



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

May 2008

Lake Level 676.95

The Point Venture POA Annual Meeting will be held on Saturday June 14, 2008 at 9:00 AM in the Venture Room at Point Venture. Reception to follow in honor of our outgoing Board Members and last years volunteers. All property owners are invited to attend.

FROM THE PV POA PRESIDENT'S DESK

Summer is upon us and I am so happy to report that the long awaited and delayed marina expansion is virtually complete. We passed our final LCRA inspection last Thursday. I can't say enough about the tremendous contributions that our Marina chairperson, Harry Filbey and our General Manager Joe Hanneken made to get this huge project completed. We also appreciate the Marina committees tireless efforts, including Mark Hipskind who has been active since the beginning of the project and contributed so much to our successful completion of the project. For those of you who have not gotten a chance to go down and see the new marina, I would encourage you to visit the enlarged and improved facility. It is a wonderful addition to our many amenities and should certainly help our property values continue to increase. The Pier is now located much further out in the lake and is attached to our new 500 foot wave attenuator, along with two new docks to hold 30 to 36 foot boats.

Atlantic Meeco did a great job on the new docks and the 80 foot Aluminum bridge that attaches the restaurant to the main walkway adds a real special signature touch to the new marina. The management of the Pier is looking forward to a great summer season, with all the improvements we have made at the marina. I hope you will all support them every chance you get.

I would like to remind everyone to be sure to get your ballots sent in for the POA and ACC elections. I am looking forward to another productive year from our new board and appreciate all your support in the many additions and Improvements that are happening in Point Venture.

We would not be as successful without the strong support of our membership and are very appreciative of the many members who contribute so much of their time and energy on our behalf. We hope to see all of you at the annual meeting next month and hope you can stay for a special reception in the Venture room to honor both our outgoing board members Everett Roberts and Colleen Hickman, and the other outgoing members of our ACC. These include Ron Hruby, Carole Hansen, Hank Reimer and Roy Ables. While Ron is stepping down from his many years as head of the ACC, he continues to serve as a member of the Village Council. We will be celebrating the contributions of these outgoing members of the board and ACC and the many other volunteers that serve in so many capacities throughout our community and give so much of their time to make Point Venture the wonderful place that we call home.

Most of you are aware that Dennis and Dottie Allen have retired and the POA has assumed the management of our Golf course. I want to thank Dan Gossack and the entire golf committee for the wonderful job they have done in making the switch over smooth and successful. Justin Orbin, who is our new director of golf, is doing a wonderful job and has made tremendous improvements to our course. Go out and play a round and I assure you will be impressed with what Justin and his crew are doing to improve our lovely course.



FROM THE PV POA PRESIDENT'S DESK CONTINUED

I would like to invite everyone that has not seen our newly remodeled bath facilities at the pool, to get down there at your earliest convenience and check out the wonderful job that Kevin Sheffer and his amenities committee have done remodeling them. They are so nice you won't believe they are the same facility. These new bathrooms should make any member proud to take your guest to our pool this summer. Thanks to Joe Hanneken and our maintenance staff for the great job they did on this remodeling project.

The amenities committee has also made some great improvements to our workout room, that really make it a first class facility.

Last but certainly not least I want to invite everyone down to the park to see our amazing new playscape and X wave that were recently installed. Gwen Kale and her landscaping committee have chosen and installed a wonderful first class playscape that will provide years of maintenance free enjoyment to all our children and grand children. The playscape was professionally installed, with a deep bed of pea gravel under it, to make it safer for everyone who enjoys it. The playscape is constructed of heavy duty materials that can easily withstand our frequent floods and stay looking great for many years to come. A special thanks to Sandy Shin for finding the really cool X wave, that we installed next to the playscape. For those, like me, who have not seen an X wave, it is a really cool modern version of a see saw, but it is like three see saws connected together and can hold 20 people. Go try it out. You'll love it. Thanks again Gwen you and your committee did a great job and I am sure everyone will be proud of the wonderful addition to our park.

