



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

Spring 2014

The President's Report

As warmer weather approaches, all owners should begin to plan for "Spring Cleaning". We seem to have a good amount of accumulated clutter in and under our town houses. All of this clutter allows for termites to move in, all types of critters from raccoons, possums, rats and bugs to make a home. Not to mention the fire hazard it might cause. We need all home owners to clean out unneeded and unused "stuff" from under their units. Our staff will be glad to dispose of it for you. We will soon renew our inspections of all townhouses and writing letters when appropriate. This will include the exterior appearance as well as the clutter under the townhouses.

Mel Kurth and Roy Ables, both longtime residents, are working on a project to show the history of Point Venture. This will give us a look back in time. When finished, it will bring back a lot of memories for many townhouse owners and show the newer owners how the community developed over time. Mel & Roy continually volunteer their time and labor to make the Point Venture community better. For that, we are very thankful.

On another note, the townhouse association needs volunteers for board members. I know I bring this up every newsletter, but we need everyone to consider being a board member. The townhouse association has 9 board members. Three members are either elected or re-elected every July for a term of 3 years. Please consider running this year and adding your ideas and suggestions to the community.

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
April 12, 2014
9:00 AM
Venture Room**

It was mentioned at the last meeting that one of the things we do best is landscaping. We have about 65-70 acres we care for. Eddy has done a great job making the entire townhouse area look great. We are always asking for suggestions as to where we can put more picnic tables or benches. Please let us know how we are doing and how we might improve.

Our Insurance master policy will be up for renewal this April. At this point, the premium will most likely be elevated again. So far, we are doing well with no claims this past policy year and we need to continue that way. One of the reasons the last policy was cancelled and not renewed was due to water damage claims along with the fire which burned 5 townhouses in one building.

The overall appearance of the townhouses is good; however, every owner who has not addressed the deterioration of the support structure under their unit needs to begin thinking about this problem. Some units only need minor repairs to address, such as beams that are beginning to separate, while other units need much more attention. This area of concern is not going away and eventually you will have to make the appropriate repairs. Electrical systems need inspecting also. Some owners have added new electrical circuits or additional rooms and did not upgrade the "Breaker Box". Now some of those boxes may not be adequate for the load that is passing through them.

Everyone should make more time to spend at Point Venture this year and enjoy their property. We have been working to make it a pleasurable place to come and ask for your comments as to how we are doing.

Bring on the Spring Time!

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