



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

April 2013

The President's Report

The weather is warming up. The trees and flowers are blooming. Unfortunately the lake level is not raising much. I am not sure how many more times I can make it up the ramp at the marina after a good meal. We may need to petition for an oxygen bottle and mask, at the top, to keep from passing out!

In the last newsletter we notified everyone that the LCRA is providing 2 toilets and 2 showerheads to each residence AT NO CHARGE, **if** you have toilets older than 1996. I would encourage all townhouse owners to take advantage of this program.

The townhouse association will pick up and deliver the toilets to your townhouse and place them inside. You will have to call or email the office for instructions on how to provide the association with authority to act on your behalf. There is a choice of 2 round bowl models, 2 oval bowl models or 2 ADA (Americans with Disabilities Act) models which come in oval only. This is a good way to save water.

As you know by now, we lost 5 townhouses due to a fire back in January. The cooperation between the owners and the townhouse ACC is allowing the rebuild process to move forward quickly. The clean-up has been completed. A topographical survey has been done and a soil test should be done soon and the board will vote on an architect to design the new building at the board meeting on April 20.

Charles Lantrip,
President

Pam Giese,
Vice President

Marji Breslow,
Secretary

Charles Baker,
Treasurer

Carl Carameros,
Director

Barry Pasarew,
Director

Eric Carlson,
Director

Clayton Cooke,
Director

C L Roy,
Director

Point Venture Townhouses, Inc.
551 Venture Blvd. S.
Point Venture, Texas 78645
512.267.1643 Tel/Fax

Website:
www.pointventuretownhouses.org

Email:
office@pointventuretownhouses.org

**Board of Director's
Meeting
April 20, 2013
9:00 AM
Venture Room**

Continued from Charles Lantrip:

The Village of Point Venture (City) has mailed a notification to some townhouse owners who may have a structural issue associated with the piers and beams under their residence. This stems from a visual inspection performed in 2007 of all the buildings. The association has been advising owners since 2007 of the need to address the problems associated with their individual units. Some owners have corrected the problem but many have not. Most townhouses are 40 years old, give or take, and are in need of structural maintenance under their home. Some repairs brought to light by this inspection were minor and some are major. There is no way of knowing until each owner pays for a "Certified Engineer" to inspect the structure under their home and details what it will take to repair/stabilize the unit. This is not the same type of inspection that is done when you buy a home. This inspection does not cover electrical, plumbing or appliances, only the foundational structure underneath. You should keep this in mind and plan for it in the future. The Village will require this inspection (performed by a certified engineer), if you wish to do any work on your residence that involves structural work.

As always, everyone is invited to the board meeting on the 20th.

Don't forget:

April is National Humor Month, National Golfer's day on the 10th, National Scrabble day on the 13th, National Pecan day on the 14th, INCOME TAX day on the 15th, National Blah, Blah, Blah day on the 17th, National Jelly Bean day on the 22nd, National Hug an Australian on the 26th and finally National Honesty day on the 30th.

Charles Lantrip

OFFICE NEWS

Quarterly Pest Control Service: Scheduled for Wednesday, April 10th for those on the quarterly service list. If you desire to be added to the list, let me know. The cost is \$21.65 per quarter.

Free Toilet and Showerhead Program: Please take a few minutes and visit the Village of Point Venture web site at <http://www.vopv.org> Travis County WCID is offering a free Toilet and Showerhead Program in partnership with LCRA, designed to help you save water. All PV property owners can replace up to two free high efficiency toilets for homes built prior to 1996 and all owners are eligible for two showerheads.

Water Turn On/Off: A continuing reminder for non-residents to shut off your water when you leave. The association will be glad to turn your water on for you upon arrival.

Grilling: A reminder that cooking on decks with charcoal is in violation of the rules of the association. **This is an automatic \$100.00 fine. For owners who rent – please inform your tenant of this rule.**

TREE TRIMMING: No cutting or trimming of trees in the common areas is allowed without prior permission from Townhouses, Inc. Cutting of Oak trees may carry a fine of \$2,500 per tree.

Please see all townhouse rules at: www.pointventuretownhouses.org