



# Willow Pointe Newsletter

August 2008  
Volume 4, Number 8

[www.willowpointe.org](http://www.willowpointe.org)

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## Willow Pointe Pool Updates

The Pool parking lot has been attracting a lot of unwanted individuals over the past several months. In the past the Sheriff has not been able to intervene as the lot is considered "private property". Noah Herrera, Board Member, is taking the lead in acquiring signs for the parking lot noting the area is private property and closed between the hours of 10 p.m. and 10 a.m. In addition he will work with the Sheriff's department to develop an agreement which would allow officers to intervene when appropriate. If these measures do not curb the activities, the Board is considering the installation of a chain across the lot entrance. Any unauthorized cars parked in the lot between 10 p.m. and 10 a.m. will be towed.

During the week of July 17th the pool lot will be restriped and an additional OSHA type handicapped marker will be added.

Due to difficulties in staffing guards just prior to school opening, the pool will be closed the week of August 18th. The pool will be open the week-end of August 23 and again August 30, 31 and September 1, 2008. The pool will be closed for the season beginning September 2, 2008.

Please contact Sweetwater Pools via e-mail at [parties@sweetwaterpoolinc.com](mailto:parties@sweetwaterpoolinc.com) or 281-300-6077 if you are interested in scheduling a private party or function.



The Landscape Committee is pleased to announce that Robert Cross & family have received first place for Yard of the Month. Honorable mention was given to Manuel and Sylvia Berumen.

*Congratulations to these homeowners!*

## Crime Alerts

If you would like to receive crime alerts or other pertinent neighborhood information please let us know via [willowpointealert@willowpointe.org](mailto: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 using the above e-mail address. All who are on the distribution list will receive the information.

If you previously requested to be added to the contact list and have not been receiving alerts, please resend your information.



The Willow Pointe Garage Sale is scheduled for Friday through Sunday, September 5-7<sup>th</sup>.

We will place signs at both entrances of the community. You may place your own signs ON THE STREET near your home however we ask that you not place them at either the Jones or Round-Up entrances.

PLEASE TAKE YOUR SIGNS DOWN IMMEDIATELY FOLLOWING THE GARAGE SALE!

Good Luck!

**Don't want to wait for the mail?**  
View the current issue of the Willow Pointe Newsletter on the 1st day of each month online at [www.PEELinc.com](http://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
Fire Department (Non-Emergency) .....	713-466-6161
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
Entex (gas) .....	713-659-2111
Centerpoint Energy (Power Outages Only) .....	713-207-7777
Allied Waste (garbage & recycle).....	713-937-9955
Customer Service	
West Harris County MUD.....	281-873-0163
Jane Godwin @ Randall Management, Inc	
Voice Mail nights or week-ends.....	713-728-1126 ext 11
.....	jcgodwin@randellmanagement.com
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## Willow Pointe Homeowners Association, Inc.

### Board of Directors

President	Greg Decker	2006 – 2009
Vice President	Scott Ward	2008 – 2011
Secretary/Treasurer	Judith Schwartz	2007 – 2010
Director	Noah Herrera	2008 – 2011
Director	OPEN	

*Please contact us via our community website at [www.willowpointe.org](http://www.willowpointe.org) if you have questions, comments or concerns.*

### 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](mailto:judithschwartz@sbcglobal.net). Please include your name and a means to contact you. *All information is due no later than the 5<sup>th</sup> of the month and is subject to editorial approval as well as available space.*

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## Harris County Sheriff's Office

### Patrol Report

June 1-30 2008



Category	Number
Accident/Minor	1
Criminal Mischief	1
Theft/Residence	1
Disturbance/Loud Noise	1
Disturbance/Weapon	1
Disturbance/Other	1
Runaway	1
Vehicle Suspicious	2
Traffic Stop	27
Burglary/Motveh	1
Suspicious Person	4
Terristic Threat	1

## Community Calendar - August

August 4	Landscape Committee 6:30 p.m.*
August 4	Pool Closed
August 6	Board Meeting 6:30 p.m.*
August 9	Walk the bayou and pick up trash - meet @ Willow Crossing Bridge @ 8 a.m.
August 11	Pool Closed
August 18 - 22	Pool Closed
August 25	Pool Closed
August 25	First Day of School CFISD
September 5,6,7	COMMUNITY GARAGE SALE

**\*Meeting Location – Pool Meeting Room  
ALL HOMEOWNERS ARE WELCOME TO ATTEND ANY  
OF THE ABOVE MEETINGS.**

## 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](mailto:advertising@peelinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.

