



# Willow Pointe Newsletter

April 2010  
Volume 6, Number 4

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## PRESIDENT'S MESSAGE

### *Busted*

Well, last month I got a letter from Randall Management. It said that I had mold on the front of my house. I was indignant. I stormed out to the street letter in hand and looked back at my house and sure enough...in the spot I never look...mold on the front gutter of my house tucked behind my oak tree.

It had avoided the other areas of my home over the garage getting direct sunlight, but that combination of moisture and shade provided the perfect growing environment. I know that we had a very wet winter and that made many of the areas not normally affected by mold susceptible. I had 'Brown Patch' in my lawn for the first time this winter, so it really should not have been much of a surprise.

Well, my mold was on the top of my second story. And I had no easy way to reach it. I asked around for the best way to clean the stuff off. I have a gas powered pressure washer and an overwhelming desire to use it. However, I was told that the best solution (pun intended) was a 10% bleach solution sprayed onto the mold. The idea was that the pressure washer can take paint off as well as mold and might find small cracks and sneak its way into the attic.

So I opted to use a pump sprayer while perched atop my ladder to spray the area down. I found that after letting the bleach do its work for about 10 minutes, gently spraying it down with a high pressure nozzle on a water hose got most of it off. I used a telescoping pole with a brush on the end to scrub off the hard to clean spots.

I mention this because I know that some of you might be in the same boat as me. If you are, I hope you might find some useful information in my diatribe. Also, remember that when spraying a 10% bleach solution, wear goggles, old clothes, and that EVERYTHING will be slippery.

### LIGHTING

The Board is looking into adding lighting to the Round-Up entrance on the south sides of Willow Crossing. The north side had dual lights which illuminate the 'Willow Pointe' signs at night. The Builder either chose not to or neglected to add lighting to this area. We normally get several complaints directing us to 'fix' the lights in this area. The problem is that there are no lights to 'fix'. We are looking into rectifying this by running underground electrical lines to these areas.

### DEAD PLANTS

If you are like most of us, you lost a plant of two during the hard freezes this winter. Please be proactive and remove any dead plants as the spring arrives. This will also up your chances of having the 'Yard of the Month' honors.

## WILLOW POINTE

### *Spring Garage Sale*

It is time to jump start spring cleaning and make a little extra money off those items filling up your closets. Mark your calendars for April 16th, 17th, and 18th. The Board will post signs at the main entrances of the neighborhood. If you place your own signs directing people to your address, please be courteous to your neighbors and take them down once you are finished.

## MARK YOUR CALENDAR

### *For the Willow Pointe Annual Meeting*

Thursday, May 20, 2010 at 6:30pm in the Winchester Country Club House

The annual meeting will be held to conduct official business of the Homeowners Association including the election of Directors and dissemination of community information. A quorum of 10% of the community is required to hold the meeting.

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Animal Control.....	281-999-3191
Commissioner, Precinct 4.....	281-353-8424
Willow Place Post Office .....	281-890-2392
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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
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## 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](mailto: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](mailto:advertising@peelinc.com). The advertising deadline is the 8th of each month for the following month's newsletter.

## WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

*Board of Directors Meeting  
Wednesday, February 2, 2010*

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

Steve Mueller, Director at Large

Management Company:

Jane Godwin, Randall Management

(Continued on Page 3)

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## Minutes - (Continued from Page 2)

Janet Bonura, Randall Management

Call to Order:

Scott Ward, Director of the Willow Pointe Board of Directors, called the meeting to order at

6:36 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 Greg Decker, seconded by Scott Ward, and it was unanimously decided to approve the agenda as amended.

Open Forum:

The Open Forum is the time provided for the owners of Willow Pointe to address the Board, ask questions, or make suggestions. No owners were present.

Approval of the Minutes: January 5, 2010 Board of Directors Meeting and the Executive Session of the Board of Directors- The January 5, 2010 minutes were presented for review. A motion was made by Greg Decker, seconded by Scott Ward, and it was unanimously decided to approve the minutes with one minor change.

