



Willow Pointe Newsletter

March 2009
Volume 5, Number 3

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Willow Pointe Recycle Event

**March 14, 2009
11 a.m.**

Willow Point Pool Parking Lot

Houston recycling says “do your share – recycle, the planet needs your help”.

Houston encourages recycling because it helps clean up the environment, saves energy and valuable natural resources and slows down the rate at which we use landfills. Texans dump enough trash every two weeks to fill the Astrodome. The 19.2 million tons of Texas municipal solid waste would fill two lanes of IH-10 from Beaumont to El Paso 10 feet high.

Given these facts, if “recycling” was NOT on your list of resolutions for the New Year, it’s not too late to start! A representative from Republic Services, Inc will be in the community to distribute recycle bins and help educate us on what can and can not be recycled.

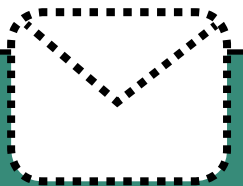
Here are some interesting recycling facts:

- It takes 80-100 years for an aluminum can to decompose (break down) in a landfill.
- Aluminum cans can be recycled into: soda pop cans, pie plates, license plates, thumbtacks, aluminum foil and many other items.
- Recycling one aluminum can save enough energy to power a TV for up to three hours.
- PET plastic can be recycled into clothing, fiberfill for sleeping bags, toys, stuffed animal and much more.

If you are unable to attend and would like to reserve a recycle bin please e-mail the Board @ www.wphoa.board@willowpointe.org. Please include your name, address and telephone number.

Go Green Go Paperless

Sign up to receive the *Willow Pointe Newsletter* in your inbox.
Visit PEELinc.com for details.



Willow Pointe Covenant Restrictions Topic of the Month Request For Tree Variance

Guideline for the Modification Committee & Board for Granting a Single Tree Variance

The Willow Pointe covenant states in Article 10 Section 22 – “Each front yard shall have a minimum of two (2) trees of as least a 2 inch trunk caliber”.

Front lot sizes vary across the community and as a result adequate space to accommodate two trees per front lot is problematic. A lot should be large enough to accommodate the spreading canopy, in the case of the oak, which typically spreads twice it’s height as the tree matures. Both pines and oaks grow rapidly when young and unless aggressively trimmed, poor lawn performance will result.

The Board of Directors has developed the following guideline to assist the Modifications Committee in their future as variances are considered.

The requirement for a minimum of two (2) trees each on a front lot is modified to one (1) for each contiguous seven hundred-fifty (750) square feet of front yard. This does not include the curb area. The curb area should be maintained according to the original developers plan. A tree shall be a minimum of 2 inch caliper.

If you currently do NOT have two trees in your front lot due to lot size and believe you meet the above criteria we asked that you complete the request form found on our website (www.willowpointe.org) and submit it to Randall Management @ 9000 West Belfort Suite 311 Houston, Texas 77031.

Failure to formally request the variance will result in a deed restriction violation.

Any front lot without a single tree will receive a deed restriction violation. Curb side trees are to be maintained by the homeowner including pruning, watering or tree replacement if necessary.

Please complete and return the Tree Variance Form which can be found on the website www.willowpointe.org or you may call Randall Management at 713-728-1126.

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
Newsletter Publisher	
Peel, Inc.....	advertising@PEELinc.com
.....	888-687-6444

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 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.

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Homeowners Association

Annual Assessment Fee

Late Payments Penalties Now Apply

By now you should have received your 2009 Assessment Fee billing. If you have not received your statement, please contact Maria at Randall Management 713-728-1126.

Your Assessment Fee was due January 1, 2009. Payment plans can be arranged by calling Randall Management. Late payment penalties are applied beginning in March. If no payment is received by June, 2009, your account will be turned over to the Association Attorney and could lead to foreclosure.

Timely payment of your H.O.A. fees is important as they are used to pay for utilities, maintenance of the common areas and other services used by the Association.

2008 Analysis

Grand Total of all Offences for Willow Pointe

1 – 12/2008

To review this analysis, go to the Willow Pointe Website www.willowpointe.org.



