



# Willow Pointe Newsletter

June 2010  
Volume 6, Number 6

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## President's Message

### POOL HOURS AND SCHEDULE

If there ever was something that embodied the phrase 'you can't please everyone', it would have to be the community swimming pool. These are real requests that we have had regarding our pool:

"It gets too hot late in the day. You need to open at 7am. Then close at 9am. And open up later about 3pm until 8pm when it is cooler. Nobody wants to swim when it is too hot"

"Why do we need lifeguards? All they do is ruin everyone's fun."

"The kids really love swimming at night, you really should stay open until 9 or 10pm."

Every year, we have some Homeowners who are not pleased with the hours or schedule set for the pool. We try to balance both opening the pool for an adequate time period and not breaking the bank in the process.

The pool is a major community expense as well as a great place to relax and meet your neighbors. We understand this and are looking into the possibility of extending the pool season further into September as there seems to be more demand for a longer pool season.

Request to open earlier in May (on weekends) will also be broached. According to Greater Houston Pool Management, about 30% of their pools open before Memorial Day and the remaining 70% open on Memorial Day weekend. We will be closely monitoring the pool use this summer and counting swimmers every hour to get an idea of trends. This will allow us to discuss our options with the Homeowners and with surrounding communities who might run a different schedule or system.

### THE MORE EYES THE BETTER

The Board is regularly bombarded with Homeowners informing us that, "You have not done anything about my neighbors (Insert Your Favorite Deed Restriction Violation Here)." Well, to dispel

any rumors to the contrary, the Board itself does not drive through the community to hunt for violations. If you have a broken shutter or gutter falling off of your home, odds are that a Board member has not seen it.

The actual process involves a representative from RMI driving our neighborhood twice a month to look for violations...and this representative has a tough job. Each of the 588 properties has the home inspected, the lawn, vehicles, driveway, fences, trees, and items in the backyard visible from the street. Notes are made and combined into a list that then will send the Homeowner a first violation letter...like the Mold letter I got a few months ago.

The representative must also check to see if previous violations have been sufficiently corrected. And sometimes, when a violation has been on-going, the violation has to be photographed and presented to the Board at our Monthly Meeting so we can decide whether to pursue the matter legally.

The problem arises when a Homeowner feels that their neighbor's violation is not being addressed. They become convinced that we are not doing our job or that we are giving preferential treatment to them for some unknown reason. Then get mad at the Board. Realistically, we probably don't know about it unless the issue has become a legal matter.

The take home message here is that if a violation is really bothering you, please let us know. Odds are, if something bothers you, it bothers others as well. We don't put your name on the violation letter so you can be fairly sure you won't end up 'sleeping with the fishes'. We would prefer you let RMI know of the violation before it becomes a source of conflict either between you and your neighbor or you and the Board.

To report violations, please include the SUBDIVISION, STREET ADDRESS, and VIOLATION and send that information to: [deed@rmi.com](mailto:deed@rmi.com). An attached digital image, if possible, can also be helpful.

## 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	Brenda Jackson	2009 - 2012
Treasurer	Steve Mueller	2007 - 2010
Director	Greg Decker	2009 - 2011

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 COMMUNITY CALENDAR

June 2010

June 1	Board Meeting @ 6:30 pm
June 2	Last Day of School
June 7	Landscape Committee Meeting @ 6:30 pm
June 12	Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am

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 am the first Thursday of the month @ the offices of Attorneys Young and Brooks. The address is 1415 Louisiana 5th floor.

## RANDALL MANAGEMENT IS MOVING!!

6200 Savoy, Suite 420, Houston, Texas 77036

Our phone number, fax number, and all e-mail addresses will remain the same. 713-728-1126 [www.randallmanagement.com](http://www.randallmanagement.com)

## Harris County Sheriff's Office Patrol Report April 2010



CATEGORY	NUMBER
Burglary/Habitat	0
Burglary/Motor vehicle	1
Disturbance/Family	2
Disturbance/Loud Noise	4
Local Alarms	16
Road Rage	1
Runaway	2
Suspicious Person	5
Traffic stop	11
Vehicle suspicious	7

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

## Time for a Change?

### ACC APPLICATION PROCESS

As spring gives way to summer, you may find yourself getting somewhat ambitious...frequent trips to the home improvement store are a good indicator of this. If you are going to make a change to the exterior of your home or to your lawn, you need to fill out an ACC Application. The process is quite simple and can prevent costly mistakes.

### OVERVIEW

- 1) Decide what project you want to undertake.
- 2) Go to [www.willowpointe.org](http://www.willowpointe.org) and click on the Documents section.
- 3) Print out and fill out the ACC Application COMPLETELY.
- 4) Submit the application either by email, fax, or postal mail to the address/number on the form
- 5) The Application is scanned by RMI, dated, and forwarded to the Architectural Review Committee (ARC - a group of homeowners who volunteer to review and comment on all applications)
- 6) The ARC submits their recommendations/suggestions and the decision is sent to RMI to be relayed to the Homeowner.
- 7) The process can take up to one month; however, we work to get most processed within a week or two.

### HELPFUL SUGGESTIONS

If you are modifying your home with an addition, sidewalk to your backyard, shed/play structure, etc., a COPY of the 'Survey of Plat' is excellent to include. This would be found with your closing documents when you bought your home...it is usually legal sized and has the property lot and all easements shown. Just make a copy of this document and then draw in the location of the proposed improvement.

### MORE IS BETTER

If you are installing a patio cover like your neighbors, submit a picture if possible. If you are buying a play structure, send the image from the manufacturer. Anything you can provide will prevent the ARC from having to deny the application for lack of information.

