



Willow Pointe Newsletter

September 2007
Volume 3, Number 9

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Willow Pointe/Willow Lake/Winchester Initiative

Submitted by Steven Lewis

What is happening?

There are currently a few things happening in our neighborhood. The new construction at Round-up has caused our neighborhoods to come together and work to drive a few things to change what is happening as far as the Legacy Park thru way, drainage of our subdivisions, fencing along the warehouse transfer point structures, the new construction on the lot across the street from the school and traffic flow (cars and trucks) now and future problems that will arise from an office structure (Remington Park) with more than 400 cars going and coming to the site.

E-mail: initiative@willowpointe.org

What should you do?

If you live along the construction zone with your backyard touching the construction site, please send us your address via e-mail. We will create an e-mail list and send you letting you know what is happening with the builder and the proposed plans he has for this area. We want everyone to be informed.

If you wish to see what is going on submit your e-mail address and you will be added to the list for information purposes only as we do not want to exclude anyone who wants information.

Legacy Park

Fran Wu (Willow Lake) is setting up an online petition so we can gather signatures to close Legacy Park Drive. This affects all three neighborhoods. We need to address traffic, safety. We also will be contacting Harris County Precinct 4 Community Assistance Department regarding the lack of drainage along the new section of Legacy Park between Bending Willow Lane and Round-up.

E-mail: LegacyPark@willowpointe.org

What should you do?

Get involved to help keep our neighborhoods free from excessive traffic, trucks and flooding because of poor planning.

This affects all neighborhoods and we will come together as a community to overcome these obstacles. If you wish to make a "positive" contribution, send an e-mail to one of the addresses above or contact your Board.

Homeowners will be asked to vote on proposed change to the Declaration

This fall the Board will coordinate an effort to change the existing Declaration. Specifically, the aim is to change the height restrictions for outbuildings from 8 feet to 10 feet (with a maximum of 144 square foot footprint) .Play structures will be limited to a height of 12 feet.

In the weeks to come homeowners will receive a NOTICE OF SPECIAL MEETING which will include a ballot. Unfortunately due to legal requirements the document will be lengthy and perhaps a little confusing. In spite of the complexity of the document, we urge you to review, vote and mail back your ballot! In order to modify the Declaration we must receive "yes" votes from 2/3 of the community.

Failure to pass this amendment will result in the following actions.

1. Homeowners who have structures (shed or play structure) which exceeds the existing height limitation and who DO NOT HAVE WRITTEN APPROVAL will be asked to remove the structure within 30 days of notification.

2. No future structures will be approved that exceed the current limitations.

Because this is a key issue for the community your participation is critical. If you would like to volunteer your time to help us reach this important goal, please e-mail the Board at www.willowpointe.org or contact Maria at Randall Management Company 713-728-1126.

Yard of the Month

Congratulations to Michelle and Alias!

9802 Willow Crossing Drive

Honorable Mention

9839 Willow Crossing Drive

Don't want to wait for the mail?

**View the current issue of the
Willow Pointe Newsletter
on the 1st day of each month at
www.PEELinc.com**

Willow Pointe

Important Numbers

All Emergencies.....	911
Harris County Sheriff.....	713-221-6000
Vacation Watch.....	281-290-2100
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
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CPS Audit Results

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July 10, 2007

Ladies and Gentlemen:

At the request of the Board of Directors of the Association, we have performed the following procedures:

1. We have reviewed the financial statements for the four (4) months ended April 30, 2007, printed on May 8, 2007 for the Board meeting May 10, 2007, and the financial statements for the same four (4) months ended April 30, 2007, issued for the annual meeting May 17, 2007.
2. We have reviewed the financial statements for the six months ended June 30, 2007 and analyzed the cash for flow for the same period, including bank transfers during this period.

Based on our analysis the following are our findings:

a. There were no changes in cash balances between the financial statements issued on May 8, 2007 and May 17, 2007. A transfer was made from the operating account to the reserve account in the amount of \$30,000 with no change in total cash.

b. As of June 30, 2007, the Association had a reserve of \$129,000 of which \$90,000 was merely a temporary reserve – cash collected in the beginning of the year but held for the expenses to be paid during the rest of the year. The Board may want to consider not titling this account “Reserve and separate this amount from reserves held for “Replacement expenditures”. We do however recommend that all excess funds be held in a money market account to earn interest until they are needed in later months.

c. The funds collected were all held in bank accounts under the name of Willow Pointe Homeowners Association, Inc., and the amounts from the Association account were only used for the expenses of the Association. However, when transfers were made to open new accounts or to transfer funds from one account to another, cashier’s checks were made in the name of the “Willow Pointe Homeowners Association, Inc.”. Although the cashier’s checks were made in the name of the Association, they had to be held for several days until they were deposited into the new account. The Board may want to consider using regular checks for transfers as this will ensure that funds are in the bank until it is transferred into another bank account.

