



Willow Pointe Newsletter

November 2007
Volume 3, Number 11

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Amendment to the Willow Pointe Covenant

Submitted by CJ Lambricht, HOA Attorney

As most of you know for quite some time WP has been trying to amend a quirk in our documents created by the developer of our community. Take heart, we are officially kicking off our Amendment campaign regarding height of play forts and sheds. Over the next few weeks we will be scheduling a Special Homeowners meeting which will occur sometime before the end of the year. Although we will officially have a year to get the required signatures, we hope to finish this task by the end of the year. If you wish to help either by assisting us in contacting your neighbors or simply to sign off early please send an email to wphoa.board@willowpointe.org, and we will gladly schedule someone to come by to get your signature at your convenience. Thanks for your support in achieving this long awaited HOMEOWNER goal."

Community Calendar

November

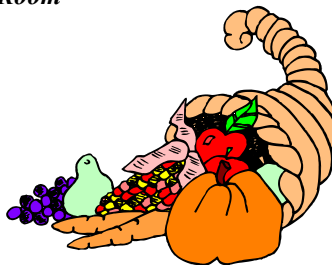
November 5	Newsletter Committee 7:00 p.m.
November 8	Board Meeting 6:30 p.m.
November 11	Veterans Day
November 12	Landscape Committee 6:30 p.m.
November 22	Thanksgiving Day
November 22	No garbage pick-up
November 22-23	School Holiday

December

December 4	Newsletter Committee 7:00 p.m.
December 6	Board Meeting 6:30 p.m.
December 10	Landscape Committee 6:30 p.m.
Dec. 23 – Jan. 2	School Holiday
December 25	Christmas Day

*All homeowners are welcome to attend any of the above meetings.
Meeting Location – Pool Meeting Room*

Happy
Thanksgiving



Willow Pointe Homeowners Association, Inc.

Board of Directors Meeting Wednesday, August 16, 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
Judith Schwartz, Treasurer
Noah Herrera, Director

Absent:

Due to his work schedule, Director Herrera was only present during a portion of the meeting.

Management Company:

Jane C. Godwin, Randall Management, Inc.

Call to Order:

Steven Lewis, President of the Willow Pointe Board of Directors called the meeting to order at 6:50 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 by Greg Decker, seconded by Judith Schwartz, and it was unanimously decided to adopt the agenda as amended.

Approval of the Minutes: July 11, 2007

The minutes to the July 11, 2007 Board of Directors meeting were presented for review. A motion was made by Judith Schwartz, seconded by Steven Lewis, and it was unanimously decided to adopt the minutes as presented.

Committee Reports:

Modification Committee – Greg Decker presented some ACC applications that were approved. The Board discussed the Sherwin Williams color chart with the approved colors for Willow Pointe.

Newsletter Committee – Judith discussed the upcoming issue of the newsletter. Article assignments were discussed and reviewed.

Web Report – Steve Lewis notified the Board of Directors that his schedule at work prevented him from doing much work on the website.

(Continued on page 3)

Willow Pointe

Important Numbers

All Emergencies.....	911
Harris County Sheriff.....	713-221-6000
Sheriff's Dept. Storefront (Clay Road).....	281-463-2648
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
Newsletter Publisher	
Peel, Inc.....	advertising@PEELinc.com, 888-687-6444

Willow Pointe Homeowners Association, Inc.

Board of Directors

President	Steven R. Lewis	2006-2009
Vice President	Greg Decker	2006-2009
Secretary/Treasurer	Judith Schwartz	2007-2010
Director	Noah Herrera	2006-2009
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.

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 at 888-687-6444 or advertising@peelinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

Enjoy the holidays with choral, music and theatre shows at Cy-Fair College!

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A Winter Collection • Dec. 6 - Dec. 7

The Honky Tonk Angels Holiday Spectacular • Nov. 8 - Dec. 2
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Courtesy Patrol & Crime Watch – Noah Herrera was not present and therefore there was no official committee report. Recent criminal acts in the neighborhood were discussed. The Board also discussed ways to improve communication with neighbors to update them on crime in the neighborhood. The Board decided that an email directory for the neighborhood would be the best way to distribute Crime Watch and other important information. Judith volunteered to contact some homeowners to see if she could get them interested in establishing a committee to solicit email addresses from Willow Pointe residents. Judith also informed the Board that the Vacation Watch contact information was correct.

