



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

March 2008

Lake Level 680.53

The next Point Venture POA Board Meeting will be held on Saturday May 17, 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

I hope everyone had a wonderful early Easter! Spring is here along with an early daylight savings time change and we have a full lake to begin the summer season.

This spring we have so many new improvements to our community. Construction has begun on our new state of the art marina and should be completed by June 1<sup>st</sup>. We will have a new access to the marina as well as to our restaurant The Pier. See more details in the Marina report.

We will have all new playground equipment in the park by Memorial Day! The toddler area has been complete updated with new Little Tikes playground fixtures, and a new play- scape will be constructed for the older children, complete with a climbing wall. See more details in the Landscape report.

The swimming pool bathrooms are being completely remodeled! Nothing stayed but the ceiling! There are many positive improvements to the library and workout room also, including new lighting and equipment. See the Clubroom and Facilities report for more details.

Be sure and check out the Golf Course detailed report. There so many new improvements and scheduled activities - something for everyone in Point Venture!

The POA Community Garage Sale has been scheduled for April 26<sup>th</sup> at 7:00am. Contact the office to reserve your space!

In moving forward and recognizing our growing community, a committee is being formed which we hope will include representatives of all the entities within Point Venture - the Property Owners Association, Townhouse Association, Village Council and the WCID. The committee will be meeting to discuss the future direction for our community, keeping the best interest of the members a first priority. This committee will have an information gathering agenda. No policies will be set or decided upon. Any suggestions the committee has will be presented to the Board of each entity for their discussion and possible action.

The election for Point Venture POA Board Members is upon us. Included in this newsletter are applications for the election along with deadlines as adopted in the new by-laws and approved by the Board at the March 8 meeting.

Remember to look for community news and information at our new website [www.pointventure.com](http://www.pointventure.com)! Hope to see everyone at the next scheduled POA Board Meeting, May 17.



### MANAGERS REPORT – MARCH 2008

By Joe Hanneken CMCA

- The Maintenance Crew installed a new solar powered/motion sensitive light in the restroom at the park – Good news is that it worked great – Bad news is that the light was stolen 2 weeks later. We will replace the light and secure it.
- The toddler area in the park is now ready for installation of the new play house – The fence has been painted and weed block and weed killer have been applied and pea gravel has been installed and raked. --- Anticipate installation of play house on 3/20/08.
- G-Dock has been power washed and new wood backed bumpers have been installed – This is the initial prep-work to be able to bring G-dock into the marina slip rental program.
- The restrooms at the pool have been gutted. New fixtures and new Porcelain tile has been installed on the floor and ceiling. The lighting will be changed and “baby changers will be installed in both the men’s and women’s bathrooms. We will have new sinks, mirrors, stall dividers and lighting. Should be complete before the end of the month.
- We have mounted the speakers in the club room and the work-out room and have installed a 19 foot by 6 foot mirror on the long wall opposite the cardio area.

### Amenities Committee

By Kevin Sheffer - Committee Chair

Spring is finally showing its’ presence. And the Amenities in Point Venture have never been better so come and see the new improvements!

**Swimming Pool Area** – We have recently remodeled the Men’s and Women’s rooms with new floor to ceiling tile for better aesthetics and an ease of maintenance. You will also notice changing tables in the Women’s Room and Men’s Room as well as new sinks and fixtures in the near future – basically a complete upgrade!! We also have ceiling fans coming in the picnic area as well as a re-tiled outdoor shower area and other noticeable improvements.

**Exercise Room** – New additions include stretching area with mats, a third treadmill, an upright bike, “Hammer Strength” shoulder exerciser, seated calf raise machine, a lat pull down machine, an accessories rack to “clean up the joint” and mirrors on the remaining wall. We also have new artwork and a personal belongings storage area near the entrance in the works. The “Gym” has also been re-arranged for better flow and utilization of the free weight racks. We have had a tremendous positive response and a phenomenal increase in usage of this amenity. If you see a piece of your favorite equipment missing, we have replaced with new technology so give it a try. You’ll enjoy the way it works!

**Library** – We are in process of selecting and installing new carpet and better lighting in this area. POA Members are enjoying the “new look” that has descended on this area. The selection of books along with the comfort and versatility of this room lends a nice area for a small meeting or a quiet moment to glance at a few “hardbacks”. Come in and see for yourself.

