



# Willow Pointe Newsletter

December 2008  
Volume 4, Number 12

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## Graffiti

Year to date the Association has spent over \$1000 to remove graffiti across the community.

Graffiti has become a costly issue and we are asking that you talk with your family members about the importance of being respectful of our community and common areas. Knowing where your children are and what they are doing may prevent future situations.

If you hear or know who might be involved or responsible for the vandalism, please contact the Board at [wphoa.board@willowpointe.org](mailto:wphoa.board@willowpointe.org) or contact the sheriff's department.



## Questions from Homeowners

In lieu of the Town Hall meeting we encouraged questions from homeowners. Here are several we received.

**Question:** I have a question about pets and their restrictions in our subdivision. Are there any rules about dogs being left outside without any type of shelter? This may not be such a problem on a normal night, but now that it is getting cold, it is cruel to cage an animal in a small cage without any type of shelter, and without giving the animal any room to find a warmer spot in a yard. Are there any local laws or HOA rules addressing this issue?

### Board Response -

There is no specific verbiage in the covenant about this issue. Common sense should prevail when the temperatures drop. You might want to check with the local animal control agency for further guidance.

**Question:** The fence between my yard and my neighbors blew down during the hurricane. Are my neighbors required to "share the cost" of replacement?

### Board Response -

There is no stipulation in the Willow Pointe Covenant requiring cost sharing. Unless you live in an area that has community or civic association rules regarding fences, there is no obligation that anyone installs a fence. If you want a fence, you must pay for it. While most neighbors do split the cost of a fence, you can not force your neighbor to pay. Perhaps you can speak with him/her and ask that he/she contribute when he is financially able to do so.

Replacement of your fence is required per the Willow Pointe Covenant Article 10 Section 26.

Please submit an ACC prior to installation.

**Question:** My side fence blew down. Do I have to place it in the exact location when I put up a new one? I wanted to bring it forward so as to hide my a/c units.

### Board Response -

Willow Pointe Covenant Article X section 26 is one you'll want to review. "No walls or fences shall be erected or maintained nearer to the front Lot line than the front building line on such Lot, nor on corner Lots nearer to the side Lot line than the building setback line parallel to the side street, except in special circumstances necessitated by the geography and platting of a particular area . . ."

Please submit an ACC prior to installation.

**Question:** My neighbor has built a huge structure which resembles a covered patio with odd shingles. Isn't an approval process necessary before building a structure like this?

**Board Response -**Yes. All structures require an improvement application. If a structure is built without approval and is out of compliance, we will ask the homeowner to modify or remove the structure.

**Question:** I've misplaced that nifty sheet of the approved house colors. How can I get another one?

(Continued on pg. 3)

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# 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	OPEN	
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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## Willow Pointe Community Website

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

We look forward to hearing from you.



## Harris County Sheriff's Office Patrol Report

October, 2008



Category	Number
Assault	1
Accident/Minor	1
Theft/Residence	1
Disturbance/Family	1
Disturbance/Loud Noise	1
DWI	1
Traffic Hazard	1
Traffic Stop	6
Suspicious Person	2
Vehicle Suspicious	2

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

## Community Calendar - December

December 2	Landscape Committee Meeting 6:30 p.m.
December 3	Board Meeting @ 6:30 pm
December 13	Walk the bayou and pick up trash - meet Paul @ Willow Crossing Bridge @ 8 a.m.
December 21	Winter Begins
December 22	CFISD Student Holiday till January 6th
December 22	Hanukkah
December 25	Christmas
	NO GARBAGE COLLECTION
January 1	New Years Day
	NO GARBAGE COLLECTION

**\*Meeting Location – Pool Meeting Room**

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

## Questions from Homeowners - (Continued from Cover Page)

### Board Response –

The document is on the website along with the color name and number. You are not required to buy your paint from Sherwin Williams. Simply take the name/number of the paint you wish to use and any home store can mix to match.

**Question:** What ever happened to the initiative to prevent parking of commercial vehicles in the community?

**Board Response –** This initiative is still being worked on. Approximately 20 additional signatures are needed.

**Question:** I keep reading about the need to submit an ACC. What is this?

### Board Response –

This is a term which means Architectural Control Committee. Understandably this jargon is not understood by all. Basically it is an “improvement application” which must be submitted before you begin any exterior changes or improvement to your property. The form can be found on the website or by contacting Randall Management.

We’ll try to use the more user friendly term of “improvement application” in the future.

## A Message from the Willow Pointe Board

As the holiday season rapidly approaches, many of us make plans to travel, receive visitors and celebrate this time of year.

