



Willow Pointe Newsletter

January 2008
Volume 4, Number 1

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Community Calendar

January, 2008

January 2	Board Meeting 6:30 p.m.
January 7	Landscape Committee 6:30 p.m.
January 21	Martin Luther King Jr. Day School Holiday (CFISD) Garbage Pick-up YES
<i>February, 2008</i>	
February 4	Landscape Committee 6:30 p.m.
February 6	Board Meeting 6:30 p.m.
February 14	Valentine's Birthday
February 18	President's Day Garbage Pick-Up Yes
February 24	Flag Day

Meeting Location – Pool Meeting Room

**ALL HOMEOWNERS ARE WELCOME TO ATTEND
ANY OF THE ABOVE MEETINGS.**

Town Hall Meeting Summary

November 15, 2007

6:30 pm

MUD Building

1. The Board reviewed improvements made in 2007. These included: pool resurfacing, the purchase of additional chairs for the pool, pool storage units, video surveillance equipment/installation, multiple irrigation repairs, tree trimming of all common area oak trees, installation of temporary lighting at Jones Road and the installation of a sidewalk on our vacant lot.
2. The Board discussed 2008 community improvement plans. These include the repair of the damaged canopy at the pool (\$2,360), repainting stripes on pool parking lot, pressure washing pool area, entrances and columns, pool restroom repairs, on-going irrigation repairs and investment in our long range landscape plan. In addition consideration will be given to purchasing additional lounge chairs for the pool, painting of pool building and pool room, pool parking lot lighting, installation of lighting at Round-Up entrance where none exists, the addition of some type of amenity at our vacant lot, information signs at

(Continued on page 2)

*The Board of Willow Pointe
Homeowners Association wishes you a*



LANDSCAPE COMMITTEE NEWS

Leave it to the landscaping ladies of Willow Pointe who are always looking for ways to improve the beautification of our community. Pictured from left are Carolyn Brune, Jill Gregory and Pamela Blomquist. These 3 ladies were in the process of putting in new plants at the Pool entrance. Other improvement efforts were made at the Jones Road and Roundup entrances. The Landscape Committee is always looking for new ideas to beautify the community -- join today!



**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 Telephone Numbers

Emergency	911
Sheriff's Department.....	713-221-6000
Sheriff's Department 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 e-mail jcgodwinrmi@aol.com	
Voice Mail nights or week-ends.....	713-728-1126 ext 11
.....	713-728-1126
Newsletter Publisher	
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.....	888-687-6444

Willow Pointe Homeowners Association, Inc.

Board of Directors

President	Greg Decker	2006 -2009
Vice President	Noah Nerrera	2006 - 2009
Secretary/Treasurer	Judith Schwartz	2007 – 2010
Director	OPEN	2006 – 2009
Director	OPEN`	2005 - 2008

Please contact us via our community website at www.willowpointe.org if you have questions, comments or concerns.

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.

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.*

Town Meeting - (Continued from cover page)

- our entrances and contracting for website support.
3. Projected need for our cash reserve include a pool filter (\$3,708), pool pump (\$1,133), pool chlorinator (\$412), spa filter (\$1,288), spa pumps/motor (\$567), landscape backflow valves (\$8,755) and irrigation system timer clocks (\$6,631).

4. Treasurer's report –

Willow Pointe Revenues/Expenses Summary

	2004	2005	2006	2007 ytd
Revenue	\$263,902	\$265,293	\$308,056	\$263,424
Expenses	\$268,681	\$259,959	\$254,593	\$243,175
	-\$26,390	\$5,334	\$53,463	\$20,249

Gains 2006/2007

- Significantly reduced Legal Fees (Willow Pointe vs. developer litigation resolved late 2005)
- Developer settlement (\$45K) was posted in early 2006.
- Management Company Fees (less than prior years)
- Landscape maintenance (less than prior years due to implementation of long range plan)
- Reduced water costs
- Improved collection of assessments. Total assessments billed in 2007 = \$263,424. Collected year to date November = \$256,425. Outstanding for 2007 = \$6,999.
- Per the Willow Pointe Collection Policy all accounts that fail to pay are turned over to the Association Attorney for Legal Action. Monthly status reports are reviewed by the Board of Directors. Total accounts in collection = 8 Legal Action (6), Payment Plan (1), Bankruptcy (1).
- 5. Officer Stokes – Harris Country Sheriff. Officer Stokes encourages the community to report any unfamiliar vehicles or individuals seen in the community and to keep yards well lighted during evening and nighttime hours. He also encourages us to stay in our car until after our garage door has closed, keep our garage doors closed at all times and to get the phone numbers of neighbors in your neighborhood.
- 6. President Decker discussed the shed/play fort amendment issue. He stated the kick-off would be scheduled after the first of the year. He also spoke to the issue of front yard trees. The covenant calls for two trees but some yards are smaller than others.
- 7. Open Mike
 - Individuals requested that the Board define the process that will be put in place regarding the effort to change the amendment. There is interest in forming a committee.
 - Rot Board – individuals would like to see the allowance of a 6 ft. 6 inch fence (rot board allowance) published.
 - There was a request to review the deed restriction letters as some are not clear (language).
 - Individuals would like to see some verbiage/criteria developed around front yard trees. Interest was expressed in having an outside or unbiased opinion.

