



**Your  
Board  
of  
Directors**

*Point Venture Townhouses, Inc.*

*Nov/Dec 2013*

**The President's Report**

This month we are combining the November and December newsletters.

Things have been quiet for several months with no pressing issues to report. Sherry, the Association Manager has been doing a wonderful job, as usual. All association matters flow through her, with very few exceptions. A lot of owners do not realize how she keeps an eye on every section of the townhouse community. She knows when a golf cart has been moved or a car has been abandoned. Her and Eddy make a very good team and we are fortunate to have them. She is a great asset to the Townhouse Association and to the Board of Directors. Presidents and board members can come and go, but Sherry is the one person that remains stable. She also oversees any staff we have. This does not mean she has free reign! Sherry is great at communicating to the board. She and I talk several times per day.

Landscaping, being one of the most important functions we do is also one of our biggest expenses. I would like to congratulate Sherry, Eddy and our part timer Shane for keeping our 70 or so acres of common property looking so nice all the time, all the while, performing other request from owners.

As a townhouse owner and member of the association, if you would like to add a little personal touch around your unit, please convey your ideas to Sherry and we will try to accommodate your request. This might include some flowers, small bushes or trees, etc. We work for you.

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

**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  
Meeting**  
**January 18, 2014**  
**9:00 AM**  
**Venture Room**

Earlier in the year, at one of the board meetings, we all made the decision to begin a general cleanup of our common area referred to as the 32 acres, along with our other general landscape work. This work is done when Eddy has time and is not put before other common area tasks. In order to be fair and not show an appearance of favoritism, Sherry & Eddy divided the area into 4 phases. Then they make the decision as to what phases get tackled first, second, third and fourth, depending on need and budget. I am happy to say this has worked out very well. The money spent so far has been in budget and the property is looking great. Not to mention, it counts toward our "Fire Wise" certification. We still have a ways to go and eventually we need to address several townhouses that have fire hazard issues, such as cut wood, bushes, etc. too close to structures.

I invite all townhouse owners to visit and enjoy their property, (again referring to your 32 acres). We have installed picnic benches in several locations, for everyone to sit and enjoy the view of the lake and the peace and quiet. The Point Venture Townhouse Community is unique on Lake Travis and all the owners should enjoy their properties, especially this time of the year, as it is beautiful right now. The Townhouse Board wants to hear from anyone who has ideas as to how we can improve our community for everyone.

Lisa Guest, a member of the "Village" City Council, suggested at a council meeting 2 months ago it would be a good idea for all the Point Venture organizations such as the PVPOA, PVTHI, WCID, Village, etc. to meet once a month and discuss common problems. This was a great idea that has been sorely needed and could improve the attitude and cooperation between all the Point Venture community organizations. It has been given what appears to be an official name. (Community Cooperative Committee). We strongly support this idea. The Townhouse Association has had volunteer representatives at both meetings so far. Our representatives have been Mel Kurth, Roy Ables, Mike Maritz and Sherry, among others. I will keep everyone apprised of this project and how it is moving forward. Hopefully, we can all work together and overcome some of the issues that come up from time to time. Again, we invite suggestions, objections, comments or concerns from our owners as to how we might improve any part of Point Venture.

We have given Danze-Davis the green light to begin construction drawings/blueprints for the rebuild of townhouses at 505-513 Venture Blvd S. At a meeting last week, Mel Kurth presented the preliminary drawings to the ACC and everything was approved to move forward. As soon as we get the construction drawings, we will put the project out for bid. Danze-Davis had mentioned they will offer assistance in letting out the request for bids. Hopefully we can get this project moving forward and construction started. I am sure the 5 owners are anxious to get their units back.

This is a little early, but it is important. Every year in July, we hold an election to replace 3 board members or re-elect 3 board members. There are 9. Every member of the townhouse community should serve on the board for at least one term. Yes, it does take up some of your time, but it also allows you to determine how association decisions are made and it is good for new members to possibly inject new ideas into the process. Please consider putting your name in the hat next year.

The Townhouse Board thanks everyone for their support.

I hope everyone has a "Happy Thanksgiving" and a "Merry Christmas"!!

Charles Lantrip

## **OFFICE REMINDERS**

**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.**

**DECKS/PORCHES:** Please keep areas around your townhouse free of debris and your decks and porches free of household items and unsightly objects. Decks, patios, common areas are not to be used for visible storage of boxes, cleaning utensils, lumber, bricks, cans or buckets, unused furniture or appliances, pipe, paint, gasoline, bicycles, tools, building materials, or other similar items.

**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](http://www.pointventuretownhouses.org)