



**Your  
Board  
of  
Directors**

*Point Venture Townhouses, Inc.*

*December 2012*

*The President's Report*

*Merry Christmas and Happy New Year!*

Christmas is here and the end of 2012 is just weeks away. I hope 2013 will be a good year for all of us.

The association continues to address the structural issues associated with a number of townhouses. We have met with many owners, contractors, building officials, the Village of Point Venture officials and the members of the townhouse board in an attempt to decide how best to resolve the confusion regarding the permitting procedure required by the Village and the Village building official(s). We (the association) are close to determining what our position is and what we plan to do.

Remember it is inconsiderate to let your dogs be a nuisance to other owners. Wild animals seem to be appearing in and under some townhouses. You may contact the Village Animal Control Officer at 512-267-5511 if you experience a problem. In some instances our staff can help.

The sprinkler systems are very close to being finished, but we are changing some of the systems, whereby the entire system will be standardized and automated. We owe a big thank you to Brent Burns, a former board member and a current townhouse owner, who is designing the entire system for us. Brent is volunteering his time and expertise in this project, so once again we owe him a big thank you. When finished the entire system will be the responsibility of the association and we will maintain the entire system. Owners may still irrigate their side and back yards, but that will be at their expense, both in equipment and water expense.

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

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

The lighting project has not worked out for us so far. We did order and receive two new fixtures to replace the old globe look, but they were too small in appearance, so we are back to square one. It may be that the old globes are still the best way to go, especially since we have cleaned them and painted the poles AND gotten all of them working.

Some interesting December 2012 dates:

National “Wear Brown Shoes Day” on the 4<sup>th</sup>, “Pearl Harbor Day” on the 7<sup>th</sup>, National “Cotton Candy Day” also on the 7<sup>th</sup>, National “Ice Cream Day” on the 13<sup>th</sup>, National “Chocolate Covered Anything Day” on the 16<sup>th</sup>, National “Oatmeal Muffin Day” on the 19<sup>th</sup>, First day of Winter and the shortest day of the year on the 22<sup>nd</sup>, CHRISTMAS DAY on the 25<sup>th</sup>, and NEW YEARS EVE on the 31<sup>st</sup>!

Charles Lantrip

### **OFFICE REMINDERS**

#### **REMINDER FOR WINTERIZING**

Townhouse maintenance will winterize your townhouse **upon request only**. This service is free which includes water & water heater turned off/all faucets inside and outside opened to drain/ heat system off unless you request a set temperature.

**Please let the office know if you desire this service.**

**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 townhouse rules at: [www.pointventuretownhouses.org](http://www.pointventuretownhouses.org)**