



**Point Venture Property Owners
Association Inc.**
555 Venture Boulevard S.
Point Venture, TX 78645

Friday, January 11, 2008

Lake Level 682.34

The next Point Venture POA Board Meeting will be held on Saturday March 8, 2008 at 9:00 AM in the Venture Room at Point Venture. All property owners are invited to attend.

FROM THE PV POA PRESIDENT'S DESK

Happy New Year to all of you!

I hope everyone had a wonderful holiday season. With the close of 2007 I would like to thank everyone who volunteered their countless hours (and are still doing so) to help facilitate all the wonderful new positive improvements in our community. All of us on the Board are looking forward to an exciting year!

One of our staff members has attended training classes on website design and will be continuing to update and improve our website.

The marina is scheduled to begin construction early this year, I promise. See the article from the Marina Committee for details! Many thanks to Harry Filbey for his full time job in coordinating the many aspects involved in the construction of our new marina.

The Pier has given us a place to dine and socialize with our neighbors throughout the winter months without having to leave "home"! If you haven't visited them yet, please check out their Winter menu.

The Golf Course committee was successful in contracting with our new golf pro, Justin Orbin. We welcome Justin and his family to our community and are looking forward to a wonderful and successful year for our golf course. Thanks again to Dan Gossack and the rest of the hard working golf committee for all of their tireless efforts. We truly appreciate all you work.

The new landscaping truly updates our entrance as well as several of the islands around the neighborhood. And they have a wonderful plan for the park and children's playground area which will be implemented this spring. Thanks to Gwen Kale and her committee members for their continuing efforts.

The By-laws Committee is continuing their work on updating our by-laws to make them more current. For example, in the current by-laws it states that notification to Board members should be by certified mail or telegraph! A copy of the proposed changes will be posted on the web site after the Board has a chance to discuss the committee's proposals. Any input or feedback from the members will be appreciated and reviewed for recommendations before the Board votes on any changes. The proposed changes should be posted on the web site by February 1st.

Remember to look for community news and information at www.pointventure.com ! Hope to see everyone at the next scheduled POA Board Meeting, March 8th.



MANAGERS REPORT – NOVEMBER 2007

By Joe Hanneken CMCA

In December the POA took responsibility for the management of the golf course. We have 4 new employees who's primary responsibility is the golf course. **Justin Orbin** is our new Golf Pro and he will have responsibility for managing the golf facility and activities. You will hear more from Justin about what is happening at the golf course in this newsletter. **George Tovar**, our new golf course superintendent, brings a wealth of knowledge and experience to us. Assisting George in maintaining the course are **Aaron Orozco** and **Jeremy Whitely**.

As of January 1st, **Eddy Cantwell** left the PVPOA Maintenance Crew and went to work for the Town House POA Maintenance Department. We wish Eddy the best and look forward to working with him in his new position. We hired **Beau Rayburn** to replace Eddy and we welcome him and the experience and skills that he brings to Point Venture.

We will begin replacement of the rotting railroad tie retaining wall on Comanche Lane this month. The wall will be replaced with limestone.

We are exploring the possibility of adding a sign on Lohmans Ford Rd at the entrance to P.V. that would be shared by the Pier and the Golf Course.

We will begin the tree-trimming and moss removal process on the golf course on 1/7/08.

We have new hours for the Workout Room. The new hours are from 6:00 AM till 10:00 PM.

We would like to thank all of the property owners who brought us those great tasting "goodies" for Christmas. We loved it even though our waists have swollen with contentment.

MARINA REPORT

Harry Filbey

Since the last update the appraisal and the environmental assessment, required by Regions Bank, have been completed. It would appear that, unless some unforeseen glitches were to arise, the POA and Regions Bank will close on the loan by mid January. The most recent set of plans provided by Atlantic Meeco, the marina manufacturer and assembler, are currently under review. Any issues concerning the most current plans and specs should also be resolved by no later than mid January. The proposed contract with Atlantic Meeco is also currently under review by the PVPOA attorney to insure that the POA is well protected throughout this process. Again, as a reminder, construction should be complete no later than five months after the contract is signed. Two of the many goals set by the marina committee are that all construction be complete prior to the Memorial Day holiday. And, secondly, that the relocation process of the marina has a minimal affect on the daily operation of our restaurant, the Pier. To be clear, the relocation is only a matter of moving the restaurant and fuel dock a little further south and attaching it to the new wave attenuator. The members of your Marina Committee are Joe Conger, Mark Hipkind, Richard Spahn, Chris Scafidi, and Harry Filbey as committee chairman. Should you have any questions, please contact any of the committee members or your POA manager, Joe Hanneken.