Landscaping Committee – The Board of Directors discussed the landscaping contractor and reviewed the bids and invoices that were submitted by Brookway. The Board approved the following invoices for payment: 1347, 1444, and 1445. The Board also discussed the irrigation repairs that were proposed by Brookway. A motion was made by Steven Lewis, seconded by Greg Decker, and it was unanimously decided to approve the nine (9) items totaling \$1,833.27. Force Mows were discussed and Greg volunteered to work with Crews to establish prices for deed restriction compliance work in the subdivision.

Management Report – Jane Godwin reviewed the Financials for the month of July 31, 2007 in great detail. The following are the account balance as of July 31, 2007. The Prosperity checking account balance was \$4,898, Prosperity Petty Cash \$649, Prosperity M/M \$10,648, Smith Barney \$119,091, Countrywide M/M \$45,123, Countrywide Operating Transfer \$94,000. The administrative expense for the month of July was \$2,915, Utilities \$3,060 Recreation Center \$9,410, Grounds Maintenance \$9,646, Community Services \$2,392. The Total Expenses for the year were \$133,614.

Collections – The Board discussed the percentage of collections for the year. Jane informed the Board that there was \$10,995 of assessment for 2007 that has not been collected. She also explained that the Association billed \$263,424 in assessment fees for 2007 and has collected \$252,429. The Association is currently 96% collected for the year.

Interest - Randall Management consulted Casey Lambright on the interest rate that could be charged for to delinquent owners. He instructed RMI to charge 6% per annum to the delinquent accounts.

Maximum Dollar Amount Per Financial Institution - The Board discussed the Bank Balances and a motion was made by Greg Decker, seconded by Steven Lewis, and it was unanimously decided to transfer funds so that no one banking institution has more than \$100,000 of the Association's funds. After reviewing the auditor's recommendations, the Board does not feel comfortable in relying on supplemental insurance policies provided by the lender to cover amounts greater than the \$100,000 which is insured by FDIC.

Deed Restriction Report – The Board of Directors reviewed the deed restriction report in great detail. All Board review items were discussed and action was decided.

Unfinished Business:

Issue List – The issue list was discussed in great detail and action items were discussed.

Pipeline Mow – The Board requested that Randall Management

(Continued on Page 3)

Willow Pointe

Board of Directors Meeting - (Continued from Page 2)
expedite the mow of the pipeline.

Insurance Coverage for the Association – Jane explained that the liability coverage has been amended to reflect the cost evaluations listed in the reserve study. The only additional coverage was for the park equipment which is not listed in the Association's Reserve Study. The Board requested copies of the binder page for the policy.

Special Meeting to Amend the CC&R – The Board discussed holding the meeting in October and holding the Special Meeting and the Budget Meeting on the same date. Jane said that she would check with Casey Lambright and confirm possible dates for the meeting.

New Business:

Homeowner Response – The Board discussed outstanding questions and requests from Willow Pointe homeowners. The Board discussed the five (5) outstanding items and Steven Lewis volunteered to email the five owners with the Board's response.

Tree Trimming – Judith informed Jane Godwin that the list that was provided to Brookway was not correct. The correct list will be sent out with the trimming criteria.

Adjournment:

With no further business to discuss, a motion was made by Noah Herrera, seconded by Greg Decker, and it was unanimously decided to adjourn the meeting at 10:28 p.m.

Crime Alerts

If you would like to receive crime alerts or other pertinent information please let us know via willowpointealert@willowpointe.org. Please provide your name, contact telephone number and your e-mail address. Once done you will receive alerts and updates.

If you are a victim of crime or know of a crime that has occurred within Willow Pointe, please pass this along to the above link and the information will be sent out.

If you previously requested to be added to the contact list and did not receive a reply, please resend your information.