We appreciate this opportunity to provide our professional services, and if you have any questions or need additional information, please do not hesitate to contact us.

Sincerely Yours,
K.S. Nagesh, CPA
Nagesh & Carter, PLLC

Willow Pointe Homeowners Association, Inc.

Board of Directors

President	Steven R. Lewis	2006-2009
Vice President	Greg Decker	2006-2009
Secretary/Treasurer	Judith Schwartz	2004-2007
Director	Noah Herrera	2006-2008
Director	OPEN	2005-2008

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.

Do you have an article for the newsletter?

If you would like to submit an article or any information for the Willow Pointe Homeowners Newsletter, you may do so by sending the information in Word format to stevenrlewis@sbcglobal.net. Please include your name and a means to contact you. *All information is due no later than the 5th of the month and is subject to editorial approval as well as available space.*

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Severe Weather Advice

If there is potential for a hurricane or other significant weather event and you decide to evacuate, PLEASE DO NOT LEAVE YOUR TRASH on the curb. It is likely regular pick-up will be canceled.

Board Minutes

Release of Board Minutes delayed due to change in Board meeting date. July minutes will be published in the next newsletter.

Remington Square

The newest project affecting our community is the building of Remington Square. This is a four building project with over 383,000 square feet which will include restaurants, retail and other services on-site. The structures will be surrounded by grassy common areas, an on-site training/conference center, a fitness center and a secured parking garage. Remington Square is located @ the end of Round-up at Legacy Park and Beltway 8.

Community Calendar September, 2007

- September 5 Board Meeting 6:30 p.m.
To confirm the date or request time on the agenda, please contact Maria at Randall Management. 713-728-1126
- September 6 Newsletter Committee 7p.m.
- September 10 Landscape Committee 6:30 p.m. Meeting Location – Pool Meeting Room

All homeowners are welcome to attend any of the above meetings.

Open Board Position

There is an open position on the Board of Directors. If you are interested in serving your community, please contact Maria at Randall Management Company 713-816-1126 or e-mail the Board at www.willowpointe.org.

Harris County Sheriff's Patrol Report

July 2007

Category	July
Minor Accident	1
Burglary/house	1
Burglary/car	3
Criminal Mischief	1
Disturbance	2
Disturbanc/Fireworks	2
Dist/Loud Noise	2
Dist/other	2
Evading	1
Robbery/Indiv	1
Susp person	3
Traffic stops	15
Veh Suspicious	1
Open door/window	1

Basketball goal etiquette

Basketball goals are NOT to be left on the curb next to the street. Please store them next to your home when not in use. Non compliance will result in a deed restriction violation notice.

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.

Willow Pointe HOA, INC Balance Sheet July 31, 2007

ASSETS					
Checking	Prosperity	\$4,898.08	Total Assets		\$325,156.76
Petty Cash	Prosperity	\$649.23	Pre-paid insurance	\$6,100.27	
Reserves			Total other assets		\$6,100.27
Prosperity M/M		\$10,648.62	Total Assets		\$3331,257.03
Smith Barney		\$119,091.29	LIABILITIES AND MEMBER'S EQUITY		
Countrywide M/M		\$45,123.15	Current Liabilities		
Countrywide – Oper xfer		\$94,000.00	Prepays-Legal Fees	\$95.00	\$95.00
Total Assets		\$268,863.06	Total Liabilities		\$95.00
Accounts Receivable			Reserves		
2007 Owner Assessments		\$10,994.78	Beginning balance		\$156,758.11
A/R Late charges		\$8,901.84	2007 Reserves		\$13,662.00
A/R Legal fees		\$3,197.00	Reserve transfer		\$94,000.00
A/R Opening balance		\$27,387.77			
A/R other		\$ 75.00			
A/R Lawn Fees		\$ 200.00			
		\$50,746.39			

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Willow Pointe

Board of Directors Meeting

Wednesday, June 6, 2007

MINUTES

The Willow Pointe Homeowners Association, Inc., Board of Directors met for the monthly meeting of the Homeowners Association at the Willow Pointe Pool located at 9919 Willow Crossing, Houston, TX 77084 at 6:30 p.m.

