

THE POINT AT WALDEN

Project Updates

Pool - Repairs to fix the leak in the pool plaster and decking near the pool ladder began in late April. Once the leak is repaired, the pool will be replastered and the deck resurfaced. The timeframe for the repairs will be approximately 3 weeks, weather permitting.

Elevators - Mechanical repairs and enhancements will begin soon on both elevators beginning with the B - building elevator. Improvements include new electrical conduit and wiring, fire rate and repair existing duct vents, fire rate the wood panels in the machine rooms, install fire rated ceilings in hoistways, relocate and core drill sump pump and discharge line.

Boat Dock - After many months of Co-Owner input, research, and proposals a new floating boat dock has been ordered. Installation of the new dock will be done in September or October.

Exterior Walkways & Stairs - Surfaces have been treated with a sealant to enhance the original concrete and protect the surfaces from staining.

Landscaping - Bushes lost over the winter have been replaced, trees and bushes trimmed, and seasonal plants were added.



Letter from your Board of Directors

We would like to thank all the Co-Owner's that attended the Open Board Meeting on March 4th at La Torretta Resort. We had an opportunity to discuss several projects and answer questions from Co-Owners, gain input from Co-Owners about our community's future endeavors, and introduce two Board applicants. Based on the feedback we received, the annual Point Co-Owner's Meeting will be scheduled in the Fall. We will notify all Co-Owners once the details are confirmed. We encourage all Co-Owners to attend these meetings to learn firsthand what is happening at The Point. Thank you to John Hamati for providing our meeting room and delicious refreshments!

We are pleased to announce that Greg Briner has accepted the Board's invitation to fill the vacant Board position. Greg and his wife Julie have owned their unit for 10 years and will be living here full-time after their renovations are complete.

Summer is just around the corner and we are looking forward to a wonderful season at the lake!



Friendly Reminders

- All pets (including dogs and cats) must be leashed and under firm control when outside of a Unit.
- Homeowners are responsible for marking their individual air conditioning units. Access to the roof for service must be arranged with The Management Company.
- Boats may only be moored for a 48-hr period during a calendar week (72 hrs. for a holiday weekend).
- Please ensure that all unit occupants and guests comply with all Rules and Regulations for The Point at Walden. It is recommended to have a copy of The Rules and Regulations in each unit for reference.
- If you will be renting, leasing or allowing extended-stay guests in your unit, you must provide the management with the name and contact information for the occupants.
- Parking in the parking garage is reserved for B-building owners/tenants with a parking decal. Only one vehicle per unit may park in the garage at a time.
- The circular driveway is a No Parking zone and is for active loading and unloading only. Vehicles may not be left unattended.

Handicapped Parking

Parking spaces within The Point are considered common elements and are for the use of the Co-Owners and tenants. The Point has a total number of 4 designated handicapped parking spots - 2 in the parking lot and 2 in the parking garage of B-bldg. Due to the limited number of parking spaces available in our community, spaces are filled on a first come basis.

Texas law provides that a vehicle may be parked for an unlimited period in a parking space that is designated specifically for persons with disabilities if the vehicle is being operated by or for the transportation of a person with a disability, and if the vehicle displays the appropriate plate or placard. *It is a violation of state law to use the placard or plates for a disabled parking spot without the person with the disability in the vehicle.* Please respect fellow Co-Owners and tenants when parking in or near the handicapped spaces and ramps by not filling the space unnecessarily or crossing over the parking lines.

Reminder: BBQ Grill Policy

As we make our way outdoors to enjoy our beautiful community, please make sure you are familiar with and following the new policy regarding BBQ grills.

The new BBQ grill policy complies with the Fire Code for Open Flame Cooking Devices in Multi-Family Residential Complexes from the Montgomery County Fire Marshal's Office.



The policy allows for electric grills or LP-gas cooking devices with a 1 lb. LP-gas capacity ONLY. *All LP-gas containers larger than 1 lb. capacity must be removed immediately.* Propane grills using tanks larger than a 1 lb. capacity and charcoal grills may not be operated within 10 feet of buildings or balconies and may not be stored in Units or on the premises.