If your plans involve travel, please consider informing your trusted neighbor and ask them to keep an eye on your house for any unusual activity. Also, make sure you halt your newspaper delivery during this time or ask a neighbor to pick it up.

When hosting a large gathering at your house, please be courteous to your neighbors. Let them know in advance the date you will be having a party and ask them to let you know promptly if they experience any problems as a result of your event. As a party host, ask your guests to park legally on the streets and to not block any driveways. On cul-de-sac streets, please do not park vehicles in a line extending into the cul-de-sac. If you have music, make sure it is kept at a reasonable volume and ends at a reasonable time.

Finally, when celebrating the New Year, please be courteous to your neighbors. We live in an area where fireworks are permitted. Please wrap up your celebrations shortly after the New Year as your neighbors may be readying for bed. On New Year’s Day, please take the time to clean up firework debris from the night before.

Again, by being considerate of your neighbors, you will ensure that everyone has a Happy New Year Season.

*The Board wishes you and your family a very happy Holiday Season.*



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# Willow Pointe

## Willow Pointe Homeowners Association, Inc.

Board of Directors Meeting, Wednesday, October 1, 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  
Scott Ward, Vice President  
Judith Schwartz, Treasurer

##### Absent:

Noah Herrera,  
Director at Large

#### Management Company:

Maria Maldonado, Property Manager  
Jane Godwin, Randall Management

#### Call to Order:

Judith Schwartz, Vice President of the Willow Pointe Board of Directors called the meeting to order at 7:10 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 Judith Schwartz, seconded by Scott Ward, and it was unanimously decided to approve the agenda as presented.

#### Open Forum:

##### Jennifer Goodrum – 10302 S. Laurel Branch

The Board of Directors requested that Jennifer Goodrum attend the meeting to discuss her fence which has not been approved by the Modification Committee. There were issues with the height, gate, and the construction of fence.

##### Ray Musarra – 10423 Trail Ridge

Ray attended the meeting to notify the Board of Directors that he wanted to replace his fence and roof. The Board of Directors notified Mr. Musarra that a sample of the shingle was required in order to approve the roof application. Mr. Musarra agreed to submit a sample before starting the construction of his roof.

#### Approval of the Minutes: September 3, 2008

The Board of Directors reviewed the September 3, 2008 minutes. A motion was made by Judith Schwartz, seconded by Scott Ward, and it was unanimously decided to make minor corrections to the minutes.

#### Committee Reports:

**Modification Committee** – The Board of Directors reviewed and approved several ACC applications for roof and fence replacements. Due to the volume of repairs from Hurricane Ike, Judith Schwartz informed RMI that she was assisting homeowners to expedite the modification process. Maria Maldonado also presented Tree Variance Request to the Board. After review and discussion, the Tree Variance Request was tabled.

**Newsletter Committee** – Judith Schwartz briefly notified the Board of Directors that she will need articles for the newsletter by the end of the week. She suggested Greg Decker, President of the Board to write an article so that it can be posted on the newsletter. Judith presented letters of appreciation from Club Scouts for allowing the

troop to utilize their pool room. Greg Decker suggested that the letters be posted on the newsletter.

**Web Report** – Judith Schwartz notified the Board of Directors that Joel Rubert wasn't able to work on the web in September because he didn't have power in his home.

**Courtesy Patrol & Crime Watch** – Noah Herrera was not present for the Courtesy Patrol & Crime Watch.

**Landscaping Committee** – Scott Ward notified the Board of Directors that the Landscape Committee didn't meet in September since Paul was out of town.

**Management Report** – Jane Godwin reviewed the Financials for the month ending September 30, 2008 in great detail. The following are the account balance as of September 30, 2008. The Prosperity checking account balance was \$5,614.33, Countrywide Temp Transfer \$30,000, Prosperity Money Market was \$29,203, Smith Barney reserve account was \$80,205, and Countrywide Money Market account was \$49,267. The administrative expenses for the month were \$2,382, Utilities were \$6,264 Grounds Maintenance was \$3,860, and Community Services were \$2,522. The Total Expenses for the month of September were \$20,126 and year-to-date the total expense for the Association are \$216,769.

**Legal Report** – Jane Godwin presented the updated legal report from Casey Lambright's Office. Items in collection and deed violations were discussed. Pictures were presented of all the legal accounts. The Board of Directors requested that the attorney proceed with legal action on the items that were not corrected.

**Treasurer's Report** – Judith explained that she had spoken with the Head of Accounting for Randall Management. She explained that she was confident in the way that the financial records were being maintained by Randall Management. Carolina Leyva had taken the time to answer all of her questions and she recommended that the Assessment rate for 2009 be set at the same rate as 2008. After a brief discussion, a motion was made by Judith Schwartz, seconded by Scott Ward, and it was unanimously decided set the 2009 assessment fees at the same rate as 2008.

