



**Your  
Board  
of  
Directors**

**Point Venture Townhouses, Inc.**

**March 2012**

***The President's Message***

Spring is almost here and the properties are looking very good. Many owners have fixed up, painted up and cleaned up. The board is reviewing some projects that will make the community look and function even better.

We are back on track with the repair & maintenance inspections. Please address any issues you have, even the small ones, as they tend to become bigger in time.

We are struggling with the lighting in and around the townhouses. There are basically two options: One is to repair and make what we have more presentable and the other is to replace and modernize the lighting. Either way we have to spend money, because when we tamper with the existing lighting, we have to bring everything up to code. This requires a lot of upgrading. The original lighting was installed in the 1970s and is quite antiquated as far as wiring, etc. If we go for the new equipment, we have to do it in stages as we cannot afford to do it all in one year. I would very much invite comments and suggestions. Maybe there is an idea we haven't thought of.

The trash can enclosure project continues forward. We have several enclosures built and placed in areas where the owners can get a good look at what we are trying to accomplish. The first section when you drive into Point Venture (Comanche Lane) is done with the exception of shrubbery and landscaping. Please look at this on your way in or out and give us your opinion.\* (More on this from Barry in this newsletter)

We have received a few comments from owners, but only a few. It is my opinion that the owners should guide the board in our decisions, but without your comments and suggestions, we can only make decisions that we think are best for the community.

We invite "Guest Columnist" each month and encourage everyone to participate.

Do not forget the election in July to seat 3 board members. Board positions are volunteer positions, but it is a serious responsibility.

Happy St. Patrick's Day,  
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  
April 21, 2012  
9:00 AM  
Venture Room**

### Trash/Recycle Can Consolidation and Screening Update by Barry Pasarew

Except for landscaping to soften the screens, Comanche Lane has been completed. The results, which confirmed our earlier trash loading studies, reduced the number of trash cans required by 57%, eliminated pulling cans and returning cans on Monday, and dramatically improved the appearance of this townhouse section.

The program provides trash and re-cycle capacity for in-season occupancy. Additional cans will be placed for holiday weekends and returned to storage after they are emptied. The bottom line is, we have more trash and recycle cans in service than are necessary.

Additional prototype cans have been placed near the entrance to Venture Boulevard South and in the common area in the second twenty.

We encourage your comments about this program which has the potential to improve the efficiency of our maintenance staff, decrease trash removal costs and improve the appearance and value of our community.

### Parking Lot Seal Coating

We are waiting for improved weather conditions to begin the overdue seal coating of our drives and parking areas. The application will probably begin later this month or early April and will take 10 working days to complete.

Seal coating, on a regular schedule, will extend the life of our asphalt paved areas by up to 50%. Oil and gas drippings, rain, UV rays and other chemical spills cause the asphalt to deteriorate. Seal coating prevents penetration of these substances.

For those owners whose property extends to the public roads, townhouses 1-40, you will be able to obtain a quotation from the contractor to have your drive seal coated.

If you have a vehicle of any kind that is permanently parked on a lot, it is important for you to contact the office and make arrangements for moving those vehicles when the work is scheduled for your section.

### Future of Point Venture by Penny Griffis

Fun in the sun at Point Venture!

Some of us are frequent visitors, others are long-time residents. Some of us have been owners for a long time, some for a short time. The point is, as **non-resident owners** (from the 1970s), we became owners because we liked the area and its various activities. As visitors, rather than residents, we appreciated that our townhome was monitored on-site while we were not there.... inside, outside, on top and underneath. It's been nice to have the office and maintenance staff co-ordinate access to our townhome for delivery or repair, while we reside at another location. This has been very normal procedure for **over thirty years!**

At the last PVTH Board meeting in January (maybe ten owners present), it became evident that the board was thinking about **eliminating** our concierge services, and was considering a *management company*. A management company could be just as costly or more expensive, located on-site or miles away, employ **apathetic** personnel, and response time could involve hours or days. This is a way to save money, per the board. Could it be they are **disregarding** the needs of the majority...the non-resident owners? Point Venture has approximately **158 non-resident owners**, but only **33 full-time residents!**

One other newbie from the board....As residents in the first forty townhomes, do you really want a garbage can collection at your front steps, in your front yard, along with coons, rats, animal feces, trash, and strong odors? And how about the **garbage overflow** with renters, in conjunction with **reducing** the number of *functioning* garbage cans? All of these will have a negative influence on our property value.

The above-mentioned topics can be passed and become law without our presence at the meeting! Will you then be happy about Point Venture? We, as owners, must **request** that **key words** for **each topic** to be discussed in a meeting, be sent to us or emailed at least two weeks prior to the meeting, so that we can all make plans to attend and **voice our opinions!**

Penny Griffis  
Travis Stange  
535 VBS