## Register Now! CLASSES THIS FALL

**It's not to late to register for fall...**  
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**Weekday classes start Aug. 25.  
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start Sept. 5 – 7.**

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## Willow Pointe Homeowners Association, Inc. Board of Directors Meeting

Wednesday, June 4, 2008 - 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, President                      Judith Schwartz, Treasurer  
Noah Herrera, Vice President          Scott Ward,

#### Guest:

No guest present for the meeting.

#### Management Company:

Maria Maldonado, Property Manager

#### Call to Order:

Greg Decker, President of the Willow Pointe Board of Directors called the meeting to order at 6:35 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 Vice President, Noah Herrera, seconded by Scott Ward, and it was unanimously decided to adopt the agenda as amended.

#### Open Forum:

No homeowners were present for the Board meeting.

#### Approval of the Minutes: May 14, 2008 Minutes

The Board of Directors reviewed the May 14, 2008 minutes. A motion was made by Judith Schwartz, seconded by Greg Decker

and it was unanimously decided to accept the May 14, 2008 minutes with minor corrections.

**May 21, 2008 Annual Minutes** – Maria Maldonado presented the May 21, 2008 minutes from the Annual Meeting. A motion was made by Judith Schwartz, seconded by Noah Herrera and it was unanimously decided to accept the Annual minutes as presented.

**May 21, 2008 Special Meeting Minutes** – The May 21, 2008 minutes of the Special meeting were presented for review. A motion was made by Judith Schwartz, seconded by Scott Ward and it was unanimously decided to accept the May 21, 2008 Special meeting minutes as presented.

#### Committee Reports:

**Modification Committee** – Greg Decker informed Maria Maldonado that RMI is to request that home owners with existing unapproved sheds/play structures resubmit their ACC Applications. The Board of Directors will then approve the applications if they are under the approved measurements. Greg approved and denied some ACC Applications.

**Newsletter Committee** – Judith Schwartz notified the Board of Directors that she will summarize the Annual Meeting minutes for the newsletter if space was an issue. The regular Board meeting minutes will be posted. She also informed the Board of Directors that she will include information on the shed/play structure amendment.

**Web Report** – Greg Decker informed the Board of Directors that Joel

*(Continued on pg. 4)*



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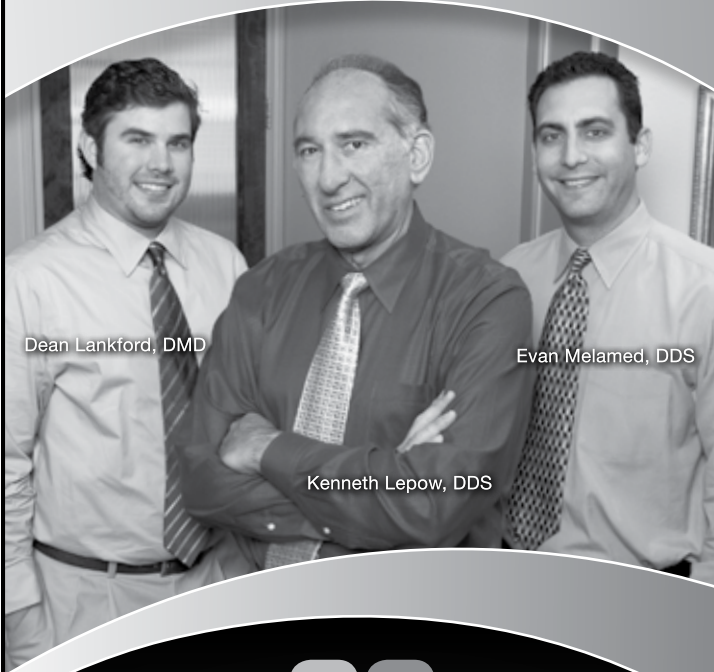
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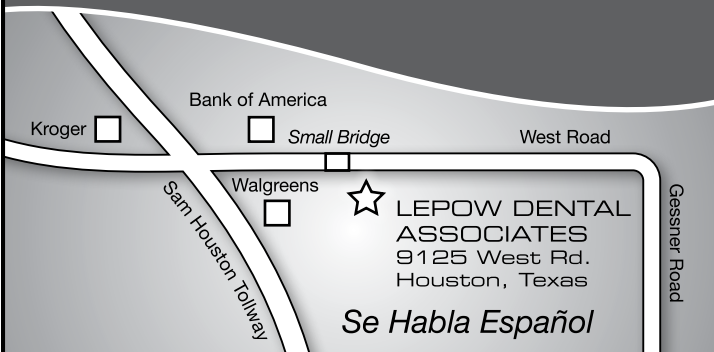
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**Minutes - (Continued from pg. 3)**

Rubert had taken over the website. Greg informed the Board that the website was modified and updated with the correct email addresses.

