Message from the President

Goodbye Judith!!

Judith Schwartz will be moving back home to Seattle this month and we will have a large void to fill in her absence. As many Willow Pointe residents are aware, Judith has been volunteering her time to help our community for the past 5 years. Many of you may not know her in person, but you would be hard pressed not to recognize her name and what she provided to our community.

Judith served on the Board starting in 2005. She has worked as a liaison for the landscape committee, maintained and updated the community web page, and edited the community newsletter. Judith has spent summers working with the pool management company and lifeguards to make sure a safe pool environment was being maintained. And when the time came to gather signatures, Judith spent many evenings pounding the pavement and getting to know her neighbors.

On a personal note, Judith was the first person to stop by after my wife and I moved into Willow Pointe to welcome us to the community. She gave us a couple of stickers for our vehicles, some pool passes, and her phone number in case we needed anything. After a few months, I had a problem and needed the Board. It was Judith who encouraged me at this time to consider joining the Board. I told Judith that I had one baby at home and one on the way and that there was no way I would have time for it. Somehow, here I am…and I think I have Judith to thank for that as well.

Her true magic was displayed following Hurricane Ike. With our community severely damaged, Judith devised a game plan. She orchestrated the posting of signs at the community entrances and created a central information location at the community pool. She posted pertinent information, clean up services, listings for approved shingles, and contact phone numbers. Out of her home, Judith had people contacting her day and night, stopping by with shingle samples. During this, she helped approve over 200 roof replacements in a rapid timeframe to allow people to move forward with repairs.

In the end, Judith is one of those open hearted individuals that we are blessed to know very few of in our lives. You could always count on Judith to give you a well reasoned and honest answer. I had some great conversations and learned a lot from Judith and I am going to miss her dearly…and the cookies she brought to all of our Board meetings.

Help Wanted

With Judith’s impending departure, we are going to have an open position on the Willow Pointe HOA Board in the coming months. The Board meets monthly for about 2-3 hours on the first TUESDAY of each month. Between meetings, we conduct business via email when possible. We are looking for someone with a positive attitude who works well with others and wants to give some of their time back to the community.

2010 Assessment

In 2001, the Willow Pointe assessment was $396. It increased yearly until 2005, where it peaked at $448. The Board has worked very hard to maintain the assessment at this rate and has thus far been successful. After reviewing our year to date budget and looking forward to the 2010 year, the decision was made to NOT increase the 2010 assessment, maintaining it at $448.

Meeting Date Change

To better accommodate the schedules of the Randall Management and the Board members, monthly HOA meeting has changed to the FIRST TUESDAY of each month. Homeowners wishing to address the Board should still schedule a time slot through Randall Management.

Happy Thanksgiving!
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 .................................. 281-890-2392
Jane Godwin @ Randall Management, Inc
Voice Mail nights or week-ends.......713-728-1126
t.............................jcgodwin@randellmanagement.com
Newsletter Publisher
Peel, Inc........................................... advertising@PEELinc.com
.................................................................888-687-6444

BOARD OF DIRECTORS ASSOC.

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.

ADVERTISING INFO

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.

WILLOW POINTE HOA, INC

Balance Sheet

September 30, 2009

ASSETS

Checking Prosperity $ 12,891.02
Temp Transfer Countrywide M/M $ 40,000.00
Reserves
Prosperity M/M $ 26,896.52
Smith Barney $146,191.04
Countrywide M/M $ 50,563.25
Total Reserves $223,650.81

ACCOUNTS RECEIVABLE

2008 Owner Assessments $ 766.17
2009 Owner Assessments $ 4,948.14
A/R Collection Fees $ 268.80
A/R Lawn Fees $ 428.72
A/R Late charges $ 247.27
A/R Legal fees $ 9,857.50
A/R Opening balance $19,391.50
A/R Other $ 125.00

$ 36,033.10

Total Assets $312,574.93
Pre-paid insurance $ 5,895.80
Total other assets $ 5,895.80
Total Assets $318,470.73

LIABILITIES AND MEMBER’S EQUITY

Current Liabilities
Prepaid-HOA Fees $ 602.37

Total Liabilities $602.37

Reserves
Beginning balance $ 218,371.60
2009 Reserves $ 2,834.00
Interest income $ 2,495.21
Bank Charges $ -50.00
Total Reserves $223,650.81

Member Capital
Prior Years equity $ 72,159.42
Accrual basis equity $ 35,430.73
Total homeowners capital $107,590.15
YTD excess/deficit $ 13,372.60
Total member’s equity $ 94,217.55

