



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

August 2012

The President's Report

The Townhouse Association meetings on July 20th & 21st had very nice owner participation. Most of the discussion was about the PV Village and how everyone should attend the Village council meetings when they can. Most of the townhouse owners do not know when these meetings are, so it was decided that the townhouse office will send out an e-blast so all owners who wish to attend will have notice of the Village meetings or you may want to email the Village office and request to be added to their email list at: pointventurevillage@yahoo.com

There was some discussion about the brick columns in the First 20 and the rear decks in the Second 20. This continues to be a safety issue with the PV Village. The Village is working on a course of action that will satisfy all safety concerns. The claim has been made that the Association is not representing the owners in these two sections. We are monitoring the actions of the PV Village and have made it clear that property rights have to be honored and due process must be followed. The Association was given assurances this would be the case.

We had two flooded townhouses in the last two months due to a toilet supply tube bursting and a cracked toilet. The first one caused \$ 50,000 plus in repairs and we are not sure about the second yet. This may cause a premium increase or the deductible to increase next year. It is advisable for townhouse owners to turn off your water at the main meter even if you are only gone for a couple of days.

If you are unable to turn the water off then let the office know and we will turn it off for you.

Charles Lantrip,
President

Pam Giese,
Vice President

Marji Breslow,
Secretary

Charles Baker,
Treasurer

Carl Carameros,
Director

Barry Pasarew,
Director

Eric Carlson,
Director

Clayton Cooke,
Director

C L Roy,
Director

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**Board of Director's
Meeting**
October 20, 2012
9:00 AM
Venture Room

I again would advise all townhouse owners to install the automatic shut off supply tubes to all their toilets even if you live here permanently. No one wants to deal with water damage of any kind. Better safe than sorry.

We counted the ballots for the new board members. The new board members are: Clayton Cooke, Charles Baker and CL Roy. Each one of these gentlemen brings a wealth of experience and will make the board much stronger. We now have expertise on the board in the way of accountants, attorneys, construction, insurance and business owners.

A big thank you goes out to the 3 board members who are no longer on the board. Sonny Ables, Joyce Sidfrid and Craig Clark. They are to be congratulated for their years spent on the board making the townhouse community better and improving our property values.

On July 21st the three new members were seated and new officers were elected. President: Charles Lantrip, Vice President: Pam Giese, Treasurer: Charles Baker and Secretary: Marji Breslow.

The survey results have been tabulated and will be made available in this newsletter. We had a good number of responses and I would like to thank all the residents who returned their survey. The board thanks Pam Giese for all the time she put in on this project.

Have a great August and enjoy:

- *Friendship Day on the 5th
- *National Night Out on the 7th
- *Kool-Aid Day on the 11th
- *National Relaxation Day on the 15th
- *National Waffle Day on the 24th
- *National Dog Day on the 26th!

Charles Lantrip

Architectural Control Committee

The Point Venture Townhouse Inc. Architectural Control Committee is made up of Barry Pasarew, Chairman; Sonny Ables; Carl Carameros; Craig Clark; and Pam Giese. Point Venture deed restrictions require all changes to the exterior of any townhouse to be submitted and approved by the Townhouse Architectural Control Committee, the Point Venture Architectural Committee and by the Village of Point Venture. The Townhouse Architectural Committee is in the process of preparing written guidelines and procedures required for renovations and remodeling projects. These guidelines will be available at the Townhouse Office and will be posted at www.pointventuretownhouses.org. The Point Venture Architectural Committee Guidelines are available at www.pointventure.com. Anyone thinking about a remodeling project should review these guidelines.

SURVEY RESULTS

The Board of Directors would like to thank everyone who took the time and effort to answer the survey. Of the 191 townhouses, 111 surveys were returned. This 58 percent return of the survey allows the Board to know how a majority of the owners feel about the issues presented.

Although the opinions regarding the trashcan enclosures were very close between owners wanting the enclosures and those against, more owners were in favor of grouping trashcans than were against. The board intends to proceed by looking at each section of townhouses and even the individual buildings before taking any action. Additional contact will be made with owners.

The results regarding updating the lighting was also almost evenly divided, but the majority were in favor of upgrading the lights, with the second fixture being the favorite. Again, the board will review the current budget and the upcoming budget to determine how to implement changes. There will not be any assessment to owners for any lighting change.

Among our current services, it was not difficult to determine which of our current services is most important to the majority of owners, and that is having townhouse personnel to man the office.

Gathering information regarding owners' feelings toward consideration of using a management company was perhaps the issue that was most beneficial to the Board. The overwhelming opinion of a majority of owners was against the use of a management company. You can be assured that the Board values the opinions and will honor these opinions.

When considering the survey results, it is important to note that some responders gave answers to some issues, but left other issues unanswered. For that reason, the numbers will not add up to 111 total responses. The survey results are as follows:

Trashcan Enclosures: 54 were for the enclosures: 44 were opposed to the enclosures

Lighting Update: 52 were for updating the yard lights: 49 were opposed to changing them

For the survey, a rating of 1 was unimportant going to 5 which was most important

Having staff to deliver a key for lockout:

(35) rated 1: (6) rated 2: (10) rated 3: (6) rated 4: (39) rated 5
(55) voted no charge for this service: (39) voted to assess a fee

Having staff to turn the water heater on/off:

(37) rated 1: (4) rated 2: (15) rated 3: (5) rated 4: (21) rated 5
(60) voted no charge for this service: (44) voted to assess a fee

Having staff to turn the AC & heat on/off:

(24) rated 1: (5) rated 2: (8) rated 3: (9) rated 4: (43) rated 5
(65) voted no charge for this service: (41) voted to assess a fee

Having staff winterize the townhouses one time:

(12) rated 1: (6) rated 2: (5) rated 3: (7) rated 4: (60) rated 5
(77) voted no charge for this service: (29) voted to assess a fee

Having staff winterize additional times:

(17) rated 1: (8) rated 2: (18) rated 3: (9) rated 4: (39) rated 5
(45) voted no charge for this service: (64) voted to assess a fee

Having staff meet delivery personnel:

(32) rated 1: (12) rated 2: (20) rated 3: (5) rated 4: (23) rated 5
(49) voted no charge for this service: (55) voted to assess a fee

Having the office manned by Point Venture staff:

(9) rated 1: (3) rated 2: (8) rated 3: (8) rated 4: (68) rated 5
(65) voted no charge for this service: (41) voted to assess a fee

Having lockboxes provided for a \$40.00 fee: (65) were in favor: (28) were opposed

Getting information about a management company:

With all current services: (29) were in favor: (65) were opposed

With offsite maintenance: (27) were in favor: (73) were opposed

Owners provided a variety of positive and constructive ideas and suggestions, which will be reviewed and very seriously considered by the Board. Again, a huge thank you to everyone who completed a survey.

OFFICE REMINDERS

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.**

WATER TURN ON/OFF VALVES: Reminder to shut off your water when you leave or call the office and we will gladly do it for you.

PARKING: Townhome parking is designed for two cars per townhouse. Your cooperation is extremely critical in this area, especially in the summer months. Parking becomes critical and consideration should be given to your neighbors. No permanent parking of boats, trailers, or jet skis is permitted in front or back of units.

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.

TOWNHOUSE RULES: Posted on townhouse website at www.pointventuretownhouses.org