**Courtesy Patrol & Crime Watch** – Noah Herrera gave a brief summary of the activity in the neighborhood.

**Landscaping Committee** – Judith notified Maria Maldonado that Brookway has not filled in the lantana plants at the Jones entrance. RMI to notify Brookway.

**Management Report** – Maria Maldonado briefly reviewed the Financials for the month of May 31, 2008 in great detail. The following are the account balance as of May 31, 2008. The Prosperity checking account balance was \$14,251, Prosperity Money Market was \$65,000, Smith Barney reserve account was \$79,873.06, and Countrywide Money Market account was \$48,396. The administrative expense for the month of May was \$2,693, Utilities was \$5,698, Grounds Maintenance was \$4,499, and Community Services was \$2,622. The Total Expenses for the month of May was \$19,228 and year-to-date the expense is \$114,272.

**Collections** – Maria Maldonado presented an update on the collection report. She notified the Board of Directors that the 2008 assessment outstanding as of 6/02/08 was \$16,655.22. The percentage collected 93%.

**Deed Restriction Report** – The deed restriction report was reviewed in great detail. The Board of Directors reviewed the items under Board Review. Several accounts were turned over to the Associations attorney for mildew and damaged trim. Judith requested that we notify Lucy to send letters for mildew on homes.

**Unfinished Business:**

**Election of Officers** – President Greg Decker informed the Board of Directors that there are three positions on the Board; President, Vice President and Secretary/Treasurer. A motion was made by Noah Herrera, seconded by Judith Schwartz and it was unanimously decided to keep Greg Decker as President of the Association. Greg Decker nominated Scott Ward to be Vice President of the Association. A motion was made by Noah Herrera, seconded Judith Schwartz and it was unanimously decided that Scott Ward will be Vice President of the Association. Judith Schwartz will remain Secretary /Treasurer of the Association.

**New Business:**

**Petition for No Commercial Vehicles in Subdivision** – Judith informed the Board of Directors that Sal Dominguez is obtaining signatures allowing for the posting of signs that prohibit Commercial Truck from parking in the subdivision. Judith informed the Board of Directors that Sal will be setting up tents on both entrances of the community to obtain the homeowners signatures the week-end of July 5, 2008.

**Modify Landscape Contract** – Judith Schwartz presenting a drawing proposing that Brookway mow a setback of 60 ft from corner of brick column to metal barrier at Trail Ridge and Elm Knoll Trail. This would improve the landscape appearance in this area. Judith Schwartz will meet with the supervisor of Brookway and discuss the matter with them.

**Recreation –**

**Pool Address:** Judith suggested that the pool building should have an address for emergency response.

**Pool:** Judith advised the Board that several homeowners were requesting  
*(Continued on pg. 5)*

## Willow Pointe HOA, INC

Balance Sheet - June 30, 2008

### ASSETS

Checking	Prosperity	\$ 8,987.86
Temp Transfer	Prosperity M/M	\$45,000.00
Temp Transfer	Countrywide M/M	\$50,000.00
Reserves		
Prosperity M/M		\$ 30,080.56
Smith Barney		\$ 79,873.06
GMAC CD		\$ 60,000.00
Countrywide M/M		\$ 48,641.06
Total Assets		\$218,594.68

### Accounts Receivable

2007 Owner Assessments	\$ 896.00
2008 Owner Assessments	\$13,899.87
A/R Collection Fees	\$ 604.80
A/R Lawn	\$ 130.00
A/R Late charges	\$ 917.98
A/R Legal fees	\$ 2,698.50
A/R Opening balance	\$21,341.25
A/R Other	\$ 225.00
	\$ 40,713.40
Total Assets	\$363,295.94
<b>Total Assets</b>	<b>\$363,295.94</b>

