



Willow Pointe Newsletter

July 2006

Volume 2, Number 7

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

May/June Yard of the Month

Submitted by Paul Morgan

David and Misty Pless are the proud owners of the Yard of the Month for May/June. Their address is 10807 Elm Bayou Court. The photo was not included in the last newsletter so we are running the article plus the picture this time!

Misty and David and daughter, Faith, have lived in Willow Pointe for 2 ½ years.

David does the yard work himself under the supervision of his wife, Misty. He mows his yard twice a week; Monday and Thursday.

Bird of Paradise is David's favorite flower. His secret to a nice yard is consistency, fertilizing three times a year and taking care of problems promptly.

David is employed by Holliday Door and Gate Systems, Inc and is active in the International Door Association. After mowing the grass, David enjoys deer hunting.

This month honorable mention goes to Timothy and Shelly McKee at 10827 Oak Bayou Lane and Thanh Van & Kim Loan Thi Phan at 10207 Bayou Trail Lane.

Congratulations to all of the homeowners. Your yards look great!



**View the Willow Pointe
Newsletter each month on-line
at www.PEELinc.com**

July Yard of the Month

Submitted by Judy Mueller

Maisaa and Sam Trabi are the proud recipients of the Yard of the Month for July. They reside at 10002 Elm Meadow.

Sam has lived here since 1999, and his wife Maisaa, who he married in 2000, has been here for 6 years. They do not have any children.

Sam stated that after one and a half years he can say that he is finally finished with their landscaping. He basically did all the designing himself and had help from numerous friends in planting and laying rock. He has so many different types of plants (Sego Palms, Croutons, Impatience among the few) that it is too hard to name them all. And, not to mention that their back yard is just as beautiful as their front. He has a professional lawn service by the name of Morning Breeze Landscape and Lawn Service does the upkeep of his yard once a week.

Sam has his own business, Acorn Foreign and Domestic Auto Parts at 4909 W 34th St. in Houston, Texas, his business phone number is 713-682-0623. He also has his Masters Degree in Civil Engineering.

Sam and his wife Maisaa really enjoy living in Willow Pointe. They like the fact that the people who live here keep their yards up and that is one of the things that is very important to them. They are very proud of our neighborhood, and will do everything in their power to make other people proud to live here also.

The honorable mention for this month goes to 10003 Elm Knoll.

Congratulations again to Sam and Maisaa Trabi for a job well done.



Willow Pointe

Important Numbers

All Emergencies	911
Harris County Sheriff.....	713-221-6000
Sheriff's Department Storefront (Clay Rd.)	281-463-2648
Poison Control Center.....	800-222-1222
Animal Control	281-999-3191
Commissioner, Precinct 4	281-353-8424
Willow Place Post Office	281-890-2392
Centerpoint Energy (gas).....	713-659-2111
Centerpoint Energy (electric).....	713-207-2222
BFI (garbage).....	713-937-9955
BFI (recycle).....	713-653-6666
West Harris County MUD.....	281-873-0163
Jane Godwin @ Randall Management, Inc ..	713-728-1126 x11
..... Voice Mail night or weekends	713-728-1126
.....	jcgodwinrmi@aol.com
Newsletter Publisher	
Peel, Inc.....	advertising@PEELinc.com, 512-989-8905
Adver. Donna Sommer .	dsommer@PEELinc.com, 832-237-4684
Adver. Kim Moore	kim@PEELinc.com, 281-373-3807

Judith Schwartz

I'm wondering if most of you in Willow Pointe addition know about our president, Mrs. Judith Schwartz, and what an amazing lady she is. Not only does she do a "jam-up" job in serving as our president, with all the myriad duties this job entails, but she also is a very loving and giving parson to her neighbors. Judith has practically 'adopted' me, as she realized that I do not have very many visitors, am in poor health and in need of a friend. Judith and her husband, John, have brought me many meals, have come over and done housework for me and she recently painted my entire furniture in the backyard. She is an angel in disguise. She also spends many, many hours on her work for our association. Kudos to Judith!

-Mrs. Lois N. Conwell

Willow Pointe Homeowners Association, Inc.

