



Willow Pointe Newsletter

March 2010
Volume 6, Number 3

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Presidents Message

Welcome Back Steve!

The Willow Pointe HOA Board would like to welcome Steve Mueller back to its ranks. Steve and his wife Judy have been Willow Point residents since 1996. They are a combined household with 4 grown children and 5 grand children. Since 1982, Steve has owned a commodity grain brokerage business and has served 4 years as a direct assistant to one of the presidents of the Texas Grain and Feed Association.

His volunteer work includes acting as Assistant District Director of the Gold Wing Road Riders Association, and a Life Member of the Houston Livestock Show and Rodeo and the Fort Bend County Fair.

In his words..

"Since 1996, I have seen a lot of changes in our neighborhood and that is why I decided to volunteer for the position of Director for the Willow Pointe HOA which I was elected to serve twice before. As of May, 2009, I was asked to volunteer and serve as a Board Director of the West Harris County MUD # 10 and still continue today.

My enthusiasm, dedication and ability to work with other Board members allow those tasks confronting our Board to be accomplished. I look forward to working with everyone on the Board."

Where the sidewalk ends...

The Board began looking into installing a more direct sidewalk from the parking lot to the community swimming pool following a suggestion by myself and the Landscape Committee. The problem was that kids (and adults) tend to look for the shortest distance between two points...especially when one of those points is a swimming pool. This is very rough on the grass leading down this 'path'. As we ventured onto this endeavor, Greg Decker pointed out that several areas in our neighborhood where the sidewalk just...well...ends.

Instances include areas of sidewalk between homes where a section seems to have not been completed by the builder. Others are long stretches that were never completed. Or the handicapped ramps that lead into to the grass. These are located both on main roads as well as several cul-de-sac areas. While we are not attempting to fix all of these at once, we are looking to add these missing sidewalks and improve the walking paths in our neighborhood.

Good Job, Greg!

For those unaware, Willow Pointe Resident Greg Decker wears several hats in our community. Greg currently serves as both a Willow Pointe HOA Board Director as well as a Director for the West Harris County Municipal Utility District #10 (MUD 10).

In these roles, Greg has been working towards a goal of bolstering the law enforcement presence in our area.

Currently, our community has contract coverage with the Harris County Sheriff's Office. They provide patrols in our community; however, there are some coverage gaps. This does not mean that when you need law enforcement services that they are not available during

(Continued on Page 2)

WILLOW POINTE

Community Calendar March 2010

- | | |
|------------|---|
| March 1 | Landscape Committee Meeting @ 6:30 p.m. |
| March 2 | Board Meeting @ 6:30 p.m. |
| March 13 | Walk the bayou and pick up trash; meet Paul @ the Willow Crossing Bridge @ 8 a.m. |
| Mar. 15-19 | SPRING BREAK
CFISD Student Holiday |
- 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 wpha.board@willowpointe.org.

MUD Meeting Information – The normal dateltime 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.

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.....	281-807-9500
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	Brenda Jackson	2009 - 2012
Director	Greg Decker	2009 - 2011
Director	Steve Mueller	2007 - 2010

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 8th of each month for the following month's newsletter.

President's Message - (Continued from Cover Page)

these times, just that they are not actively patrolling within our community.

Greg has diligently negotiated a package wherein the MUD 10 has agreed to provide the three communities in the MUD 10 District (Willow Pointe, Winchester Country, and Winchester Village) with supplemental funds to assist with the costs associated with providing contract patrols. Since we maintain our security contract jointly with Winchester Country, we are working together to improve our contract coverage with the Harris County Sheriff's Office using these funds.

Driveway Extensions

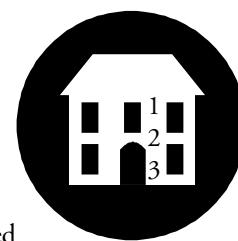
As is happens, we had a request from a homeowner to extend the width of their driveway. The homeowners submitted an ACC Application (Good Job!!), but unfortunately it was denied because the Architectural Guidelines state in Section 19.1 "No driveway extensions will be considered." Now, the ACC Committee, which reviews all ACC Requests (Kudos to them!!) just follows the guidelines that exist. Section 19.1 does not leave much room for interpretation.

Well, the homeowner pointed out several other homes in the community with similar driveway extensions. Some appear to have been constructed quite some time ago. They vary from brick to concrete construction.