MANAGERS REPORT – MAY 2008

By Joe Hanneken CMCA

The letter below was received by the POA recently and Management believes that the residents should be aware of this potentially dangerous situation.

We just experienced a scary incident on High Drive. There was a car hanging around and was moving from one area to another but nobody knew who it belonged to. They were parked down where there are no houses at about 9 am, then parked on the corner of Overhill and Leaning Oak around 11 am. And then to my surprise, at 2 pm parked diagonally across from our house.

My neighbors and I had all noticed them earlier this morning. My neighbor called me about the car and that's when we realized that we both thought we had heard someone knock on our doors but when we looked, there wasn't anyone there. A third neighbor called us about the car, so that's when we called the police.

When the police arrived there was no one in the car. Eventually they caught these guys in the woods and they both had different stories. One said he lost his cell phone in the woods and the other said he was spying on his girlfriend because he thought she was cheating on him. But they would not tell the police where this supposed girlfriend lives. And legally the police can't make them! There was not enough "probable cause" evidence to hold them on but the police said that they are VERY familiar with them.

They told us that there is very much cause for concern, they had no business hanging around like that and if we see any suspicious cars again to immediately dial 911. They said to get the word out about these guys.

Anyway, I want to warn everybody to keep your houses locked and garage doors closed, even when you are home! Keep an eye on your neighbors and ask them to do the same for you.

These guys are really young looking, both tall and skinny. One white, one Hispanic. The white guy has a Chinese emblem tattoo on his left shoulder. The car was not theirs but they said to watch out for it anyway, because they are clearly up to no good. It is an old unmarked police car. White, with a spotlight on the side mirror. They also said that the white guy normally drives an old, dark colored, Ford pick up truck.

I have to say that even though LVPD had to let them go and couldn't give us any information on the guys, they were "on it"! They were here immediately when we called and kept looking for these guys until they found them.

The police said that they believe, and we do too, that they were "casing" to see who was home and were planning on burglarizing one of our homes. Fortunately, I was home and my neighbors were too and we all look out for each other.

If you don't know your neighbors, go meet them and spread the word!

**We finally made it through our last major milestone for the marina construction project.**

On Thursday, 22 May, the LCRA completed the last inspection on the new marina. After the latest phase of construction passed the LCRA inspection, the Atlantic-Meeco crew took a six day vacation, around and through the Memorial Day weekend. On Thursday, 29th May, Atlantic-Meeco, with a reduced work force, was back at work clearing the items we wrote up on their punch list. Their work should take no more than 3 to 5 days to complete. However, a lot remains to be done by the PVPOA maintenance staff. Some of their projects include setting a line of "NO WAKE" buoys approximately 75 feet out on the lake side of both wave attenuators; directional sign on the small wave attenuator pointing to the north side of the wave attenuator as the entrance to the marina, because we need to minimize the wake affecting the last dock; No Parking signs along the full length, on the lake side, of the main wave attenuator; No Parking/Private Marina signs on the large docks at the end of the wave attenuator; adding more anchorage to the small wave attenuator; providing trash containers for all docks; plumbing all docks for water; installing the necessary electronic security gates and cameras; additional repairs, as necessary, to the remaining 20 foot vintage docks; installing the slip numbering signs; and continued cleanup and grading of the shore side. I am sure I have forgotten to list some of the in house projects. As you can see, our own personnel have a lot of work to do on the marina.

Please be patient with our PVPOA staff because, not only are they responsible for completing the aforementioned projects, they still must work on their other POA responsibilities. Those just happen to include the park, swimming pool, grounds, buildings, tennis courts, and golf course!

The two contractors who are working on moving the boat lifts, as well as the respective boats, are definitely behind schedule. We hired them both because they are good at what they do. Therein lies the problem, because they are very capable at moving boat lifts, their services are very much in demand! Thus, there are days when they are off attending to the needs of other long standing customers. And no, there are not a lot of other, non-factory aligned boat lift contractors we would trust to accomplish this specialized task. Another reason for the slow progress in moving boat lifts is that a number of your boat lifts are in really bad condition, and in need of considerable repair prior to being moved and re-utilized.