### LIABILITIES AND MEMBER'S EQUITY

#### Current Liabilities

Prepaid-HOA Fees	\$ 1,324.76
Total Liabilities	\$ 1,324.76

#### Reserves

Beginning balance	\$198,471.02
2008 Reserves	\$ 16,361.00
Interest income	\$ 3,762.66
Total Reserves	\$218,594.68

#### Member Capital

Prior Years equity	\$ 68,527.66
Accrual basis equity	\$ 39,388.64
Total homeowners capital	\$107,916.30
YTD excess/deficit	\$ 35,460.20
Total member's equity	\$143,376.50
<b>TOTAL LIABILITIES AND MEMBER'S EQUITY</b>	<b>\$363,295.94</b>

## Shed/Play Structure Reminder

If you have an **unapproved** structure you **MUST** submit another ACC. Once reviewed and approved, your structure will officially be legal. Even though the amendment to the covenant was approved, you are still required to obtain approval from the Modifications Committee.

Please include the dimensions of the structure including length, width, height FROM GRADE and a diagram showing where the structure is located on your lot.

If you are planning to add a shed or play structure, you must complete and submit an ACC. The ACC form can be found on [www.willowpointe.org](http://www.willowpointe.org).

Please contact RMI (713-728-1126) if you have questions or need assistance.

#### Minutes - (Continued from pg. 4)

more lounge chairs. We currently only have three available lounge chairs as several were broken and unsafe to use. A motion was made by Judith Schwartz, seconded by Scott Ward and it was unanimously decided to set aside \$1,000.00 for the lounge chairs.

**Chain Parking Lot Entrance:** Judith informed the Board of Directors that teenagers are hanging out in the pool parking lot and causing concern for those residents in proximity to the pool. She recommended that a chain with post be placed to prevent cars from coming in. Noah Herrera suggested that No Trespassing signs be posted in the entrance. Noah Herrera will research other alternatives and report back to the Board.

**Swim Lane:** Judith informed the Board of Directors that many homeowners were interested in having a swim lane on the left hand side of the pool. The Board of Directors discussed the subject and inspected the pool to identify if the anchor bolts were in place. A motion was made Scott Ward, seconded by Noah Herrera and it was unanimously decided to install a swimming lane and to purchase a storage box to put it when not in use.

**Parking Stripes:** The Board of Directors requested that we obtain bids to re paint the parking stripes.

The Board of Directors also requested that we obtain two handicapped signs.

#### Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:30 p.m.

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## Waste Management

Submitted by Paul Morgan

Allied Waste picks up approximately 19-20 tons of trash every week from Willow Pointe. This means every resident puts nearly 70 pounds of trash on the curb every week. Also, approximately one ton of recyclables is picked up. Presently only 15% of our neighbors are participating in the recycling program. That means we should be recycling another five tons of paper and plastic.

Every item recycled does not go to the landfill. Recycling extends the life of a landfill. Ten years ago there were 7,000 landfills in Texas. Today there are 1700 places in Texas taking non-hazardous trash and garbage. New landfills are usually further away from the source, therefore increasing the cost of disposal. The landfill used by Allied Waste is located at 8100 E. Little York. When that fills up we may have a problem since no one wants a landfill nearby.

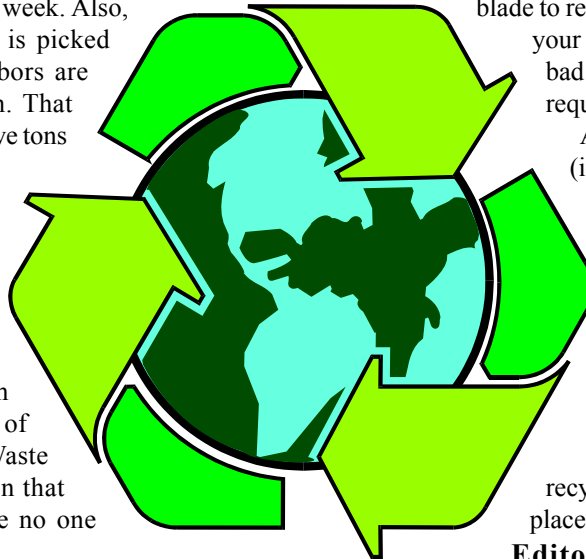
Recycling means more than filling the blue container every week. If you have old furniture to get rid of, donate it to one of the

charities which pass it on to those in need. Don't put it on the curb for trash pickup. Use a lawnmower with a mulching blade to recycle your grass clippings. The nutrients in your grass clippings are good for your lawn and bad for the landfill. If you have a lawn service request that they use a mulching blade.