Harris County Sheriff's Office

Patrol Report

January, 2009

Category	Number
Arson/fire	1
Burglary/Motor vehicle	2
Criminal Mischief	2
Disturbance/Loud Noise	2
Disturbance/Other	1
Theft/Other	2
Traffic stop	4
Property Lost/Found	1
Thief/Residence	1
Solicitors	2
Vehicle Suspicious	1
Vehicle Stolen	1

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

Willow Pointe

YARD OF THE MONTH

Congratulations to the Fauad Abou-Trabi family at 10002 Elm Meadow Trail who are first place winners this month for Yard of the Month.

Honorable mention goes to the Leaven's Family at 10123 Rustic Bend.



COMMUNITY CALENDAR



March



- | | |
|----------------------------|--|
| March 2 | Landscape Committee Meeting @ 6:30 p.m. |
| March 4 | Board Meeting @ 6:30 p.m. |
| March 8 | Daylight Savings Time Begins |
| March 14 | Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 a.m.
Recycle Event – Willow Pointe Pool Parking Lot 11 a.m. |
| March 17 | St Patrick's Day |
| March 16 -20 th | School Holiday CFISD |
| March 20 | Spring Begins |
| April 18 | Willow Pointe Semi-Annual Garage Sale |

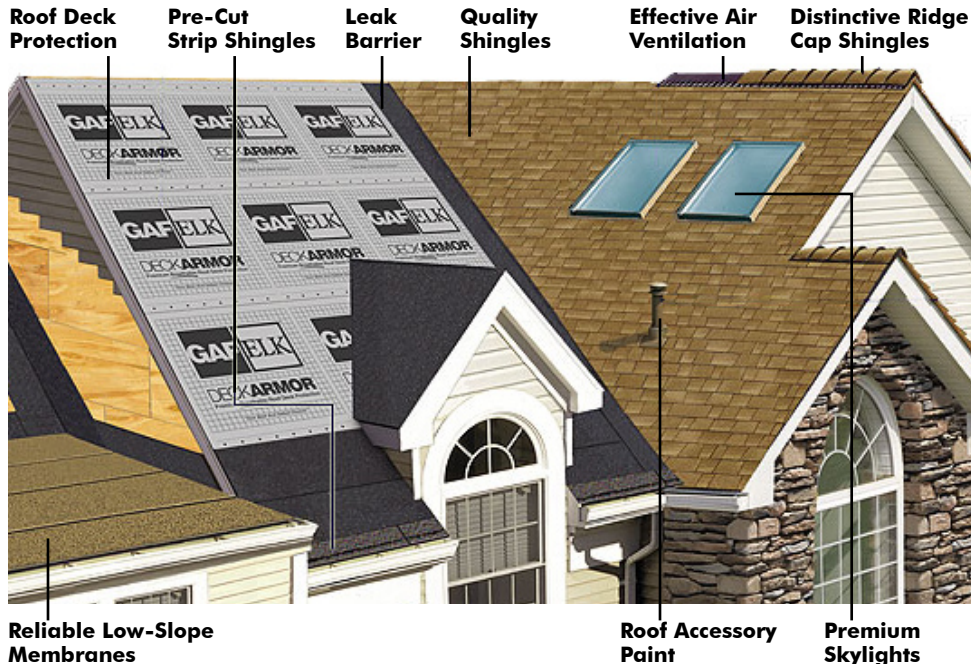
**Meeting Location – Pool Meeting Room*
ALL HOMEOWNERS ARE WELCOME TO ATTEND ANY OF THE ABOVE MEETINGS.



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Willow Pointe

Willow Pointe Homeowners Association Inc.

Board of Directors Meeting - Wednesday, January 7, 2009

The following is an overview of the meeting minutes. To view the entire document, please go to www.willowpointe.org and click on the documents section.

Open Forum:

Several Homeowners attended the meeting to discuss several issues. A lengthy discussion on Basketball goals took place. One of the owners expressed an interest in amending the documents to alter the section that states that portable goals must be removed after use. The Board reviewed the process for amending the documents and explained that it was important to follow the proper procedure. The Board offered their assistance to the homeowner in support of his endeavor.

