



**POINTE WEST®**  
**GALVESTON ISLAND • TX**

[www.pointewestbeachclub.com](http://www.pointewestbeachclub.com)

Pointe West has been renovated! Upgraded electrical, repainted beach club, pools overhauled, and landscaping renewed. We have a wonder full restaurant, The Pointe (<http://thepointerocks/>) and continue to have spectacular views and our semi-private beach (no vehicles allowed) cleaned by the owner's association.

Pointe West Resort on Galveston Island is a privately-owned community that offers our owners and guests an environment found nowhere else on the island! If you've been searching for a place where the views of water, sand and salt grass stretch for miles... where the sun puts on a technicolor show nightly... and the calls of seabirds lightly echo on soft breezes, this is your place. Manicured beaches, crystal clear pools and beautiful location within the salt marshes of the gulf coast of Southeast Texas offers our visitors a multitude of wonderful experiences.

If you are wanting to own a Cottage, Custom Home or a Condo, Pointe West has multiple options. All of the homes are individually owned and if any of them are up for sale, they can be found on har.com.

All of our assessments are billed quarterly and are listed on the following page.

About Pointe West Beach Club

Opened in the Summer of 2006, Pointe West Resort has quickly become one of Galveston Island's favorite retreats! The 1000-acre property is located on the last 3 1/2 miles of the west end of the island. The Resort caters to all, from tourists to weekenders to families, Pointe West has become a tradition for many.

At the Resort you can find:

- 8000 sq./ft Beach Club and Reception Desk
- Men's and Women's Locker Rooms
- The Pointe Restaurant and Bar
- Gift Shop
- Game Room
- Fitness Center
- Large Infinity Pool, Hot Tub and Children's Pool
- Owner's Lounge
- Sunset Pool, Lazy River, Hot Tub (located at western end/bay side of property)
- Surrounding waters are perfect for fishing, crabbing, kayaking and other water-sports.
- Property is bicycle/jogging friendly, and perfect for golf carts.



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*\*\* All assessments for our community are quarterly and this is for 2020 only. \*\**

**Pointe West POA**

*(Paid by all homeowners)*

\$765.00

**Cottage Assessment**

*(Paid by homes located on King Rail Circle or Green Heron Drive)*

\$300.00

**Mowing Charge**

*(Paid by lot owners only)*

\$75.00

**Villas at Pointe West**

*(Paid by Ocean side condos only)*

2bed/2bath - \$2,426.58

3bed/2bath - \$3,282.20

3bed/3bath - \$3,949.22

**Bay Water Condos**

*(Paid by the Bay Side condos only)*

2bed/2bath - \$2,564.06

3bed/2bath - \$3,468.16

3bed/3bath - \$4,172.97

**From:** Lauren Cuttill <[lcuttill@houcomm.com](mailto:lcuttill@houcomm.com)>  
**Sent:** Monday, February 17, 2020 3:47 PM  
**To:** Lauren Cuttill <[lcuttill@houcomm.com](mailto:lcuttill@houcomm.com)>  
**Subject:** Bay Water Elevator Plan

Dear Owners,

As you may have heard the Villas recently sent out a letter to their owners containing an elevator consultant's report, along with recommendations for replacing elevators. If approved their recommendations will likely result in a special assessment of approximately \$30,000/ unit. This has created confusion with some Bay Water owners, Realtors, and prospective buyers. The purpose of this memo is to explain that Bay Water Condominium has different elevators and a different elevator maintenance plan. At this time Bay Water has no plans to replace elevators and is not proposing any special assessments. Why is Bay Water different?

- (1) A major concern of Villas is that their first 9 Elevators are TK elevators, for which it's becoming increasingly difficult to get replacement parts. Bay Water does not have any TK Elevators. All elevators at Bay Water are Schindler Elevators that still have replacement parts readily available.
- (2) Bay Water is further from the Gulf of Mexico than the Villas, and thus subject to less corrosion.
- (3) Bay Water has a different elevator maintenance company. On April 1, 2019 Bay Water terminated Otis and hired EMR as the elevator maintenance company. This was largely due to the lack of adequate maintenance and the fact that EMR has a large presence on Galveston Island and experience with elevators in a coastal climate. While Bay Water still had Otis contracted as the elevator company, the Association spent \$139,836.94 from March 2018 to April 2019 in elevator service calls and repairs. Now that we are contracted with EMR, the Association has spent \$52,720.09 from April 2019 to February 2020 on elevator service calls and repairs.
- (4) Since EMR has taken over maintenance, they have undertaken an aggressive rust remediation program to extend the life of key components. Additionally, doors and tracks are being replaced, starting with the doors that are in the worst condition. Rust getting into the door tracks and other components is a major source of elevator breakdowns. Addressing rust issues has greatly increased elevator reliability. All of the additional work in being done within our annual Elevator budget.

In Summary, since the change to EMR and adoption of the more aggressive/pro-active maintenance program our elevator repair expense has dropped and the uptime of our elevators has increased. By continuing to address the corrosion and replace components as needed, the board feels the elevators at Bay Water will give us many of years of reliable service. As such, we are not considering a special assessment for our elevators.

Thank you,

Bay Water Board of Directors  
Tracy McCain - President  
Deane Pierce – Vice President  
Silas Rushton - Secretary/Treasurer

Thank you,

*Lauren Cuttill*

Bay Water Condo Association Manager  
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