New Board Member (Steve Mueller)- A motion was made by Scott Ward, seconded by Brenda Jackson, and it was unanimously decided to invite Mr. Mueller to serve on the Board of Directors.

Committee Reports:

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

Newsletter Committee – Scott Ward stated that everything was going well with the monthly publishing.

Web Report – Hollis Miles advised that all is well and all outstanding issues have been updated.

Courtesy Patrol & Crime Watch – Brenda Jackson is researching different ideas to increase neighbor involvement.

Landscaping Committee – Greg Decker reported that a number of water meters have been stolen in the area.

Management Report:

Financial Report - Jane Godwin reviewed the financial statement for the month ending January 31, 2010 in great detail. The following are the account balances as of January 31, 2010; the Prosperity checking account balance was \$52,840 reflecting a \$100,000 operating transfer, and the Prosperity Money Market was \$38,593. The total reserves equal \$235,344. The administrative expense for

(Continued on Page 4)

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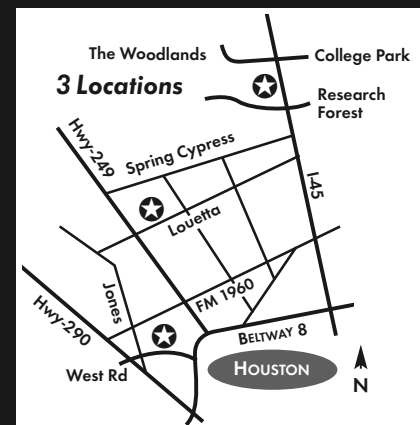


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# Willow Pointe

## Minutes - (Continued from Page 3)

the month was \$2,575, Utilities were \$3,563, Grounds Maintenance was \$3,910, and Community Services were \$2,517. The Total Expenses for the month of January were \$16,795 and year-to-date the total expense for the Association are \$4,548.

Collection Report – Jane reported that there were \$3,506 of the 2009 Assessment fees which have not been collected. The Association is 99% collected for 2009 and with \$86,120 outstanding the Association is 64% collected for 2010.

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 – An update was provided on the status of ordering the equipment. Installation will begin upon receipt of such.

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

Sidewalk/Driveway Extensions- The Board discussed the sidewalk and driveway extensions as stated in the Association documents. Scott Ward informed the Board that the only reference to this matter was in the ACC Guidelines and the matter would be referred to the ARC Committee for their input.

Spine Road Trees- Janet advised that the inspection was complete and letters were mailed to all owners in need of planting the tree between the sidewalk and the curb.

Pool Sidewalk- A discussion was held regarding different options and the width of such improvement. The board requested that RMI obtain additional bids for this work.

### New Business:

Pool Entry Pole/Chain- A brief discussion was held regarding the damage to the property. RMI will obtain bids to repair the pole and make it more secure.

Sprinkler Backflow Repair- Brookway submitted a bid for review and Scott Ward advised that he would research the pricing and also

*(Continued on Page 5)*

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**Minutes - (Continued from Page 4)**

obtain a second bid from Cruz.

RMI Deed Letters- Hollis Miles addressed the details of the letters mailed regarding violations and the Board requested that the letters be more specific.

Re-plaster Baby Pool- Scott Ward advised that we have received an inquiry and request to re-plaster the baby pool due to the rough surface damaging tender feet.

**Adjournment:**

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:45 p.m.

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## Yard of the Month



Spring is springing and our brown lawns are turning green once again. Congratulations to the family at 10239 Bayou Trail Lane who received first place for the month of February. Also congratulations go to the family at 9314 Willow Crossing Drive who receive second place this month. Great jobs keeping our neighborhood looking sharp!!

