



Willow Pointe Newsletter

November 2008
Volume 4, Number 11

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Message from the Board

After discussion at the Board level we have decided not to host a Town Hall Meeting this month. The Board is keenly aware that many homeowners are focused on home repairs, the economic situation in addition to balancing the demands of home life and jobs. To that end we invite you to “speak out” by e-mailing the Board at www.wphoa.board@willowpointe.org. We will share the questions, comments and concerns on the website as we receive them so that all can benefit from the dialogue.

Budget performance, while good overall, will most likely end the year in the red. If necessary, our plan is to pull some from the reserve account to cover the deficit. The reserve account is healthy and positions us to manage unforeseen capital expenses as well as satisfy the recommendations set forth in our Reserve Study. Further enriching our reserve account is the interest income of \$4,846 year to date as of September.

We have agreed to be “risk takers” this year and are **not proposing an increase to the annual assessment fee**. This will be our fourth consecutive year of no assessment increase. We will be challenged as never before to manage our costs and we will look to all homeowners to support some potentially hard decisions down the road.

Randall Management has done an outstanding job of collections this year. As of month end September 96% of the assessments have been collected. They have drilled down our bad debt to a record level.

As we near year end the Board is requesting that all homeowners give serious consideration to joining us. There is currently one position vacant with the potential for another this spring. With shrinking man power we question our own commitments to the community. We do not want to burn out before our terms are over but not having a full Board is taxing on all of us. While we appreciate your positive comments, what we really need is your time and talent ~ we assure you it does not take a whole lot of either! An individual who is bi-lingual or multi-lingual would be a great benefit to the community.

Please contact us if you are interested or if you have questions at www.wphoa.board@willowpointe.org.

Regards,
Greg, Scott, Noah and Judith

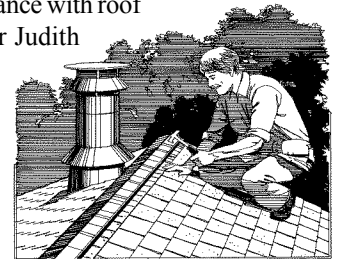
Hurricane Ike Clean-Up and Repairs

Here are a few reminders as you process through your list of repairs.

- **Fence Replacement** – Fences can be 6 foot 6 inches (includes rot board) from grade. No staining or painting is permitted.
- **Roof replacement** – The standard shingle color is Weathered Wood. This is a Timberline product. You are NOT required to purchase Timberline but the color must match.
- **House Painting** – You should have received a color selection sheet produced by Sherwin Williams. On this sheet are all of the Willow Pointe approved colors. You are NOT required to purchase Sherwin Williams paint but the color must match if using another brand. Simply take in your color sheet to any store and they can reproduce the color.
- If you looking for a way to get rid of the tape you put on your windows, try Goof Off. It is sold at most home improvement stores.

Fence and roof replacement and house painting all require an approved ACC. This document can be found on the website www.willowpointe.org under the “documents” section. Please submit fence and paint requests to Randall Management at 9000 West Belfort Suite 311 Houston Texas 77031. For assistance with roof replacement, contact Board member Judith Schwartz at 832-237-4992.

Please contact us if you have questions at wphoa.board@willowpointe.org.



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

Willow Pointe

Important Telephone Numbers

Emergency	911
Sheriff's Department.....	713-221-6000
Sheriff's Department (Business).....	281-290-2100
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 Customer Service - Garbage.....	713-937-9955
Recycle.....	713-635-6666
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 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. 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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Willow Pointe Community Website

www.willowpointe.org

We are adding new content monthly. So far we've been focused on "taking away" a good amount of old content and gradually adding more pertinent information. A new section "Breaking News" includes information about community activities, changes that affect homeowners and updates from the Board.

We encourage you to "check it out" and let us know how you like it (as well as any suggestions you may have) by way of our website

www.wphoa.board.willowpointe.org.

We look forward to hearing from you.



Harris County Sheriff's Office Patrol Report

August, 2008

Category	Number
Assault	1
Burglary/Habitat	1
Theft/Residence	1
Disturbance/Other	3
Vehicle Abandon	2
Traffic Hazard	1
Traffic Stop	5
Suspicious Person	3
Vehicle Suspicious	2

Note: The report represents all call that were handled/ worked by the officer.