Harris County Sheriff's Office Patrol Report

November 2007



Category	Number
Discharge. Firearm	1
Burglary/Hab	1
Disturbance/Other	1
Indecent Exposure	1
Suspicious person	2
Vehicle Stolen	3
Vehicle Stickered	1
Traffic stop	19
Vehicle suspicious	2

Car Decals

If you would like a WP decal for your car, please contact Randall Management at 713-728-1126.

Update on the Community Website

Please be patient as we secure support to update our website. We will make every effort to complete this task as soon as possible. Also problematic is the willowpointealert@willowpointe.org. Please do not send messages to this e-mail address until further notice. If

you have an alert, send it to the Board via www.wphoa.org or willowpointe.org. We will e-mail you all information received but hide the distribution list.



Personal Classifieds

For Sale: Solid Oak Bar in MINT condition. \$500 obo Measures 54 inches long, 25 inches wide and 41 inches tall. Brass foot rail. Two bar stools included. Three generous shelves plus one large locking section. Call 832-237-4992.

Keeping Our Drains Clean

Please remember that you are responsible to keep the curbs in front of your property clean and free from yard and other debris. The curbs direct rain water to the bayou and water retention pond system. The rain water needs a clean path to efficiently flow to the drains. Grass growing in the curbs and drains inhibits the free flow and contributes to the high and standing water in parts of the neighborhood after a heavy storm.

Moreover, it is illegal to sweep or blow any lawn clippings, leaves or other debris into the county storm drains. Please remind your lawn crews to stop this practice of blowing into the drains.

2008 Assessment Fees

The 2008 Member Assessment Fees are \$448. Fees are due on 1/1/08 and are late after 1/31/08. Failure to pay will result in late fees, collection fees, and legal fees and will result in FORECLOSURE or your home.

Contact Randall Management Company at 713-728-1126 if you have questions or to arrange a payment plan.

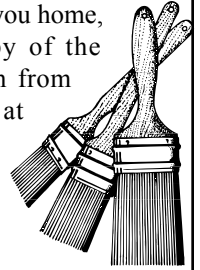


Do you have an article for the newsletter?

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 judithschwartz@sbcglobal.net. Please include your name and means to contact you. All information is due no later than the 4th of each month and is subject to editorial approval as well as available space.

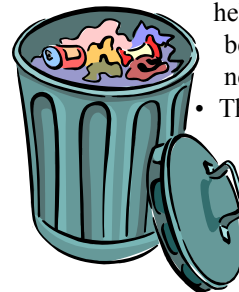
ACC Application

Before making any improvements/repairs or additions to your home, please request a copy of the ACC application form from Randall Management at 713-728-1126 or visit the website at www.willowpointe.org and download the form.



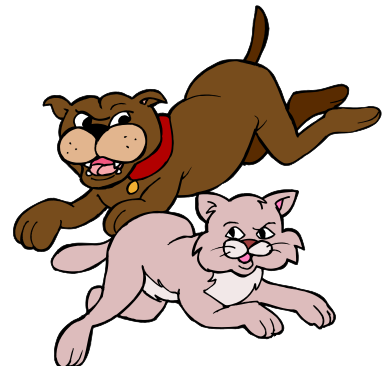
Garbage Tip of the Month

- On a windy day, place the contents of your recycle box in a plastic bag before placing it at the curb. This will help cut down on debris being blown around the neighborhood.
- The coyotes are hungry this time of year. Wait until morning before putting your garbage out.



LOST PETS

The WPHOA Board would like to know if anyone would like to volunteer to be the point person for lost animals. Recently a lost dog was found in the neighborhood, a neighbor contacted the board and we were going to immediately create a lost pet page and post a photo of this dog. The neighbor who found the dog took it for a walk and ran into the owner out looking for their pet. We will create the pet page for the website. If you would like to help, please contact the board with your information.



Recipe of the Month

Great Football Treat Heaven on a Cracker

16 oz Philadelphia cream cheese, softened
2/3 c mayo
8 oz shredded Swiss cheese
3 green onions, finely chopped
16 slices of cooked, crumbled bacon
1 sleeve of Ritz crackers, crushed

Soften the cream cheese in the microwave. Combine the softened cream cheese with the 2/3 c of mayo, 8 oz Swiss cheese and the green onion. Once all are mixed, put into a microwave safe dish. Mix together bacon and crackers. Put bacon/cracker mixture on top of the cheese and microwave it on high for 2 to 3 minutes. Serve with Frito's, crackers, tortilla chips.

