



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

January 2012

The President's Message

The New Year is here. We all look forward to the New Year with all the promise it brings. This year offers us an opportunity to move forward on some community projects and catch up on some overdue ones. Since this Board was elected, we have identified a number of deficiencies that depress the value of our ownership, create a security risk, or expose the Association to major maintenance expenditures in the future.

One of the overdue items we will address is the drive ways and parking areas. Our drives and parking areas were last seal coated in April, 2004, almost 8 years ago. The expected life of seal coating is 3-5 years. Failure to maintain the surfaces could ultimately require complete replacement at a cost well over \$125,000. Your board is actively seeking competitive bids for seal coating our drives and parking aprons. We hope to vote on this at our next meeting.

We also are proposing an upgrade to the yard lights around the different sections. Our lighting is deficient and creates a safety and security issue. The first upgrade is to the Highpoint section on Demarett. As soon as we get all the bids back and approval from the Village, we hope to be able to complete the first phase of the lighting upgrades.

The next item is the trash cans. The cans in their current configuration are an eyesore to many owners. We have a proposal to reduce the number of cans and enclose them. While this proposal requires the owners to carry their trash to the cans, we are trying to minimize that distance and the placement will eliminate the need for the maintenance staff to pull the trash cans in and out, in most areas. Barry Pasarew is wrestling with this proposal and has put in a lot of work on this project. We do have one prototype enclosure, in place, at the very first section of townhouses when you drive into the area.

We will also be approving the 2012 Budget at the January 21, 2012 meeting. We hope to see you there.

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

Please mark your calendars for Board of Director's meetings for 2012:

Jan 21

April 21

July 20

July 21 - Annual Homeowner's

Oct 20

All are held in the Venture room at 9:00 AM except Friday night, July 20 which is at 7:00 PM.

FROM THE OFFICE

If you need your townhouse winterized, please let us know as soon as possible. This is done **ONLY upon request.**

The service is free which includes water & hot water heater turned off/all faucets inside and outside opened to drain/ heat system off unless you request a set temperature.

Quarterly pest control service is scheduled for **Wednesday, January 18** for those on the quarterly service list. If you desire to be added to the list, please let me know. The cost is \$21.65 per quarter.

******REMINDER******

NO CHARCOAL GRILLS ON DECKS!!

\$100.00 AUTOMATIC FINE

Townhouse Rules are posted on web site:

www.pointventuretownhouses.org