



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

January 2015

The President's Report

The January 17th Townhouse Board of Director's meeting was productive and exciting. We signed a contract with Casey Homes to rebuild the 5 townhouses that burned almost two years ago. Due to various governmental mandates, this building will look quite different from the other townhouse buildings. Your Townhouse Board has had several ups and downs trying to finalize this project and it will be exciting to see the construction start this week. This has been a long time coming and should be finished by the end of this year. Thanks to everyone involved for their guidance and expertise. It has been a long journey and we are ready for the owners to get back their homes.

At the same meeting the Board unanimously approved a \$5.00 per month reduction in monthly dues effective January 1, 2015. You will see a \$5.00 credit on your February statement, if your January dues payment has posted.

We have started a new year and spring is just around the corner. Fingers crossed this is the year the lake level begins to normalize and we can enjoy the water more often. It would be great to see many more townhouse owners come back on a regular basis and enjoy their vacation homes.

The Point Venture Townhouse Association provides many services to the townhouse owners that other associations do not. The list of services we provide is quite long and we are always looking for other services that would be beneficial. If you have any ideas, please respond to me or the office.

Sherry and Eddy, along with our part time workers have the townhouse community looking great. They have begun using rocks to cover some unattractive areas. The completed areas look great and we have received compliments from many owners. Others have seen the finished rock work and have requested rocks in their area. This type of landscaping also cuts down on water needs. Every little bit helps, especially in a drought. If you have an idea or need landscaping work in your area, please call the office.

Charles Lantrip,
President

Pam Giese,
Vice President

Barry Pasarew,
Secretary

Charles Baker,
Treasurer

Carl Carameros,
Director

Eric Carlson,
Director

Clayton Cooke,
Director

Sonny Ables,
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
Quarterly Meeting**

**Saturday
April 18th
9:00 AM
Venture Room**

Thanks to all the owners who allowed us to protect their units during the freeze several weeks ago. We received 35 or so requests (in one day) to winterize or cut the water off. We will also adjust the thermostat to your preferred temperature in winter and summer. Give the office as much notice as possible. We must all continue to do everything possible to prevent any insurance claims. This will reduce our annual premium in time.

As always, there is an election every year for board members. We have an amazing board at the moment. The members of the current townhouse association board have experience in finance, insurance, accounting, legal, business and construction so there is a wealth of talent working for the community. However, we have term limits and at some point new members are needed. Please consider taking your turn and volunteer for a seat on the board when the time comes.

Don't forget:

January is "National Soup Month"
January 23rd- "Measure Your Feet Day"
January 26th- "Peanut Brittle Day"
January 28th- "Blueberry Pancake Day"
January 31st- "National Hot Chocolate Day"

A special thanks to Sonny Ables, Pamela Giese, Carl Carameros, Eric Carlson, Clayton Cooke, Charles Baker, and Barry Pasarew. Their experience and support allows the Townhouse Association to function smoothly.

Also, thanks to our Townhouse Staff for all they do.

Charles Lantrip

***Boat Dock Compliance Program**

2014 was the year the LCRA began inspecting boat docks 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

TERMITE INSPECTION REPORT: Research Pest Service completed the termite inspections. There were no signs of termite activity reported but there were several townhouses that still had debris stored underneath. 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. Water leaks were found underneath 14 townhouses which those owners have been notified.

WINTERIZING: Townhouse maintenance will winterize your townhouse **upon request only**. This service is free which includes water & water heater turned off/all faucets inside and outside opened to drain/ heat system off unless you request a set temperature.

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