LIONS CLUB

Over the next few months, members of the Point Venture Lions Club will paint house address numbers on the street's concrete ribbon in front of all homes in the Village. Townhouses and Condos are not included in this effort. Having highly visible house numbers in a consistent location will aid police, fire, and EMS personnel in quickly finding a particular house during an emergency response. Black numbers will be painted on a white background to provide increased visibility. As the owner of streets in the Village, this project has been reviewed and approved by the Mayor and Village Council. While this work is being fully funded by the Point Venture Lions Club, small cash donations from homeowners to help defray the cost of materials are certainly welcome. Questions about the project as well as donation offers can be directed to Gary Robertson, PV Lions Club President, at 512-267-0336 or at grobertson3@austin.rr.com.

ACTIVITIES COMMITTEE

We hope everyone had a wonderful Christmas and Happy New Year! We would like to say a special thanks the POA Maintenance Staff for helping us to decorate Point Venture in the spirit of the season. What a welcoming sight as we all entered our community each evening throughout the holidays!

We are excited about the New Year and for 2008 we would like to include an actual calendar with a schedule of all POA events in each newsletter so all members may be aware of the upcoming events and times, as well as regularly scheduled events in the community. Since this is our first time, we apologize if we missed anyone. We will be sure to correct our errors using the web site www.pointventure.com, so please call Pam Hawkins (267-0103) or Mary Russell (267-9419) and in the future we will make sure they are included.

We welcome our new Golf Pro, Justin Orbin, and his family to Point Venture! For Golf Course Schedule of Events please see the enclosed article.



The Pier

New winter hours
Friday 5:30 PM-Midnight
Saturday & Sunday 11:30 AM-Midnight

Our new winter menu includes:
Meatloaf, pork tenderloin, and tortilla soup!!
Come check it out!!

January 2008

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 Village Council Meeting 6:30 pm Venture Room	8 Lion's Club 6:00 pm PV Club Room	9	10 Bridge Group 12:00 noon PV Club Room	11	12
13	14	15	16	17	18	19 Townhouse Bd Mtg 9:00am Venture Room WCID Board Mtg 10:00am-Tentativ Venture Room
20	21 MLK Day Koffee Klatsch 9:00 am PV Club Room Everyone Welcome!	22 Lion's Club 6:00 pm PV Club Room	23	24 Bridge Group 12:00 noon PV Club Room	25 Potluck Dinner 6:30 pm PV Club Room	26
27	28	29	30	31		

POINT VENTURE PROPERTY OWNERS ASSOCIATION

February 2008

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Village Council Meeting 6:30 pm Venture Room	5	6 Ash Wednesday	7	8	9
10	11	12 Lion's Club 6:00 pm PV Club Room	13	14 Bridge Group 12:00 noon PV Club Room	15	16
17	18 Presidents Day Kofee Klatsch 9:00 am PV Club Room Everyone Welcome!	19	20	21 Valentine's Day	22 Pottluck Dinner 6:30 pm PV Club Room	23 WCID Board Meeting 10:00 am Venture Room (Tentative)
24	25	26 Lion's Club 6:00 pm PV Club Room	27	28 Bridge Group 12:00 noon PV Club Room	29	

POINT VENTURE PROPERTY OWNERS ASSOCIATION

March 2008

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
						8 POA Board Mtg 9:00am Venture Room
2 Dowlght Savings Time Begins	3 Village Council Meeting 6:30 pm Venture Room	4	5	6 13 Bridge Club 12:00 noon PV Club Room	7 14	15 WCLD Board Mtg 10:00 am Venture Room (tentative)
9	10	11 Lion's Club 6:00 pm PV Club Room	12	13	14	15
16	17 St. Patrick's Day Koffee Klatsch 9:00am PV Club Room	18	19	20	21 Good Friday	22 Easter Egg Hung 10:00 am Point Venture Park
23 Easter Sunday	24	25 Lion's Club 6:00 pm PV Club Room	26	27 Bridge Club 12:00 noon PV Club Room	28 Potluck Dinner 6:30 pm PV Club Room	29
30	31					

POINT VENTURE PROPERTY OWNERS ASSOCIATION



Point Venture Golf Course

Justin Orbin – PGA Director of Golf

Happy New Year! I hope you had a wonderful holiday season. My wife, D'Lee, my children, Jordan and Jackson, and I (PGA Director of Golf – Justin Orbin) have had a chance to meet many of you and I must say that we are glad that we chose to come to Point Venture. This is the nicest bunch of people we have ever met! We would like to thank you for your warm welcome and look forward to working for you and being your neighbors for a long time to come. For those of you we have not met, please stop by the golf shop so I can meet you and introduce myself.