So, since the conflict is with the Architectural Guidelines (and not the Covenant/Deed Restrictions), making changes does not entail gathering 392 signatures. Whew!!

The Board has been looking into the situation and is working to resolve this issue with the ACC Committee. We hope to have this situation resolved at our next Board meeting and will keep you updated.

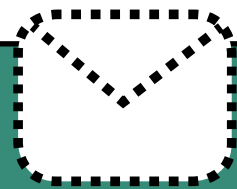
Can You See Your House Address?



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.

Go Green Go Paperless

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



Yard of the Month

While the groundhog guaranteed another 6 weeks of winter, spring right around the corner. Congratulations to the family at 10250 N. Laurel Branch Drive who received first place for the month of February. Also congratulations go to the family at 10202 Elm Bluff Court who receive second place this month.



NEW LOW PRICES *in 2010!*

BUSINESS CARDS *Starting @\$46.00*

ENVELOPES *Starting @ \$108.00*

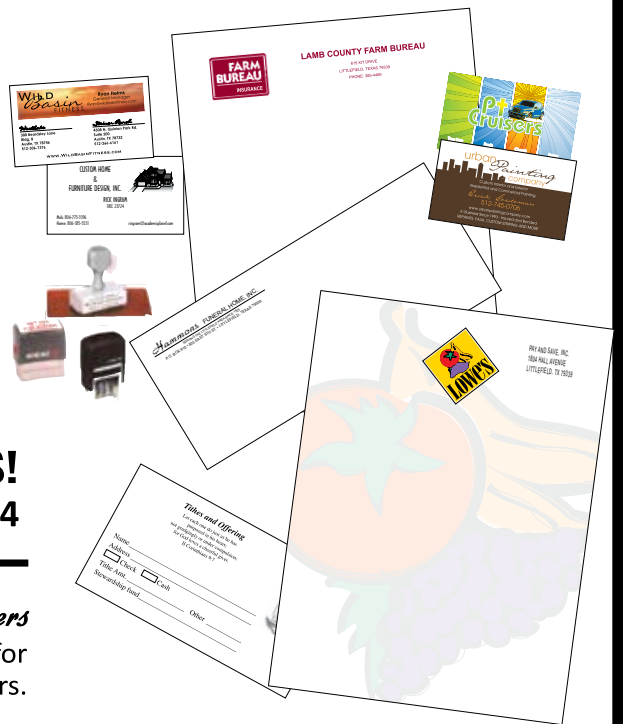
LETTERHEADS *Starting @ \$91.00*

RUBBER STAMPS *Starting @\$7.50*

▪ *And Much More!*

ASK ABOUT OUR PROMOTIONAL ITEMS!

1-888-687-6444 ext. 24



Quality
PRINTING COMPANY

Experience Matters
Doing business for
30+ years.

Willow Pointe

WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting - Wednesday, Jan. 5, 2010 - 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 77064 at 6:30 p.m.

BOARD OF DIRECTORS PRESENT:

Scott Ward, President
Hollis Miles – Vice President
Brenda Jackson, Secretary/ Treasurer
Greg Decker, Director at Large
Management Company:
Jane Godwin, Randall Management
Janet Bonura, Randall Management

CALL TO ORDER:

Scott Ward, Director of the Willow Pointe Board of Directors, called the meeting to order at 6:37 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 Hollis Miles, seconded by Greg Decker, 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:

December 1, 2009 Board of Directors Meeting and the Executive Session of the Board of Directors- The December 1, 2009 minutes were presented for review. A motion was made by Greg Decker, seconded by Hollis Miles, and it was unanimously decided to approve the minutes with two minor changes.

COMMITTEE REPORTS:

Modification Committee – Hollis Miles reported no issues to be addressed at this time.

Newsletter Committee – Scott Ward advised that an article will be in the next edition requesting the owners to update their contact information with the Association.

Web Report – Hollis Miles advised that a Face Book and Twitter account had been established.

Courtesy Patrol & Crime Watch – Brenda Jackson will provide the specifics on the motion light that she has installed for a pre-approved list of lights for the “Model Block” program. Greg Decker advised the Board of new terms for the courtesy patrol contract renewal.

