



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

February 2011

The President's Message

FEBRUARY 14TH-----VALENTINE'S DAY, don't forget your SWEETHEART!! If you missed the Jan. 15th Board meeting you didn't miss much, rehash of same old subjects but no results as the Board is somewhat divided on most of the issues. The dock issue is nowhere near being resolved as some board members think that the Assoc can require a "license" to attach a dock/swim platform to common property BUT not have it apply to all common property. Speaking of docks, if you have a dock, YOU MUST MAINTAIN IT, and among other things it means having it secured behind your TH as much as is possible and having it secured so that it does not float into someone else's dock. You are responsible for your property! POINT VENTURE TOWNHOUSES ARE LOOKIN' GOOD!!

As reported by Mr. Barry Pasarew, Chairman of the Maintenance & Repairs Committee, about 75% of the owners responded to the letters for repairs/maintenance and about 25% have done or in the process of having done the needed repairs. Not as good as could be, BUT not nearly as bad as it could be either and it is a start and it's still winter time.

The THACC has signed off on many requests to paint and much more. Speaking of painting the THACC is working on adding at least one more base, possibly two colors.

Stone accents have been added to some TH's and I hope that as soon as good weather gets here and you visit (please drive around and look at what has been done) you will also get the "bug" and make some improvements.

There will be a meeting, in the near future, of the TH Assoc, POA, The Village and the PVACC, hopefully to decide exactly what needs to be submitted to the Village, POA, and PVACC and how it is to be done.

That's all for now, next Quarterly Board meeting is April 16. Plan to be there and make your opinion known. Thanks, Sonny

Sonny Ables,
President

Ivan Langford III,
Vice President

Brent Burns,
Secretary

Joyce Sidfrid,
Director

Arlene Catania,
Director

Craig Clark,
Director

Charles Bailey,
Director

Charles Lantrip,
Director

Marji Breslow,
Director

Treasurer/Member,
Charles Baker

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 16
9:00 AM
Venture Room**

COMMUNITY RELATIONS COMMITTEE

By Joyce Sidfrid

The community relations committee wishes to keep you informed of all association decisions. As you know board decisions and the handling of association business can affect us all as owners.

We encourage you to attend all townhouse association meetings. We need your feedback regarding ways that would encourage you to attend these meetings. Please review this short questionnaire and email your answers and thoughts to office@pointventuretownhouses.org
Attn: Community Relations.

Please complete this sentence: I would come to association meetings more often **if**.....

Meeting times were changed to:

Saturday @ 10:00 a.m.

Saturday @ 11:00 a.m.

Saturday evening

I would come to association meetings more often **if** I was reminded of the meeting date and time by...

Receiving a courtesy reminder call.

Posted signs inside the neighborhood.

I would come to association meetings more often **if**.....

The issues were clearly defined on the agenda.

The agenda was provided earlier.

Meetings were shorter.

Doughnuts/pastries and better coffee was available.

OFFICE NEWS

It has been noted that owners are still storing items underneath townhouses. We discourage storing on top of any plumbing and that items are adequately up off the ground. This month, Lee had several sewer line issues and had difficulty doing the repairs with items in the way. He noted items being stored on top of pipes which causes sagging in pipes which in turn affect YOUR sewer flow. IF we have to replace these pipes – YOUR account will be charged for the repair.

PLEASE CONTINUE TO PICK UP AFTER YOU DOG! Report came in this month on our pest control personnel stepping in your dog's residue and tracking into houses.

PLEASE BE CONSIDERATE!

Townhouse Rules are posted on web site:

www.pointventuretownhouses.org

GUEST COLUMNIST - Jay Stoneburner 281 VBS

New Flood Insurance Information

As many of you know FEMA is changing the Base Elevation on many properties, and Point Venture is included. As of this writing the base elevation has been changed from 715 ft. median Sea level to 721 ft. Median Sea level. What this means to you isyou guessed it higher premiums. I have had several calls from neighbors asking what is going on and all I can tell you is it is happening all over Texas. It really does not make much sense that the spillway level is 714 ft and they change the base level to 721 ft, which means the water would go over the dam before it would rise to 721 ft, but not according to FEMA. I have been coming here for over 25 years and the highest I have ever seen the lake is approx. 708 ft in 1997, but it did not come close to flooding my property, but it is what it is as the saying goes. If you currently have flood insurance your premium will be somewhat lower than if you purchased new as you get a discount on what is called preferred. (Don't let some insurance company tell you are grandfathered, all that is grandfathered is the preferred status), which means it will be less expensive but higher than you are paying now. (I think we pay \$325.00 per year). One neighbor said his quote is in the \$1,000- \$1,200 range. Also the amount of coverage will affect the total premium as well as the interior coverage requested. To insure the lowest possible premium I recommend you get an elevation certificate from a licensed Surveyor, this will cost in the range of \$200-\$250 but it will tell your exact elevation and in most cases will decrease the premium depending on the elevation of your property. I think it is money well spent, and sometimes you can get a couple of neighbors to have theirs done at the same time and get a discount from the Surveyor. Just be sure to use a good Insurance agent, who is familiar with FEMA and flood insurance. (You can contact me at 832-309-7469 and I will recommend one if you like).

While I am on the Insurance issue (I am a Real Estate and Mortgage Broker not an Insurance agent), but do know a lot about Insurance. Our properties are covered by a master policy which covers rebuilding the structure in case of a disaster. Insurance policies normally only cover the outside structure, but our President Sonny Ables was able to get the policy changed to cover interior as well, except for furniture and personal belongings: however everything you do has to be documented and recorded in case of a disaster, so I recommend you keep records and take pictures of all your improvements. If you really want to be safe, you can get an additional policy that covers additional interior improvements and personal belongings.

Finally, I am so excited about the improvements being made in Point Venture. I drove around the last time I was there and it is very exciting to see what some of our neighbors are doing. In my area Sonny Ables and Erick Johnson have added stone and enlarged the front porch areas and they look great. Don Methvin recently redid his unit as well. Our properties are looking like the 2000's instead of the 70's which add value for all of us. Keep up the Good Work!!!

Hope to see everyone on the Lake Soon.