



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

August 2013

The President's Report

August is here and so are the dog days of summer. The heat is terrible and will be for a while longer. The water is so low a lot of people are not even coming to the lake now. If you are going to be away for any length of time, we need to turn off your water. This can be 2 days or more. We have to avoid any insurance claims. This not only includes water claims but other claims as well. Recently we had a very small fire on a deck. It appears the cause was a cigarette that was forgotten. This was very early in the morning and luckily a neighbor happened to see the problem and called it in. You should be aware the deductible on our master policy is \$25,000.00. You should have personal insurance on your unit and get your agent to do an audit with you of the coverage you have.

The fire danger is very high this time of year and we continue to have drought conditions, which makes everything very dry and combustible. Charcoal/wood BBQ pits are not a good idea and are not allowed on decks at any time. They are also not allowed on common property. It is a good time to review the "Firewise" recommendations, and we will again be inspecting properties in the future. Certain materials are not recommended such as lattice work. Also, we noted previously that everyone is supposed to have a fire extinguisher in their townhouse. More than one would not hurt anything. If you need one, contact the office and we will make sure you get one.

Have a good August and don't forget:
 August is "Family Fun Month". The 10th is: "National Lazy Day". The 13th is: "Left Handers' Day". The 14/15th is "V-J Day". The 21st is: "Senior Citizen's Day". The 25th is: "Kiss and Make Up Day". The 30th is: "Frankenstein Day"!!

Charles Lantrip, President

Charles Lantrip,
President

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Director

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Director

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Director

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Sonny Ables,
Director

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**Board of Director's
 Meeting
 October 19, 2013
 9:00 AM
 Venture Room**

OFFICE REMINDERS

FIRE EXTINGUISHERS: - April 2009, the Townhouse Association delivered fire extinguishers to all owners who did not have one in their unit. We are re-visiting this issue again since we recently had another fire due to a tenant laying a cigarette on the deck boards. If you would like for us to deliver another one to your townhouse, please contact the office 512-267-1643. The cost will be \$25.00 each and can be charged to your account at your request.

Kidde 1-A:10-B:C Recreation Fire Extinguisher:



WATER TURN ON/OFF: A reminder for non-residents to shut off your water when you leave. The association will be glad to turn it back on for you upon arrival.

DECKS/PORCHES: Please keep areas around your townhouse free of debris and your decks and porches free of household items and unsightly objects. Decks, patios, common areas are not to be used for visible storage of boxes, cleaning utensils, lumber, bricks, cans or buckets, unused furniture or appliances, pipe, paint, gasoline, bicycles, tools, building materials, or other similar items. Remember wood products on the ground are a breeding place for termites. Also please make sure no items are leaning or could fall on the common plumbing pipes underneath your unit.

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.**

PET OWNERS: There is a \$25.00 fine for not picking up after your pets. Thank you for being considerate.

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