**Club Room** – We have plans to re-surface the dance floor and install new carpeting in Point Venture’s favorite meeting place. Other upgrades are also in the works, but we’ll keep you guessing until the June Newsletter.

I would like to thank the committee of Mark Baker, Liz Franz and Linda Sheffer for their time, effort and talent in making these improvements possible. And also, I would like to recognize Joe Hanneken and his staff for their assistance. Come and enjoy your Amenities. Point Venture’s getting’ better and better!!

### Parks and Landscape Committee

By Gwen Kale

The Landscape and Park Committee is quite excited about our latest addition to Point Venture. In 2007, we worked to update and improve the landscaping at the entrance to our community and around the club house. We have had lots of compliments about the changes. We will be doing some replanting and additions to these area within the next few weeks. However, our big addition this year will be in the children’s play area at the Point Venture Park.

Before the end of May, we expect to have a Playscape and X-Wave installed in the 5-12 year old play area of the park. In the Toddlers’ area, we will be adding a Little Tyke playhouse, slide/tunnel, and a picnic table. We are adding pea gravel as the play surface under the various pieces of equipment. We are installing top quality equipment that will withstand our floods, update our park, and give many years of fun and enjoyment for the children and grandchildren of Point Venture residents. We are quite excited and want to thank everyone involved in making this possible. We especially want to thank Tera Laird for her extensive work in locating potential companies, getting bids, and helping make the right decisions for our community.



As I sit here writing this update, the workforce from Atlantic-Meeco are busily assembling the new marina. For those who may have missed some of my marina updates in previous newsletters, I will give a thorough progress report. Due to the age and related deterioration of many of our marina boat docks, all 18', 22', and 32' boat slips are being retired from service. Because of their relatively good condition, the current 20' boat slips will be kept in service and renovated as needed. Replacing the aforementioned boat slips will be 52 new 24' boat slips, 20 new 30' boat slips, and 4 new 36' boat slips. The total number of boat slips will increase from the current number of 102 to a new total of 152 boat slips. These numbers do not include end tie-ups which remain between 8 and 10. We are currently working with a number of sub-contractors to finalize the plans to relocate all five utilities currently serving the marina. The resultant re-positioning of the utilities will provide a considerably cleaner, safer and less cluttered look to our marina shoreline.

One of the most difficult, and tedious, aspects of the marina project is developing and implementing a plan to relocate the boats and boat lifts, that are currently in the old marina, to their appropriate locations in the new marina. Most of the boats currently in the 18' boat slips will be relocated into the existing G dock, which has 20' slips. G dock is currently the guest dock for the Pier and is undergoing necessary renovation. Most of the boats currently in the 22' boat slips will be relocated into the new 24' boat slips. The boats currently in the 32' slips will be relocated into either the 30' or 36' slips.

The following points are very important. As the process moves forward the members of the Marina Committee will make every effort to communicate with each boat slip tenant. Because of the complexity of the relocation process, we ask for your full cooperation, and we will need you to return the calls, or emails, from our committee members as soon as possible. **Regarding the moving of the boat lifts, per your lease, the POA will be paying for the labor for their relocation, but not for the cost of any parts that may be required. Also, per your lease, no boat may be more than two feet longer than the assigned boat slip.** If it is longer than the stated limit, your boat will be moved up to the next applicable longer boat slip. Again, because of the significant number of boats and boat lifts that must be relocated, the process is not only complex, but will take some time. Those of you on the waiting list will only be contacted after all existing boat tenant relocations have been accomplished. Please remember, those of us on the marina committee are all non paid volunteers and must also strive to maintain some balance in our own lives, as well as efficiently and honestly complete this marina project for the betterment of our Point Venture community.

All amenities in the Point Venture community add both real and financial value to your homes and property. Those amenities also add social value to your lives. You don't even need to utilize any of those amenities to benefit from the value added. We on the POA board and the Marina Committee are very proud of the fact that not a penny of your monthly dues assessment has had to be applied to any expense related to the marina. For years the marina has earned \$60,000 to \$100,000 more than the cost of marina maintenance. Those excess monies have always gone into the General Fund. The loan payments for the marina construction loan and all maintenance expense will continue to be covered by the marina revenue. Excess marina revenue will now go into a marina reserve fund to facilitate a possible early retirement of the marina debt and all future marina maintenance.

