
Venetian Pointe September News From Your HOA Board of Directors

1 message

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Thu, Sep 18, 2025 at 1:33 PM

To:

Venetian Pointe Homeowners:

We're pleased to provide September News for your review. Please see below.

A digital copy of this document, which aggregates important information and announcements for our community, will also be made available online at our Volunteer-Managed Website VenetianPointeHOA.com.

Remember, our mission is to serve Venetian Pointe homeowners and their families, to protect and enhance our property, and to provide value to our community. We hope you find this information helpful.

Regards,

Your Venetian Pointe Homeowners Association Board of Directors

SEPTEMBER 2025 NEWS FOR HOMEOWNERS FROM VENETIAN POINTE HOA BOARD OF DIRECTORS

Artesian Well Upgrade

The artesian well output is one-third of what our community requires during the dry season. The recommendation was to place a 5HP submersible pump in the artesian well. The bid from Labelle Well Drilling is \$10,928. The bid from Everyday Landscape/Irrigation Specialists, our current landscape/irrigation vendor, is \$6,068.62. We will likely hire Irrigation Specialists to perform this pump installation.

Artesian Well Repair and New French Drain

As previously reported last month, we had a wellhead leak, which temporarily soaked the common area and a few Member backyards on the corner of Cortona Way and Venetian Pointe Drive. Immediate countermeasures diverted the water away from homes and the wellhead was repaired as soon as the vendor could, one day later. The main countermeasure was hand trenching a French drain between the pumping station and the west lake.

Our landscape crew is ready to finish the drain line; however, the weather has been too wet to complete the task. We suspect that project to be completed once the ground dries out so equipment can be brought to that job site.

Venetian Pointe Budget Process 2026

Treasurer Dari Dingle has the lead with the following draft schedule in place, working back from the proposed budget meeting date. All dates and actions subject to confirmation:

- Thursday August 21: Precedent provided budget shell to Board.
- Tuesday September 23rd: Treasurer Dari Dingle provides 2026 Budget Draft to Board.
- Wednesday September 24th Board forwards Budget with agenda/notice (Marek lead) to Precedent.
- Tuesday September 30th: Precedent commences mailing Budget and agenda/notice to members. E-Blast goes out.
- Tuesday October 14th: 68 members receive the budget by US Mail. All others receive via E-Blast.
- Wednesday October 29th: Budget meeting with all members invited, confirmed venue Lakes Regional Library, 6:00 PM start.

Alligator

One of the reptiles was removed in July and the second reptile was successfully removed in late August.

Halloween

We all look forward to everyone's ghoulish creativity during this holiday season! Please make sure to light the night on Friday October 31st by turning on your exterior lights as the children in our community will be out trick or treating. If you choose not to participate in the trick or treat handouts, please leave your lights off and we ask our families to respect and bypass dark homes.

Summerlin Stop Sign Repair

We have contracted with a vendor to fix the stop sign outside our Summerlin gate. The County informed us that it was our responsibility to repair it.

Summerlin Fence

The damage to the Summerlin Road fence caused by last year's hurricanes has been repaired.

Holiday/Visitor season

The holiday season is a few months away. Many homes will welcome vacationing family and friends. Some homeowners may need to make advance preparation to accommodate their additional guest vehicle overnight parking. All homes are equipped with 2 vehicle garages and 2 vehicle driveways to accommodate parking needs. Our Covenants do prohibit overnight street parking.

Additionally, a homeowner suggestion was to create a list of homeowners who would be willing to rent a spot in their driveway for another homeowner's visitor. If there is any interest in such a concept, that homeowner could contact our management company at (239) 344-8733 or info@precedentmgt.com.

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