common property, via anchors or ropes or cables. The issue is whether the TH Assoc can, or should try, to get them from being "attached".

**7. Adverse possession:** I find this one a really big waste of time, especially as it regards to the docks/swim platforms. The idea that someone can claim the property beneath the water because they have had an anchor attached to a VERY SMALL part of it is just.....what? (You may finish the sentence with a word or two of your own.)

If you want to talk "adverse possession", let's look at all the walkways that lead down to the water. Let's look at all the small pieces of concrete that are at the ends of stairways leading from the first/second/ third decks of TH's. And, what about that area under the stairway, OVER common property. Are they going to claim that nobody has tried to claim "adverse possession" of any common property in 38 years or so (1972 to 2010)? So why are we spending so much time on it now? It's a real question. Anybody who wants to answer, send your comments to Sherry for next month's newsletter.

**THOSE ARE MY OPINIONS AND, FOR NOW, I'M STICKING TO THEM.**

Other items for your consideration - A dues increase and/or a special assessment WITH a special earmark, meaning the money can only be used for those items. Let us know how you feel.

We did agree to send a letter to the POA advising them that the 20 yr lease they have on some marina cove property under the water that expires 4-12-2012 will not be renewed under the present terms: (\$20 for 20 years). This letter is in accordance with the terms of the lease to start the clock at this time, nothing more.

There was a good deal of discussion regarding the Pt. Venture ACC (they approve/disapprove) modifications/changes to the townhouses as well as all of Point Venture. I'm working with them on other paint options and designs (Craftsman). More at the next meeting. These ARE really important because they affect our values, meaning our investment in our Townhouses.

No decision was made on what to do about the "Wood's" dock. We will schedule a conference call with our attorney in executive session for his opinion.

Thanks,  
Sonny

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***The President's Message - August 2010***

I know the newsletter is a little late, my fault, not Sherry's. She starts asking me about it around the 25th and I get it to her.....eventually.

**MARK YOUR CALENDER--AUGUST 28TH, 2010, 9 AM IN THE VENTURE ROOM!!**

This is a special meeting to discuss & vote on several lingering items. Our Attorney has been invited, but I have not heard if he can be there, part of the newsletter delay. He will be asked to give his opinion of the "Woods dock matter".

If there is a question you want to ask, send it in the form of an e-mail to Sherry.

**WELCOME TO OUR NEW BOARD MEMBERS.**

All of us appreciate you taking the time to volunteer (I hope you all know you don't get paid for being on the Board, or you know it NOW).

The office will send an e-mail with the agenda of the special meeting later, speaking of agendas, it appears that the "agenda" of some is to try to be sure that there are no other "Agendas" other than their own, go figure.

I am asking for volunteers for the various committees, if there is one that you are interested in, please let Sherry know. She will get all volunteer names to me. Board members usually chair the committees, so let me hear from you. The committees will be announced at the special meeting, you might want to be sure you are there. Otherwise you just might be "drafted". The committees are: Community Relations, Maint. & Repairs, Landscape Maint/Common Areas, Architectural Control.

Thanks, Sonny

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***The President's Message - July 2010***

FRIDAY, JULY 16, 2010, QUARTERLY MEETING, 7:00 PMSATURDAY, JULY 17, 2010, ANNUAL MEETING, 9:00 AM Sherry will email only, the Friday & Saturday agenda in the next few days. One item will be the dock/swim platform standards. Many owners are going to a lot of time & expense to make our townhouses look good, and they do! Have you taken the time to drive around & look? DO IT, I think you'll like what you see, but remember it is a work in progress, have some patience to see it through. Our townhouse should look good from the back as well and some work is being done there too. BUT nothing being done to improve/replace/remodel some 20 YEAR OLD DOCKS. LCRA will do it for us in a couple of years, but you will not like how they do it, best you do it your way, but do it SOON. We need/must work together with the TH ACC, the PV ACC & the Village. I went to the PV ACC committee meeting, they want to work with us and I think, have the attitude to look for ways to APPROVE our plans and requests. It is very easy to say NO, YES requires time & patience and understanding and I believe that is their attitude. BUT, that means we must do our part to help them, so....here are the basic procedures to get your plans approved. These have been review by Sherry, the PV ACC &

the Village, BUT these are not set in stone, situations do vary so try to follow along and see what happens. I think you'll like the result. First, decide what you want to do to your townhouse, at least a good basic idea.