TOTAL LIABILITIES AND MEMBER’S EQUITY $318,470.73

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Huong Le, M.D.
Medical Director
Board Certified Physician

Phu Do, M.D.
Board Certified Surgeon

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837 FM 1960 West, #105 | Houston, TX 77090

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**Community Calendar**

**November**

- **November 2** Landscape Committee Meeting @ 6:30 p.m.
- **November 3** Board Meeting @ 6:30 p.m.
- **November 11** Veteran’s Day
- **November 14** Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 a.m.
- **Nov. 25-27** CFISD Student Holiday
- **November 26** Thanksgiving Day

*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.

---

**Harris County Sheriff’s Office Patrol Report**

**September 2009**

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<td>Local Alarms</td>
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</tr>
<tr>
<td>Vehicle suspicious</td>
<td>1</td>
</tr>
</tbody>
</table>

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

---

**LEPOW DENTAL ASSOCIATES**

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- Cosmetic Dentistry
- Orthodontics and Invisalign
- Periodontal (Gum) Treatment/Surgery
- Root Canal Treatment
- Wisdom Tooth Removal
- Dentures and Partial
- Dental Implants

---

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---

**LEPOW DENTAL ASSOCIATES**

- Dean Lankford, DMD
- Evan Meadned, DDS
- Kenneth Lepow, DDS

---

**Don’t be the “Trashy House” on the Street. Remove Your Cans after trash pick-up.**
**Home Inventory**  
*by Scott Ward*

So, we always are putting this off until a weekend we get time – making a home inventory. It is one of the things that in the event of a fire, burglary, flood, tornado, or hurricane can be incredibly valuable.

The easiest way to accomplish this task is to either video or photo each room in your home. Create a list, either paper or digital, of all major items. Record brand, model, date/amount of purchase and any serial numbers of all valuable items. This would be a great time to engrave any items with your Drivers license number. Don’t forget your closets and your attic.

As a good consumer, you always keep receipts for big-ticket items (hint-hint)…pull them and make a copy of each to include with your home inventory. For antiques and jewelry, written descriptions or appraisals are important. Do not engrave jewelry, paintings, silverware, or antiques.

Finally, remember to update your inventory every year or so, and keep it in a safe location away from your dwelling. Keeping your inventory up to date can help you in work with your insurance company and maximizing your recovery should you have the need.

This weekend, go ahead and bite the bullet…you’ll be glad you did.
1960 Family Practice

837 FM 1960 West Ste 105
Houston, Texas 77090
(Right behind Starbucks @ Red Oak)
(281) 586-3888

Office Hours
- Mon-Fri 8am-5pm
- Saturday 8am-1pm
- Sunday Noon-3pm

290 Location:
- Mon-Fri 8am-5pm

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 Ahmad, MD
- Vu Anh Phung, MD
- Annie Hoang, MD
- Tami Berckenhoff, PA-C
- Brandi Valenzuela, PA-C
- Sydney Payne, PA-C

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.
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1960 FAMILY PRACTICE

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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 evaluation 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!!

Season starts in October and continue well into spring!!
Flu Shots $20.00

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Willow Pointe Homeowners Association Newsletter - November 2009
Yard of the Month

As we ease into fall Texas style, we still have plenty of outstanding yards in Willow Pointe. Congratulations to the Moreno family at 10303 Willow Crossing Circle who received first place this month. The Campbell family at 9515 Willow Crossing takes second place for the month.

Visit the Willow Pointe Website

www.willowpointe.org

New content is added on a regular basis so don’t forget view the website periodically. There is a lot of information available to you including current updates, ACC applications, old newsletters and meeting minutes and financial reports.

Be sure and check out a recent contribution by Dr. Paul Nester, of Texas A & M - Fireants rule!
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.

Recipe of the Month

String Bean Casserole

• 4 cans French style green beans, drained
• 1 lb. Velveeta cheese
• 1 medium jar pimentos
• 1 large can mushrooms
• ½ lb. butter or margarine
• 1 large green pepper, chopped
• Ritz crackers or sliced almonds

Melt butter. Saute green peppers. Add cheese to melt. Add beans, mushrooms, and pimentos. Put into baking dish and sprinkle with Ritz cracker crumbs or sliced almonds. Bake at 350º for 25 minutes.

Is Your Street Light Out?