Board of Directors:

Present:

Greg Decker, Vice-President

Steven Lewis, President

Noah Herrera, Director

Judith Schwartz, Treasurer

Absent:

Management Company:

Maria Maldonado, Randall Management, Inc.

Jane C. Godwin, Randall Management, Inc.

Call to Order: Steven Lewis, President called the meeting to order at 6:44 p.m.

Establish Quorum – Roll Call: With a majority of the Board of Directors present, the quorum was established. The Directors in attendance are listed above.

Adoption of Agenda: A motion was made, seconded, and it was unanimously decided to adopt the agenda as presented.

Approval of the Minutes: May 9, 2007: The minutes to the May 9, 2007 Board of Directors meeting were presented for review. A motion was made by Greg Decker, seconded by Noah Herrera, and the motion passed to approve the minutes as presented.

Committee Reports: Modification Committee – Greg Decker informed the Board of Directors that the ACC Application for 10014 Encino Cove Court was approved for paint colors. Greg Decker notified the Board of Directors that there were two ACC applications missing. Steven Lewis presented an ACC application that was lost and submitted again for review. The ACC Application for another resident was presented and approved. Steven Lewis requested that we mail a copy of the ACC applications for their file.

Newsletter Committee - Steven Lewis briefly updated the Board of Directors on the website and newsletter committee. Steven Lewis informed the Board that the pool page was updated. Judith volunteered to issue Pool Tags on Saturday, June 9, 2007 from 1:00 p.m. -2:30 p.m. Steven Lewis will update the information on the website.

Possible articles were discussed. The Board decided to include an article on parking at the pool. A motion was made by Noah Herrera, seconded by Steven Lewis, and it was unanimously decided to contract with a tow company and install, "No Parking" signs at the pool prohibiting parking from 10:00 p.m. to 10:00 a.m.

The Board discussed changing the committee chairs and after a briefly discussion, Judith volunteered to chair the newsletter committee starting in September.

Courtesy Patrol & Crime Watch – Greg Decker briefly updated the Board of Directors of the crime watch report. Judith suggested that an article be posted on the website encouraging homeowners to turn on their porch lights and lock their vehicles. Noah Herrera volunteered to immediately take over the crime watch committee. Greg agreed

to meet with Noah and transfer the information concerning the committee.

Landscaping Committee – Maria Maldonado presented two bids for the landscaping to the Board of Directors. One bid was from LFC Landscaping and the other from Earth Essentials. Maria explained that there were two other companies that were going to fax over their bids later in the week. The Board of Directors briefly explained that they would like to review all the bids and decide what vendors to meet with. Steven Lewis suggested that we contact the vendors and inform them that there is a possibility that they would meet with the Board on a Saturday. Steven Lewis will contact Randy at Brookway to discuss the situation with the dead plants that were transferred and attempt to get Brookway to replace the plants at no charge.

Management Report – Jane Godwin reviewed the Financials for the month of May 31, 2007 in great detail. The following are the account balance as of May 31, 2007. The Prosperity checking account balance was \$28,790.26, Prosperity Petty Cash \$649.23, Prosperity M/M \$10,551.02, Smith Barney \$117,935.99, Countrywide M/M \$45,000.00, Countrywide Operating Transfer \$129,000.00. The administrative expense for the month of May was \$2,115.18, Utilities \$1,572.41, Recreation Center \$2,395.97, Grounds Maintenance \$2,722.16, Community Services \$3,018.61. The Total Expenses year to date was \$73,700.13.

Deed Restriction Report - The deed restriction report was presented for review. The Board instructed Randall Management to send letters to owners that need to remove dead trees and trim trees on their property.

Unfinished Business: The Board of Directors discussed the problems with the election of the officer positions and decided that the officers should be elected at the July Meeting each year.

New Business: The Board of Directors suggested that the Special Meeting to amend the Covenants and Restrictions for the out buildings and play structures. The Special Meeting will be scheduled for September when school begins. Jane Godwin will check with Casey Lambricht for a date for the Special Meeting.

Adjournment: With no further business to discuss, a motion was made by Judith Schwartz, seconded by Noah Herrera, and it was unanimously decided to adjourn the meeting at 9:27 p.m.