**Deed Restriction Report** – The Board of Directors requested that the deed inspections should resume after November 1, 2008.

#### Unfinished Business:

**Pool Bids** – Judith Schwartz provided a chart with three bids for the pool lifeguards and maintenance. Greater Houston Pool Management bid was \$30,382; Houston Recreation Mgmt \$29,308.88; Southwest Pool Mgmt \$28,574.56. A motion was made by Greg Decker, seconded by Judith Schwartz, and it was unanimously decided to award Greater Houston with the 2009 Pool Contract. Judith requested that Randall Management send a letter of appreciation to the other bidders and thank them for taking the time to submit a bid for the Willow Pointe Pool contract.

**Update on filing status of amendment changes** – The Board agreed to finalize the modification guidelines and have them immediately filed with the Harris County. A copy of the guidelines will be mailed with the 2009 Assessment statement.

(Continued on pg. 5)

Minutes - (Continued from pg. 4)

**Trespass Affidavit** – Judith Schwartz informed the Board of Directors that the trespass affidavit has not been finalized for the common area.

**Modifications to the State Pool Code** – Judith Schwartz discussed the new pool codes being implemented by the state. The Virginia Graeme Baker Act was distributed and reviewed. Judith explained that the Association will have to be in compliance with this act and requested that the budget include funds for the expense.

**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.

## Thank You Carolyn Brune

A BIG thanks goes out to Carolyn Brune who has served on the Landscape Committee for a number years. She is retiring from the committee but will continue to be a part of the Yard of the Month activities.

Carolyn was instrumental in the development of the long range plan for the community common areas. Her contributions have been many and we will miss her participation on the committee. We thank her for sharing her time and talent.



## YARD OF THE MONTH

Congratulations to the Nero Family at 10239 Sable Trail Lane who received 1st Choice! Honorable mention goes to the Gutierrez Family at 10243 North Laurel Branch.



## Willow Pointe Landscape Committee Report

The Landscape Committee is again sponsoring the “Holidays at Willow Pointe” Christmas home decorating contest. The committee wants to encourage all homeowners to participate in this contest. After all the damage Hurricane Ike caused in the neighborhood we think an all-out decorating effort will be a good thing for Willow Pointe.

Like last year we will be offering money prizes for the top three winners. Last year’s winners were Elma and J.R. Afesna, 10027 Briarpark Trail Lane; Joe and Beatrice Carillo, 10835 Oak Bayou; and Linde Hawpe, 10211 Elm Bluff Court. The committee will be judging the decorations the third weekend in December.

Let’s get busy and light up Willow Pointe and put Ike behind us.

While you are outside decorating take the time to check out your landscaping. Before spring arrives you should trim your trees if they need it. Any limbs which hang too low should be trimmed. Some of the interior limbs probably need taken out to let light get through the tree. Fall and winter is the time to plant new trees. By planting now you give the roots time to become established before hot weather.

Remember to check with the Willow Pointe Homeowners Association before making any landscaping changes to your front yard.