Courtesy Patrol & Crime Watch – Greg Decker reported that there were several problems since the last Board meeting. There have been vehicular break-ins, and plants and statues stolen from the neighborhood.

Landscaping Committee – Scott Ward presented an update of the Landscape Committee's activities. Bids for various items were discussed. The Board decided against color changes since the cost of the change was over \$3,000. The Board also reviewed bids for the installation of a Willow Tree and agreed to collect additional bids. There is some concern about the location of a Willow Tree and the potential short lifespan of the tree.

The Board requested that fertilization and irrigation checks be coordinated with the landscape committee. A motion was made by Judith Schwartz, seconded by Scott Ward and it was unanimously decided to approve the tree straightening and replacement bid by Brookway.

Door Hangers to announce the yard of the month were discussed. The Board thought the hangers were a good idea, but they requested cost figures before appropriating funds. Scott reported that in his inspection of the facilities he discovered that the pool fence needs some preventive maintenance.

Deed Restriction Report – The Board of Directors reviewed several deed violations on Board Review. Per Board request, letters were sent to owners that need to replace missing trees between the sidewalk and the curb.

New Business:

Pool Lighting – Judith reported that several lights were out at the pool. The Board agreed that the handyman could change the bulbs.

Drains for the Pools – The conversion drains to bring the pool in compliance with the Baker Act were discussed. Judith said that she was collecting bids for the drains. Jane said that she had asked Pools by Dallas for a bid, and the bid will be forwarded to her when received.

Mail Issues – Over the last several months we have received numerous complaints from homeowners who are not receiving mail from Randall Management. The Board discussed mail issues and Jane explained that the title companies are provided another off-site address for many of the new owners. Randall Management agreed to review all new owners and send a letter to them to try to straighten out any address problems. She also mentioned that all of the statements that were returned are being reviewed for address changes.

Willow Pointe HOA, INC Balance Sheet - January 31, 2009

ASSETS

Checking	Prosperity	\$40,297.85
Temp Transfer	Prosperity M/M	\$45,000.00
Temp Transfer	Countrywide M/M	\$50,000.00
Reserves		
Prosperity M/M		\$ 26,660.89
Smith Barney		\$ 84,991.34
Citibank CD 05/19/09		\$ 60,000.00
Countrywide M/M		\$ 49,701.22

Total Reserves \$221,353.45

Accounts Receivable

2008 Owner Assessments	\$ 3,409.54
2009 Owner Assessments	\$98,169.84
A/R Collection Fees	\$ 134.40
A/R Lawn	\$ 20.00
A/R Late charges	\$ 157.54
A/R Legal fees	\$ 7,691.00
A/R Opening balance	\$19,391.50
A/R Other	\$ 150.00
	\$129,123.82

Total Assets \$485,775.12

Pre-paid insurance \$ 3,854.62

Total other assets \$3,854.62

Total Assets \$489,629.74

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 1,082.99
Total Liabilities	\$1,082.99

Reserves

Beginning balance	\$ 218,371.60
2008 Reserves	\$ 2,834.00
Interest income	\$ 197.85
Bank Charges	\$ 50.00
Total Reserves	\$221,353.45

Member Capital

Prior Years equity	\$ 72,159.42
Accrual basis equity	\$128,040.83

Total homeowners capital \$ 200,200.25

YTD excess/deficit \$ 66,993.05

Total member's equity \$ 267,193.30

Total Liabilities and Member's Equity \$489,629.74

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Wed, Thurs, Fri 8am-5pm
Saturday 8am-1pm
Sunday Noon-3pm

290 LOCATION:

Mon-Fri 8am-5pm
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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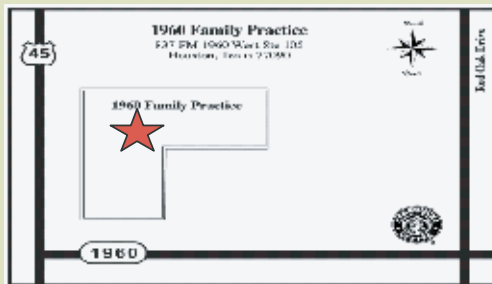
1960



