



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

Summer 2015

The President's Report

It is hard to believe July is here already. What a difference forty feet of water makes! The lake is higher than it has been in years. There are many more boats on the water and everyone seems happier. Getting up and down from the Gar is so much easier. We are expecting more owners to visit the lake this "Fourth of July" weekend than in past years. It looks like the weather will be great!

The Townhouse Association is currently working four insurance claims so we are busy. The four claims are with three different insurance carriers making it a little more complicated.

Claim number one is the townhouse building that burned down two and a half years ago. The rebuild is moving along rapidly and should be finished this August or September. Due to FEMA regulations and current city codes we had to bring the new building out of the flood plain which resulted in an entirely new appearance.

Claim number two is the recent hail storm. The damage from the hail was not severe but very widespread. The first repairs will be new roofs on all the townhouse buildings, except the new building which did not have a roof on it yet. That means 33 out of 34 buildings (186 townhouses) will receive new roofs. The next repairs will be wood railings, siding, air conditioners, windows and some miscellaneous repairs. The latter repairs will not necessarily begin at the same time as the roofs.

(Continue to next page)

Charles Lantrip,
President

Pam Giese,
Vice President

Barry Pasarew,
Secretary

Charles Baker,
Treasurer

Carl Carameros,
Director

Eric Carlson,
Director

Clayton Cooke,
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Sonny Ables,
Director

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**Board of Director's
Quarterly & Annual
Meetings
Saturday
July 18th
9:00 AM
Venture Room**

We understand how anxious you are for work to begin on your townhouses. Many questions have been asked regarding this claim. Some owners have asked why no repairs have started. The answer is we do not have funds from the insurance carrier yet. We were advised early on that hail damage claims move slowly. We should have a check by the end of this week. If you have any questions we are more than happy to answer them.

Claim number three is lightning damage to one townhouse. This occurred two weeks after we purchased a new insurance policy for the year.

Claim number four is windstorm damage to an end unit. The end wall blew down allowing the supporting beam holding up the upper deck to collapse. The last two claims are with our current insurance carrier but they happened two weeks apart.

On a somewhat related note, several owners have not paid the insurance premium which was billed on the May statement. Please send in this payment as soon as possible.

Our next regular board meeting along with the annual member meeting will be on July 18. We will have two meetings Saturday morning with a quick break in between. The annual meeting is where we will elect officers for the next 12 months and this year we will seat one new board member. There is always an invitation for owners to come to our meetings.

The participation of golf carts in last year's Fourth of July parade was amazing. If this year is like last year you should be in Point Venture to watch the parade go by.

Have a wonderful and safe July 4th Weekend!

Charles Lantrip

Don't forget these days in July:

July 4th "Independence Day" July 5th "Build a Scarecrow Day" July 6th "National Fried Chicken Day" July 15th "Cow Appreciation Day" July 18th "National Hot Dog Day" July 19th "National Ice Cream Day" July 26th "Parent's Day"

***Boat Dock Compliance Program**

The LCRA began 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.

OFFICE REMINDERS

TRASH CAN ISSUES: Maintenance personnel has found several trash cans covered with maggots. We have noticed food thrown directly in the cans. **PLEASE USE PLASTIC TRASH BAGS FOR ANY FOOD 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 their units – 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