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**Saturday 9am-12pm**

## **meet our team**

Huong T Le, MD

Quoc Le, MD

Alex Nguyen, MD

Blandina Sison, MD

Marian Allan, MD

Anthony Yee-Young, MD

Diana Malone, MD

Shital Patel, MD

Heidi Nashed-Guirgis, MD

Luz Marquez, MD

Jennifer Dong, MD

Haley Nguyen, MD

Tami Berckenhoff, PA-C

Brandi Valenzuela, PA-C

Sydney Payne, PA-C

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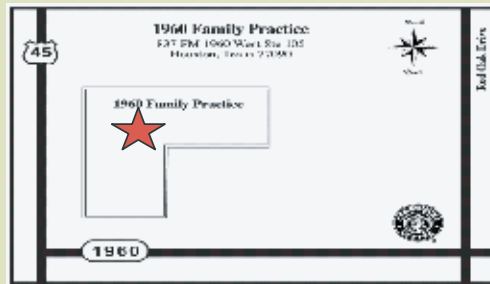
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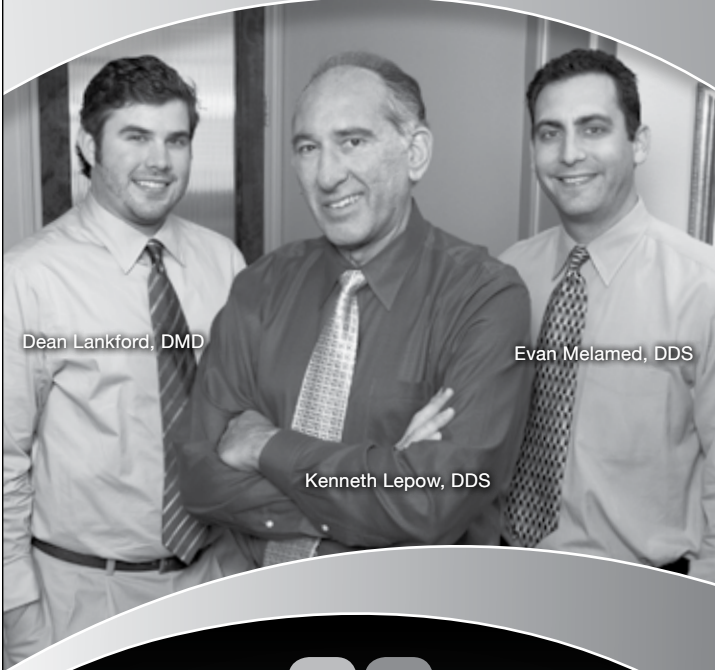
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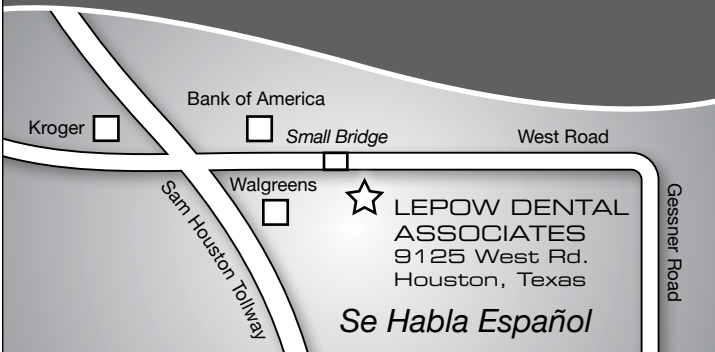
Evan Melamed, DDS

Kenneth Lepow, DDS



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**Willow Pointe HOA, INC  
Balance Sheet**

October 31, 2008

**ASSETS**

Checking	Prosperity	\$ 23,349.67
Reserves		
Prosperity M/M		\$ 26,604.83
Smith Barney		\$ 81,672.35
Citibank CD 05/19/09		\$ 60,000.00
Countrywide M/M		\$ 49,447.16
<b>Total Reserves</b>		<b>\$217,724.34</b>

**ACCOUNTS RECEIVABLE**

2008 Owner Assessments	\$ 5,844.90	
A/R Collection Fees	\$ 246.40	
A/R Lawn	\$ 90.00	
A/R Late charges	\$ 219.86	
A/R Legal fees	\$ 8,773.50	
A/R Opening balance	\$19,391.50	
A/R Other	\$ 150.00	
		\$ 34,716.16
<b>Total Assets</b>		<b>\$275,790.17</b>
Pre-paid insurance	\$ 5,506.60	
Total other assets		\$ 5,506.60
<b>Total Assets</b>		<b>\$281,296.77</b>

**LIABILITIES AND MEMBER'S EQUITY**

**Current Liabilities**

Prepaid-HOA Fees	\$ 1,774.76	
Prepaid-Legal Fees	\$ 180.00	
<b>Total Liabilities</b>		<b>\$ 1,954.76</b>

**Reserves**

Beginning balance	\$198,471.02	
2008 Reserves	\$ 16,361.00	
Interest income	\$ 6,519.30	
Capital Expenses	\$ -3,626.98	
<b>Total Reserves</b>		<b>\$217,724.34</b>

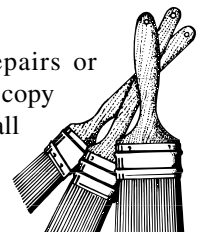
**Member Capital**

Prior Years equity	\$ 68,527.66	
Accrual basis equity	\$ 32,761.40	
Total homeowners capital	\$101,289.06	
YTD excess/deficit	\$ -39,671.39	
<b>Total member's equity</b>		<b>\$ 61,617.67</b>

**TOTAL LIABILITIES AND MEMBER'S EQUITY** \$281,296.77

**ACC Application**

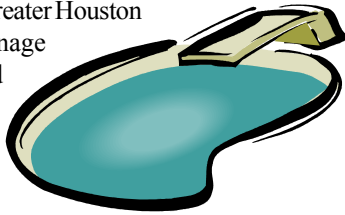
Before making any improvements/repairs or additions to you home, please request a copy of the ACC application form from Randall Management at 713-728-1126 or visit the website at [www.willowpointe.org](http://www.willowpointe.org) and download the form.





