



Willow Pointe Newsletter

October 2009
Volume 5, Number 10

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

MESSAGE FROM THE PRESIDENT

2010 BUDGET

As the year quickly draws to an end, the Board will be busy planning the 2010 budget. We are looking towards planning several community events in 2010 in an effort to help neighbors meet one another. We have no specific programs or dates set as of yet, but we are budgeting for programs and entertaining any ideas from homeowners. If you have a program idea, please contact the Board so that we can look into it.

OPEN FORUM

In order to streamline the Open Form portion of the monthly Board meetings, we have adopted a new protocol for all attendees requesting to address the Board which includes the following:

- Guests are requested to notify RMI of their interest in attending a Board Meeting
- No **more than three** guests should be scheduled per Board meeting without prior approval
- Guests should come prepared to address their specific issue within a five minute time period with one minute to summarize
- The guest will be advised the Board will take their comments under advisement and they will be notified of the outcome by mail.

Normally, the monthly meeting is the first Wednesday of the month. We may be moving this day to either the first Tuesday or Thursday of the month...possibly effective for the October meeting. If we do make the change, we will post a notice on the Willow Pointe homepage.

STREET PARKING

The issue of street parking, both legal and illegal, has been a growing problem in the Willow Pointe community. As a Board, we are aware of this problem and actively seeking out a reasonable solution.

The background for this problem lies with the neighborhoods design. In an effort to maximize the number of homes in Willow Pointe, the builder made a choice to create narrow roadways. When vehicles are parked on both sides of the street, this creates one way traffic flow down the middle of the road. This problem is particularly acute on our major thoroughfares, specifically Willow Crossing, Trail Ridge and Pony Express. The problem is not, however, isolated to these streets. Several intersections and side streets also show this vehicle created bottleneck.

Almost weekly, the Board receives complaints regarding vehicles interfering with the traffic flow from across the community. With school back in session, these vehicles have now made school bus navigation through our neighborhood via these narrow creases difficult.

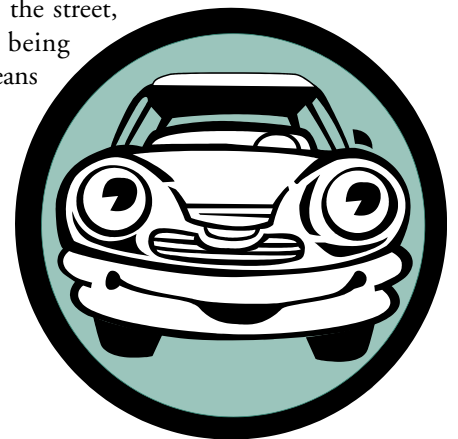
One potential solution is to appeal to the drivers of these vehicles and ask them, when possible, to please keep their vehicles either parked in their garages or in their driveway. Hopefully, this message will resonate with a few individuals that were unaware of the situations the street parking is creating.

If the 'good neighbor' request fails, we are left with very few options. We are currently looking to make changes to our current courtesy patrol contract and are exploring the option to have illegally parked vehicles ticketed. While it is not an ideal situation to have our patrol spending time ticketing vehicles, this might help resolve the issue. We have also made contact with a representative from Harris County Commissioner Jerry Eversole's office to see if there are any other potential solutions to this problem.

Again, if you are parking your vehicle on the street, please be aware of the problems that are being created. We would ask that you attempt all means possible to park in your garage or driveway.

Finally, for those of you who have complained about these traffic issues, please be patient as we are working on several solutions and hope to have the problem resolved to the best of our ability within the next couple of months.

Scott Ward
HOA President



IMPORTANT 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 &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

HOMEOWNERS ASSOC.

BOARD OF DIRECTORS

President	Scott Ward	2008 - 2011
Vice President	Hollis Miles	2009 - 2012
Secretary/Treasurer	Judith Schwartz	2007 - 2010
Director	Greg Decker	2009 - 2011
Director	Brenda Jackson	2009 - 2012

Please contact us at wphoa.board@willowpointe.org if you have questions, comments or concerns.