One final note of concern, in order to comply with the LCRA rules, and pass their inspection, we installed new fire extinguishers and their containment boxes on all our new docks. There is a seal at the top of each fire extinguisher box that reads "Pull, In case of fire", or something to that effect. Within a day or two after installation of the fire extinguishers by our staff, one or more "Einstein's" had broken the doors off the compartments of two of the fire extinguishers! Please pass along to all that anyone caught vandalizing the marina will indeed be forced to make restitution, and will also have to deal with the sheriff's department. Lest we get calls from some stating that security gates would have prevented these incidents, we have reason to believe that security gates may not have helped.

Again, please be patient with the continuing work that needs to be accomplished on our marina by our own PVPOA maintenance staff. The end really is in sight.



PARKS AND LANDSCAPE COMMITTEE

By Gwen Kale - Committee Chair

We are so excited!!!

If you haven't been to the Point Venture Park, you need to make a trip to view the new Playscape and X-Wave in the 5-12 year old play area. They are awesome...and a positive addition to our growing and improved Point Venture! Thanks to everyone from the committee to the Board to the maintenance staff who helped make this possible.

The committee also recently moved some grasses at the front entrance that were covering the Point Venture sign. Our entrance landscaping has really matured this spring and the Mexican Feather Grasses in front of the sign had actually gotten too large. We transplanted about seven plants to fill in other places as needed and we added five pygmy crimson barberries that should not get taller than 18 inches. They look great and add some additional color in that particular area.

The Landscape Committee is working with the ACC and the WCID to help beautify the corner at Venture Drive and Summit Ridge. I would like to thank Sue Judeikis for her leadership and talent in this project.

We continue to maintain and weed our plants around the community. Thanks for all of the positive comments we have had about the landscape changes.

The Pier

Father's Day Special Dinner Concert Sunday, June 15th

**Bob Schneider and his dad Bob have agreed to play at the Pier in honor of Father's Day.
Bob was one of our top performers at "The Pier on Lake Austin".**

Tickets can be purchased at the Pier store for \$25 per person and this will include a fajita buffet. The first 250 people with tickets will be allowed on the deck at 4:30 p.m. Make sure to buy your tickets early...

Dinner will be served from 5-7:30 p.m. Come join the fun!

Father's Day lunch will be served between 11:30-2:30 p.m. The Pier restaurant will close at 3 p.m. to prepare for the big afternoon event. The Pier store and gas pumps will remain open all day.

Beginning June 2nd we will have a new menu and our famous week night specials will be offered:

Monday-	Catfish and Ribs
Tuesday-	Fajitas
Wednesday-	Steak & Ribs
Thursday-	Fajitas

For more details go to www.pierlaketravis.com regarding our music schedule and more.

We have another Bob Schneider concert scheduled for July 6th and much more to follow for the wonderful residents of Point Venture. Let's have a great summer together! We appreciate all the support you have shown us during our first year with you. It has been a great pleasure to serve each and everyone of you.

Our special thanks to Sherry, our Pt. Venture security guard, for helping our customers to their cars Saturday, May 24th when we lost power to all the spot lights in the parking lot. We appreciate Joe Hanneken for fixing the problem.

