



**Your  
Board  
of  
Directors**

*Point Venture Townhouses, Inc.*

*February 2012*

***The President's Message***

It was pointed out in the January Board meeting that the board could do a better job of keeping all of the owners informed of our actions and our possible future actions. After all, in the end we work for you. I apologize and am determined to change that.

There are several changes being discussed by the board. One of the most important is how we can lower the Association dues and maintain the services that make our community better for all. I believe that our dues are excessive and can be reduced. It is a challenge because we all own our individual properties including the lot, and that makes you, the owner, responsible for repairs and maintenance on your unit. Some owners want concierge services and others have threatened to shoot anyone who comes on their property. It sometimes is a double edge sword.

One possible avenue is "Professional Management". This could lower the cost associated with the daily management of the townhouse business, but we would lose the "personal" aspect of dealing with the daily problems that arise. You could not call the office and have someone go check to see if you left your stove on, etc. I am sure the majority of owners have to deal with this form of management in the subdivisions they live in, away from Point Venture. I also believe you have an opinion whether you like it or don't like it. We have received proposals from three firms, but NO action has been taken and nothing has been decided.

We also are currently trying to reduce the man hours we allocate to the garbage cans! We are building a few prototype trash can enclosures, which could help solve this problem. At our last meeting, opposition to this idea was presented by some owners. The vast majority of the feedback has been positive. Several owners have raised specific issues and we are working on resolving those. We were able to compromise with an agreement to place a couple of enclosures at a location in the area and let everyone see the enclosures and decide if this is a course of action they could support. We believe this will enhance the looks of the community, improve property values and reduce the man hours we spend on trash cans, pulling them in and out for the garbage service. With these enclosures, all the cans would be moved away from the individual units and grouped in a place where the garbage trucks and men could get to them. Some owners want to keep the cans by their doors and some don't! The ongoing problem seems to be that what works in one area may not work or be desired in another area. One thing is certain though, without comments or

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

suggestions from ALL the owners, it may be decided by as few as 5 board members.

Some owners expressed concerns about 5 items placed on the Agenda back in October that referred to changes regarding the office and our staff. One of the items mentioned was an "Executive Committee". This was an idea reorganizing how the board makes decisions and spends money. Another of the items mentioned was a different way of backing up the computer data. We did approve backing up all the data "off-site" (Carbonite/Earthlink), which protects it from a fire or theft in the office. The Executive Committee item was tabled. If and when we bring it back up, it will be explained more thoroughly. All 5 items were placed on the agenda prematurely by me and were not finalized.

**Also, we will be re-sealing/re-striping the parking areas in the very near future which will require all vehicles be moved when the time comes. Please watch for the alerts.**

On the landscape front, the brush clearing in all common areas continues, as the drought continues. Eddie and Nick continue to improve the appearance of our 68 acres of common area. This is a lot of work in addition to completing the sprinkler systems in all areas. We have been informed by the WCID (the water supplier) that we are using too much water in some areas. This applies to the common meters that some owners refer to as "free" water. As we all know there is no such thing as free. This comes about from several sources. Contractors use the Association water. Owners use it to wash their boats, cars, plants, etc. This forces the Association to put a lock on the meters.

The April statement will have your share of the annual master insurance policy noted, in addition to the monthly dues.

We have elections coming in July and three positions will be open. The 82<sup>nd</sup> Texas Legislature last year made it law that Home Owner Associations may vote "Electronically" (E-Mail). So it is important that the office has your correct E-Mail address. You are required to keep us informed of your E-Mail address.

Please send your comments or suggestions to us and attend the board meetings.

Charles Lantrip  
Happy Valentine's Day!

**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 21, 2012  
9:00 AM  
Venture Room**

## **RE-SEALING/RE-STRIPING PARKING LOTS**

At the January 21st Board Of Directors meeting the Board approved seal coating our parking areas and driveways. This also includes relining the parking spaces.

Work will commence toward the end of this month and take several weeks to complete. We will communicate the schedule in the next several weeks.

If you are not a permanent resident, please make arrangements to move your vehicles during the schedule for your section. Contact the Association office for more information and coordination.

For those of you who have private driveways on the first and second twenty, the seal coating contractor will be glad to provide a quote for sealing your drive while they are here doing the common areas. Stay tuned for details.

Also, the Board approved the fabrication and installation of additional trash/recycle screens and to locate them throughout the townhouse community. The overwhelming feedback has been positive. Several owners expressed some concerns and we are working to fix the issues.

In the meantime, when you visit Point Venture take notice of the screen on Comanche Lane. What an improvement!!

## **FROM THE OFFICE**

We recently sent the results of townhouse repair and maintenance inspections to the owners. As a point of clarification, items designated with a minor condition code are not required to be completed within the corrective period stated in the cover letter.

However, minor items should be addressed before they become major or critical and increase the cost to repair.

A small opening caused by one rotten board in your siding can allow access for a small animal to enter and cause major damage not only with the affected unit but with the neighboring unit. I have personally seen the destruction that raccoons, opossums, bats and squirrels have done through the years.

This was a cosmetic inspection only and does not include any structural issues you might have so it may be possible that more repairs will be needed once your contractor is on site.

**The purpose for these regular inspections is to protect all townhome owners and their investments.**

Reminder that all fascias need to be painted the approved brown color by May 1.

**NO CHARCOAL GRILLS ON DECKS!!**

**\$100.00 AUTOMATIC FINE**

Townhouse Rules are posted on web site:

[www.pointventuretownhouses.org](http://www.pointventuretownhouses.org)