



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

December 2016

The President's Message

First, I need to remind **all** owners **no outdoor fires of any kind are permitted.** Anywhere Period!

In the previous 2 months, several events have occurred prompting this letter.

Last week, a Point Venture security guard observed a "bon-fire" behind the townhouses and confronted the individuals. The guard stopped the activity and filed a report.

Another event involved a charcoal BBQ pit on a wooden deck. (This is an automatic 100.00 fine)

Another event involved cleaning out a fireplace (recently used) and placing the hot coals in a trash bag, then putting the bag outside on a wooden deck, creating a small fire damaging the owner's deck.

Another event occurred involving a faulty propane tank connection which ignited but caused no damage other than scaring the owner.

The first three events involved rented townhouses.

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**Board of Director's
Quarterly Meeting**
Saturday
Jan 21st
9:00 AM
Venture Room

***Please Note:**

- (1) Every townhouse owner is required to own and maintain a fire extinguisher and have it readily available.
- (2) It is very important for all owners who rent their townhouse to make their renters aware of the association rules and regulations. **Owners who rent their townhouse should post the rules in a conspicuous place and advise the renters to read them. This also applies to family members and guests.**
- (3) Because preventing fires is so important, we believe the fine for not following our guidelines should be reviewed and increased. This topic will be addressed and acted on at our next board meeting on January 21st.

This letter has been reviewed and approved by the Board of Directors.

Charles Lantrip

OFFICE REMINDERS

WINTERIZE: Townhouse personnel will winterize your townhouse **upon request only.** This service includes water & water heater turned off. All faucets inside and outside will be opened to drain. Heat system set at minimum setting only at your request.

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.

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

PATIO AND DECKS: Clothes and the hanging of towels and garments from railings in view either in front or behind townhouses is prohibited. 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.

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

Townhouse Exterior Standards: If you are contemplating making changes to the exterior of your townhouse, consult the Standards on the Associations web site. If you have any questions about the work you wish to perform, contact the office before commencing the work.

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