



**Your
Board
of
Directors**

Point Venture Townhouses, Inc.

October 2012

The President's Report

To all residents who are eligible to vote in the Point Venture City Council election. We have two candidates representing the townhouse community: Sonny Ables and Mike Maritz. They would appreciate your VOTE!!

There is still a lot of confusion regarding repairs or remodeling a townhouse. Before ANY repair is started, (no matter how small or how big), you should make yourself aware of the procedures required by the Village of Point Venture Building Officials, the Point Venture Architectural Control Committee, the Point Venture Townhouse Architectural Control Committee, and FEMA! Due to new ordinances passed by the Village of Point Venture, it is very important to acquire ALL the permits needed BEFORE you begin any project. This includes painting and minor repairs. This procedure could take two to four weeks!!!! I would encourage any townhouse owner to contact the office for guidance if needed.

We have noticed a lot of owners have accumulated quite a bit of "stuff" and are storing it in and around their townhouse, but mostly under it. We had one unit with 5 BBQ pits underneath. We have some units with working refrigerators on the patio. This is bad for a lot of reasons. (1) It can be a fire hazard, (2) it makes it hard for any repairs to be done underneath, (3) it prevents a proper termite inspection and treatment, if needed, and (4) it looks terrible!!! In reference to # 3, we are conducting pest control services on October 9, so please start cleaning up. Please keep your decks clean and free of clutter. If you need assistance getting rid of anything, we will help. Call the office and arrangement will be made for pick up and disposal. There could be some charge incurred if it is a very big job. Future inspections will include exterior clean up if needed, per unit. You will also receive a letter and may incur a daily fine.

- Charles Lantrip,
President
- Pam Giese,
Vice President
- Marji Breslow,
Secretary
- Charles Baker,
Treasurer
- Carl Carameros,
Director
- Barry Pasarew,
Director
- Eric Carlson,
Director
- Clayton Cooke,
Director
- C L Roy,
Director

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

Website:
www.pointventuretownhouses.org

Email:
office@pointventuretownhouses.org

**Board of Director's
 Meeting
 October 20, 2012
 9:00 AM
 Venture Room**

Summer is over and so is the need to park any boats, trailers etc. on the grass. Please keep off the common grass areas. We spend a lot of time and money keeping the grass healthy; please don't kill it by parking on it. Speaking of the common areas, we have a big problem with dog "waste". Please pick up behind your animals, or the Point Venture Animal Control will be issuing tickets. This is the courteous thing to do.

Any time computers and e mails are together, there is a good chance of a virus getting into your machine. I would advise everyone to make sure you have an "anti-virus program" loaded on to your computer, keep it updated and run a scan often. Some programs do all this automatically and some require you to manually update and run a scan. Get familiar with your program. It is quite an ordeal to get rid of a virus once it is in your computer.

We are very close to completing the sprinkler system for the entire townhouse community. This should save man hours and water charges in time.

Don't forget the board meeting on October 20. If you are able you need to attend.

Have a happy "Columbus Day" on the 8th, "National Grouch Day" on the 15th, "National Nut Day" on the 22nd, "Mother-In-Law's Day" on the 28th, and a scary "Halloween Day" on the 31st!

Charles Lantrip

OFFICE REMINDERS – MARK YOUR CALENDARS

PEST SERVICE: Quarterly pest control service is scheduled for **Tuesday, October 9** for those on the quarterly service list. If you desire to be added to the list, please let me know. This interior service cost is \$21.65 per quarter. Exterior service is available upon request for an additional cost.

Termite inspections will start **Tuesday, October 23**. It is to your benefit to have clearance underneath and around your townhouse for the inspections. If termite activity is seen, areas will be treated. Thanks for your cooperation in keeping your areas as clean as possible. The charge for this mandatory annual service is \$27.07 and will be billed to your account.

WATER TURN ON/OFF: Reminder to shut off your water when you leave or call the office and we will gladly do it for you.

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.

ALL TOWNHOUSE RULES CAN BE REVIEWED AT: www.pointventuretownhouses.org

FROM MIKE MARITZ – Candidate for PV Village City Council:

Has Point Venture Townhouses ever flooded? (never) If flooded, how much damage would be done to the Townhouses?? (nothing) But now, according to some government agencies we are in a "very high risk zone" for flooding. So high that a Federal Law was passed to handle the problem.

Point Venture Townhouse owners have watched the lake/river water level come up and go down for years. They have come to the conclusion that Point Venture will never flood. These government agencies can stand to gain financial rewards from this mystical prognosis. Funny, they have changed geographical measurements and passed Federal Law to justify these actions. These politicians have forced Point Venture Townhouse owners to buy unnecessary and expensive flood insurance.

To me, the "Monsters in the Closet" are FEMA (Homeland Security), the Army Corp. of Engineers, big insurance companies and the LCRA.

Looking out my window, I see the condition of the lake today and with the prediction that it will take years, if ever, to recover again. To me, it is unbelievable that anyone, especially people who control our United States, thinks that the Townhouses of Point Venture needs protection from flooding.

I, for one, will try to do my best to right this wrong agenda.

I will start by writing to our State and Federal Senators and Representatives for help to negate this bondage.

Have a Happy day in Point Venture, and God bless you all.

Mike Maritz
217 Comanche Lane
mmaritz@austin.rr.com