Community Calendar - November

November 3	Landscape Committee Meeting - 6:30 p.m.
November 4	Election Day
November 5	Board Meeting @ 6:30 pm
November 8	Walk the bayou and pick up trash - meet Paul @ Willow Crossing Bridge @ 8 a.m.
November 11	Veterans Day
November 27	Thanksgiving Day
November 27	NO GARBAGE COLLECTION
November 26,27,28	CFISD School Holiday

***Meeting Location – Pool Meeting Room**

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

Willow Pointe HOA, INC

Balance Sheet

September 30, 2008

ASSETS

Checking	Prosperity	\$ 5,614.33
Temp Transfer	Countrywide M/M	\$30,000.00
Reserves		
Prosperity M/M		\$ 29,203.93
Smith Barney		\$ 80,205.72
GMAC CD		\$ 60,000.00
Countrywide M/M		\$ 49,267.06
Total Assets		\$218,676.71

Accounts Receivable

2007 Owner Assessments	\$ 448.00
2008 Owner Assessments	\$ 8,319.62
A/R Collection Fees	\$ 336.00
A/R Lawn	\$ 190.00
A/R Late charges	\$ 578.31
A/R Legal fees	\$ 7,645.00
A/R Opening balance	\$20,016.90
A/R Other	\$ 150.00
	\$ 37,683.83
Total Assets	\$291,974.87
Pre-paid insurance	\$ 6,057.26
Total other assets	\$ 6,057.26
Total Assets	\$298,032.13

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 2,043.04
Prepaid-Legal Fees	\$ 305.00
Total Liabilities	\$ 2,348.04

Reserves

Beginning balance	\$198,471.02
2008 Reserves	\$ 16,361.00
Interest income	\$ 4,846.60
Capital Expenses	\$ -1,001.91
Total Reserves	\$218,676.71

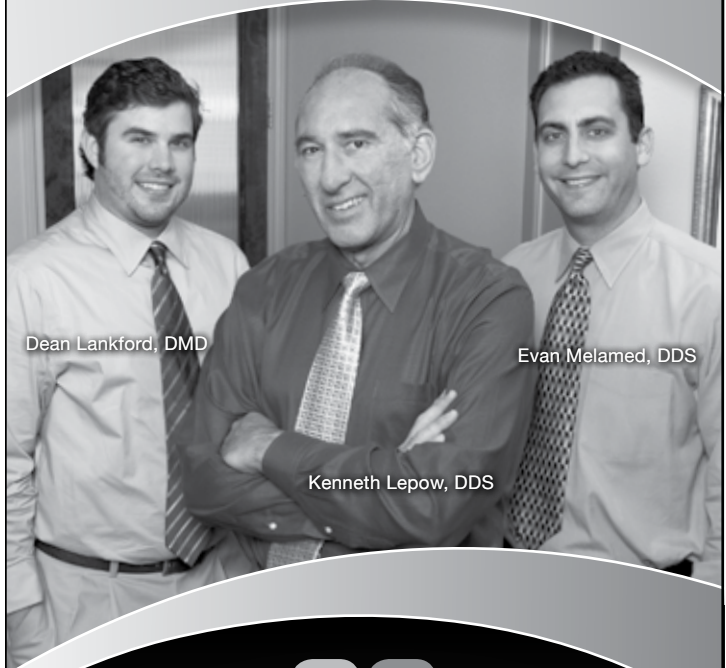
Member Capital

Prior Years equity	\$ 68,527.66
Accrual basis equity	\$ 35,335.79
Total homeowners capital	\$103,863.45
YTD excess/deficit	\$ -26,856.07
Total member's equity	\$ 77,007.38
TOTAL LIABILITIES AND MEMBER'S EQUITY	\$298,032.13

Bike Safety

Here is great tip! In order to report a bike that has been stolen the sheriff requires that you have the serial number. Please write down your serial numbers and store in a safe place.

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Evan Melamed, DDS

Kenneth Lepow, DDS



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Willow Pointe

Parking Strip Trees

Early in the planning and development phase of Willow Pointe the developer planted over a hundred Live Oak trees along Trail Ridge, Pony Express and Willow Crossing. These were positioned between the sidewalk and the curb in front of newly built homes and lots for sale. There was no charge to the new or future homeowner for these trees however the agreement was that the care, maintenance and replacement, should that become necessary, was the responsibility of the homeowner.

Recently the Board of Directors reviewed the matter and unanimously supports the earlier agreement and is further supported by the Willow Pointe covenant (Article VIII Section 1, Article X Section 17 and 18.) If you have removed your parking strip tree you are required to replace it. At minimum, the new tree must have a 2 inch trunk at planting.