FAMILY PRACTICE

NEW LOCATION AT HWY 290

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Located at 290 and 1960



Services offered at 1960 Family Practice

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Walk-In Clinic & Same Day Appointments

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Appointment press option 1

Willow Pointe

Willow Pointe Newsletter Evaluation

The goal of the Board is to continuously improve upon providing timely and pertinent information to the homeowners of Willow Pointe. We do this through our Newsletter, the Website, hosting open Board meetings monthly as well as being accessible to neighbors who have questions, concerns or need assistance.

The newsletter is now five years old. It is published at no cost to the community by Peel, Inc once each month. Included in the newsletter is advertising placed by Peel which off-sets the cost of producing and the mailing fees.

Please help us continue to improve upon the newsletter by providing your feedback.

1. Do you find the content of the newsletter timely, informative and useful?
2. What changes would you like to see made?
3. What content would you like to see added on a regular basis?
4. What would you like to see eliminated from the newsletter?
5. Any other comments?

Please e-mail your opinions to wphoa.board@willowpointe.org

Willow Pointe Community Garage Sale April 17, 18 & 19th



Mark your calendars and clean out those closets! The Willow Pointe Community Garage Sale is coming up! Signs will be placed at the entrances. If you put up a sign, be SURE and take it down.
Good luck!



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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*Drywall repairs -2- Room additions
Book shelves -2- Kitchens
Fences -2- Gazeboes*

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Northwest Assistance Ministries believes in the importance of *Neighbors Helping Neighbors*. We understand that many of our neighbors are struggling now in this tough economy.

We want to help.

Our gift to you:

Visit NAM's newest resale shop and select a FREE article of clothing.

Located in Cy-Fair at 10505 Jones Rd. at Fallbrook.
Open 10 a.m.-6 p.m. Monday through Saturday.
Closed Sunday.

Throughout the year, NAM Resale Shops are here for you when your budget demands quality items at affordable prices.

One FREE Clothing Item
(Up to \$10 in value)

No purchase required

**Valid at NAM's Jones Rd.
Shop only**
10505 Jones Road at Fallbrook
Houston, TX 77065

Expires April 15, 2009



Spring Can Only Mean a Long Honey-do List!

Spring is fast approaching and based on the number of improvement applications the Board has received of late it appears a good number of you are considering painting the exterior of your home. Here is a reminder of the approved colors. Submitting an improvement application is required. (If you are still awaiting your roof replacement, please note there are standard colors and an improvement application is also required.)

Exterior Paint Color Selection

Color	Number
Maison Blanc	SW 7526*
Pearly White	SW 7009
Extra White	SW 7006
Everyday White	SW 6077
Realist Beige	SW 6078
Diverse Beige	SW 6079
Anew Gray	SW 7030
Agreeable Gray	SW 7029
Incredible White	SW 7028
Bungalow Beige	SW 7511
Sand	SW 7529
White Heron	SW 7627
Windfresh White	SW 7628
Summer White	SW 7557
Buff	SW 7683
Polite White	SW 6056
Malted Milk	SW 6057
Hush White	SW 6042
Unfussy Beige	SW 6043
Dover White	SW 6385

** You are not required to purchase Sherwin Williams paint however you must match the approved color. Any paint store, using the SW (Sherwin Williams) color code, can mix to match the approved color. If you do go to Sherwin Williams, don't forget to take along your discount card!*

Crime Alerts

If you would like to receive crime alerts or other pertinent neighborhood information please let us know via wphoa.board@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 we encourage you to share this information as it may prevent a similar crime in the neighborhood.