Board of Directors

President	Judith Schwartz	2005-2008
Vice President	Steven R. Lewis	2006-2009
Secretary	Greg Decker	2006-2009
Treasurer	William Brune	2004-2007
Director	Steve Mueller	2006-2008

Please contact us via our community website at www.willowpointe.org if you have questions, comments or concerns. Our e-mail box can be found by clicking on the HOA Board Box.

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Introduction to Randall Management, Inc New Management Company for Willow Pointe

The Willow Pointe Board is pleased to announce that effective June 15th, Randall Management, Inc will begin serving our community. The search for a new company has been on-going since January of this year. A total of seven companies were evaluated. After careful interviews and reference checking, the Board determined that Randall Management, Inc best met the priorities we had established.

Randall Smith, President of Randall Management has been serving the Houston community for 21 years. He has twenty-two employees who he is very proud of because of their expertise and energy. Excellent customer service is one of the company's highest priorities. In addition, Randall feels their work with deed restriction issues and revenue collection is two of their other strengths.

Randall Management, Inc is located at 9000 West Bellfort, Suite 311, Houston, Texas 77031. Office hours are 8:30 – 5:00 p.m. Monday through Friday. Jane Godwin and Lupe Torres will be our managers and will be responsible for the day-to-day management of our community.

Office Number – 713-728-1126

Manager – Jane Godwin 713-728-1126 extension 11

E-mail – jcgodwinrmi@aol.com

Assistant Manager – Lupe Torres extension 30

The Willow Pointe deed restrictions will be fully enforced based on the Declaration of Covenants and Restrictions (Deed Restrictions) along with any other rules and regulations that are in effect. The inspector will drive through the ENTIRE community TWICE a month and send violation letters to owners or renters if applicable for any violation. Letters should arrive to you within 3-4 days. The company feels that, for most violations, two weeks between inspections is enough time to correct a violation. If a more serious violation exists, they encourage you to call or write for permission for an extension to correct the problem.

Community Calendar

July, 2006

July 3	Landscape Committee 7 p.m. Pool *
July 4	Holiday – Pool Open
July 12	Board Meeting. 6:30 p.m. (Tentative)
July 14	Safety & Security Committee 7 p.m. Pool *
July 31	Newsletter Committee 7 p.m. Pool *

August, 2006

August 2	Board Meeting 6:30 p.m. Pool Open to all who wish to attend.
August 7	Landscape Committee 7 p.m. Pool
August 9	Safety & Security Committee 7 pm Pool
August 16	First Day of School (Pool open week-ends only through Labor Day)
August 29	Newsletter Committee 7 p.m. Pool

*Pool Meeting Room

Message from the President

Submitted by Judith Schwartz

Our Annual Meeting is now behind us and the “new” Board has already begun to gear up (full steam ahead) for the work that lies ahead. Attendance was far less than expected (50+or-) at our meeting. We will strive to get the number of attendees up next year. For those who did attend I hope you found it both informative and of value.

As I reflect up this past year a number of significant gains have been made. We have worked to develop the infrastructure for our various committees. While we have a growing body of volunteers, more are still needed and I hope that you will consider stepping forward. Our monthly newsletter has served us well in that we can now communicate with you on a regular basis. On the subject of communication, based upon the outstanding feedback we received at last falls Town Hall meeting, we opened our Board meetings to all of you first quarter, 2006. Attendance was very low so we decided not to continue renting the room at the Winchester pool. The meetings will continue to be “open” and will be held in our new meeting room at the Willow Pointe pool. The meetings are usually the first Wednesday of the month starting at 6:30 p.m. On occasion we may need to change a meeting date to assure we have a quorum so it is best to check with us in advance via the website or through Jane Godwin at Randall Management, Inc. She can be reached at 713-728-1126 extension 11. If you wish to present or discuss a particular matter with the Board it is important we notify us in advance so that we can reserve agenda time for you. A final gain is that we now have a mechanism via the Reserve Study to better understand, anticipate and guide future decisions regarding capital expenditures.