Approximately \$16.00 of your water bill (included in the sewer charge) goes to pay for hauling your trash away. \$3 of that pays for recycling. Since you are paying for the service, you should be using it. If you don't have a blue recycling container, call Allied Waste customer service at 713-635-6666 and request one. You can also request a container by sending an email to [www.alliedwaste.com](http://www.alliedwaste.com).

Do the right thing, become an active recycler and make our part of the world a better place for our children.

**Editorial note:** Apparently there is a long wait list for the recycle bins as I have been waiting more than two months.



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\*To submit a letter to the editor contact  
**Judith Schwartz** at  
[judithschwartz@sbcglobal.net](mailto:judithschwartz@sbcglobal.net).

## Letter to the Editor

Two times a year our neighborhood is trashed by a minority of its residents. On July 5th I went outside to get my paper. My front yard, sidewalk and the street in front of my house was covered by the remains of fireworks. There was even debris on my roof.

The Willow Pointe HOA Board needs to address this problem. Just because the law allows the explosion of fireworks, my property should not be on the receiving end. It is incumbent on the Board to protect my property from residents who have no consideration of their neighbors. I would estimate approximately five homeowners were responsible for trashing the block I live on.

It is not right that this minority of property owners can destroy the peace and quiet with their fireworks. I am surprised that so many families have money to blow up since the price of groceries and gasoline has gone up.

Article X, Section 2 of the deed restrictions says "...no owner or occupant of any lot in the property shall use the same so as to endanger the health or disturb the reasonable enjoyment of any other owner or occupant." Section 6 also covers the fireworks situation. It bans offensive odors, fumes, dust, smoke, noise or pollution which is hazardous by reason of excessive danger of fire or explosion. It also says no noxious or offensive activity of any sort shall be permitted.

Fireworks are noisy, dangerous, expensive and non-essential. There are much better and more appropriate ways to celebrate the birth of our nation and the arrival of a new year. I call upon the Board to enforce the deed restrictions.

Paul Morgan  
10038 Elm Meadow Trail

## A Message From The Landscape Committee

One of the important jobs of the Landscape Committee is choosing the "Yard of the Month". The residence chosen to be yard of the month is picked a month before the newsletter arrives. This is because of the time lag between the deadline for newsletter articles and delivery to your mail box. If anyone wants to recommend a neighbor for Yard of the Month send an email to the Willow Pointe HOA Board.

The members of the Landscape Committee who choose the Yard of the Month look for a healthy and well maintained yard. They look at the shrubs, trees and overall appearance of the part of the yard that can be seen from the street. Overgrown shrubs and trees and unkept flower beds take away from the attractiveness of a yard.

The Landscape Committee uses the yard of the month to encourage all residents to keep the street appearance of your home attractive. This makes the entire neighborhood attractive and helps maintain our property values.

Summertime is hard on many plants. If we do not get adequate rainfall grass and flowers suffer. Usually, additional watering is required to keep some plants alive. If your lawn and plants become unhealthy because of lack of water, insects and disease will attack. Many lawns in Willow Pointe now appear to have chinch bugs.

Water is not cheap any more. It has become a precious commodity. Do not waste it. Water running down the curb does not help your lawn.

If you have a tree planted between the street and sidewalk, see if it needs trimming. Limbs hanging low over the street can be damaged when a large vehicle goes by. A damaged tree is susceptible to attack by insects which can kill it. It is cheaper to trim a tree than to remove and replace it.

The Landscape Committee's Trash Patrol is still active. We ask every resident to help us keep the neighborhood clean by keeping the street in front of your home free of trash. The Trash Patrol also works to keep the drainage ditches in our neighborhood free of trash. We meet at the bridge on Willow Crossing the second Saturday of the month at 8:00 am. Come and join us in our effort to make this little spot in the world a little cleaner.

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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.

	Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	0	0	0	0	2
\$180,000 - 199,999	0	1	0	1	0	0
\$160,000 - 179,999	0	1	0	0	0	1
\$140,000 - 159,999	0	0	1	0	4	1
\$140,000 -	1	2	0	0	0	0
<b>TOTAL</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>4</b>
<b>Highest \$/Sq Ft</b>	<b>73.80</b>	<b>84.91</b>	<b>85.52</b>	<b>74.04</b>	<b>83.19</b>	<b>79.55</b>

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

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