I believe 2008 will be a great year for the Point Venture Golf Club. George Tovar, our new golf course superintendent, is doing a wonderful job on the golf course. Many have said that the golf course is in as good as shape as it ever has been and I believe with George's knowledge and experience it will only get better. We have a long list of items we will be accomplishing over the next few months. Some of the major highlights include new equipment to maintain the golf course; new electric carts to replace the gas carts; a 60-yard practice area for your short game with a bunker behind #9 green; a 300 square foot golf instruction building equipped with all the latest technology; new ball washers, benches, and water coolers; some landscaping around the clubhouse and some of the tees; and plenty of golf activities to enjoy all these new amenities.

Speaking of golf activities, I would like to take this opportunity to tell you about some weekly games that we will be running starting at the first of the year. Maddog Mondays is open to anyone and is a progressive stableford point system that awards points for making bogey or better. There is also a gross and net skins game involved with this format, which gives you many ways to make some money. The Women's Golf Association plays on Tuesday every week and their annual fee is only \$14 to join. The Men's Golf Association plays every Wednesday with the first Wednesday being Individual Net, the third Wednesday is an ABCD scramble with lunch, and the other Wednesdays will have varying formats. Their annual fee is only \$25. On Thursday evenings we will have a 9-hole ABCD scramble that is open to anyone. This is a great game for beginners and a fun social event. "The Game" will be on Friday afternoons and will end the week with a bang. This is an ABCD 2 low net of the four with gross and net skins. This is the game that the whole town will be talking about!

Finally, I would like to tell you about our new Membership program for 2008. Please come support your golf course by becoming a Member. Monthly dues start as low as \$31/month, which gives you FREE green fees; 20% off green fees for ALL of your guests; preferred tee times; discounts on golf cart rental, food and beverage, merchandise, tournament fees, lessons, and club repair; and access to the unlimited range ball plan.

I look forward to meeting all of you if I have not met you yet and please tell all your friends about the great NEW Membership program and how much fun we are going to have at Point Venture Golf Club in 2008!

Tournament Results and Upcoming Activities

Tournament Results

Bloody Mary and Black-Eyed Pea New Year's Day Scramble

1 st Gross – Mark Price		1 st Net – Don Lacey	
Gaylend Landfried 66		June Lacey 53.0	
Paul Takemoto		David Dimego	
Paul Johnson		Doreen Dimego	
T2nd Net - Michelle Hill		T2nd Net – Charlie Knapp	
Dorothy House 55.3		Nan Knapp 55.3	
Bobby Longest		Joe Conger	
Art LaValle		Debbie Conger	
1 st Gross - \$160/Team		1 st Net - \$160/Team	
		T2nd Net - \$110/Team	

Capital One Bowl Football Squares – 1 st Quarter – Paul Takemoto	\$50
2 nd Quarter – Helen Bate	\$50
3 rd Quarter – Curt Champlain	\$50
Total Score - Bill Volpe	\$100

#1 – Farthest Right in the Range	= Gene Glass	\$10
#2 – Longest Putt – Women	= Nan Knapp	\$10
#3 - Closest to Pin – Men	= Arch Barrett Sr.	\$10
#4 - Closest 2 nd Shot – Women	= Eileen Leffler	\$10
#5 - Closest to Pin – Women	= June Lacey	\$10
#6 - Longest Drive – Men	= Dave Gross	\$10
#7 – Closest 2 nd Shot – Men	= David Foulkes	\$10
#8 - Longest Drive – Women	= Maria Duncan	\$10
#9 - Longest Putt – Men	= Curt Champlain	\$10
#10 – Most Bloody Mary's Consumed	= June Lacey	\$10

Thursday Night Scramble

Date: EVERY Thursday all year long
Time: 4:00pm Shotgun – 9 Holes
Cost: Members—\$5 + cart
Non-Members—\$5 + cart & Green Fee
Cost includes: CASH Prizes
Format: ABCD Scramble
Prizes: 1/2 pot goes to team score
1/2 pot goes to Team Skins—If no skins are won that week, skins money carries over to next week.
Eligibility: Open to anyone
Deadline: Day of tournament at 1:00pm

“The Game”

Date: EVERY Friday all year long
Time: 1:00pm T-Times
Cost: Members—\$20 + cart
Non-Members—\$20 + cart & Green Fee
Cost includes: CASH Prizes
Format: ABCD—2 low balls of the four—80% hdcp
Prizes: \$2.50/player goes to team front 9 score pot
\$2.50/player goes to team back 9 score pot
\$5/player goes to team 18 hole score pot
\$5/player to individual GROSS skins pot
\$5/player to individual NET skins pot
Eligibility: Open to anyone
Deadline: Day of tournament at 10:00am