Landscaping Committee – Scott Ward provided a report of the meeting with Brookway and a bid for work proposed for the trouble areas. A motion was made by Scott, seconded by Hollis, and it was

unanimously approved to authorize the replacement of the Crepe Myrtle for \$475 and the replacement of the sprinkler controller at Jones Rd. for \$507.

MANAGEMENT REPORT:

Financial Report - Jane Godwin reviewed the financial statement for the month ending December 31, 2009 in great detail. The following are the account balances as of December 31, 2009. The Prosperity checking account balance was \$87,530 and the Prosperity Money Market was \$26,920. The total reserves equal \$223,716. The administrative expense for the month was \$4,627, Utilities were \$3,710, Grounds Maintenance was \$6,047, and Community Services were \$100. The Total Expenses for the month of December were \$17,480 and year-to-date the total expense for the Association are \$262,021.

Collection Report – Jane reported that there were \$3,506 of the 2009 Assessment fees which have not been collected. The Association is 96% collected for 2009.

Legal Report – Jane Godwin presented the updated legal report from Casey Lambright’s Office. Updated photos of all uncorrected deed violations 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 several accounts under Board Review that were discussed. The Board advised RMI of the next steps to be taken on each account.

UNFINISHED BUSINESS:

Play Structure - Bid for the Canopy Repair – Janet provided the Board with an update on the installation.

Installation of Oleanders - The Board decided to wait on more favorable weather prior to the installation of eight Calypso Oleanders.

Sidewalk/Driveway Extensions - A brief discussion was held regarding multiple unapproved extensions. RMI will research options to address this issue.

Spine Road Trees - Janet will accompany Lucy on the next inspection to determine which trees remain outstanding.

NEW BUSINESS:

Recycle Pick-Up - A brief discussion was held regarding the holiday season affecting the pick-up schedule. Jane ensured the Board that the pick-up day remained to be on Thursdays.

Funeral Home Annexation - A motion was made by Greg Decker, seconded by Scott Ward, and it was unanimously decided to approve the funeral home’s request to be annexed and grant a utility easement for installation of a 1” water line with the consideration of \$1,000.

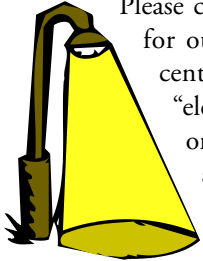
(Continued on Page 5)

Minutes - (Continued from pg. 4)

ADJOURNMENT:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:20 p.m.

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.

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.



Harris County Sheriff's Office Patrol Report
January 2010



CATEGORY	NUMBER
Burglary/Habitat	0
Burglary/Motor vehicle	0
Disturbance/Family	0
Disturbance/Loud Noise	0
Local Alarms	9
Runaway	0
Suspicious Person	1
Traffic stop	4
Vehicle suspicious	2

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

All of Your Dental Needs Under One Roof



Dean Lankford, DMD

Evan Melamed, DDS

Kenneth Lepow, DDS



LEPOW DENTAL ASSOCIATES

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



Now Welcoming New Patients!
(713) 937-0050 ● **www.lepowdental.com**

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.

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

*Solution at www.PEELinc.com

© 2007. Feature Exchange

Recipe of the Month

Broccoli Casserole

Ingredients

- 1 package frozen broccoli
- 1 cup cooked rice
- ½ cup chopped celery
- ½ cup chopped onion
- 1 small jar Cheese Whiz
- 1 can cream of chicken soup
- 1 can cream of mushroom soup

Directions

Place rice in greased casserole dish.

Saute onions and celery. Cook broccoli until crispy tender. Combine vegetables, soups, and cheese. Pour over rice. Bake at 375° until bubbly.

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

Spark Power Bank

Electricity Rates Are At Near Record Lows!

Compare our rates to ANY power provider in Texas and you'll see why SparkPowerBank.com is the low cost leader!