There have been numerous questions concerning boat slip rental rates. The current lease rate calculates out to .65 per square foot per month, relative to the square footage of the boat slip. Carrying that same formula forward to the new boat slip sizes, again using the same .65 per square foot per month, the following lease rates will apply.

10' X 20' = \$1560 annually

10' X 24' = \$1872 annually

12' X 30' = \$2808 annually

14' X 30' = \$3276 annually

16' X 36' = \$4492 annually

Again, these rates are calculated using the same .65 per square foot per month that is currently utilized.

Please have patience with your marina committee, as we are endeavoring to make the transition process as smooth as possible. Please work with us as we contact you and ask for your assistance regarding your boat. Before we start moving the boats, the project must be complete and we must pass an inspection by the LCRA. At this time we expect marina completion by May 1, and the LCRA inspection to occur immediately thereafter. The relocation of the boats and boat lifts could take the whole month of May. Of course, those boats that are not accompanied by a boat lift will get moved more quickly. Please work with us; the end is in sight. Thanks!

### ACC Election

The ACC election will be held with the POA board election that is coming up in May. For those who are unaware of the commitment required, the ACC meets every Tuesday morning as necessary for about 1-1/2 hours. If you would like to be considered a candidate, please contact the POA office staff for further information.



**ACTIVITIES COMMITTEE**

Easter came early this year and we hope everyone was able to join us for our Easter Egg Hunt and visiting with the Easter Bunny! Thank you to all the many volunteers who helped to make this such a fun event for our children!

We are making plans for our 1<sup>st</sup> Annual Point Venture Car Show and Street Dance! - tentatively scheduled for the afternoon and early evening of May 3<sup>rd</sup>. Keep watching the website for more information! Anyone with a Classic Car, a Unique Car, a Fun Car, a Hot Running Car please contact Pam Hawkins, or Mary Russell, or the POA office. Thank you!

We are looking into offering summer activities/lessons for the young members of our community. The number of classes and the registration fee will depend on the amount of interest shown. If you have children, or grandchildren who will be visiting this summer, we have included a questionnaire to determine the ages and amount of interest we have in the scheduling of these events. Please email [pvpoa@pointventure.com](mailto:pvpoa@pointventure.com) with your information and/or ideas, or contact Pam Hawkins or Mary Russell.

Justin Orbin, the golf course pro, has already scheduled many activities as well as offering lessons. You can check out activities, events, and ages, in his report and on his website. Examples of additional activities may include: swimming lessons, tennis lessons, kayak lessons and we welcome any ideas or suggestions.

Anyone interested in volunteering with upcoming community activities, please contact Pam Hawkins (267-0103) or Mary Russell (267-4919).

**PROPOSED ACTIVITIES FOR YOUNG MEMBERS OF POINT VENTURE**

Activity	No. of Children	Ages
Swimming Lessons	_____	_____
Tennis Lessons	_____	_____
Kayak Lessons	_____	_____
Other _____	_____	_____
_____	_____	_____

**LIONS CLUB**

Point Venture Lions Club's 60 members actively contribute to this community, where most members reside.

Within the last year, the club purchased an icemaker and garbage disposal for the POA clubhouse. Recently, three of the members built a portable bar that the club donated to the POA for the clubroom. About three times each year, dozens of Lions pick up roadside trash within the village and dig out and spray weeds growing in the cracks in the roads. At the request of the Village Council, you'll see teams of Lions this Spring, painting house numbers on the ribbons of the village roads so that emergency crews can easily identify addresses. Two years ago, the club took responsibility for Point Venture's ongoing recycling program, which is in the process of relocating to an area adjacent to the WCID water tower. And, last year, the Lions took over organizing the monthly Kaffee Klatch, Game Day and Pot Luck events after Mary Banbury retired as long-time planner. Additionally, Lions have traditionally grilled up to 800 hot dogs at each of the last three PV July 4<sup>th</sup> celebrations.

PV Lions volunteer for these activities and more to fulfill the club's mission: To create and foster a spirit of understanding among all peoples for humanitarian needs by providing voluntary services through community involvement and international cooperation.

Various fund raising efforts cover the costs for these activities and for Lions-sponsored charities. This year, the PV Lions has committed \$13,456 from the club's 2007 golf tournament to the Texas School for the Blind and Visually Impaired, the Texas Lions Club Camp in Kerrville, Campaign SightFirst, which is an International Lions program dedicated to curing and preventing avoidable blindness, and funding for two college scholarships for Lago Vista High School seniors. Hopefully, some PV seniors will be eligible. The annual golf tournament is the club's primary fundraiser and all proceeds are allocated to PV Lions Club charities.