The Pier Team, Mike, Todd, Jan and Anna



Point Venture Golf Course

Justin Orbin – PGA Director of Golf

If you have not been out to The Point Venture Golf Club lately, we invite you to come out and see all the great new improvements! In the last couple of months we have added out of bounds stakes; 100,150,& 200 yardage markers; 2 sets of PGA Family Tees for the kids or grandkids in your family; new ball washers, benches, and water coolers to the golf course. Improvements to the practice facility include new range balls and more targets. We have redone the putting green by making a nice LEVEL 3000 square foot green that will be ready for use in July. We also have built a 60-yard practice area for your short game, with a bunker, behind #9 green that will also be ready for use in July. Last but not least, our 400 square foot golf instruction building equipped with all the latest technology is ready for use. So if you need help with your game, call our Director of Golf - Justin Orbin, who was voted “One of America’s Top Golf Instructors”, to get help in this great new instruction building! Although we have completed most of the improvements for 2008, a few other improvements that you will see in the near future are yardage markers on all the sprinkler heads measured to the middle of the green; beautiful 4’ high granite hole markers on each tee which will show you a map of the hole; a decent selection of merchandise in the golf shop including hats and shirts with the Point Venture logo; and later in the fall, we will be doing some landscaping by the 1st, 4th, and 8th tee boxes.

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. **As a “Hot Summer Special” – we are doing 1/2 price initiation fee for the month of June. For our current Members, we have an offer for you also, if you get a friend to join in June and they write your name down on the application as their referral, we will give you a FREE month of dues. There is no better way to increase and improve our Membership than getting all of our friends to join us at our favorite golf club!**

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 mixed 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.

Finally, I wanted to remind you of some newer services available at Point Venture. Justin and Head Golf Professional Randy Babbitt are 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!

Point Venture Golf Staff



ACTIVITIES COMMITTEE

By Pam Hawkins

Summer is here and plans are moving forward for the Point Venture 4th of July Activities. The 4th is on a Friday this year and we are planning for a big crowd for our parade and celebration. Mark your calendars. The parade begins at 11:00 am beginning and ending in the POA parking lot. There will be hot dogs, activities, fellowship and lots and lots of fun. Look for the annual 4th of July T-shirts to go on sale in June! As soon as they are available we will post the information on the website!

We are looking for volunteers to lend a hand (15-30 minute increments) for the activities after the parade. Please contact Pam Hawkins (267-0103) or Mary Russell (267-4919). And a special thanks in advance to our Point Venture Lion's Club members who volunteer to do all the hot dog grilling!

**We are all so fortunate to call Point Venture home-
Where every day is a holiday!**

AMENITIES COMMITTEE

By Kevin Sheffer - Committee Chair

The summer has definitely arrived! And now that we are in full swing in Point Venture, I would like to mention a few items to all of us as responsible residents as well as give you an update on our progress

Swimming Pool Area – We have recently remodeled the Men's and Women's rooms in this area now. All looks great! We have ceiling fans coming in the picnic area as well as a re-tiled outdoor shower area with just a little touch up work remaining. The usage of the pool is up considerably. However, I have spoke to several residents who have noticed unauthorized use of the pool from non residents and guests. Although it isn't our duty as residents to confront these individuals (unless you're OK in doing so), you should feel comfortable in reporting these violations to either the POA Office or Security. Without an attendant in this area, we all need to exercise our duty to "police" this area. And especially to maintain a peaceful level of noise and play by keeping the running and horseplay to a minimum so all can enjoy.

Exercise Room – With the new additions to this area, we can now go through a complete "circuit" to maintain your fitness levels and reach your goals. With the increase in the equipment offerings, it is imperative that the posted rules and regulation of this facility are strictly followed. I'm basically calling for all residents to "love thy neighbor" by re-racking weights, leave equipment where it was set up and cleaning up where needed. Again, we don't have an attendant in this area. The gym closes at 10:00 PM.

Library – We will be selecting and installing new carpet and better lighting in this area in the months ahead. We will post notice in advance of this procedure so you can plan your "quiet time" accordingly.

Club Room – We have plans pending to re-surface the dance floor and install new carpeting in Point Venture's favorite meeting place. Final selection of carpet is in the works!

I apologize for the call for security and policing of our Amenities areas. Throughout the past few years, we have invested in significant improvements. Therefore it is necessary that we all pay closer attention to the aforementioned issues.

Have a wonderful summer and enjoy YOUR Point Venture!







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
Tania Spikes

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

PV POA	267-1128
	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

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.