



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

July 2014

The President's Report

July 4th is this weekend and everyone should be at the lake enjoying their property.

Since there were no candidates running for the board this year, there was no election for new board members. Considering this fact we have elected to combine the usual Friday night board meeting with our annual meeting on Saturday morning, July 19, 2014. Historically the Friday night meeting mostly involved Ballot counting to determine new board members. Since nothing will change with the board, we will elect our officers Saturday morning, but the board members remain the same. Please make a note there will **not be a Friday night** meeting this year. This is a onetime occurrence, due to the circumstances. We will begin both meetings at 9:00 AM Saturday morning the 19th.

The association has cleaned up most of the debris from the windstorm and it appears we dodged a bullet. The damage to the townhouses was minor. We had a roofer to inspect and repair any roof damage. Eddy and crew did a fantastic job of removing debris. Everything was completed by Tuesday. Please see the roof damage report below:

1st 20:

- 18247 – 1 shingle replaced – Maintenance item - Rotted board on roof
- 18239 – 1 shingle replaced – Maintenance item - Rotted siding on top room
- 18229 – 5 shingles replaced – Maintenance item - Rotted roof
- 18223 – 5 shingles replaced – Roof wood was warped – Repaired on site
- 18207 - 4 shingles replaced

2nd 20:

- No shingles were missing.
- 521 – Maintenance item – Rotten siding touching back roof
- 523 – Maintenance item – Rotten siding on top room
- 543 – Maintenance item - Flat roof has a hot air pocket

- Charles Lantrip,
President
- Pam Giese,
Vice President
- Barry Pasarew,
Secretary
- Charles Baker,
Treasurer
- Carl Carameros,
Director
- Eric Carlson,
Director
- Clayton Cooke,
Director
- C L Roy,
Director
- Sonny Ables,
Director

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**Board of Director's
Meeting
Venture Room
Quarterly and
Annual Meeting
Saturday - July 19th
9:00 AM**

IP: (Indian Point)

201 – 3 shingles replaced

205 – 9 shingles replaced – Had a piece of warped wood – Nailed back down.

237 – 2 shingles replaced

261 – Maintenance item – Has rotted roof – plywood needs to be replaced – rated 9 (bad shape)

269 – Maintenance item - Rotted siding on roof – needs new plywood (Rated 7)

311 – 2 shingles replaced - Maintenance item - Rotted siding near roof

CP: (Comanche Point)

145 – Minor rot on siding (rated 4)

165 – 10 shingles replaced

169 – Siding was loose – was nailed back.

171 – 6 shingles replaced

CL: (Comanche Lane)

All looked okay

Demarett Dr.

512 – Rotten siding (rated 8)

514 – Rotten siding (rated 8)

516 – Rotten siding (rated 8)

517 – 3 shingles replaced

523 – Rotted siding (rated 7)

525 – Rotted siding (rated 8)

527 – Rotted siding (rated 5)

529 – Rotted siding (rated 7)

531 – Rotted siding (rated 8)

551 – Warped plywood from sun damage (rated 4)

559 – 4 shingles replaced - Rotten siding caused from water not draining off flat roof properly

561 – 12 shingles replaced

***Total: 67 shingles replaced. All owners have been notified of shingle replacement and/or maintenance items. We also noted any maintenance items such as rotted wood, etc. that owners need to repair.

***Boat Dock Compliance Program**

This is the year the LCRA begins 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.

**Please make note of the new gate code for the lock to enter the “32 Acres”. We continue to make this area attractive and invite all townhouse owners to visit this area and enjoy your property.

Here are some important days to remember in July:

*July is "National Hot Dog Month"

*July is "National Blueberry Month"

The 4th is "Independence Day", The 9th is "Sugar Cookie Day", The 10th is "Don't Step on a Bee Day",

And most important is "National Ice Cream Day" on the 20th! (Yeah)

We hope everyone is having a wonderful Summer,

Charles Lantrip

OFFICE REMINDERS

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 – 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