The general health of many of the parking strip trees is poor. Pruning, thinning, sucker removal and trimming large branches which flow over the sidewalk or road is necessary. Tree maintenance can be done anytime between now and February.

Honoring Willow Pointe Residents in the Military

To celebrate Veterans Day, we wanted to honor active duty military members to live in Willow Pointe. However, Jennifer (Willow Pointe resident) gave me a quick refresher course on Veterans Day vs. Armed Forces Day so I thought I'd pass it along to you.

Veterans Day is a celebration honoring retired military personnel. Armed Forces Day, which is in May, is the result of President Harry S. Truman's efforts to establish a single holiday for all citizens to come together and thank our military personnel for their patriotic service to our country.

Willow Pointe veterans include Major Michael w. Laird (Army) and Senior Master Sergeant John Schwartz (Air Force). Along with these and all of the unmentioned veterans, please accept our sincere thank you for your service.

We also extend our appreciation to Active duty resident Lance Corporal Alexander Burnside (Marines) who is currently stationed in Okinawa, Japan. Lance is the son of Terry and Claudia Burnside.

Willow Pointe HOA, Inc.

Board of Directors Meeting - MINUTES

Wednesday, September 3, 2008

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:

Judith Schwartz, Treasurer
Noah Herrera, Director at Large
Scott Ward, Vice President

Absent:

Greg Decker, President

Management Company:

Maria Maldonado, Property Manager
Jane Godwin, Randall Management

Call to Order:

Scott Ward, Vice President of the Willow Pointe Board of Directors called the meeting to order at 6:49 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:

The agenda was reviewed, and a motion was made by Scott Ward, seconded by Noah Herrera, and it was unanimously decided to amend the agenda to move New Business and the Basketball Policy up on the agenda. These items will be discussed after the Open Forum.

Open Forum:

Brian Roberson – 10115 Hickory Trail Lane

Mr. Roberson attended the meeting to notify the Board of Directors that he received a deed restriction violation for his basketball goal. Judith Schwartz explained to Randall Management that the letter was confusing because it referenced the ARC Guidelines. Judith Schwartz explained that the guidelines were not filed and the letters should not have referenced these guidelines. The owner was informed that the guidelines are on the agenda to be finalized this evening.

(Continued on pg. 5)

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Minutes - (Continued from pg. 4)

Brenda Owens – 10111 White Oak Trail

Mrs. Owens informed the Board that she had received a letter in reference to her basketball goal. She informed the Board that the basketball goal is being stored next to the fence.

New Business:

Parking Strip Trees – The Board of Directors discussed the maintenance of the trees between the curb and the sidewalks. A motion was made by Noah Herrera, seconded by Scott Ward, and it was unanimously approved that all original trees planted by the developer should be cared and replaced by the owner.

Community Graffiti – Scott Ward informed the Board of Directors that the quantity of graffiti in the community was increasing. Scott Ward notified the Board of Directors that he has been removing the graffiti from the mailboxes and requested reimbursement for \$23.51 of paint. A motion was made by Noah Herrera, seconded by Judith Schwartz, and it was unanimously approved to reimburse Scott for the paint to cover the graffiti.

Pool Maintenance – The Board of Directors discussed the three (3) crape myrtles which are located next to the pool. The Board decided to remove the crape myrtles because the debris from trees was clogging the pool filtration equipment and straining the motors.

Garage Sale Policy – Judith Schwartz presented the Garage Sale Policy for Willow Pointe. Judith notified the Board of Directors that numerous garage sales are taking place every weekend creating

additional traffic and congestion in the neighborhood. A motion was made by Judith Schwartz, seconded by Scott Ward, and it was unanimously decided to allow owners to participate in two community sponsored garage sales per year. In addition, owners could request up to one additional garage sale on an alternate date with Board approval.

Basketball Goals – The Board of Directors discussed the guidelines for basketball goals at Willow Pointe. Noah Herrera suggested that the basketball goals should be stored behind the set-back line or the building line of the home. After a lengthy discussion, the Board of Directors agreed to change the guidelines to say that basketball goals should be stored behind the building line. The Board requested that the basketball goal letters be modified to reflect the new policy.

Approval of the Minutes: August 6, 2008 Minutes

The Board of Directors reviewed the August 6, 2008 minutes. A motion was made by Judith Schwartz, seconded by Scott Ward, and it was unanimously decided to accept the August 6, 2008 minutes as amended. Judith Schwartz requested that the Board receive the minutes prior to the meeting.