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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.

Neighborhood Safety & Parking Hazards

Dear Neighbors,

We love our kids, animals and neighbors. Since safety for all is a high concern we would like to make everyone aware of the added safety issues created by parking on the streets instead of in the garage and driveways.

Traffic and parking safety is becoming a high priority among our association membership. Our winding and busy streets create parking and driving challenges that threaten lives and emergency vehicle access. We feel that forcing neighborhood drivers to dodge and weave around cars parked on the street, causing them to cross the center line into oncoming traffic is a traffic hazard that needs to be addressed and eliminated.

IN MANY CASES THERE ARE DIRECT SOLUTIONS TO THIS PROBLEM:

- ❑ Clean out garages and use them for their intention (parking your vehicle) There is an upcoming Garage Sale that can help you with this.
- ❑ Move vehicles that are not used on a regular basis to another storage site

This street parking is a growing hazard to motorist, bicyclists and pedestrians. As the neighborhood grows, so does the number of commuters driving to work, school, errands, ballgames, practice for the kids, and church which increases the traffic hazards

As you know it is difficult to get around parked cars on the streets and at any time there could be a child darting out or riding a bicycle or playing that can not be seen around these vehicles. Also since our streets are busy and curvy, other vehicles come up suddenly and create hazards and a greater potential for accidents.

We all work hard to have a safe and inviting place to live and these vehicles parking unnecessarily on the streets creates traffic flow issues and potential death traps for our kids. Also, as much as we all try to keep our pets on a leash and under control, there are times when an animal may pull loose and dart into the street causing additional issues.

If an accident occurs there could be heavy liability on the vehicle owners if they are perceived to have caused the accident that happens. We know that there are times with extra family visits, friends, family parties and more, that vehicles must be on the streets; however, there are those who continue to use the streets as their personal drives and property and it is causing dangerous situations for all.

There have also been several reports of potential newcomers not wanting to move here because of an abundance of street parking. So along with the safety issues our property value is being affected.

We will be looking into increased attention being paid to the consistent offenders if necessary but would hope that all neighbors would care enough about children and others that this problem will become less an issue with a little effort from everyone.

(Continued on Page 3)

Neighborhood Safety & Parking - (Continued from Page 2)

Those vehicles parked on the streets are also very likely targets for crime and vandalism. They are also an invitation to criminals as they become an easy target and a deterrent and traffic hazard to officials who might need to get through to address a neighborhood issue.

We are hoping that this common sense appeal to all neighbors who park on our busy streets and particularly to those who park on potentially hazardous streets such as Trail Ridge, Pony Express and Willow Crossing will constitute immediate and voluntary steps to alleviate dangerous parking congestion and driving obstacles.

On behalf of all neighbors in Willow Pointe we thank all those who identified priority areas as well as other areas where traffic is hindered by street parking.

Overview 2009 Pool Season - Pool Utilization

2009 ACTUAL

MONTH	TOTAL	# DAYS	AVERAGE PER DAY
May	473	5	94.6
June	1628	23	70.78
July	1150	27	42.6
August	525	21	25
Total	3776	76	50

2008 ACTUAL

MONTH	TOTAL	# DAYS	AVERAGE PER DAY
May	346	4	86.5
June	1225	25	49
July	998	26	38
August	582	17	34
Total	3151	72	44

POOL EVALUATION

A very small number (4) responded to the request for feedback. All rated pool maintenance as excellent with the exception the clarity of the water over a period of several weeks in late June/early July. Pool management was felt to be excellent and all expressed delight with the guards stating they were very friendly. Access to the pool (hours/days of week/opening day/closing day) received the following comments:

- It may serve more people to have the hours be 1 – 9 p.m. Also would like pool to be open week-ends in May and September.
- The amenities were great this year. Enjoyed the new lay out of chairs/tables.