Harris County Sheriff's Office Patrol Report September, 2007

Category	Number
Minor Accident	1
Burglary/Hab	4
Solicitors	1
Suspicious person	1
Theft – other	2
Traffic stop	16
Vehicle suspicious	3



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6 Months - Same as Cash

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Willow Pointe HOA, INC

Balance Sheet

September 30, 2007

ASSETS

Checking	Prosperity	\$6,585.33
Petty Cash	Prosperity	\$649.23
Reserves		
Prosperity M/M		\$10,697.43
Operating – Temp xfer		\$25,000.00
Smith Barney		\$79,091.29
Smith Barney CD		\$40,000.00
Countrywide M/M		\$46,441.760
Countrywide – Oper xfer		\$24,000.00

Total Assets \$225,230.48

Accounts Receivable

2004 Owner Assessments	\$ 8,755.84
A/R Lawn	\$ 200.00
A/R Late charges	\$ 3,150.48
A/R Legal fees	\$ 3,672.00
A/R Opening balance	\$26,596.99
A/R other	\$ 150.00
	\$42,525.31

Total Assets	\$274,990.35
Pre-paid insurance	\$ 4,991.13
Total other assets	\$ 4,991.13

Total Assets \$279,981.48

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities	
Prepaid-HOA Fees	\$ 960.76
Total Liabilities	\$960.76

Reserves

Beginning balance	\$156,758.11
2007 Reserves	\$ 13,662.00
Reserve transfer	\$ 49,000.00
Interest income	\$ 5,810.37
Total Reserves	\$225,230.48

Member Capital

Prior Years equity	\$36,155.86
Accrual basis equity	\$41,564.55
Reserve transfers	-\$49,000.00

Total homeowners capital	\$28,720.41
YTD excess/deficit	\$25,069.83

Total member's equity \$53,790.24

Total Liabilities And Member's Equity \$279,981.48

Tree Maintenance

Submitted by Paul Morgan

The time of the year for trimming trees is coming. Late fall and winter is the best time for shaping your trees. Trimming your trees does require some planning. Take the time to look at your trees to determine what limbs need a trim.

First gather the proper tools you will need for the task. You will need a pair of hand held clippers for the smaller limbs and a saw for the larger limbs. You will also need some twine for bundling the trimmings in 3-foot bundles so the trash company can haul it away.

Plan to take your time. Once a limb is cut off it cannot be put back. When looking at your tree consider appearance and location. Picture in your mind what shape you want the tree to have. You want to be able to walk under the tree without hitting your head on a low limb. For a better lawn, some sun light should filter through the tree. Where you make a cut on a limb can determine if the limb grows up or out. If the tree is near a street sign it should be trimmed in such a way to make the sign clearly visible. It is important to keep tree limbs away from your house. Moving limbs can remove paint and cause a roof problem.

One of the biggest pruning mistakes is cutting off branches in the wrong place. Some people leave too much of a stub when removing branches. Once the stub dies off, it creates an entry point for disease and insects. If a tree is trimmed properly new tissue will grow over the area of the cut.

Three cuts are needed to trim a limb from the trunk of your tree.

1. About a foot from the trunk make an undercut one-third of the way up through the bottom of the branch. If you make this cut too deep your saw will be pinched.
2. Make the second cut completely through the branch from the top side, about three inches further out the branch from your first cut.
3. Cut the stub off about one-half inch from the trunk. This will allow the tree to grow new tissue over the cut to prevent problems. It is not necessary to paint over this cut.

If you have a tree planted in the area between the sidewalk and the curb, it must be trimmed to allow pedestrian and vehicular traffic to pass. Everyone wants to be able to walk on the sidewalk without being hit in the face with a low hanging limb. Cars and trucks that hit a tree limb can be damaged or the tree can have a limb broken.

An attractive tree can add value to a home. A tree in the right place can provide shade to help reduce your electric bill.

When trimming trees, as with any do it yourself project, think safety. It only takes one little accident to create weeks or months of misery.

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Todd Hamel, MD FACP



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Willow Pointe

Garbage Service

Most everything you would want to know!