Committee Reports:

Modification Committee – Maria Maldonado presented several ACC Applications to the Board for approval. The Board of Directors reviewed the ACC applications that were previously denied for the

(Continued on pg. 7)



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Willow Pointe



YARD OF THE MONTH

Even a hurricane can not deter these ambitious gardeners!
Congratulations!

FIRST PLACE

Linda Hawpe
10211 Elm Bluff Ct.

HONORABLE MENTIONS

Edwin and Brenda Paragas
10127 Bayou Manor Lane

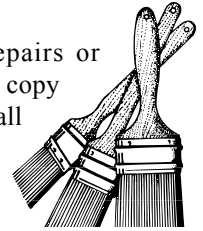
Steven Roethler
10918 Trail Ridge Drive

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.

ACC Application

Before making any improvements/repairs or additions to you 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.



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Minutes - (Continued from pg. 5)

sheds/play structures. The applications were reviewed to see these improvements were in compliance with the amended documents. All of the applications that were reviewed were found to be in compliance and the applications were approved.

Newsletter Committee – Scott Ward suggested that the next addition of the newsletter include an article about graffiti in the common areas and around the Willow Pointe Community. The article should remind the parents that they are responsible for their kids and the responsible parent will be charged for any damage done by their children.

Web Report – Judith Schwartz informed the Board of Directors that the website was modified. Scott Ward suggested that a darker font color be utilized to improve visibility of the print and make the site easier to read.

Courtesy Patrol & Crime Watch – Judith Schwartz notified the Board of Directors about the vandalism in the pool area. Judith Schwartz also notified the Board that the trespass affidavit was still in process.

Landscaping Committee – Scott Ward notified the Board of Directors that the landscape committee requested official Willow Pointe letterhead. Judith also suggested having business cards printed for Board members. The Board discussed the proposed stepping stone path between the sidewalk and pool building and decided to research the option of installing a permanent concrete sidewalk to accommodate the traffic between the parking lot and the pool.

Landscaping Goals for 2009 were discussed. The Board requested that the landscape committee submit a detailed landscaping proposal and prioritize their proposed projects for 2009.

Management Report – Jane Godwin reviewed the Financials for the month ending August 31, 2008 in great detail. The following are the account balance as of August 31, 2008. The Prosperity checking account balance was \$6,220, Countrywide Temp Transfer \$50,000, Prosperity Money Market was \$29,177, Smith Barney reserve account was \$80,205, and Countrywide Money Market account was \$49,063. The administrative expenses for the month were \$1,710, Utilities were \$7,133, Grounds Maintenance was \$4,661, and Community Services were \$2,522. The Total Expenses for the month of August were \$25,926 and year-to-date the total expense for the Association are \$169,643. Judith requested detailed information on specific line items. Jane suggested that Judith contact Carolina to set up a meeting to review each of the items.

Legal Report – Jane Godwin presented the updated legal report from Casey Lambright's Office. She reviewed the accounts with the attorney for collections and deed restrictions violations.

Deed Restriction Report – The items under Board Review were discussed in great detail. The Board of Directors decided to submit three (3) new deed violations to the Association's attorney for legal deed restriction enforcement.

Unfinished Business:

Pool Bids – Maria Maldonado notified the Board of Directors that Greater Houston Pool Management has submitted a bid for the 2009 pool season. Maria Maldonado informed the Board of Directors that three (3) other companies have been asked to submit a bid for lifeguard and pool maintenance service for the 2009 pool

season. Judith Schwartz volunteered to schedule an appointment with Greater Houston Pool Management to interview the prospective pool company and review their bid.

National Night Out – Judith Schwartz informed the Board of Directors that she has not received enough volunteers to hold the National Night Out event that was originally planned. The Board decided to cancel the event due to a lack of participation.

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.

Calling ALL Babysitters

If you are interested in babysitting for residents of Willow Pointe and want to be placed on our resource list; please e-mail dhwillowpointe@yahoo.com.

If you are looking for child care for that special evening out or football game, e-mail Denise and she will pass along names and numbers.



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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 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	0	2	0	0	1
\$180,000 - 199,999	1	0	0	0	0	1
\$160,000 - 179,999	0	0	1	0	0	0
\$140,000 - 159,999	0	4	1	3	3	0
\$140,000 -	0	0	0	0	2	0
TOTAL	1	4	4	3	5	2
Highest \$/Sq Ft	74.04	83.19	79.55	74.69	86.78	56.14

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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* According to information taken from the HAR MLS Computer

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