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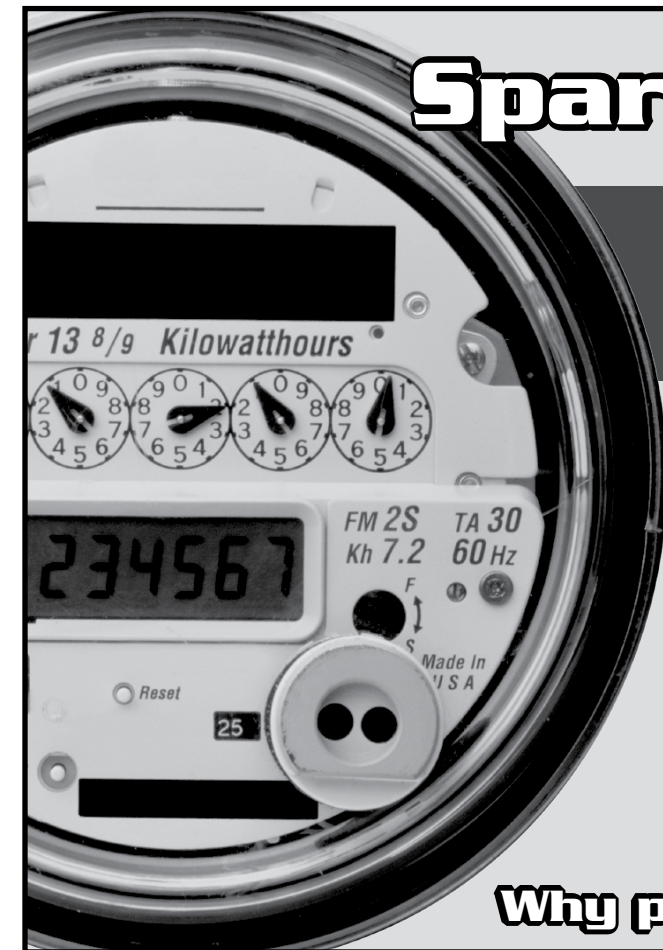
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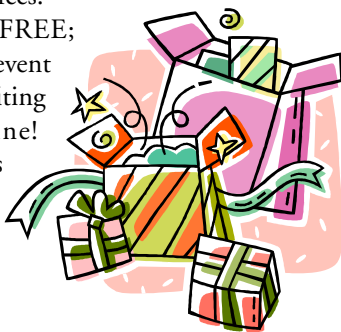
Willow Pointe

The Foundry Church Holiday Market & Tea Room

A Shopper's Heaven on Earth!

The Foundry United Methodist Church will host over 100 vendors at its annual Judy Dierker Holiday Market on **Saturday, October 17, 2009, 9 a.m. to 4 p.m.** You'll find terrific values on a wide array of goods from vendors offering handcrafted items, fall & Christmas specialties, gourmet baked goods, children's toys, clothing, jewelry and more in a fun and friendly marketplace. You can also shop The Foundry General Store where every cent you spend benefits local and foreign missions. And, when you're hungry, be sure to stop by our Texas Tea Room, open 10:30 a.m. to 1:30 p.m., and enjoy salads, desserts, and coffees.

Admission to the market is **FREE**; purchase tea room tickets at the event for \$10 each (all proceeds benefiting missions). Come rain or shine! Foundry is located at 8350 Jones Road, 1-½ blocks north of Hwy 290. For more information, call 713-937-9388 or see www.foundrychurch.org.



August Board Minutes & Balance Sheet

Every attempt is made to include these in the monthly newsletter but at times there is not enough space. Whenever you do not find them in, please go to willowpointe.org and look in the documents section. If you are not an internet user, you can contact Randall Management @ 713-725-1126 and request copies.

Recycle Bins

Need a bin? Contact wphoa.board@willowpointe.org. We still have a good number stored @ the pool.



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 willowpointe.org and download the form.



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Emergency@willowpointe.org

As many of you may already know, we experienced a major setback in our emergency notification procedure when a member of our community abused the list in a non-emergency situation. To keep this from happening again, I have had to build an entirely new mail list. The new list allows for the moderation of messages by a board member or volunteer before they are sent to the entire community. Unfortunately, this may slow down the emergency notification process, but we are working on ways to expedite the process.

