



**Your  
Board  
of  
Directors**

*Point Venture Townhouses, Inc.*

*September 2013*

**The President's Report**

All Townhouse Owners,

The Townhouse Association has recently learned that PVPOA has been in negotiations with Texas Parks & Wildlife officials, to lease a portion of property that borders "Dink Pearson" Park. This will allow the P&W department to expand "Dink Pearson" Park and install a public boat ramp. This project has been in the negotiations stage for several weeks and it appears PVPOA intends to move forward on this partnership.

The Townhouse Association having no vote in the matter cannot have an opinion. Only the Point Venture property owners, (all of them), of which the 191 townhouse owners fall into this category. This project may or may not be a good thing, but in my opinion, all the facts have not been presented to all the property owners.

No matter what opinion you have on the project, you need to know ALL the pros and cons. One PVPOA board member stated there are no cons, but that cannot be true.

I would suggest any property owner concerned about this project should ascertain all the facts from PVPOA and then voice your opinion. Their number is 512-267-1128.

We have almost finished phase 1 of our "Firewise" work on the common area known as the 32 acres. It looks great! Eddy and Sherry have done a great job on this first phase. We have also placed a couple of picnic tables on the property for your enjoyment. This area has very good views of the lake and is shaded and also very relaxing. So I invite every townhouse owner to enjoy their property.

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**  
**October 19, 2013**  
**9:00 AM**  
**Venture Room**

As usual, PLEASE have respect for the property owners in the area and behave! The office makes the combination to the lock available on a regular basis so if you don't have it, you can always call the office.

Due to the fire hazard at this time, there can be no open fires or BBQ pits in the area. You may drive to the area, but you must stay on the gravel road. Please let us know if you have any suggestions or comments regarding the area.

As of September 1, 2013 we no longer have a Townhouse ACC. This means if you have a project you want to undertake on your home, run it by the Office Manager and she will advise you on the next step. The Townhouse Association still maintains our deed restrictions, paint color choices and minor repair approvals, but permits will be required for most everything else, which require you to apply to the Village. If you are caught performing repairs, remodels or anything else that requires a permit, the building officials have the authority to red tag your work and shut it down until you get a permit.

Charles Lantrip, President  
Point Venture Townhouse Association

## **OFFICE REMINDERS**

**TERMITE INSPECTIONS:** Research Pest Service will be starting termite inspections next month. It is to your benefit to have clearance underneath and around your townhouse for the inspections or treatment if needed. Thanks for your cooperation in keeping your areas as clean as possible. 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.

**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)