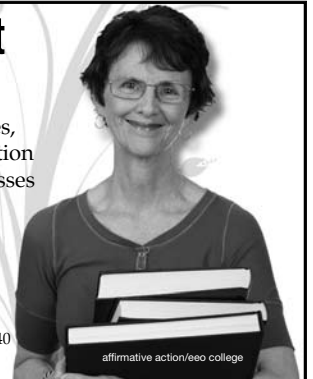
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Lakewood Grove
Legends Ranch
Longwood
Oakwood Glen
Park Lakes
Riata Ranch
Riverstone Ranch
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Willow Pointe

Safety and Security Alert

Here are a few practical suggestions to help assure the safety of your home and family.

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, 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 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 the enhanced lighting.
5. Maintain your yard and shrubs. 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. Keep your garage door closed at all times when not attended.
9. Remove all valuables from your vehicle that is parked outside and LOCK it!

Do you know what is under your grass?

Submitted by Paul Morgan

In Willowpointe we have a hard subsoil of clay. It can be soft and pliable when wet or hard as a brick when dry. Clay has the ability to retain water.

A homeowner faces one of the biggest problems in a new or established lawn when they have a hard subsoil layer like clay. Clay creates poor drainage, soggy soil and soil compaction. There is a product you can add to your lawn and flower beds to break up this layer of clay. It is called gypsum. Gypsum may be just the answer for reconditioning the soil, because it can be spread on the surface of the soil. What this means is it does not have to be worked into the soil. Simply spread the gypsum and let Mother Nature do the work. Gypsum is spread using a fertilizer spreader at the rate of 40 pounds per thousand square feet. It can be applied any time of the year and only one application per year is needed. Water immediately after applying. If applied properly it does not affect the pH of the soil, is not harmful to humans, animals and will not burn the lawn.

What does gypsum do? Its main purpose is to penetrate the many clay particles and loosen the soil structure. This creates air and moisture slots that will loosen and break-up the soil structure. Note than gypsum does not contain any major plant nutrients, so continue a regular fertilizing program.

Gypsum is available at your local nursery. Follow the directions on the bag.



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Traffic Safety

Several months ago the Safety committee published an article in this newsletter regarding road safety in our community. Due to the increased number of concerns expressed by homeowners, additional information is being provided to you.

The current concerns include street parking on roads which are either narrow or curve and visibility is compromised, cars parked adjacent to a stop sign and those parked across sidewalks.

The Texas Department of Transportation code restricts parking on streets where there is less than 200 feet of clear visibility in each direction. Cars are required to park more than 30 feet from a stop sign or fire hydrant and cars are prohibited from parking across a sidewalk, crosswalk or in an intersection.

The most problematic areas in our community are Trail Ridge, Pony Express and Willow Crossing. Because these roads support the highest volume of traffic, the need to correct the current situation is of utmost importance.

To avoid a traffic ticket please ask your guests to park in your driveway (but not over the sidewalk) or on an adjacent side street and away from a stop sign. Yard Service companies should also be asked to comply with the above regulations.

Failure to comply with the existing state code may require further intervention by the Board on behalf of the community to assure optimal road safety.



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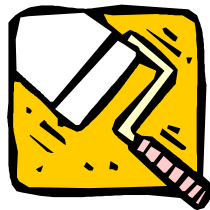
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WILLOW POINTE MARKET REPORT

Courtesy of "DAVID FLORY"

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

	Feb 07	Mar 07	Apr 07	May 07	Jun 07	Jul 07
\$180,000 Above	0	0	0	1	0	2
\$160,000-179,999	0	0	0	0	0	2
\$150,000-159,999	0	0	0	0	1	1
\$140,000-149,999	0	0	0	1	0	0
\$120,000-139,999	2	0	1	0	0	1
\$120,000 Below	0	0	0	0	0	0
TOTAL	2	0	1	2	1	6
Highest \$/Sq Ft	87.08		85.59	82.35	72.39	82.98

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



- #3 Realtor in Houston (out of 17,000)!**
- Top 1% of Realtors in the U.S.
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- Over 96% of David's Listings Result in a Sale

HIGHEST PRICE PER SQ.FT. resale homes sold in Willow Pointe: \$87.08



Direct line: 281-477-0345

* According to information taken from the HAR MLS Computer

**Ranked by the Houston Business Journal 3/2007

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