

# La Ventana

at LAKE MARBLE FALLS

Summer 2007

La Ventana Property Owners' Association  
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## Visions and Reflections

By Steve Hurst, LVPOA President

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Welcome to our premier issue of the La Ventana POA Newsletter. Thank you for being a part of this master planned community. La Ventana is the product of years of planning and effort to develop a unique and distinctive community overlooking Marble Falls and the Colorado River. Much of the difficult work of getting the primary infrastructure in place has been accomplished. The planning, entitlement and construction of the roads, streets, utilities, entry towers and waterfront park through all but Phase 6-B and 6-C of La Ventana are now nearing final completion and we are seeing work moving forward on First Baptist Church, Treaty Oak Plaza and La Quinta. This has been a challenging journey but I believe we have laid the foundation for a unique and special Marble Falls community. Already, there are many publishers who have used photographs of La Ventana to grace their publications. We receive compliments daily on La Ventana and we are working every day to make sure it looks even better when we are finished.

An important part of making a community special is the relationship of its homeowners. I believe that, as the resident population of our community begins to grow, it is important that we create and maintain a source of information and communication for the residents of La Ventana. In this regard, and in a concerted effort to reach out to the owners in La Ventana, we have prepared this Newsletter which we hope to continue to make a part of the lifestyle and traditions of this community.

I am proud of La Ventana and what we have accomplished, but there is much to be done to ensure this community continues to be improved in accordance with our vision, goals and objectives. Although Marble Falls will continue to grow, La Ventana has been planned, designed and restricted so that it will not be over-developed. La Ventana will always stand out architecturally, but how it stands out as a community of people will depend on its residents and what each of you give back to your neighborhood. Thank you for helping to continue the vision of La Ventana with me and to maintain the confidence and belief in this special community. Please continue to be involved in our neighborhood and our community. Your investment of time and attention will insure that La Ventana lives up to all of our expectations.



## La Ventana Updates

### First Baptist Church



First Baptist Church wishes to invite all the residents of La Ventana to join them for a Dedication Ceremony and Celebration at 6:00 pm on Sunday, June 10<sup>th</sup>. As you have likely observed, First Baptist Church concluded Phase 1 of its construction. The parking lot, prayer tower and pavilion have been finished. Rock walls around the trees and at the entry area have been completed. A meandering sidewalk along La Ventana Drive provides church members and neighbors a great place to enjoy walks. The landscaper has finished the irrigation system and the landscape installation. Lighting for the cross and the sidewalks has been installed. The timeless character of the church is a visual inspiration and enriches the entire community of La Ventana. We hope you enjoy the amenities which have been completed and that you will look forward to the next phase.

### La Quinta Hotel and Restaurant Sites

Paki Patel, the principal of Panhandle Hospitality, who is building the La Quinta at La Ventana, reports that the utilities, including the plumbing and electric, have been run up to the La Quinta Hotel and restaurant sites. The slab is being poured in June and La Quinta is hoping to be open by March 2008. Mr. Patel, the interior designers, and the general contractor are hopeful to have the project completed on time. Mr. Patel also advises that he is working on the restaurant site to determine the layout and to prepare a rendition for prospective tenants.

### Treaty Oak Bank Marble Falls

Opening in June 2007, Treaty Oak Bank Marble Falls located at 507 RR 2147 in the new Treaty Oak Plaza, provides commercial banking services to middle market businesses and individual clients. Treaty Oak Bank has developed a loyal following by providing a higher level of customer services than its competitors, and inspires devotion by providing creative solutions to its customers' business needs, always answering the phone during business hours, and serving fresh chocolate chip cookies every day. For more information, visit [www.treatyoakbank.com](http://www.treatyoakbank.com) or call 512-617-3603.



## La Ventana Updates, Continued

### Waterfront Park

Construction is continuing on the Waterfront Park. The retaining walls, personal watercraft ramp and bay docks are completed. The pumps, irrigation lines and sod have been installed, with final work underway to the water quality pond, walkway and bridge. The last phase will consist of construction of the entry gate, restrooms, pavilion and lights. We hope to have the park improvements completed by August 1, 2007.

### Buell Custom Homes

Buell Custom Homes, LLC has been engaged under a management agreement with the investors to complete the construction of 9 homes on Cielo Circle and 1 home on La Ventana, Phase 2B, previously handled by Maravilla Homes. Progress is underway on the homes and Buell is targeting a completion date of the end of 2007. Owner Steve Buell has been working in the construction industry since 1985 completing commercial and residential projects around Central Texas, most recently focusing on individual custom homes and large interior renovations in and around the Austin and Highland Lakes area. It was an easy decision for Steve to tackle the completion of these wonderful homes, especially with the spectacular views and the atmosphere of La Ventana. If you have any questions pertaining to the construction, feel free to contact Steve at (512) 338-0300.

### Artistry Builders/Designers, LP

Artistry Homes/Designers, LP has completed one home at 1004 La Ventana Drive Dr. and another model home at 810 Alegria. Artistry has begun construction on another home at 814 Alegria, which is nearing completion. The Retreat at La Ventana currently has plans underway for 15 lake view garden homes in Phase 6A.

### Highway 281 Entry (Max Starke West)

The main entry at La Ventana will be completed by August 2007 with design work underway for our entry feature at Highway 281.

#### 2007 LVPOA Board Members

Steve Hurst, President & Treasurer  
(830) 798-9199  
[steve@whittentonhurst.com](mailto:steve@whittentonhurst.com)

Kevin Winn, Vice-President  
(512) 755-3377  
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Jane Marie Hurst, Secretary  
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#### Happy Hour Mixer

The La Ventana residents have been meeting on alternate Fridays at 5:00 pm at different homes for conversation and fun. Mixers have been hosted by Wilma and Leon Jamison, Robert and Cecilia DeLaGarza, and Jack and Kathy Harris. The hosts serve drinks and snacks for an evening of fun and mixing with neighbors.

Please contact Kathy or James Harris at (830) 693-3603 for details on the next Mixer (please leave a message if no answer.)

## Upcoming Events of the Area

<b>July 2007</b> 4 Independence Day 4 7:00 (M.F.) Patriotic Program/ Lakeside Park/Fireworks at dusk	<b>August 2007</b> 10-12 (M.F.) LakeFest Drag Boat Races 18 Fall Creek Vineyard Grape Stomp 25 Fall Creek Vineyard Grape Stomp	<b>September 2007</b> 1-2 Bertram Oatmeal Festival 3 Labor Day 8 9:00 -4:00 (M.F.) Market Days 15 TX Indian Hobbyist Assn Powwow 16 Burnet Tri-hard Challenge-Triathlon
<b>October 2007</b> 6 City Wide Garage Sale/Johnson Park 8 Columbus Day Observed 13 (Burnet) Fort Croghan Day Festival 20 Burnet Square Market Day 30-31 Moonlight Madness 31 Halloween	<b>November 2007</b> 16-30 (M.F.) Walkway of Lights 11 Veterans' Day 12 Veterans' Day Observed 22 Thanksgiving	<b>December 2007</b> 1- 31 (M.F.) Walkway of Lights 25 Christmas

**Save the Date: January 17, 2008 LVPOA Homeowners' Association Meeting**

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