I anticipate you will see a very active Board this year. They are all very energetic and talented. (I must admit I feel a little outnumbered!) In the very near future we will begin to construct a set of priorities which will guide our decisions throughout the year. I encourage you to check our website (www.willowpointe.org) frequently as more content will be added for your review.

Our future challenges and opportunities include the need for rigorous financial management, broadening our committee membership and volunteer core (core is defined as the most important part of anything) and pressing ahead to successfully amend the covenant at the same time pausing to consider other issues we may need or want to change.

Your comments and suggestions are always welcome. You can reach the Board via the www.willowpointe.org website or contact me @ 832-237-4992.

Regards,
Judith Schwartz, President

Speed Limit Reduction Initiative

A new bill has recently passed in the Texas Senate. Senate Bill 540 gives the Harris County Commissioner’s Court the authority to declare a lower speed limit of not less than 20 miles per hour in residential neighborhoods throughout Harris County.

In order to move this initiative forward, Paul Morgan, Willow Pointe resident, is circulating a petition which must be signed by 51% of the homeowners residing in Willow Pointe.

If you are interested in supporting this initiative, please contact Paul at 281-807-9118.

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Willow Pointe

Safety and Security Alert

Submitted by Greg Decker, Chair, Safety and Security

In early June there was a home invasion and robbery in our subdivision. A lot was taken but the homeowners were unharmed. Because of this incident I wanted to pass along some great suggestions made by a couple of our Willow Pointe residents.

1. Keep a lookout for strange or suspicious vehicles or individuals who do not belong on your street.
2. Know your police number and not just 911. Use the police number to report suspicious activity. That number is 713-221-6000.
3. Lock your doors and windows, keep your garage closed at all times and check to make sure your fences are closed and locked.
4. Consider lighting your yard at night, especially the darker areas. This may require that you to go through the Architectural Review Process. It is also a good idea to talk with your neighbors to assure they won't be bothered with your new lighting plan.
5. Maintain your yard and shrubs (below window and around doors). Thieves look for densely overgrown bushes to hide behind when accessing your home via the porch or windows.
6. Report all solicitors roaming the neighborhood. There should be NO one knocking on your doors during the daytime and definitely NO one after dark selling anything!
7. Get into the practice of driving into your garage and staying in your car until the garage door closes.
8. If you feel you are being followed home go to a well-lighted public place and call the sheriff or 911. You do not want potential thieves knowing where you live.

Situations like this one reinforce the need to get our Neighborhood Watch program approved by the homeowners and in place. We all want a safe neighborhood. Stay tuned for more information on this important initiative.

Reminders and Updates

- Late Pool registration is being handled by volunteers. Please contact Judith Schwartz @ 832-237-4992 or judithschwartz@sbcglobal.net.
- Pool Hours – Closed Monday, Tuesday, Wednesday, Thursday 12-7 p.m., Friday & Saturday 12-8 p.m. and Sunday 1-7 p.m.
- Contact Jane Godwin @ Randall Management to request car stickers. Her number is 713-728-1126 extension 11 or e-mail her @ jcgodwinrmi@aol.com.
- PLEASE DO NOT THROW AWAY YOUR POOL TAGS. SAVE THEM FOR NEXT YEAR.
- Keeper of the baby sitter list is now Denise Hebert. If you are interested in being on the list or are looking for a sitter, please give her a call @ 281-477-9728 or dhwillowpointe@yahoo.com (preferred).
- Swim lessons will be held through August. For more information contact Judith Schwartz @ 832-237-4992.
- Garbage cans and garbage MUST be stored out of view of the street. Please do not place your garbage (or grass clippings) at the curb before 6:30 in the evening prior to pick-up.
- Garbage collection is skipped if the normal pick-up day falls on a holiday.
- Willow Pointe is a “no soliciting” community. Red signs are posted at all of the entrances. If someone comes to your door soliciting, please report the incident to the Sheriff's office @ 713-221-6000. It is helpful to get a description of the person so that the sheriff can easily spot them.
- Willow Pointe Lost Cats & Dogs Contact Jacquie & Kathy Sprunger @ 832-912-7084 or by e-mail winsumlssm@aol.com.
- National Night Out – Mark your calendars for the annual National Night Out program which will be held this year on the first Tuesday of August. Take this opportunity to walk around your neighborhood and introduce yourself to your neighbors.

