



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

April 2012

The President's Message

The lake seems to be rising a bit and we all hope that continues. Activity on the water has picked up quite a bit. The townhome owners continue to remodel and repair their homes and it shows. The change in appearance of the townhouses has been dramatic over the last two years.

The next board of directors meeting is April 21. At our last meeting, it was suggested that the board give the owners a preview of any documents we might be voting on, approving or considering. We have identified 4 documents that we will be acting on at the April meeting. All of these documents will be sent by email for your review and comments or suggestions before or at the April 21 meeting. The documents are (A) a new Handbook of Rules & Regulations, (with changes from the previous version highlighted in yellow), describing among other things what your dues are paying for and what services the association provides. (B) Our budget for 2012. (C) A document entitled "Request for Quote". This will make purchasing of services and materials more fair as we will be required to acquire bids on our larger purchases. (D) A budget item to build 26 more trash can enclosures at a cost of \$10,729.00, and where they will be placed.

Also in this newsletter, Eric Carlson has written an article explaining the insurance coverage in the master policy and briefly explaining a previous change that was added to that policy covering improvements to the interior of the townhouses. This is important as some owners may want to review their insurance coverage.

Barry Pasarew has written several articles.

*Don't forget the election in July for 3 Director positions. This is your chance to help your community.

Happy Easter,
Charles Lantrip

Charles Lantrip,
President

Joyce Sidfrid,
Vice President

Marji Breslow,
Secretary

Sonny Ables,
Director

Craig Clark,
Director

Charles Bailey,
Director

Pam Giese,
Director

Barry Pasarew,
Director

Eric Carlson,
Director

Treasurer/Member,
Charles Baker

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**Board of Director's
Meeting
April 21, 2012
9:00 AM
Venture Room**

Trash/Recycle Can Project Update

By Barry Pasarew

Two trash/recycle can screens were recently relocated to Comanche Drive to expose additional owners and guests to the improved appearance they provide. In addition, we will be placing wooden stakes painted red at the top at most proposed screen locations.

We continue to monitor trash and recycle can loading to more accurately forecast our needs. The last study was conducted on the Monday following the week of spring break. This study confirmed that by consolidating trash and recycle cans, handling will be reduced by 49% and screening certainly improves the appearance of our community.

Prior to the screen installation on Comanche Lane, there were 14 trash and 4 recycle cans. Based on the load studies, the numbers of trash cans were reduced to 6 and recycle cans to 3. Several weeks ago Comanche Lane experienced an 85% occupancy based on the observed car counts. A trash load survey was conducted which showed that 69% of the deployed trash cans were full and 50% of the recycle cans. These results show that the current deployment will accommodate in-season and possibly holiday loads.

Now that nursery landscape inventories are improving, we will add drought and deer tolerant shrubs and grasses to soften the screens.

At the next Board meeting future phases of the project will be discussed.

Operations Committee Update

By Barry Pasarew

A recommendation of the Operations Committee concerning Association Bidding and Procurement Procedures will be discussed at the next Board meeting.

The essential elements of this procedure is as follows:

Expenditures for purchases or services in excess of \$3,500 requires the issuance of a formal Request for Proposal (RFP) to at least three qualified bidders with full Board approval to accept the winning bid.

Expenditures for less than \$3,500 but more than \$1,000 will require the receipt of at least three qualified bids with full Board approval to accept the winning bid.

Expenditure of less than \$1,000 will be approved by the President based on a recommendation from a committee chairperson or the office manager.

Any project or purchase will be monitored from inception to completion to insure that the Association obtained what was approved.

The RFP has been used for the seal coating project and has been issued for the Termite and Pest control Program.

The goal of this recommendation is insure transparency, provide common bidding specifications, establish authorization limits and to insure that the Association gets what it contracted for.

Insurance Information

by Eric Carlson

There has been some confusion as to what is covered by our master insurance policy. The questions have been related to the inside permanent contents such as upgraded cabinets and counter tops. The policy has changed throughout the years and I would like to give you a better understanding of what is covered by the current master policy.