Please contact Center Pointe Energy @ 713-207-2222 for outages or damaged lights/pools OR via www.centerpointenergy.com. Click on “services” then “electricity” and then “residential” and you will see on the left side of your screen a box for reporting street light outages. This is the preferred way as then you will have a tracking number.
Willow Pointe Homeowners Association, Inc.
Board of Directors Meeting, Wednesday, September 2, 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, Hollis Miles – Vice President, Judith Schwartz, Secretary-Treasurer, Brenda Jackson, Director at Large; Absent: Greg Decker, Director at Large

Management Company: Jane Godwin, Randall Management

Call to Order: Scott Ward, President of the Willow Pointe Board of Directors, called the meeting to order at 6:34 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: The Board adjourned into executive session to discuss specific items concerning homeowners and their accounts.

Approval of the Minutes: August 5, 2009 Board of Directors Meeting and the Executive Session of the Board of Directors. The August 5, 2009 minutes were presented for review. A motion was made by Judith Schwartz, seconded by Scott Ward, and it was unanimously decided to approve the minutes as presented.

Committee Reports:

Modification Committee – Hollis Miles updated the Board on the ACC application procedure. He explained that everything was running pretty smoothly and he was hopeful that Ivan would attend the Board meeting.

Newsletter Committee – Judith Schwartz notified the Board that she was still waiting on newsletter articles to complete the newsletter. She also mentioned that a new editor was needed for the newsletter.

Web Report – Hollis reviewed the procedure for processing emergency notices and alerting the owners. The new system has an authorization process. Hollis also reviewed the costs associated with the website.

Courtesy Patrol & Crime Watch – Brenda Jackson notified the Board that she was working on developing the committee for Crime Watch. This month an article was submitted by the committee for the next Willow Ponte Newsletter.

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 August 31, 2009 in great detail. The following are the account balance as of August 31, 2009. The Prosperity checking account balance was $18,397 the Prosperity Money Market was $26,885, the Bank of America – Temporary Transfer balance was $50,000. The total reserves equal $223,337. The administrative expense for the month was $3,387, Utilities were $8,151, Grounds Maintenance was $3,869, and Community Services were $2,583. The Total Expenses for the month of August was $21,981 and year-to-date the total expense for the Association are $189,366.

Collection Report – Jane reported that there were $766 of the 2008 and $5,864 of the 2009 Assessment fees which have not been collected. The Association is 98% collected for 2009.

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. There were no accounts under Board Review.

Unfinished Business:

Year End Pool Utilization Chart – Judith presented an updated statistics on pool use for the 2009 pool season. She reported that pool usage had increased in 2009. The homeowners that use the pool made positive comments about the new pool furniture.

Implementation of the $30 late fee – The Board of Directors discussed the Association’s collection procedure. Jane explained how to legally implement the $30 collection fee per month. The first step will be to prepare and execute an addendum to amend the management contract. The second step will be to amend, execute, and file the revised collection policy for Willow Pointe. The final phase will be to notify the homeowners of the change in the collection policy. A copy of the policy will also be mailed with the 2010 statements.

Ten (10) day force mow policy – The Board of Directors discussed the force mow policy and ways to better implement the Force Mow Policy at Willow Pointe. The Board of Directors decided not to send any warning letters prior to sending the ten (10) day force mow letter. The ten (10) day Force Mow Letter will serve as both a friendly reminder and a warning that the lawn will be forced if the violation is not corrected in ten (10) days. The Force Mow Letter will not be sent certified mail.

Play Structure - Bid for the Canopy Repair – Jane explained the process for having the canopy on the play structure repaired. Jane said that she has not seen a finalized bid for the replacement of the... (Continued on Page 11)
canopy, but she would check on the status of the work order and email the Board.

**Cars parked on the streets** – Judith updated the Board on her conversations with County Supervisor Bill Lee. He reported that most of the problems with streets were caused when the developer opted to install smaller sized streets in the subdivisions. Parking violations on the street should be referred to the Sheriff’s Department. He offered to continue to review the situation and see if he could find a way for the county to assist Willow Pointe with the parking problem on the streets.

**Liability Policy** – The Board of Directors received a copy of the updated insurance binders.

**New Business:**

The Board received copies of the audit. Due to the time, the review of the audit was postponed until the October Board Meeting.

**Adjournment:**

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:40 p.m.

---

**Recycle Bins**

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

---

**Sudoku**

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

```
  7  1  2  3  4
  9  4   6
  5  8  2  7  4
  8  9  2  7  4
  3  5  2
  7  8  5
```

*Solutions at www.PEELinc.com*  
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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

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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