Advertising Information

Please support the businesses that advertise in the Willow Pointe Newsletter. Their advertising dollars make it possible for all Willow Pointe residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the community newsletter by advertising, please contact our sales office @ 512-989-8905 or advertising@peelinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

At no time will any source be allowed to use the Willow Pointe Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Willow Pointe Homeowners Association and Peel, Inc. The information in the Willow Pointe newsletter is exclusively for the private use of Willow Pointe residents only.

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AFFIRMATIVE ACTION/EO COLLEGE

Balance Sheet May 31, 2006

ASSETS		
Cash		
Checking	Sterling Bank	\$112,554.77
Savings	Sterling Bank	\$73,988.73
CD – Smith Barney		\$100,000
Petty Cash	Sterling Bank	<u>\$649.07</u>
Total Cash		\$287,192.57
Accounts Receivable		<u>\$52,796.88</u>
Total Accounts Receivable		\$52,796.88
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets		<u>\$339,989.45</u>
LIABILITIES AND CAPITAL		
Current Liabilities		
Uncollected Assessments		<u>\$52,796.88</u>
Total Current Liabilities		\$52,796.88
Total Liabilities		<u>\$52,796.88</u>
Capital		
Fund Balance		\$69,593.50
Increase/(Decrease) Summary		\$217,599.07
Total Capital		<u>\$287,192.57</u>
Total Liabilities & Capital		<u>\$339,989.45</u>

Fallbrook and Jones Rd Project

Submitted by Cris Koenigs

The land along Jones Rd. (across the street from our entrance) and the Fallbrook area is being turned into retention facilities to help respond to the potential for flooding along the White Oak Bayou areas.

Letter to the Editor

Each month space will be allocated for neighbors to submit a "Letter to the Editor". It must be a question, comment or concern specific to our community. You may also send a question directly to the Board. Please indicate if you are expecting a response from the Board and sign your letter.

"Letters to the Editor" are reviewed by the Newsletter Committee prior to publication.

You may submit your "letter to the editor" to judithschwartz@sbcglobal.net. or by mail 10506 Elm Knoll Court.

Board Action Overview July, 2006

- The Board approved the allocation of \$1,042 for irrigation repairs. Additional repairs are needed but will be consider later this month.
- The Board developed a set of priorities for the selection of the new management company.
- After a series of interviews conducted by the Board, Randall Management, Inc was selected over four other companies to provide management services to Willow Pointe. A two year contract was signed with no price increase the second year. There is a 60 day "no questions asked clause" in our contract in the event their performance does not meet our expectations.
- The A/C unit at the pool required repair (circuit board). The cost of this repair was \$673.62.
- The Chair of various committees has changed. Modification Committee – Bill Brune, Safety and Security – Greg Decker, and Web – Steven Lewis and Bill Brune. Still to be determined is the Newsletter and Landscape Committee chair.
- The Board approved funding in the amount of \$2,500 for the seasonal flowers at both entrances.

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Willow Pointe

Eagle Scout Projects

Willow Pointe Resident Ryan Blomquist has expressed interest in making a Community Message Board as his Eagle Project. He presented his plan to the Board on 6/7/2006. His written material and discussion with the Board was outstanding. The Board approved his Eagle Project plan which is now expanded to two message boards, one for each entrance.

Dylan Owen, also a Willow Pointe Resident, proposed two projects. His presentation to the Board was also outstanding. The Board selected his plan for four wooden benches which will be placed in the pool and park area.

Once these project plans are approved by the Scout leadership, we anticipate work will commence sometime over the summer.

On behalf of the Board and the community we graciously thank these young men for their interest in improving our neighborhood. These truly are outstanding individuals and we are enormously proud they are part of our community.



