



**Your  
Board  
of  
Directors**

*Point Venture Townhouses, Inc.*

*September 2012*

**The President's Report**

September marks the unofficial close of summer with the 22<sup>nd</sup> being the first day of Fall. Kids are back in school so watch out for school zones.

I hope everyone had a wonderful summer. Even with the lake as low as it is, there is still enough water for boating. Now that summer is basically over we will see fewer people on the lake and fewer owners coming to their townhouses. We could use some cooler weather so hopefully we will feel a nice change in the next few weeks.

The association seated 3 new board members at the July annual meeting, and they bring new ideas for improving our townhouse community.

On a separate note, the Village of Point Venture is having elections to seat 3 new council members, and we are fortunate to have Sonny Ables and Mike Maritz, who own townhouses, running for city council. The townhouse community needs representation on the city council, so I would encourage any residents of Point Venture to vote for these two gentlemen.

The townhouse association continues seeking new ideas to improve the community and always wants to hear from owners. Please convey your thoughts to us at any time.

Do not forget to turn off your water or have the association do it for you, even if you are going to be gone for short period of time. This could be as little as 3 or 4 days. A burst pipe running for 3 days will do a lot of monetary damage and cause a lot of headaches getting your town house repaired. We will be happy to turn it off and on for you.

(Continued on next page)

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

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

We are in the process of formulating a path forward on the results of the survey. This will go hand in hand with a 5 year plan to move us forward with improvements and projects for the community.

Happy “National Grandparents Day” on the 9<sup>th</sup>, “National Chocolate Milkshake Day” on the 12<sup>th</sup>, “Constitution Day” on the 17<sup>th</sup>, “Air Force Birthday” on the 18<sup>th</sup>, and “National Talk Like a Pirate Day” on the 19<sup>th</sup>.

Thank you,

Charles Lantrip

### **OFFICE REMINDERS**

Townhouses, Inc. would like to express our condolences for the recent passing of Marjorie Vogt on August 27, 2012. She lived at 163 Comanche Dr. before moving to assisted living. Mrs. Vogt along with her late husband, Doc, were very much part of the Point Venture community.

**MAINTENANCE INSPECTIONS:** Townhouse inspections have been completed. Owners will be notified of repairs needed. This was a cosmetic inspection only and may not include **all** structural issues you might have so it may be possible that more repairs will be needed once your contractor is on site. Remember, minor items should be addressed before they become major or critical and increase the cost of repair.

Reminder: The purpose for the regular inspections is to protect all townhome owners and their investments.

**WATER TURN ON/OFF VALVES:** 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.**

**TOWNHOUSE RULES:** Posted on townhouse website at [www.pointventuretownhouses.org](http://www.pointventuretownhouses.org)