***You can help, even if you are not a Lions Club member!***

**POINT VENTURE LIONS CLUB IS SEEKING SPONSORS AND DONATIONS FOR ITS  
4th Annual Golf Tournament set for Sat., June 7, at the PV Golf Club.**

**SPONSOR OPPORTUNITIES**

- Diamond Sponsor — \$1,000**
- Platinum Sponsor — \$500**
- Gold Sponsor — \$300**
- Silver Sponsor — \$150**
- Bronze Sponsor — \$50**

**In-kind donations for gift bags and door prizes are also welcome**

**To become a sponsor, contact: Terry Hickman – 267-2237; Joe Solpietro – 267-3296. Gene Glass is the tournament chairperson.**



### Point Venture Golf Course

Justin Orbin – PGA Director of Golf

The Point Venture Golf Club is off to a great start in 2008! Many people have said there are more players this spring than they have seen in a long time. A large part of this early success is George Tovar, our golf course superintendent, and his staff is doing a wonderful job on the golf course. 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 have accomplished over the last few months. Some of the major highlights include new equipment to maintain the golf course; new electric carts to replace the gas carts with split windshields, dual sand bottles and message holders on all of our carts now; improvements to the golf course such as out of bounds stakes, new yardage markers, new ball washers and new flags; improvements to the range including new range balls and more targets. By the end of June you will also see a 60-yard practice area for your short game with a bunker behind #9 green; a 400 square foot golf instruction building equipped with all the latest technology; new rental sets, benches, and water coolers, PGA family tees, and yardage markers on all the sprinkler heads.

I would like to remind everyone 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. If it does not make sense for you to be a Member than just come play when you get a chance, the cost is only \$24 with a cart for 18 holes on the weekends. If that still does not fit the budget, we have rates as low as \$9 if you walk 9 holes during the week.

Need someone to play with? I would like to take this opportunity to tell you about some weekly games that we are running that will help you meet other golfers. 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 Thursdays we have a couples league and a junior golf league. "The Skins Game" tees off on Friday and anyone can win with one lucky hole since half the pot is net skins. Finally on Saturdays we have an afternoon 9-hole scramble and Junior Golf Development which is an inexpensive way for your kids or grandkids to learn the game of golf. These events are open to anyone including ladies, juniors, and seniors. We encourage everyone to come out and play! In addition to the weekly games we also have a big monthly tournament each month. You may find the next couple tournaments in the upcoming activity section of this newsletter.

Some new services available at the Point Venture Golf Club include individual or group golf instruction led by Director of Golf, Justin Orbin. Justin was voted "One of America's Best Golf Instructors" a few years ago and would love to help players of all abilities learn to play the great game of golf. Justin and Head Golf Professional Randy Babbitt are also set up to do any golf club work you may need done including re-gripping or re-shafting your clubs or building you a custom set of golf clubs. Finally, Point Venture has joined the GHIN Handicapping network and you may start your handicap here at Point Venture for only \$2/month.

We look forward to seeing all of you out at the club, and here is to good golfing!

### Garage Sale

The annual Garage Sale has been set for Saturday, May 5<sup>th</sup>, 2007, 7:00 a.m. to ? p.m. at the Point Venture POA office complex and parking lot. This is a fun event and you always seem to meet a new neighbor, or get to visit with one you haven't seen for a while.

### Clippings and Brush Burn

On Tuesday and Wednesday, April 8th and 9th, the POA will have a Clippings and Brush burn at the Park. All property owners are invited to bring their clippings and brush. Please have it delivered to the park no later than Tuesday 8am. This is ONLY for wood and brush clippings that are not in a bag—NO TRASH PLEASE!

The burn will take place providing we have safe wind and humidity conditions. As we get closer to the 8th, please contact the office or visit our web site to determine if the burn has been postponed due to weather.









**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  
Marcelino Cervantes

**GOLF COURSE**

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

**PHONE NUMBERS**

<b>PV POA</b>	<b>267-1128</b>
	FAX 267-1120
PV TOWNHOUSES INC.	267-1643
	FAX 267-1643
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.**