The legal wording of the policy states these things are covered in addition to the structure: "**Fixtures, improvements and alterations that are a part of the building or structure; and Permanently installed appliances**". This basically means that the beautiful improvements that people have made to their structures and interiors are covered. They must be a part of the structure or permanently installed, and the damage must be greater than the ten thousand dollar deductible. To clarify, a microwave that is permanently attached to the wall with brackets is covered. It is an appliance that is permanently attached. A microwave sitting on a counter top is not. These things must be covered by your personal Townhome Policy. For claims that involve more than one townhome, the deductible would be split by the number of townhomes that experienced the loss.

Any agent should be able to advise you of the proper limits of liability and personal contents coverage that you need on your personal policy. I'll always recommend that you take a video of the interior and exterior of your property and store it in a safe place that is not located on the property.

As a previous claims adjuster, I guarantee you a much better claims experience if you have a loss. Hopefully this clears up some of the confusion. For any further questions, please contact the office. A copy of the policy is available.

Eric has many years of experience in the Insurance industry and we are fortunate to have Eric on the board.

Office Reminders

Spring Cleaning: This is the time to check around and under your townhouse to see the forgotten items stored. Remember wood products on the ground are a breeding place for termites. Please make sure no items are leaning or could fall on the common plumbing pipes underneath your unit.

Quarterly Pest Control Service: Scheduled for Thursday, April 12 for those on the quarterly service list. If you desire to be added to the list, let me know. The cost is \$21.65 per quarter.

Tree Trimming: Remember that our By-Laws prohibit cutting of hardwood trees. Fines may be imposed if trimmed or pruned by owners.

Water Turn On/Off Valves: A continuing reminder to shut off your water when you leave. Please take time and be thorough when turning your water on or off. The major issue is to make sure that, if you do it yourself, you turn on or shut off the correct valve. By leaving your faucets open – it's much easier to tell whose water is on and if it is the right townhouse.

All owners are responsible to have their own turn on/off valve. Some do eventually rust and break. If this is true for yours, please repair immediately. PVTI maintenance no longer does this repair but you may call the office for a list of plumbers doing work in PV.

Summer 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.**

Guest Columnist - "My Beloved Point Venture"

By Jay Stoneburner

I will try and make this month's column short and to the point!

The point is... Point Venture is being run like our government and that is very poorly done, in my opinion. I have never seen so much bickering in my entire life.

We have people running our association that are not representing our best interest. There are people on our board that are not in favor of letting us make useful improvements like Docks and Decks. At this rate, the board will eventually try and regulate everything we do, because they do not want it, or cannot afford it, themselves. Lately, it seems a lot of people have been fired or made so miserable that they resign. By the way, doing away with front door trash pickup is like shooting yourself in the foot.

I am sick and tired of too much government and someone needs to make a stand. Until a couple of years ago, most of you had never imagined having any direct contact with FEMA. Recently, FEMA has revised their flood maps and added many of your properties to the flood zone. FEMA is charged with regulating floodplains and it sets flood insurance rates (which are a joke). In my opinion, flood insurance is another money grab.

I personally do not think FEMA has the right to tell someone they have to move their air conditioner because it is now positioned in the revised floodplain. Our air conditioners are essential equipment located on our personal property. POA, please tell FEMA to go track a flood. I suggest that FEMA accept waivers, signed by each homeowner...and then go to lunch.

Now, let us consider the elevation issue. Most insurance companies say that the base elevation shall be the first floor, which is approx. 722 ft. This is upsetting to most of you because the water would go over the dam before our property would flood. Go figure!

The sad thing is that all of this negativity is not helping Point Venture grow. We have a wonderful area to bring our families and friends and we need to work together, like we used to, to make Point Venture more attractive and more user-friendly. Most of the owners are doing a super job of redoing their properties and updating the curb-appeal. This will definitely improve property values.

Personally, I am in favor of our architectural control committee enforcing property maintenance. At that, they are doing a great job, but I am not in favor of FEMA or LCRA coming in and telling us what we can and cannot do with our private property and charging us with the privilege of paying their fees and permits.

There was a song in the 60's that said "signs, signs everywhere a sign... do this don't do this can't you read the sign?" This is not what I want for Point Venture. What I do want is less POA and less government control. If our board members are not willing to represent us and stand up to FEMA and LCRA, we need to vote them out and get someone in who will!!!

Jay Stoneburner
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Have a Great Spring!