I use light cream cheese and light mayo and I use already cooked bacon, just heat and crumble.

*If you would like to submit YOUR recipe
please email it to articlesr@peelinc.com.*

REGISTRATION IS UNDER WAY AT CY-FAIR COLLEGE!

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Do You Have Too Much Stuff?

Submitted by Paul Morgan

A lot of people have too much "stuff". A person can drive through any neighborhood, including Willow Pointe, and notice garages full of "stuff". These homeowners cannot put one car in the garage, much less two. Some people park very expensive cars on the street or in the driveway.

A car is an investment and should be protected. The garage was designed for the storage of automobiles. Parking your car in the garage protects it from the weather and vandalism. It is a good feeling to get in a car in the morning that is dry from the overnight moisture. It is really nice to pull into the garage during a rain storm. Some families have cars valued at half the price of the home parked outside all the time.

What is a homeowner to do with all that "stuff" so a car can be parked in the garage? First you need to sort through all that "stuff" to see if it is important enough to keep. Separate the useful and important "stuff" from the Junk. Donate any useful, but not needed "stuff". Goodwill Industries, on Jones Road, will take a wide variety of reusable merchandise. You take it over there and a courteous young man will unload your car for you.

After getting rid of the unneeded "stuff" the next step is to organize what is left. There is usually room in the garage for shelving and cabinets. Spend a little time planning where these storage spaces can be placed.

If there is more stuff than will fit in the garage, take a look at your attic. Most of the homes in Willow Pointe have access to the attic. The ideal spot is above the garage. Some two-story homes do not have an attic above the garage. To gain access to the attic space you may have to install a stairway. The disappearing stairway is best because it takes no floor space. You will have to put a floor in the attic to store your "stuff" on. Be careful of the weight of what you store in the attic. It can be clumsy carrying some things up or down the stairs. Lighting may also be necessary.

If you have additional things to get out of the garage, consider a storage building in the back yard. A storage building is a great place for lawn equipment. Check the deed restrictions before going too far with this plan. There are limitations that you agreed to when you purchased your home in Willow Pointe. The homeowners board is currently working on a change in the restriction concerning storage buildings.

Storage buildings come in a lot of styles, colors and construction materials. There are wood and metal buildings. When choosing a building, think of maintenance. Some require a lot less maintenance than others. Also choose a style that does not detract from the landscape of the back yard.

The last resort to cleaning out the garage is to rent an off site storage space. If a lot of the "stuff" in your garage is rarely needed, check out a nearby storage place. Most of these places have enclosed, secure spaces for rent on a monthly basis. Sometimes the cost of this solution is incentive enough to make a homeowner decide if he really needs to keep all this "stuff".

Once you start enjoying the benefits of having an organized garage you will wonder why you didn't do it a long time ago.

Cartoon Corner



PLEASE...SLOW DOWN!

Drive slowly through the subdivision & always come to a complete stop at the stop signs.

Please take the time to drive slowly through the neighborhood. It is also important that you instruct your friends and visitors to also be cautious and drive slowly while in our Community.



Did You Know?

Benjamin Franklin thought the wild turkey—not the bald eagle—was the best choice for the national bird.

Cy-Fair Medical Partners is now in your neighborhood.

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Todd Hamel, MD FACP



Sujatha Anand, MD

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Willow Pointe

Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

			2			8	6	7
				5	4	2		9
					7			
5								6
7					1			
	4				8	7		
	9	3	8				4	
		5		1		3		
							1	

* Solution at www.PEELinc.com © 2006. Feature Exchange

Garbage Service

Most everything you would want to know!

Information provided by Allied Waste Services

- 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 DATES 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.
 - Recycle box collection occurs ONLY on Monday.
 - 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.
 - 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
 - Tires
 - Paint cans
 - Motor Oil
 - Tree trunks
 - Car parts
 - Cement/bricks
 - Any hazardous material
 - Metals
 - Doors
- 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.
 - 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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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.

	Jun 07	Jul 07	Aug 07	Sep 07	Oct 07	Nov 07
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	1	1	1	1	0
\$180,000 - 199,999	0	1	1	0	0	0
\$160,000 - 179,999	0	2	2	2	0	0
\$140,000 - 159,999	1	1	2	0	2	0
\$140,000 -	0	1	1	3	0	2
TOTAL	1	6	7	6	3	2
Highest \$/Sq Ft	72.39	82.98	89.21	70.93	86.15	82.42

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.
- Over 615 Homes SOLD in 2006
- Over 96% of David's Listings Result in a Sale

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* According to information taken from the HAR MLS Computer

**Ranked by the Houston Business Journal 3/2007

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