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Willow Pointe

Willow Pointe 2009 Pool Season

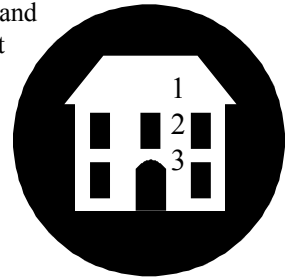
Memorial Day – Labor Day

**Hours: Closed Monday
Open Tuesday – Sunday Noon – 8 p.m.**

Watch for more details about pool tags in the April Newsletter

Can YOU See Your House Address?

To assure timely response by the sheriff and the fire department, it is imperative that your House Numbers be highly visible. Over time our front yard landscape has matured and, in many cases, is now obstructing the house numbers. We encourage you to assess the visibility of your address and make the necessary corrections immediately.



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.*



***To submit a letter to the editor contact Judith Schwartz at judithschwartz@sbcglobal.net**



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TAX TIPS

Submitted by John Harris

Its tax time and there are many new tax provisions relating to your 2008 return. Let me go over just a few of these.

1. For the first time, you can deduct up to \$1000.00 of your real estate taxes even if you do not itemize your deductions.
2. There is another huge change in casualty losses. Having come from Florida, I am very familiar with hurricane losses. For the first time, you can deduct a casualty loss in federally declared disaster areas, even if you do not itemize, and if you do, it is not subject to the previous 10% of adjusted gross income threshold. In other words, if you had damage from hurricane Ike, and most people had some damage or loss, you may get a tax deduction for your loss. These losses may include anything from roof and fence damage to loss of food in your freezer.
3. You may also qualify for last year's stimulus rebate check this year, even if you did not qualify last year. (A note on this, last year's check is NOT taxable this year, contrary to some rumors I have heard.)
4. They also raised the IRA contribution limit to \$5000.00, \$6000.00 if you are 50 years of age or older. I know many people lost much of their retirement values in 2008, but it is still a good idea to invest in your retirement accounts. You may want to consider investing in a more conservative investment, but you still should invest! Talk to your financial advisor.
5. If you own your own business, it is still not too late to set up a SEP retirement plan for your business and get a deduction up to \$46,000.00 for 2008.
6. Lastly, the standard mileage rate for 2008 is broken down into two parts. From January 1 to June 30, it is 50.5 cents per mile and 58.5 cents per mile driven during the rest of 2008.

*Don't be the "Trashy House" on the Street.
Remove Your Cans after trash pick-up.*

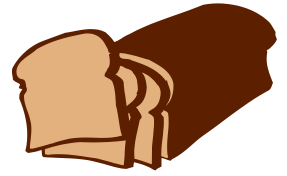
Volunteers Needed

It is the time of year to begin thinking about preparing the pool for the 2009 Swim Season. Volunteers are needed to clean furniture, paint and assist with general clean up.

The date has not been finalized so watch for more information in the upcoming newsletter.

Please consider donating a couple of hours for a good cause.

Recipe of the Month:



Jalapeno Corn Bread

- 1½ Cups Corn meal
- 2 eggs
- 1 tsp. salt
- 3 small jalapeno peppers
- 1 C. cheddar cheese (grated)
- 2/3 C. Vegetable oil
- 3 tsp. baking powder
- 1 can cream corn
- 1 C. sour cream

Mix all ingredients except the cheese. Pour half into greased pan. Sprinkle on half of the grated cheese. Pour rest of batter over the cheese, then top with remainder of cheese.

Bake at 450° for 30 minutes.

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

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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.

	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	Jan 09
\$220,000 +	0	0	0	1	0	0
\$200,000 - 219,999	0	1	0	0	0	0
\$180,000 - 199,999	0	1	0	0	0	0
\$160,000 - 179,999	0	0	1	2	0	0
\$140,000 - 159,999	3	0	0	0	0	0
\$140,000 -	2	0	1	0	0	0
TOTAL	5	2	2	3	0	0
Highest \$/Sq Ft	86.78	56.14	85.59	77.87		

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 500 Homes A Year
- #16 America's Top 200 Real Estate Professionals

(Teams by Sides, Wall Street Journal 11/8/08)

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sold in Willow Pointe: \$89.21**

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* According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 6/2008