#2, go to TH office & look at colors, style, & perhaps discuss with Sherry. Get the application form from Sherry (yes, we do depend on her for everything) and complete & submit to her with plans, drawings, whatever documentation you might have. Sherry WILL NOT APPROVE OR DISAPPROVE ANYTHING, she can make helpful hints.

After Sherry receives the applications for renovations, she will send to the TH ACC, if approved, then they go to Tania at PV ACC, who meets on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday and the application must be received by Tania at POA office by 4:30 Friday for the next Wednesday meeting. If it isn't there, it WILL BE TWO MORE WEEKS. Tania will call, email, contact you with the decision or request for more information, usually that Wed afternoon, sometimes, depending, a conditional approval will be granted pending a few items or clarification, so you don't wait two more weeks, I TOLD YOU THEY WANT TO WORK WITH YOU. For projects that require construction, permits must be obtained from the Village. The PV ACC will submit to the Village and depending on what is being considered, they will contact you to discuss, what, if anything, else is needed. As you can see this can be smooth & easy, if you know & follow the procedures, remember this: "poor planning on your part does not constitute an emergency to them." There will be an agenda item, "Maintenance & Repairs." Lee is making a list of EVERY townhouse that needs this kind of repair, no exceptions, every one. One last thing, be sure you have voted, every Board seat is decided by a margin of 10 votes or less, so VOTE! Remember ballots MUST be received in the office by 5:00 PM Friday, July 16th and there are no exceptions.

Thanks, Sonny

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### ***The President's Message - June 2010***

Election time is near!!! There have been, as usual, criticisms of the way the current board has handled the business of the Point Venture Townhouse Assoc. Well, here is your chance to do something, ONE way or the OTHER. If you think you can do better and are willing to devote the time and energy necessary, send your resume to Sherry and run for a board position. If not, at least take some time, read the BIOS of the people who are willing to run and vote your conscience. If you don't run or don't vote, don't complain later!! The election votes will be counted at the Friday quarterly meeting, July 16, and the new board members sworn in and officers elected at the Saturday annual meeting. The last day to file is June 9 and is fast approaching, if you are going to run, DO IT NOW!! ALL MEMBERS ARE VERY MUCH ENCOURAGED TO ATTEND BOTH MEETINGS. The Assoc. paid for a structural survey and some of it was disturbing, some repairs are needed, SOON. Please ask Sherry for a copy of the survey to see if your TH or building needs repairs and the nature of the repairs. Some owners have removed the big beams on the back decks, others need repairs/replacement. These beams are IMPORTANT, they help keep the walls straight and prevent "racking". "Racking occurs when the wall leans and/or twists. This will affect your unit AND your neighbor's unit(s). Common sense figures it there is damage to your neighbors unit, you will probably get to PAY to fix it, and it just works like that. There is more business to finish up for this year, the agenda will be published soon, if there is something you think that needs to be addressed, please let Sherry know. On a personal note, Gladys & I have sold (June 15th) the big house in Katy and are moving to the LAKE, we plan to sit on our back deck and watch the water go by (thankfully, there is water to watch) and we have gotten good at it (watching). We just finished a 3 week vacation, which is one of the reasons this message is so late, and with selling all our furniture and packing, and all of you need to reassess all the stuff you have and give most of it away to good causes, 'cause trust me on this, you DO NOT WANT TO PACK IT UP!

Anyway, we will be there on June 15th and we are so looking forward to it. Thanks, Sonny

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## ***The President's Message - May 2010***

You should have been there. Where? The quarterly meeting on 4-17-10. There were many issues discussed and action taken on several. The TH property insurance was renewed with a different agent and I feel a much better deal, straight \$10,000 deductible, wiring not an issue, hail & wind, not an issue AND did I mention the total premium is some \$8000 cheaper than last year. The Amstar Engineering report is available and shows some THs in need of structural repairs fairly soon. All owners will be notified of the need, but since we all own our individual Townhouses, each one of us is responsible for the necessary repairs. Buildings/neighbors should try to work together to repair the building as a whole or at least have a plan. Another issue was a "hot tub" on deck possibly in need of structural repairs, the issue is if you damage your neighbors property by neglecting maintenance of your Townhouse, you will very likely be held responsible and that may and probably will mean \$\$\$\$ out of your pocket.

