



**Your  
Board  
of  
Directors**

*Point Venture Townhouses, Inc.*

*January 2013*

**The President's Report**

**The tabled agenda items from the last Village meeting dealt with the approach the Village was going to take in reference to the structural problems associated with the townhouses. There were two options the Village discussed:**

**Option 1: Send a letter to each townhouse owner advising him/her of the 2007 survey and that a structural engineering inspection will be required if structural repairs are planned.**

**Option 2: was the implementation of the substandard ordinance, possibly based on the 2007 survey.**

**\*\*\* Both items were tabled, for now!**

Greetings to All,

The January newsletter is quite late this month. We were waiting for the Village to have their meeting. The posted agenda made mention of items possibly affecting the townhouse community. All items affecting the townhouse community were tabled for now. However please see the attached latest letter from the Village.

The current townhouse board was recently made aware of a visual inspection completed in 2007 of all residences. Also if you notice in the Village letter above, the Village officials are also aware of the 2007 engineer's inspection and report. This inspection was done building by building and the engineer noted problems by a visual inspection. Each residence was inspected and any issues observed were recorded. It appears that owners who had structural issues were notified and put on notice to repair their units. It also appears that some owners did indeed do some repairs and many did not! Some of the issues noted on this inspection in 2007 were serious and the association is going to address this subject again.

First we would ask that any owner who has made repairs to the structure under their residence since 2007, forward evidence of such repairs to the office. Recently, the Village is requiring proof of such

repairs in the form of an "Engineers Inspection Report" signed and stamped by a professional engineer. Other paperwork may be accepted, depending on the detail of the documentation.

The exterior of the townhouses has been improved dramatically in the last few years, but now we must address the foundation structure. Some units need no repairs and some need extensive repairs.

Charles Lantrip,  
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Director

The board is currently discussing a maintenance program, which would encourage all owners to inspect and repair their units to optimal condition. One idea being discussed is the association assuming some of the maintenance responsibilities however, a condition of this plan would be that the residence must be in perfect condition. **Our board meeting is this Saturday, the 19<sup>th</sup> and it would be nice to hear from several owners.**

We will also be approving the budget for this year. If you wish to know where your money is going, I would encourage you to attend the meeting.

The Mayor is going to present the Point Venture Townhouse Association with an achievement award from the Texas Forest Service & the U.S. Fish & Wildlife Commission, for our involvement in the “Firewise” program. This will be the first order of business and it represents our commitment to reduce areas where wildfires could start or propagate.

2013 is going to be a great year and hopefully the lake levels will begin to revert back to normal and we can enjoy our boats again.

Have a happy “National Hat Day” on the 15<sup>th</sup>, “National Nothing Day” on the 16<sup>th</sup>, National Popcorn Day” on the 19<sup>th</sup>, “National Hugging Day” on the 21<sup>st</sup>, “National Pie Day” on the 23<sup>rd</sup>, “National Spouses Day” on the 26<sup>th</sup>, and “National Backward Day” on the 31<sup>st</sup>.

Charles Lantrip President

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**Board of  
Director’s  
Meeting  
January 19,  
2013  
9:00 AM  
Venture Room**

## **Architectural Control Committee**

By: Barry Pasarew

Improvements to the townhouses continued in 2012 with additional owners upgrading their structures and exterior décor. Nine projects were approved last year and ranged from painting a railing to a complete structural and architectural remodel costing tens of thousands of dollars.

These kinds of projects indicate that many owners see the value and believe in a bright future for Point Venture townhouses. Of the 191 townhouses about 130 or 68% have invested in the potential of our community over past 4 years by upgrading their exteriors.

It is amazing what an exterior color change can do enhance value. Studies have shown that up to 20% of the sales value of a home can be attributed to curb appeal. For those of you who have not made the minor investments, please do so and reap the benefit of improved value and perception.

The Committee had as one of its goals to develop a set of exterior standards, readily available to all owners, designers and contractors.

As of this writing, and available on the Townhouse Website, are the standards that have been developed by the Committee, reviewed by the PVPOA, and approved by the Townhouse Board. Please use this reference if you are planning to modify your townhouse exterior. The standards are not cast in stone. The Committee will consider deviations from the standard upon request. Our goal is to complete the project during the first quarter of 2013.

As you may know, the results of the 2012 owner's survey indicated that a majority of respondents were in favor of changing our yard post lights to more appropriately reflect our American craftsman/mission exterior style and enclosing the trash and recycle cans. The Board will be considering these improvements at the January 19<sup>th</sup> Board meeting.