If you experience an emergency situation where other members of our Willow Pointe community would need to take action, please send an email to emergency@willowpointe.org. In an extreme situation where absolute urgent action is needed, you may also call me directly on my cell phone at (832) 413-2828, and I will work to push the message through as quickly as possible. I cannot guarantee that I will be available to help, but I will attempt to do what I am able. Any abuse of this email list or my phone number will result in immediate removal from our notification program and prosecution to the extent that the law allows.

Situations where it is appropriate to use the emergency email list include, but are not limited to: Home Invasion, Suspicious Person, Extreme Weather, Burglary, etc. where other members of the community need to take action to protect themselves or their property.

*****This Email list is not a substitution for dialing 911!!!** The Willow Pointe Emergency Notification List is not guaranteed in any way. It may break down, fail, or otherwise become unavailable at any time. We, individually, as a board, or as a community association, assume no liability or responsibility for the messages that are sent, and each member participates at their own risk.***

Please bear with us over the next few weeks with any test emails that you may receive. I will try to keep these to an absolute minimum. If you wish to participate in the list, please send an email to board@willowpointe.org.

Thank you for your continued participation in our community and in this notification list. I will be happy to respond to any feedback or comments you may have on this issue.

Best Regards,

Hollis Miles

Willow Pointe HOA – Vice President

Actively Seeking Newsletter Editor

The Board is actively seeking a new editor. If interested, please submit a letter of interest (or if you have questions) to the Board at willowpointe.board@willowpointe.org or contact Randall Management at 713-728-1126.

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meet our team

Huong T Le, MD

Quoc Le, MD

Alex Nguyen, MD

Blandina Sison, MD

Anthony Yee-Young, MD

Diana Malone, MD

Shital Patel, MD

Heidi Nashed, MD

Luz Marquez, MD

Jennifer Dong, MD

Asma Ahmed, MD

Vu Anh Phung, MD

Annie Hoang, MD

Tami Berckenhoff, PA-C

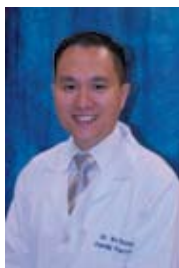
Brandi Valenzuela, PA-C

Sydney Payne, PA-C

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for the
entire family*



1960 Family Practice Is Pleased To Introduce Our Newest Physicians



Dr. Vu Phung joined 1960 Family Practice in July 2009. Dr. Phung graduated from Texas Tech University and is board certified in Family Medicine. He completed his residency in Family Practice and in pursuing his special interest; he completed his fellowship in Geriatric Medicine. Dr Phung welcomes patients of all ages to his practice.



Dr. Annie Hoang joined our practice in August of 2009. She graduated from Texas A & M University and finished her training in Family Practice at Texas Tech University. She is board certified in Family Medicine and has been providing comprehensive care for adults and children with compassion and kindness for the past 10 years. She welcomes all new patients to her practice.

Anne
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or Physical Exam

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The physicians of 1960 Family Practice follow the recommendations of the American Cancer Society for a healthy life style.

Annual Physical - A physical is the examination of the body and its functions. During a physical you will also have your cholesterol, diabetes, and blood pressure evaluated. Individuals should have a physical examination once a year.

Well Woman Exam - This is a comprehensive gynecologic and obstetric evaluation. Including the evaluation of the cervical epithelial cells for abnormalities that could cause cancer. Women of child bearing age should have a well woman exam once a year.

Mammograms - 1960 Digital Imaging offers Digital Mammograms. Women should have a baseline mammogram beginning at age 35. Mammograms are recommended every 2 years through age 45. Women over the age of 45, should have a mammogram every year.

**Don't get caught
with the flu!!**

Flu season starts in October and
continue well into spring!!
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YARD OF THE MONTH

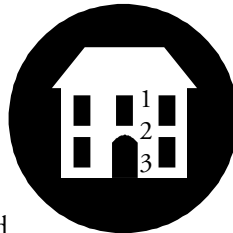


Congratulations to the Lutz family at 9831 Willow Crossing who are our first place winners for last month! Honorable mention goes to the N. Siddique family at 10222 White Oak Lane.