**Another very important (in my opinion) is the drafting of a document by our attorney that will make an Owner responsible for his contractor's actions. It will be part of the approval process by the PVTH ACC. If the Contractor does more than the ACC approved plans or makes changes without approval, the Townhouse owner is responsible and if the Association has to resort to legal action, the Owner WILL reimburse the Association for all legal expenses and we all know "that ain't cheap." A copy of this document will be available before the next meeting for all to review.**

The Board also approved the purchase of a new TH computer and fax/copy/scanner/printer. The current computer was purchased in 2006 and as we all know, any electronic device more than 20 minutes old is outdated. The old one will be kept as a backup. The biggest item passed by the Board on an 8 to 1 vote was to Grandfather the current boat docks/swim platforms, SUBJECT TO upgrading to the PVTHI Standards AND NO NEW docks/swim platforms. The motion was made by a non dock owner, and amended by a non dock owner that lives on High Point. Even if the 5 Board members who have docks didn't vote, it still would have been a 3-1 vote. The PVTHI standards will be finalized and published before the next meeting as well, so lots of things for the Owners to review. This was not without opposition from some but this issue has been around 3 years or so and so no more delays, let's move on to other things. There will be more discussion on a "license" NOT a "lease" agreement for docks and patios and possibly a document by the next meeting as well.

There was a discussion of a possible dues increase of \$8.20 per month or \$98.40/yr. Several uses for the additional money were suggested, stay tuned for details/projects. This could come up for a vote at the next meeting; you might want to attend as 3 Board members will be elected as well. **IT'S STARTING TO SOUND LIKE A VERY IMPORTANT MEETING.**

Three Board members are up for election July 16th so here's your opportunity to change some of the Board. By the way, last election, there were only 65 votes cast out of a possible 183, the vast majority of the Owners didn't even bother to vote. Here are some interesting FACTS, check with TH office to verify. The LCRA first offered the "32ac" to the PVTHI in late 2002, the Board voted NOT to buy the land at the April 2003 Board meeting, the NO vote was unanimous and the Board members were: Glen Hahn, Pres., Fred Dezendorf, Ted Hendricks, Dr. Robert Kelley, Bobby Kuykendall, Harold Clark, Virginia Hoover and SONNY ABLES. At the April 2004 Board meeting, the Board voted unanimous to buy the property. At that time the Board members were: Bobby Kuykendall, Pres., Glen Hahn, Jerrilyn Stiith, Ted Hendricks, Vickie Knight, Virginia Hoover, Richard Wilkins and Dr. Robert Kelley. **NONE OF THE CURRENT BOARD MEMBERS VOTED TO BUY THE 32 AC.**

So, where is any evidence of the current Board's agenda??

Sonny

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***The President's Message - April 2010***

Thank you for all the letters we received re: docks/swim platforms/decks & patios. THANK YOU to all the members who attended the meeting AND AN EXTRA SPECIAL THANK YOU TO ALL THE MEMBERS WHO SPOKE. Whether we agreed with what all was said, and I know we didn't all agree, it was very important that anyone/everyone got a chance to express their opinions. There were 26 speakers (I was one) and I took what I hope were good notes. Here is what I think I heard. Most, if not all, feel the current docks/swim platforms look like crap, yes, crap!! (my word). Most, if not all, want the common property (aka-32 ac) kept in a natural park type state. Privacy/Security, different definitions, but closing any common property (read 32 ac) to the public by signs, and any other means necessary. Of the 26 speakers, only one really spoke about decks/patios. So I feel the Board's handling of this issue is going fairly well. Most, certainly not all, favored Grandfathering (why did Grandmothering not catch on?) the docks/swim platforms that are there BUT upgrading to LCRA & Point Venture Townhouse's Standards. Personal note: one of the standards is "maintenance of dock" including keeping it in place. Community swim platforms seems to be an OK idea, maybe paying for them with deck/dock "license" fees or maybe call it something else, but get money for the privilege of having a dock/deck. At the April 17th meeting I expect: a motion to Grandfather current docks subject to PVTI standards a motion to place signs about "private property/trespassing prosecuted" around any/all common property. a motion to not allow future docks/swim platforms and the will (read legal enforcement) for all violators. There are other issues to discuss. The agenda will be available by April 12. Sonny

