



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

December 31, 2015

Hail Damage Insurance Claim Update

The Townhouse Association recently signed a contract with Gerloff Company to begin restoring the hail damage that occurred back in April. The largest part of the hail damage claim was removing and installing new roofs on 33 buildings, which included shingled roofs and several “flat” roofs that require a product that glues down. The new roofs are mostly complete and now we will begin addressing the cosmetic damage from the hailstorm. This process will take approximately six months.

Many owners are under the impression that a lot of wood is going to be replaced. This is not the case. The actual hailstones were not that big and most of the wood impacted will be pressure washed, sanded and repainted. Some siding and fascia wood has too much damage to repair and will be replaced. Many townhouses have areas of wood that are rotted and neglected prior to the hailstorm. This wood will not be replaced. It will only be cleaned and painted. No structural wood will be replaced. We believe everyone will be satisfied when all work is complete.

Keep in mind Insurance does not cover rot and **neglected maintenance**. Now would be a great time for you to contact a contractor and repair rot and areas of neglected maintenance. Time is of the essence!

The company doing the renovations has a very big project to undertake. Please direct any questions to the townhouse office. Please do not go to the workers with any concerns on your townhouse. They are not responsible for making decisions on your townhouse repairs. This is the responsibility of the Townhouse Association. Gerloff will not quote on any additional work. Thank you for your cooperation.

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**Board of Director's
Quarterly Meeting**
Saturday
Jan 16th
9:00 AM
Venture Room

***Boat Dock Compliance Program**

LCRA is continuing their inspections of boat docks and swim platforms that were previously dry docked on Lake Travis to eliminate any “non-encapsulated” foam floats. That is to say any docks with white Styrofoam construction will be issued citations. If you have a dock with exposed white Styrofoam, you might want to think about what it would cost to comply with the new standards being imposed by the LCRA.

OFFICE REMINDERS

WINTERIZING: Townhouse personnel will winterize your townhouse **upon request only.** This service includes water & water heater turned off/all faucets inside and outside opened to drain/ heat system set at minimum setting according to Townhouse Master Policy Insurance Requirements.

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.

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 their units – 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