



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

May 2012

The President's Message

We had our regularly scheduled board meeting on April 21st and want to thank all the Townhouse Owners who attended.

One of the first things on the agenda was to replace Charles Bailey who resigned from the board. In keeping with tradition, Carl Carameros, the next runner up in the previous election agreed to fill the remainder of Mr. Bailey's term on the board. He was unanimously approved.

Speaking of elections, the process of electing 3 members has officially begun. Everyone should have received a notice from the office. This is your chance to serve the community and bring new positive ideas to the board.

The board adopted a "Bidding & Procurement" policy to assure we get several bids on our purchases and contracts.

- Item #1 on the agenda for the April meeting was one of the more complicated issues that the board has been struggling with. (Rules/Regulations Handbook)
This item was tabled for now.
- Item #2 on the agenda was approved. It was a motion to restore access behind the townhouses located on Comanche Lane by building a set of inexpensive steps. This action was brought about by a petition of the owners in this section, to simply give them back what they had previously. This action is unique to this one area and is a onetime situation.

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

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

- Item #3 on the agenda was the budget for 2012. It was approved.
- Item #4 on the agenda was approval of a long term contract for pest control.
- Item #5 on the agenda was approval of our annual Master Insurance Policy. The policy premium increased this term from \$56,000.00 to \$ 73,000.00. It has been over \$100,000.00 in previous years. We continue to search for a better premium.

The board is currently working on a survey/questionnaire to get feedback from all the owners on several issues. We hope to send this out in the near future which will help guide us on how we spend your money and improve our townhouse community going forward.

We have a major problem with fleas to the point that we need to take immediate action. There are various reasons why they are so bad all of a sudden. Some say it was the mild winter and wet spring, but whatever the reason, it is not good. We have been given a bid of \$ 4,775.00 to treat the entire common areas in front, back and under all the townhouses. The only thing the owners would have to do is treat inside their units. This could be done with spray bombs, etc. It doesn't appear we can do this project for any less money by our own staff, even if we purchase the chemicals. We also get another benefit. This treatment will help to eradicate other bugs as well. I have presented this to the board, but we also need your opinion, because it is your money we are spending.

Happy Mother's Day on the 13th, Armed Forces Day on the 19th and Memorial Day on the 28th.

Charles Lantrip/President

Owner Survey
By Pam Giese, Director

Through the President's Message and other articles in the past several newsletters, information concerning possible projects has been mentioned. The quarterly meeting of the board of directors is the time projects are discussed and voted upon; however, a very small number of homeowners, and usually the same homeowners, show up for these meetings. In an effort to gather as much feedback as possible from the largest number of owners, the Board will be sending all owners a survey. The survey will have questions concerning all projects currently under consideration. It is hoped that a majority of homeowners will take the time and effort to respond to the survey. The actions taken by the board of directors should reflect the desires of the majority of townhouse owners, not the desires of a vocal minority. Because a majority of our homeowners do not attend the quarterly meetings and do not vote in the director elections; they leave the board to guess what they want done. Although it may be difficult for owners who do not live in Point Venture full time to attend the quarterly meetings, it will only take a small amount of time to consider and respond to the survey. If you are not sure that the townhouse office has your most recent email address, now would be the time for an update. The townhouse email is printed in this newsletter. When you receive the survey, please take the time to respond. If you do not respond, you lose the right to complain about the actions taken by the board.

A Director's Opinion
By Sonny Ables

Something of note happened at the Board of Directors meeting held on April 21. Several owners of TH's on Comanche Lane petitioned the Board to build a stairway on common property between the two buildings. The reason was that a previous Board had build a retaining wall (to stop the serious erosion between the two buildings) and that wall then denied them "access" between the two buildings. The Board voted 5 to 3 to build the stairway. I believe this sets a precedent that allows, in essence, a private stairway or anything (?) else. So, if any of you owners out there think you need better, safer, access between your buildings, I invite you to petition the Board to build you a stairway, it appears now you will get it. This is how I see it and this was/is my opinion.

OFFICE REMINDERS

INSURANCE: Master Policy Insurance premiums are billed on this month's statement. Thanks for remitting promptly!

FASCIA PAINTING: May 1 was the deadline for all fascias to be painted the approved brown color. The association will obtain bids to paint the townhouse fascias that have not been completed. Owners will be informed of the 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: A continuing reminder to shut off your water when you leave. Please take time and be thorough when turning your water on or off. The major issue 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.**