## 2009 - 2010 Pool Season

We are pleased to announce that Greater Houston Pools Inc has been selected to manage our pool this coming year. To find out more about Greater Houston Pools, check out their website [www.greaterhoustonpool.com](http://www.greaterhoustonpool.com).



## Back on Track

Due to Hurricane Ike, **Willbern's Track Opening Ceremony** has been rescheduled to **Thursday, December 11, at 4:30 p.m.**, when we'll finally celebrate our long-awaited paved track! Wear your Spirit Shirts for a high-steppin' spirit parade, and enjoy popcorn and refreshments with friends new and old. Be sure to spread the word to former Willbern students too! We want to thank them also for their fundraising.

## 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](mailto: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.



## 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.

## Virginia Graeme Baker Pool and Spa Safety Act

On December 19, 2007 President Bush signed into law the Virginia Graeme Baker Pool and Spa Safety Act, named after the daughter of Nancy Baker and the granddaughter of former Secretary of State James Baker. Graeme Baker died in a tragic incident in June 2002 after the suction from a spa drain entrapped her under water.

There is an average of 283 drowning deaths (2003 – 2005) and 2,700 emergency room-treated submersion injuries (2005 – 2007) involving children younger than 5 in pools and spas. In addition, from 1997 – 2007 there were 74 reported incidents associated with suction entrapment, including 9 deaths and 63 injuries. The new law is aimed at reducing these deaths and injuries by making pools safer, securing the environment around them, and educating consumers and industry on pool safety.

The Act specifies that on or after December 19, 2008, swimming pool and spa drain covers must meet a new set of performance requirements including public swimming and wading pools. A grace period is allowed for pools which open later in the spring.

Prior to opening the pool in late May, 2009, we will replace all drain covers with the approved ANSI/AMSE cover. At this time we have no cost estimates for the new drain covers.

## Garbage Reminders

- Please do not place any garbage at curbside until after 6 p.m. Sunday and Wednesday evenings.
- If the regular collection day falls on a holiday there will be **NO SERVICE and NO make up day**.
- Secure all brush and tree trimmings – tie in a bundle of no longer than four feet.
- **ALL BOXES MUST BE FLATTENED.** If you are new to the community this one is an important one to remember!
- If you evacuate due to the potential for severe weather or hurricane, **DO NOT LEAVE YOUR GARBAGE AT CURBSIDE.**
- To request a recycle bin call Customer Service at 713-635-6666.
- For questions about garbage collection services call 713-937-9955.
- **PLEASE KEEP TRASH CANS AND OTHER GARBAGE OUT OF VIEW ON DAYS WE DO NOT HAVE TRASH PICK UP.**

## St. Elizabeth Ann Seton Catholic School

### OPEN HOUSE

January 28, 2009

9am-2pm and 6pm-8pm

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## Recipe of the Month:



### Hot Christmas Punch

#### Ingredients

- 3 Cups water
- 3 T whole cloves
- 3/4 tsp. salt
- 1 Cup brown sugar
- 1 Tall can pineapple juice
- 1 large jar cranberry juice
- 6 sticks cinnamon, broken

#### Directions

Dissolve sugar in water and pour in percolator. Add juices. Place cinnamon sticks, cloves, and salt in basket. Percolate.

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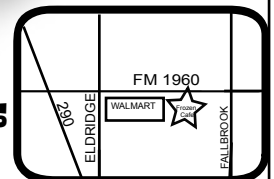
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# WILLOW POINTE MARKET REPORT

Courtesy of "DAVID FLORY"

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

	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	2	0	0	1	0
\$180,000 - 199,999	0	0	0	0	1	0
\$160,000 - 179,999	0	1	0	0	0	1
\$140,000 - 159,999	4	1	3	3	0	0
\$140,000 -	0	0	0	2	0	1
<b>TOTAL</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>2</b>
<b>Highest S/Sq Ft</b>	<b>83.19</b>	<b>79.55</b>	<b>74.69</b>	<b>86.78</b>	<b>56.14</b>	<b>85.59</b>

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



- #2 Realtor in Texas!\*\*
- Top 1% of Realtors in the U.S.
- Selling Over 600 Homes A Year
- Over 96% of David's Listings Result in a Sale

**HIGHEST PRICE PER SQ.FT. resale homes sold in Willow Pointe: \$89.21**



**Direct line: 281-477-0345**

\* According to information taken from the HAR MLS Computer

\*\*Realtor Teams per Remax 9/2007

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