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***The President's Message - March 2010***

**MARCH 27, 2010 YOU NEED TO BE THERE!** Special meeting of PV THI, to discuss use of common property. The Board wants to hear from the Owners and wants to hear your opinion--ONCE. This will not be a shouting match; the most vocal opinion is not the winner.... or loser. Sign up list to speak as you come in to meeting room. The agenda is as follows: Call to order Roll call of the board only. Determination of a quorum/assignment of proxies, if any. Motion to dispense with all reports/minutes of past meeting. Opening statement from President, to discuss decorum, not interrupting and trying to state some facts, not opinion. Other members of the Board who wish to make opening statement. Owners wishing to speak about use of common property have 3 minutes. At 2.5 minutes a signal & at 3 minutes, please sit down. Discussion among Board members. Motions from the Board, if any. Motion to adjourn. If you don't want to speak, the Board will be happy to accept your opinion in writing. Please prepare 10 copies, one for each Board member & one for the office. If you wish to speak & have a plan, please have it in writing, details are not necessary, at this time, but may be requested in the future. Sonny

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### *The President's Message - February 2010*

Mark your calendar for March 27, 2010. This will be a special Townhouse meeting with only one item on the Agenda. USE OF COMMON PROPERTY You may have thought I was going to say, Patios, boat docks, swim platforms and a variety of other things, but it really is how or what WE are going to allow or permit on property owned by ALL OF US. Please see the "guest column." It's been a way too LONG cold winter. Good news, the lake is filling up, the marina was moved back into the cove, and spring will come. Let me again apologize for the wording of the "email voting amendment" the ideathat the board would have and vote in secret was NEVER the intent of any of us on the Board. Let me give you an example of why the idea was suggested in the first place. The Board approved the purchase of an ATV for Eddy with some conditions. It was not a bad plan, didn't work out, as plans often don't. There is a "new" plan, sell Eddy's current truck, buy the ATV and if the winter gets bad enough, reimburse him for expenses to use his personal truck. This can and should be discussed by email by the Board so that a decision could be reached before our next meeting April 27<sup>th</sup>, 2010. I suppose I could, since the Board already approved the purchase go ahead without further discussion, but I will not. I think the idea deserves more discussion and further approval by the Board. Email is the way to do it. Depending on the results of the March 27<sup>th</sup> meeting, the Board may revisit the "lease agreement" idea, again NOT for exclusive use but as a way of making sure the selling owner of a TH does not give the idea that any deck or patio maybe add docks or swim platforms attached/on common property goes with the TH. The fact the Association gets a little money for the lease is a nice bonus. We didn't have a "guest columnist" for February so I'm going to write something about the Special meeting on March 27. See you then. Sonny

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### *The President's Message - January 2010*

2009 is gone and I was glad to see it go, lots of reasons, but no water in my lake was a big one. I hope you all had A HAPPY NEW YEAR, if Texas can win tonight, that will help make my year. Our next regularly scheduled Board meeting is Saturday, January 16, 2010. The upcoming budget will be considered. The revising of the by laws to make changes in the Master Insurance Policy will be voted on and the license for patios on common property. I'm hoping to have only one discussion item regarding the "docks/swim platforms" and that will be to schedule a special Board meeting in March, with that as the only agenda item. The March newsletter will have more. Let's go to good stuff. I know the weather is not conducive to walking but you can still drive around and look at the remodeled/repainted/re whatever and how good they look. I can't wait till summer to see what else people will do when given a chance. There is an attached letter about our ACC and how to get approval for new paint, siding, deck rails, and all kinds of good stuff. Not much else, hope to see you all on the 16<sup>th</sup>. Sonny

