



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

May 2013

The President's Report

Good News and Somewhat Bad News.

The good news is: we were able to acquire new insurance for the townhouses. The somewhat bad news is: it came at a higher cost, as expected. As you know, our master insurance policy was due to expire at one second past midnight on April 30, 2013, and as I mentioned in the April newsletter, we were informed the policy we had last year would not be renewed, so we had to go shopping.

We were able to acquire a new policy for the next year, but the cost is much more than the previous policy. Our previous annual premium was \$ 78,000.00 and our new policy is approximately \$ 170,000.00. This equates to somewhere between \$700.00 and \$1,000.00 per townhouse, depending on how many square feet you own. The office manager will begin invoicing all owners Friday, May 3, 2013. Payment must be made by June 28, 2013.

It is very important to minimize any claims for the next year or two, as this will lower our premium in the future. It is also important to note, in past years, we have had premiums this high. They go up, they go down. The driving force that raises and lowers premiums is the number and dollar amount of claims.

The largest claims last year were water and fire. As far as water goes, I would remind everyone again to start changing over their water supply tubes or hoses supplying the sinks, toilets, dishwashers and clothes washers, with the new technology supply tubes or hoses that will shut off the water supply if a line burst. I believe the brand name is "Floodsafe".

Keep in mind that even though we were able to acquire insurance, the deductible is \$25,000.00 for water and fire claims. It is \$50,000.00 for wind and hail.

Sonny will have more on this topic at a later date.

Charles Lantrip,
President

Pam Giese,
Vice President

Marji Breslow,
Secretary

Charles Baker,
Treasurer

Carl Carameros,
Director

Barry Pasarew,
Director

Eric Carlson,
Director

Clayton Cooke,
Director

C L Roy,
Director

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**Board of Director's
Meeting
July 19, 2013
7:00 PM
Venture Room
Annual Meeting
July 20, 2013/9:00 AM**

Continued from Charles Lantrip:

The annual board member elections will be held in June. ****See the article in this newsletter for information and instructions. *****

It is almost time to get in the water and relax.

Don't forget:

- May is: Date Your Mate Month
- May is: National Hamburger Month
- May 7 is: National Teachers Day
- May 12 is: Mother's Day
- May 14 is: National Dance Like A Chicken Day
- May 18 is: Armed Forces Day
- May 27 is: Memorial Day

Charles Lantrip

OFFICE NEWS

Free Toilet and Showerhead Program: Last Call to get your WCID application into the WCID office or Townhouse office to receive free delivery for your 2 toilets and shower heads. Please take a few minutes and visit the Village of Point Venture web site at <http://www.vopv.org> Travis County WCID is offering this program in partnership with LCRA, designed to help you save water. All PV property owners can replace up to two free high efficiency toilets for homes built prior to 1996 and **all** owners are eligible for two showerheads.

Water Turn On/Off: A continuing reminder for non-residents to shut off your water when you leave. The association will be glad to turn your water 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.**

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