This month we tip our hats to the Jeff Payne Family at 10327 North Laurel Branch. Honorable mention goes to the Mr. Martinez family at 10310 Sable Trail Lane.

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.



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.

Community Calendar October

October 5	Landscape Committee Meeting @ 6:30 p.m.
October 7	Board Meeting @ 6:30 p.m.
October 10	Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 a.m.
October 12	Columbus Day
October 31	Halloween



**Meeting Location – Pool Meeting Room*

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

It's always a good idea to confirm the meeting date as they can change periodically. Call Randall Management or go on-line wphoa.board@willowpointe.org.

MUD Meeting Information – The normal date/time is 11:30 a.m. the first Thursday of the month @ the offices of Attorneys Young and Brooks. The address is 1415 Louisiana 5th floor.

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

Harris County Sheriff's Office Patrol Report August, 2009



CATEGORY	NUMBER
Burglary/Motor vehicle	1
Criminal Mischief	2
Disturbance/Family	1
Disturbance/Loud Noise	0
Runaway	2
Local Alarms	3
Suspicious Person	2
Traffic Stop	5
Vehicle Abandoned	1
Vehicle Suspicious	2

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

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WILLOW POINTE HOA, INC

Balance Sheet

August 31, 2009

ASSETS

Checking	Prosperity	\$18,397.12
Temp Transfer	Countrywide M/M	\$50,000.00
Reserves		
Prosperity M/M		\$ 26,885.47
Smith Barney		\$146,191.04
Countrywide M/M		\$ 50,261.48
Total Reserves		\$223,337.99

ACCOUNTS RECEIVABLE

2008 Owner Assessments	\$ 766.17
2009 Owner Assessments	\$ 5,864.12
A/R Collection Fees	\$ 310.20
A/R Lawn Fees	\$ 262.02
A/R Late charges	\$ 229.95
A/R Legal fees	\$10,671.50
A/R Opening balance	\$19,391.50
A/R Other	\$ 200.00
	\$ 37,695.46
Total Assets	\$329,430.57
Pre-paid insurance	\$ 6,485.38
Total other assets	\$ 6,485.38
Total Assets	<u>\$335,915.95</u>

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 502.10
Total Liabilities	\$ 502.10

Reserves

Beginning balance	\$ 218,371.60
2009 Reserves	\$ 2,834.00
Interest income	\$ 2,182.39
Bank Charges	\$ -50.00
Total Reserves	\$223,337.99

Member Capital

Prior Years equity	\$ 72,159.42
Accrual basis equity	\$ 37,193.36
Total homeowners capital	\$ 109,352.78
YTD excess/deficit	\$ 2,723.08
Total member's equity	\$112,075.86
TOTAL LIABILITIES AND MEMBER'S EQUITY	<u>\$335,915.95</u>

Willow Pointe Homeowners Association, Inc. *Board of Directors Meeting - Wednesday, August 5, 2009 - 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: Scott Ward, President, Brenda Jackson, Director at Large, Hollis Miles – Vice President, Judith Schwartz, Secretary-Treasurer, Greg Decker, Director at Large

Management Company: Jane Godwin, Randall Management, Maria Maldonado, Property Manager

Call to Order: Scott Ward, President of the Willow Pointe Board of Directors, called the meeting to order at 6:30 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 amended.

Open Forum: Approval of the Minutes: July 1, 2009 - The July 1, 2009 minutes were presented for review. A motion was made by Judith Schwartz, seconded by Hollis Miles, and it was unanimously decided to approve the minutes with minor changes.

Committee Reports: Modification Committee – Hollis Miles updated the Board on the ACC application procedure. He explained that everything was running pretty smoothly.

Newsletter Committee – Judith Schwartz notified the Board that she was still waiting on the newsletter contents from each Board member.

Web Report – Judith Schwartz notified the Board that she would like to turn over the web to Hollis but could continue to provide information to Joel.

Courtesy Patrol & Crime Watch – Brenda Jackson notified the Board that she was working on developing the committee for Crime Watch.