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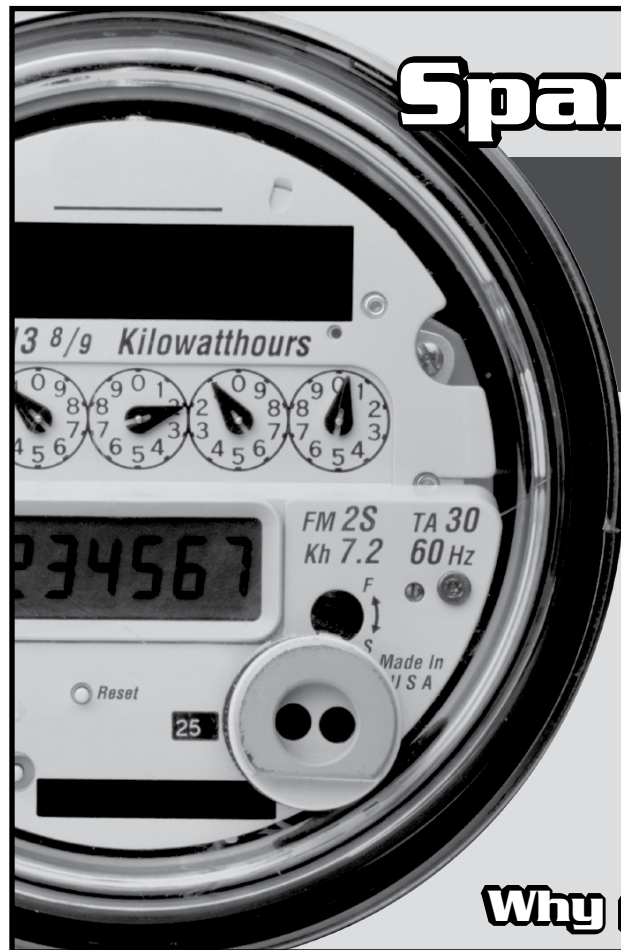
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## WILLOW POINTE COMMUNITY CALENDAR

*April 2010*

- April 2.....CFISD Student Holiday
- April 4.....Easter Sunday
- April 5.....Landscape Committee Meeting @ 6:30 p.m.
- April 6.....Board Meeting @ 6:30 p.m.
- April 10.....Walk the bayou and pick up trash  
.....meet Paul @ the Willow Crossing Bridge @ 8 a.m.

**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](mailto: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.

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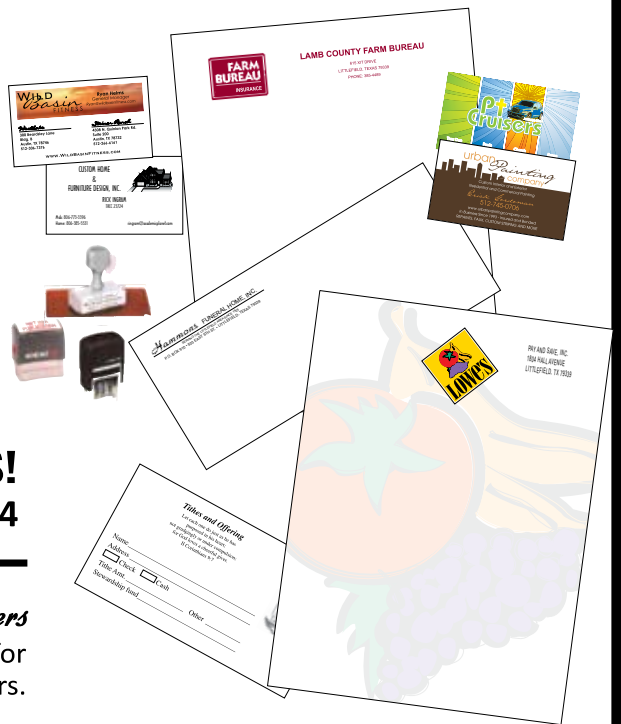
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<b>Average Price</b>	\$175,422	\$159,300	\$154,358
<b>Avg Price/sq.ft.</b>	\$64.26	\$63.51	\$59.10
<b>Avg DOM</b>	89	70	57
<b>High Price/sq.ft.</b>			\$84.96
<b>Low Price/sq.ft.</b>			\$38.43



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