Information provided by Allied Waste Services

1. Weekly collection of household garbage occurs on Monday and Thursday. All trash must be ready for pick-up by 7 a.m. IF THE COLLECTION DATE FALLS ON A HOLIDAY THERE WILL BE NO GARBAGE COLLECTION AND THERE IS NO MAKE UP FOR THE MISSED DAY. Please do not place your garbage out until the morning of collection.
 2. Recycle box collection occurs ONLY on Monday.
 3. All brush, tree trimmings and other wood products must be tied, bundled and placed on the curb. Bundles should not exceed 4 feet in length or 50 pounds in weight. If your items are not bundled, tied or larger, they will not be collected.
 4. Heavy trash is collected curbside on the **LAST Thursday of each month.** Heavy trash consists of items such as refrigerators, stoves, hot water heater, furniture, moving boxes etc. ALL BOXES MUCH BE FLATTENED. An appliance technician must post a notice on refrigerators/freezers/air conditioners stating that Freon has been removed otherwise they will not be picked up.
- The following items WILL NOT be picked up
- Construction material
 - Car parts
 - Tires
 - Cement/bricks
 - Paint cans
 - Any hazardous material
 - Motor Oil
 - Metals
 - Tree trunks
 - Doors
5. If you have questions, please call customer service at 713-635-6666 between the hours of 8 a.m. and 5 p.m. Monday through Friday.
 6. To request a recycle bin call 713-635-6666 (Customer service). It usually takes about 10 days.

PLEASE KEEP TRASH CANS OUT OF PLAIN VIEW ON DAYS WE DO NOT HAVE TRASH PICK UP.

Tip – BAG IT!

Eliminate those horrible garbage can odors by lining your can with a heavy plastic liner. Just lift it out and place the bag at curb side. This also helps to cut down on the spilled garbage that litters our community

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Maintenance Of Your Home

Submitted by Paul Morgan

The homes in Willow Pointe are 10 years old or older. It's time to look at the outside of your house to see what maintenance needs to be done. It's a shame nothing lasts forever.

First, check the condition of the paint. Builders are notoriously stingy with the amount of paint they put on a house. Usually it consists of one coat of paint sprayed on. Also they probably used a flat paint.

If the paint is dull and powdery looking and washing the house does not improve the situation, it is time to get out the paint brush. If any split or rotting boards are found, these should be replaced before painting. Check the gutters and down spouts. Nails that support the gutters can, over time, work out and let the gutters sag. Repair this so the gutters can do their job.

Check the air conditioning drain pipes. These are usually found under the eaves of your house. You want to make sure nothing is blocking the opening. Insects sometimes build homes in these pipes, thus blocking any overflow from the pan under your air conditioner. This can cause the pan to overflow and be the reason the ceiling in your house collapses.

Also check the pipe opening for the release valve on your water heater. If your water heater should overheat, the release valve is supposed to keep it from exploding. This pressure has to go somewhere. It is important to keep this pipe open. Water heaters rarely overheat, but it can happen. You may have to trace the pipe from your water heater to find where it exits your house.

While walking around your house, check the foundation. If you see any dirt tunnels from the ground to the top of the foundation, determine if it is ants or termites. Ants you can treat yourself. If you discover termites, call an exterminator. Also make sure all of your flower beds are below the top

of your concrete foundation.

Look at the caulk around your doors and windows. Caulk can fail over time. If you notice gaps in the caulk, it should be repaired. To do it right, remove the old caulk and replace it with a good brand. This is a hard job. Usually the old caulk is difficult to remove.

If it has been a year since you washed your windows, add this to your list of things to do. It is amazing how dirty windows can become in a year.

It is too soon to replace your roof, but give it a look. Check for debris or missing shingles.

If you have a wood burning fireplace, and have not had the chimney inspected, have it done. Combustible elements from burning wood can accumulate in a chimney over time.

Look for any openings around the outside of your house a rodent might use to gain entrance. One such opening is behind your outside air conditioning compressor. If the opening is big enough for wires and pipe, a mouse can get in.

Mildew is a constant problem. If you notice it on the side of your house or under the eaves, wash it off. Mildew has to be removed before painting.

If you need to paint, use a mildew resistant brand. Also semi-gloss paint is more mildew resistant than flat paint. Before painting be sure to get approval from the Willow Pointe Homeowners Association.

Your home is a major investment. It pays to keep up with the regular maintenance a house requires. Keeping a house in good shape is a hard job. You are rewarded by the satisfaction of living in a beautiful, well maintained home.

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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.

	Apr 07	May 07	Jun 07	Jul 07	Aug 07	Sep 07
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	1	0	1	1	1
\$180,000 - 199,999	0	0	0	1	1	0
\$160,000 - 179,999	0	0	0	2	2	2
\$140,000 - 159,999	0	1	1	1	2	0
\$140,000 -	1	0	0	1	1	3
TOTAL	1	2	1	6	7	6
Highest \$/Sq Ft	85.59	82.35	72.39	82.98	89.21	70.93

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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* According to information taken from the HARMLS Computer

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