Police Blotter

Willow Pointe Security Report
April & May Combined
2006

Offense	#	Vehicle Stops	24
Burglary/Residential	1	Vehicles/Stolen	2
Burglary/Motor Vehicle	0	Vehicles/Recovered	2
Criminal Mischief	2	Vehicle/Speeding	2
Disturbance/Juvenile	2	Vehicle/Warning Citations	2
Disturbance/Other	4	Disturbance/Loud Noise	4
Accident/Major	1	Vacation Watch	0
Accident/Minor	2	Fraudulent Use ID	1
Suspicious Person	3	Missing Person	1
Vehicles/Suspicious	6	Terroristic Threat	1

Courtesy of the Safety and Security Committee

Vacation Watch = Be sure and contact the Sheriff's office before you go on vacation. They regularly patrol in your area when they know you will be away. Call 281-290-2100.

An advertisement for PEEL, INC. featuring a large yellow sign on two poles. The sign reads "ADVERTISE HERE" in red, "512-989-8905" in large black numbers, and "www.PEELinc.com" in black. Below the sign, a cartoon dog is sitting on a rock. The background shows a landscape with rocks and a small building. The text "PEEL, INC. PRINTING & PUBLISHING EST. 1977" is visible on the rock.

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Green Thumb Corner

Submitted by LaRonda White, Brookway Landscaping

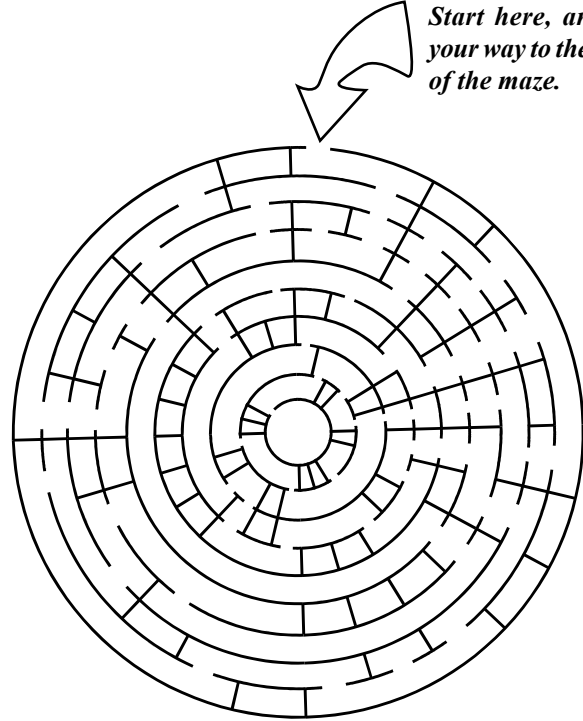
Those annoying little ants are back again this year in full force. In order to properly eliminate them we recommend that Willow Pointe implement a Community-wide Ant program this year. The theory is that if all homeowners treat for ANTS on the **same day or week-end**, you should see significant results. If you treat your yard and your neighbor does not, they will move temporarily from your yard to theirs but will eventually return.

The Common Areas in your community will be treated just prior to the 4th of July week-end. We recommend that each homeowner apply an ant product on the week-end of July 8th. If you would like for our staff to assist you (for a fee), contact Judith Schwartz @ 832-237-4992 for more information.



Kid's Corner

Start here, and find your way to the center of the maze.



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Sean Nguyen, MBA

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WILLOW POINTE MARKET REPORT

Courtesy of "DAVID FLORY"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06
\$180,000 Above	1	0	1	1	1	2
\$160,000-179,999	0	0	0	0	0	0
\$150,000-159,999	1	1	1	1	0	0
\$140,000-149,999	2	0	0	0	0	0
\$120,000-139,999	0	0	0	0	0	0
\$120,000 Below	0	0	0	0	0	0
TOTAL	4	1	2	2	1	2
Highest \$/Sq Ft	74.06	70.76	68.75	72.48	63.20	57.78

This chart represents the homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

#1 Selling Agent in Willow Pointe!*

David "Super Dave" Flory



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Direct line: **281-477-0345**

* According to information taken from the HAR MLS Computer

**Ranked by the Houston Business Journal 3/2006

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