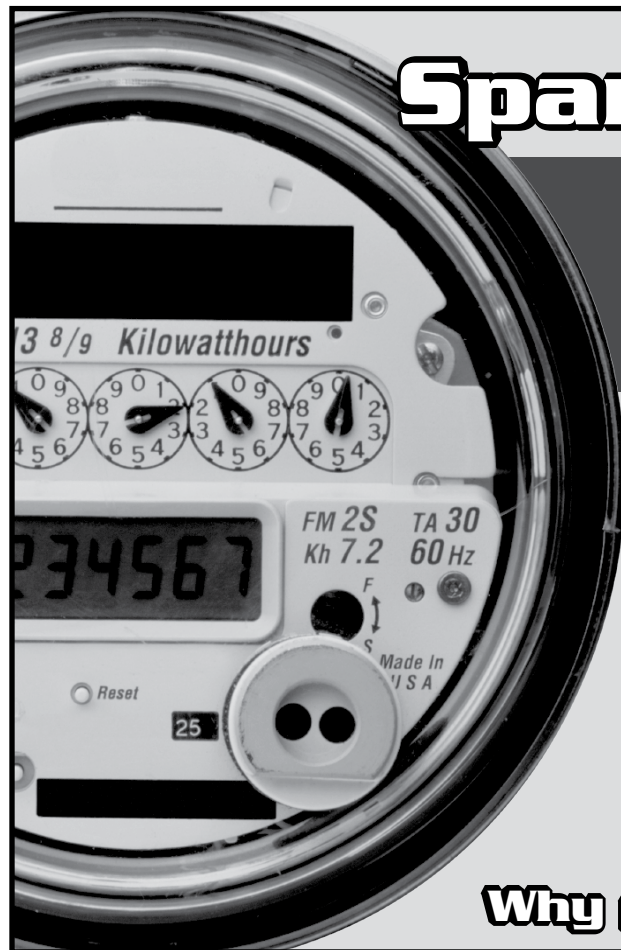
SIGN-UP ONLINE TODAY!

WWW.SPARKPOWERBANK.COM

Please choose "Newsletter Ad" as your referral

I'm Texas Energy Analyst Alan Lamme. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore!

Why pay more than you have to?



WILLOW POINTE HOA, INC

Balance Sheet

January 31, 2009

ASSETS

Checking	Prosperity	\$ 52,840.10
Temp Transfer	Prosperity M/M	\$100,000.00
Reserves		
Prosperity M/M		\$ 38,593.46
Smith Barney		\$146,152.41
Bank of America M/M		\$ 50,598.05
Total Reserves		\$235,343.92

ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 3,505.74
2010 Owner Assessments	\$86,120.95
A/R Collection Fees	\$ 156.80
A/R Lawn Fees	\$ 905.03
A/R Late charges	\$ 159.13
A/R Legal fees	\$ 8,505.60
A/R Opening balance	\$19,391.50
A/R Other	\$ 200.00
	\$118,944.75

Total Assets	\$507,128.77
Pre-paid insurance	\$ 3,630.84
Total other assets	\$ 3,630.84
Total Assets	\$510,759.61

LIABILITIES AND MEMBER'S EQUITY

Reserves

Beginning balance	\$ 235,343.92
Interest income	\$ 39.83
Bank Charges	\$ -75.00
Total Reserves	\$235,343.92

Member Capital

Prior Years equity	\$ 80,099.61
Accrual basis equity	\$ 118,944.75
Total homeowners capital	\$ 199,044.36
YTD excess/deficit	\$ 76,371.33
Total member's equity	\$275,415.69

TOTAL LIABILITIES AND MEMBER'S EQUITY	\$510,759.61
---------------------------------------	--------------

At no time will any source be allowed to use the Willow Pointe Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Willow Pointe Homeowners Association and Peel, Inc. The information in the Willow Pointe newsletter is exclusively for the private use of Willow Pointe residents only.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

Peel, Inc.

Printing & Publishing

Publishing community newsletters since 1991

Support Your Neighborhood Newsletter.

Kari Harrison

Sales Representative

713-855-1731

kari@peelinc.com



*Advertise your business
to your neighbors.*

1-888-687-6444

www.PEELinc.com

Real Estate Market Report

Willow Pointe Specialist

DAVID "SUPER DAVE" FLORY



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

	ACTIVE	PENDING	SOLD Last 6 Mos
# of Listings	9	3	12
Price Range:	\$139,900 \$239,000	\$124,900 \$164,900	\$87,900 \$195,000
Average Price	\$174,077	\$149,900	\$152,054
Avg Price/sq.ft.	\$62.48	\$55.37	\$66.28
Avg DOM	81	77	49
High Price/sq.ft.			\$86.92
Low Price/sq.ft.			\$38.43



RE/MAX
Professional Group
832-478-1205

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

WWW.SUPERDAVE.COM

*According to information taken from the HAR MLS Computer

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