Landscaping Committee – Scott Ward informed the Board of Directors that the landscape committee reported several lights that were not working. Scott also notified the Board that some of the common areas were not being properly irrigated. He provided the Board with a map of the areas that were not being watered. A motion was made by Judith Schwartz, seconded by Hollis Miles, and it was unanimously decided to approve Brookway's bid to repair the sprinklers for \$586.82.

Management Report: Financial Report - Jane Godwin reviewed the financial statement for the month ending July 31, 2009 in great detail. The following are the account balance as of July 31, 2009. The Prosperity checking account balance was \$6078; the Prosperity Money Market was \$15,000, the Bank of America – Temporary Transfer balance was \$70,000. The administrative expense for the month was \$2,585, Utilities were \$4,331.52, Grounds Maintenance was \$5,366.65, and Community Services were \$2,583. The Total Expenses for the month of July was \$22,666 and year-to-date the

total expense for the Association are \$165,976.

Legal Report – Jane Godwin presented the updated legal report from Casey Lambright's Office. Uncorrected deed violations that were already with the attorney were reviewed and discussed. The Board of Directors instructed RMI on how to proceed with those accounts.

Deed Restriction Report – The Board of Directors reviewed the deed restriction report. All accounts under Board Review were discussed. Two accounts were placed on hold for 30 days until the collection matter could be resolved.

Unfinished Business: Follow Up on the Gate at the Pool Parking Lot – The Board discussed the wording of the signage to be installed on the pool parking gate. Signage will be finalized before the start of the 2010 Pool Season.

Follow Up on agreed decision of \$30 late fee – The Board of Directors discussed the Association's collection procedure. A motion was made by Hollis Miles, seconded by Brenda Jackson, and it was unanimously decided to amend the collection procedure to include a \$30 collection fee per month beginning January 2010. Jane informed the Board that Casey Lambright is in the process of amending the collection policy to include a \$30 collection fee. A draft of the amended policy should be ready for review at the August Board of Directors Meeting. The new policy will need to be signed by the Board and filed with the County Court. A copy of the policy will also be mailed with the 2010 statements.

Crime Event on N. Laurel Branch – Hollis notified the Board of Directors of an incident that occurred at Willow Pointe. Police were called when a man walked into someone's garage.

Ten (10) day force mow policy – The Board of Directors discussed the force mow policy. The Board of Directors decided that to better improve the condition of the yards in the neighborhood, the ten (10) day time frame needs to be strictly implemented for force mowing.

New Business: Securing HOA owned property – The Board of Directors discussed the HOA owned property and ways to secure it. The Association owned property will be inventoried and recorded. The options for better securing the property will be reviewed at the next Board of Directors Meeting.

Cars parked on the streets – Hollis Miles asked the Board if there was something the HOA could do about the vehicles that park on a busy street like Trail Ridge or Pony Express. The Board notified Hollis that the Association doesn't have any jurisdiction on vehicles parking on the streets in the neighborhood. Judith volunteered to contact the county and see if a speaker could address the Willow Pointe residents concerning parking issues in the neighborhood.

Liability Policy – The Board of Directors requested to copies of the liability insurance and D&O policy.

Adjournment: With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:16 p.m.

Real Estate Market Report

Willow Pointe Specialist

DAVID "SUPER DAVE" FLORY



- **#1** Realtor in Willow Pointe*
- **#2** Realtor in Houston & Texas**
- **#9** Realtor in United States**
- **Selling Over 500 Homes A Year**

	ACTIVE	PENDING	SOLD Last 6 Mos
# of Listings	16	1	11
Price Range:	134,900 241,900	169,900	111,500 215,000
Average Price	\$177,762	\$169,900	\$154,585
Avg Price/sq.ft.	\$65.96	\$73.30	\$65.84
Avg DOM	58	34	54
High Price/sq.ft.			\$82.16
Low Price/sq.ft.			\$50.82



RE/MAX

Professional Group
832-478-1205

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

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*According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 9/2008, 3/2009