Upcoming Activities

Point Venture Men's Golf Association

Date: EVERY Wednesday all year long
Time: 9:00 Shotgun
Cost: \$25 for the year
Cost includes: Reduced entry fee in tournaments
\$100 cash for ANY witnessed Hole-in-One
Drinks on 3rd Wednesday tournaments
Formats: Individual Net—1st Wednesday of Month
ABCD Scramble—3rd Wednesday of Month
Varying formats on other Wednesdays
Eligibility: Open to ANY male

Point Venture Women's Golf Association

Date: EVERY Tuesday all year long
Time: 9:00 Shotgun
Cost: \$13 for the year
Formats: A variety of formats each week
Eligibility: Open to any female

Maddog Mondays

Date: EVERY Monday all year long
Time: 10:00am T-Times
Cost: Members—\$10 + cart
Non-Members—\$10 + cart & Green Fee
Cost includes: CASH Prizes
Format: Progressive Modified Stableford. Your original points to obtain will be 36 minus your handicap. (Ex. 20 handicap = 16 points) *each week your POINTS will be adjusted 50% up or 25% down based on prior round performance
Double Eagle or Hole-in-One = 10 Points
Eagle = 5 Points Birdie = 3 Points
Par = 2 Points Bogey = 1 Point
D. Bogey = 0 Points T Bogey+ = Minus 1 Point
* Each week we will alternate between individual, 2-man, 4-man team, and 2-person blind draw teams
Prizes: \$5/player goes to Stableford pot
\$2.50/player to individual GROSS skins pot
\$2.50/player to individual NET skins pot
Eligibility: Open to anyone
Deadline: Day of tournament at 9:00am



PVPOA BOARD OF DIRECTORS

Jim Hawkins, President
Clayton Cooke, Vice President
Gwen Kale, Secretary
Bobby Kuykendall, Treasurer
Dan Gossack
Everett Roberts
Harry Filbey
Colleen Hickman
Joel Desmarais

POINT VENTURE ARCHITECTURAL CONTROL COMMITTEE

Ron Hruby
Carole Hanson
Hank Riemer Jr.
Bob Adolph
Roy Ables

PVPOA STAFF OFFICE

Joe Hanneken – General Manager
Lainey Hudgins
Laura Quiroz

MAINTENANCE

Jimmy Cantwell
Roger Bohanon
Erik Cervantes
Beau Rayburn

GOLF COURSE

Justin Orbin—Golf Pro
George Tovar—Grounds Superintendent
Aaron Orosco
Jeremy Whitely

PHONE NUMBERS

PV POA	267-1128
	FAX 267-1120
PV TOWNHOUSES INC.	267-1643
	FAX 267-1647
VILLAGE OFFICE	267-5511
PV GOLF COURSE	267-2768
	FAX 267-2596
WCID POINT VENTURE	267-1641
WCID MAINTENANCE	267-2970
FRONT GATE	267-2432

2008 Scheduled Board Meeting Dates

March 8, 2008
May 17, 2008
June 14, 2008 – Annual Meeting
August 9, 2008
October 11, 2008
December 13, 2008

POINT VENTURE RULES & INFORMATION GENERAL

1. The posted speed limit on all Point Venture roads is 30 M. P. H. , unless marked otherwise. Please respect this requirement and make Point Venture safe for all of us, especially our children.
2. Observe all traffic signs to avoid accidents.
3. Motorbikes/mopeds are permitted on Point Venture roads, but NOT in the park area. No riding is allowed on terraces (grassy areas) or sidewalks around the office area or on private lawns.
4. Bicycles, skate boards, roller skates or roller blades are not allowed on the sidewalks around the office area. Bicycles are not allowed on the grass areas around the office area. **THIS IS FOR THE SAFETY OF EVERYONE. PLEASE INSTRUCT YOUR CHILDREN.**
5. No parking of vehicles on grass areas.
6. The discharging of guns at Point Venture is prohibited. This includes air rifles and pellet guns.
7. **The use of fireworks at Point Venture is prohibited.**
8. The use of outdoor cookers on wooden decks of townhouses is discouraged. The use of charcoal cooker, and unattended cooking is strictly prohibited.
9. Do not put hot coals in garbage containers or on lawns.
10. Burning trash, cuttings, or limbs is prohibited.
11. Large trucks, semi, etc. may not be parked overnight at Point Venture.

The Village of Point Venture has passed various ordinances that are in effect in addition to POA rules.