



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

June 2012

The President's Message

First, a reminder that we need 3 new board members, so I hope many of you are preparing your bios to run for one of the 3 seats on the board. This is your chance to serve the townhouse community. It would be good to have a board member from the first and or second 20 sections. We need board members who can volunteer a little of their time and help with the management of the association. As all of you are aware the association must deal with many issues during the year, and the board needs your help. Please consider running for a position. Bios must be received in the office by June 13.

One serious event that happened recently is a rear deck collapse in one section of the townhouses located on Venture Drive, or what we commonly refer to as the second 20. Poor maintenance seems to be the cause. Fortunately no one was hurt. As you know the Village of Point Venture has a building inspection division and that office is investigating the cause, and has an engineering report pending. This collapse is a safety issue so the Village will most likely want to inspect other townhouse rear decks for structural integrity. The association is cooperating with all parties involved. The townhouses are private property and as such the association will have no involvement other than to keep apprised of the progress and findings of the Village.

The townhouses in the section we refer to as the first 20 also have structural problems. The problem in this section deals with the rear decks also. When these units were built, wood beams were incorporated to hold up the rear decks. These wood beams were then encased by brick to form columns. Some of these columns are 3 stories high and over the years the wood rotted, leaving only the brick columns to bear all the weight. Some owners have already addressed this serious problem, but many have not. The Village inspectors want to evaluate the extent of the problem in this area also. Once again the association is cooperating with the Village as much as possible, but this is also private property and the Village will have to deal with each owner on an individual basis. It is our duty to assist the village in every way we can on such a serious matter. Any owner has the right to attain legal help if you think you need it.

Charles Lantrip,
President

Joyce Sidfrid,
Vice President

Marji Breslow,
Secretary

Sonny Ables,
Director

Craig Clark,
Director

Carl Carameros
Director

Pam Giese,
Director

Barry Pasarew,
Director

Eric Carlson,
Director

Treasurer/Member,
Charles Baker

Point Venture Townhouses, Inc.
551 Venture Blvd. S.
Point Venture, Texas 78645
512.267.1643 Tel/Fax

Website:
www.pointventuretounhouses.org

Email:
office@pointventuretounhouses.org

**Board of Director's
Meeting
Friday Night
July 20, 2012 7:00 PM
Annual Homeowner's
Saturday July 21
9:00 AM
Venture Room**

On another important matter, a toilet water supply line burst in one of the townhouses, and water ran in the unit for several days. I cannot stress how important it is to turn the water off at the meter if you are going to be away from your townhouse for any length of time. Thanks to modern technology, you can now purchase water supply tubes that will stop the flow of water if the tube burst. It would be wise to replace all supply tubes for all sinks and toilets with this new type of tube which can be found at your local hardware store.

I would like to thank the board members (Sonny and Craig) who will not be running again as term limits prevent it. As Board members, we seem to always be in disfavor with someone, but we always try to make the best decisions for the community as a whole. Sonny and Craig have done just that for many years and deserve our thanks. Barry Pasarew has done a great job of getting our parking lots and driveways resealed and they look great. We should not have to spend money on parking lots and driveways for a while.

Please enjoy all the common areas that the association owns. The office publishes the code to the lock that gets you into the largest area behind the second set of tennis courts on Venture Blvd South. Please respect the owners of townhouses in that area, stay on the road, keep noise down and do not litter!

The next two board meetings are in July. One is a regular meeting and one is an annual meeting. I hope everyone can attend as we will seat our new board members and choose our officers.

Happy National German Chocolate Cake Day on the 11th, Flag Day on the 14th, Father's Day on the 17th, First Day of Summer on the 20th, and National Meteor Day (watch your head) on the 30th!

Charles Lantrip

Architectural Control and Townhouse Repair and Maintenance **By Barry Pasarew**

By now many of you may have noticed the vast improvement in the appearance of our driveways and parking areas as a result of seal coating. Not only does it look better but extends the useful life of this common area asset. A program was developed to seal coat the private drives of the first forty townhouses. 90% of those owners decided to have the seal coating work done. The work commenced on May 30, 2012.

Your Association was successful in petitioning the Village of Point Venture to commit to seal cracks in our asphalt drives annually and to sweep based on the schedule for the public roads. It is estimated this will save the association about \$3,500 each year.

Please remember that no change in the external appearance of your townhouse can be performed without submitting a request for approval from the Townhouse ACC. Submittal forms are available from the Association office. For your information, the approval process is first to the Townhouse ACC, then the Village of Point Venture, and finally to the Point Venture ACC. Also, once approved any changes must be re-submitted for approval.

Finally, over the Memorial Day weekend a townhouse rear deck experienced a structural failure. Your Association recommends that if you suspect a structural problem with your townhouse that you contact a qualified person to evaluate the situation and advise you of any corrective action. If corrective action is recommended, make sure you obtain multiple quotations to minimize your costs to repair. The twice annually inspection the Association conducts is purely for cosmetic deficiencies.

FROM CARL CARAMEROS - DIRECTOR

Summer is finally here! Even though the lake has not fully recovered there's always a silver lining in every cloud. Have you been to the beach? Our park in Point Venture extends quite a ways now. It's a hot spot for boaters that used to frequent the many coves along the lake. Over Memorial Day Weekend the wind kicked up and there was quite a sand storm on the beach (a rare sight for the lake). Summer is also the time for those of us to spend most of our time at the lake. Get to know your neighbor! Find out what they like and don't like in regards to our community. Share your feelings and ideas with a board member. Get involved to the extent you can. Don't be part of the silent majority. We can only make our community the best it can be when everyone voices their opinions or concerns.

Carl Carameros

OFFICE REMINDERS

GATE CODE: New gate code for the 32 acre entrance has been changed to 2877.

INSURANCE: Master Policy Insurance premiums were billed on last month's statement. Thanks to all owners who have promptly paid their premiums!

FASCIA PAINTING: May 1 was the deadline for all fascias to be painted the approved brown color. The association obtained bids to paint the townhouse fascias that have not been completed. Contractor Johnny Munoz will do the painting and owners will be notified of their cost before work is started.

STORED ITEMS: Thank you for keeping areas around your townhouse free of debris and your decks and porches free of household items and unsightly objects. Remember wood products on the ground are a breeding place for termites. Please make sure no items are leaning or could fall on the common plumbing pipes underneath your unit.

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.**

WATER TURN ON/OFF VALVES: Reminder to shut off your water when you leave. Please take time and be thorough when turning your water on or off. Most important is to make sure that, if you do it yourself, you turn on or shut off the correct valve.

All owners are responsible to have their own turn on/off valve. Some do eventually rust and break. If this is true for yours, please repair immediately. PVTI maintenance no longer does this repair but you may call the office for a list of plumbers doing work in PV.

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.**