



**Your  
Board  
of  
Directors**

*Point Venture Townhouses, Inc.*

*November 2011*

*The President's Message*

At the October Board of Directors meeting, the board voted to revert back to a monthly newsletter instead of quarterly. This being the first newsletter in several months, it might be a long one!

Over the past 4 months the Association has made quite a few changes, some minor and some major. At the July annual meeting we seated 3 new directors, Eric Carlson, Barry Pasarew and Pam Giese. They bring valuable experience to the board, which will help improve our community. New officers were elected as follows: Charles Lantrip-President, Joyce Sidfrid-Vice President and Marji Breslow-Secretary. Charles Baker continues as Treasurer.

The association is presently working on several projects to improve the townhouse community. We are installing sprinkler systems in all zones which will save man hours moving hoses daily. We are improving the outdoor lighting at the Demarett townhouses. We are clearing trees, brush and fuel for wildfires in all the common areas. We are implementing new office procedures to manage our resources better.

At the July meeting it was suggested that we research all avenues of possible help in cleaning up the overgrown common areas. We found some help from the Texas Forest Service in a program named "Firewise." ([www.firewise.org](http://www.firewise.org) If you wish to learn more about the program.) I began attending meetings in Jonestown, and two weeks ago we formed the official "North Shore Firewise Committee, Inc." We did get some assistance and along with the Texas Forest Service and the US FISH & Wildlife Service we were able to clean the area behind the first section of townhouses when you come through the gate and up to the stop sign. This area looks much better now and is not the wildfire hazard it was. It is my intention if the community and the board approve, to have the Landscape committee continue cleaning up all the common areas. It will certainly reduce the risk of wildfires and as we are still in a drought, it needs to be done. Your comments are welcomed.

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

Some of our maintenance service procedures have changed as follows. We will continue to turn your lights and A/C-Heater on or off. We will also winterize any townhouse that requests this service. Keep in mind that even if your townhouse is “winterized”, there is always a chance of a pipe bursting, so we make no guarantees that a pipe won’t burst anyway. It is also a good idea to turn your water off if you aren’t going to be back to your townhouse for a while.

Any other services will generally require a licensed technician such as a Plumber, AC/Heater and Electrician. Any repairs will be required to be up to city code. The ACC committee has researched the area and published a list (forthcoming) of local Plumbers, Electricians, and AC/Heater repair companies along with some other needed services. The 24 hour a day providers are noted.

We will present the 2012 budget at the January meeting and I invite everyone to attend. It is also not too early to start reminding everyone that we elect 3 new board members every year and if you want to contribute to the community, you should run for the board.

We would also like for you to share your comments and suggestions as to what projects you would like the board to consider in the coming year.

**HAPPY THANKSGIVING TO ALL!**

Charles Lantrip

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**Board of Director’s  
Meeting  
Jan 21, 2012  
9:00 AM  
Venture Room**

## OPERATIONS REVIEW COMMITTEE

Barry Pasarew

Your Association has implemented a Work Order System using our QuickBooks software. As a result, and beginning with the December statement, you may notice some additional entries if the Association provided services to you in the previous month. This system will provide an electronic record of the work that we do for the common areas and owners. It will allow us to better manage our resources.

## VIEW OF THE LANDSCAPE

Craig Clark

PVTI's most valuable asset is the 64 acres that surround our units. They have served us well over the 40 +/- years we have been in existence and will continue to do so as the next 40 years progress. It is our responsibility to keep this asset at its peak. In the recent past, we have dealt with ball moss, which has not gone away and this past year's below normal winter temps and above normal summer temps that included severe drought conditions. I have been told that we are in the eighth year of a 20-year drought cycle, so things will continue to be dryer over the coming years on the river formally known as Lake Travis.

Our landscape crew Eddy and Nick have been hard at work installing sprinkler systems to battle the drought; three additional systems have been installed in the Indian Pt. area. This project will continue until we complete all town home areas. The next area to receive systems will be High Pt. This will be a tremendous man-hours savings and keep Eddy from having to drag hoses and setting sprinklers by hand.

## Continued - View of the Landscape

And speaking of our crew, please take the time to stop and compliment them on the job they are doing, they work hard for you, and they deserve a pat on the back. Don't forget to mention the new uniforms!

With the winter months upon us, they will be shifting gears, trimming trees, clearing brush, and blowing leaves along with their other duties. Other projects that are on going on your 64 acres are the Fire Wise Program.

Your president Charles Lantrip has been attending meetings put on by The State of Texas Forest Service. Our crew along with crews provided by the State has started clearing underbrush that serves as fuel in wild fire conditions. The first clearing started behind Comanche Lane and will continue from there until completed behind all of the town homes.

We are still committed to making changes to our common area lighting. I have talked in past board meetings about this, but hope to see it come to a reality soon.

Another project on the drawing board is the trashcans. We are researching the idea for enclosures to group our trashcans with as little eye impact as possible. Not having a man pull and put back trashcans will save us almost one month worth of man-hours per year! Twenty-four days per year we could use installing sprinkler systems, clearing brush, etc.

It is a work in progress, so please keep an open mind. We would like your input and ideas for improving our 64-acre asset. It is an endless job keeping up but well worth the effort.

Craig Clark  
Landscape Committee Chairman

**ACC COMMITTEE CHAIRMAN**

**Sonny Ables**

The PV ACC approved one of the new colors we had asked for, but nobody seems to want it for their TH so in the near future, we'll try to get the "gold" color approved.

There was a motion passed at the October 15, 2011 Board of Director's meeting requiring painting of the "fascia" boards the new approved brown color.

The Board of Directors has authorized that ALL townhouses will be inspected and a letter sent to each owner who has **NOT** painted their fascia board(s) the new approved brown color and that the TH association WILL paint and charge their account. Those who have not painted will be given 90 days to paint.

**OFFICE NEWS**

**WINTERIZING TIME AGAIN**

Townhouse maintenance will winterize your townhouse upon request only. This 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.

**Please let the office know if you desire this service.**

**PLEASE CONTINUE TO SHOW CONSIDERATION IN PICKING UP AFTER YOUR DOG!**

It's not a good day when the guys are weed-eating/pulling trash cans, etc. and step in "residue". Thank you for being considerate!

**\*\*\*\*REMINDER\*\*\*\***

**NO CHARCOAL GRILLS ON DECKS!!**

**\$100.00 AUTOMATIC FINE**

Townhouse Rules are posted on web site:  
[www.pointventuretownhouses.org](http://www.pointventuretownhouses.org)