### SHEDS AND PLAY STRUCTURES

Sheds are limited to a height of 10' from grade and play structures limited to 12' from grade. This is NOT a blanket approval if the height is correct. An ACC Application still needs to be completed to show WHERE on the property the addition is going to be placed. We don't want sheds in front yards...

*(Continued on Page 4)*



**4th of July  
Block Party**

Sunday, July 4  
6:00-9:30pm

**Everyone's Invited!**

Fun for the whole family!  
Live Music!  
Great Food!  
Free Drawings!  
Fireworks Display!



WHERE KIDS JOIN FORCES WITH GOD!

**HERO  
HEADQUARTERS**

**Vacation Bible School**  
June 14-18, 6:00-8:30pm

Ages 3 thru 5th grade  
Register: [vacationbibleschool.org/hfcnaz](http://vacationbibleschool.org/hfcnaz)

**houston first church of the nazarene**

10001 W. Sam Houston Pkwy. N. (Beltway 8 between Fallbrook & West)

phone: 281-897-0300 • web: [www.hfcnaz.org](http://www.hfcnaz.org) • email: [office@hfcnaz.org](mailto:office@hfcnaz.org)

# Willow Pointe

## Yard of the Month



*Congratulations 9803 Willow Crossing Dr!*

As we approach the summer heat, the right amount of TLC has made some beautiful front lawns. Congratulations to the family 9911 Willow Crossing

Drive who received first place for the month. Also congratulations go to the family at 9803 Willow Crossing Drive who receive second place this month.

**Time for a Change** - (Continued from pg. 3)

### **GIVE US A SAMPLE**

All homes must be painted an approved color with approved roof shingles. The approved colors/shingles may be found in the Documents section of the Community Website. ANY applications deviating from this list **MUST** submit a sample with the application to speed up approval. The sample will be compared to the approved shingle list to see if it sufficiently matches approved colors.

### **EMERGENCY SITUATIONS**

We are reasonable people and we just need to know when an emergency situation presents itself. If your roof is leaking, we are not going to make you wait 2 weeks to get an application approved. But we need to know the situation so that we can expedite the application. This may involve a direct Board approval, but we know that sometimes issues occur and need immediate attention.

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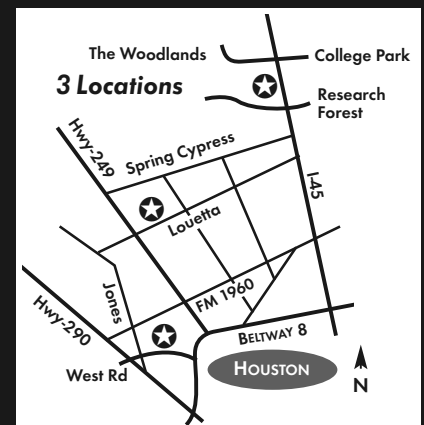


10830 West Rd.  
2 Blocks East of Jones Rd.  
**281-378-7592**

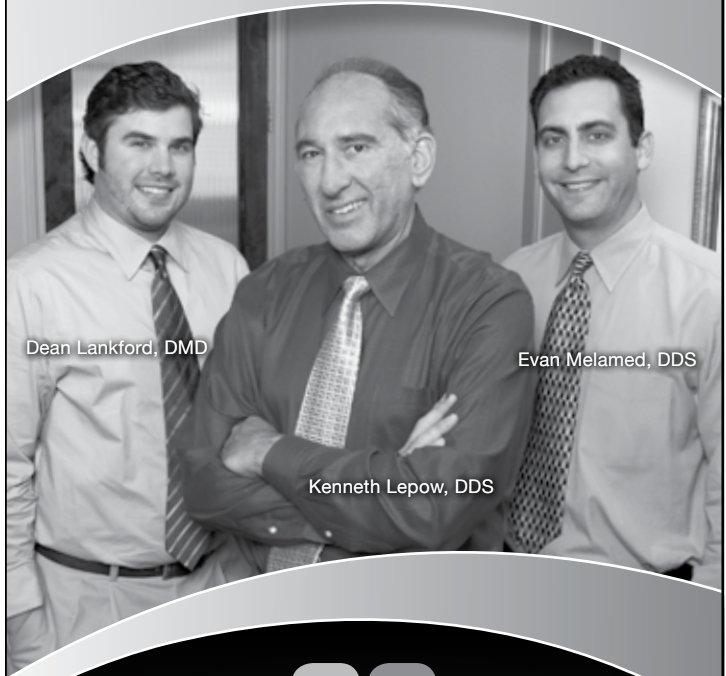
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**Willow Pointe HOA, INC**

*Balance Sheet - April 30, 2010*

**ASSETS**

Checking Prosperity .....	\$ 24,214.75
Temp Transfer Prosperity M/M .....	\$100,000.00
Temp Transfer Bank of America .....	\$ 60,000.00

**RESERVES**

Prosperity M/M .....	\$ 33,048.52
Smith Barney .....	\$146,176.65
Bank of America M/M .....	\$ 50,610.53
<b>Total Reserves .....</b>	<b>\$229,835.70</b>

**ACCOUNTS RECEIVABLE**

2009 Owner Assessments .....	\$ 1,393.43
2010 Owner Assessments .....	\$18,725.38
A/R Collection Fees .....	\$ 2,689.22
A/R Lawn Fees .....	\$ 612.21
A/R Late charges .....	\$ 345.16
A/R Legal fees .....	\$ 6,761.25
A/R Opening balance .....	\$19,391.50
A/R Other .....	\$ 350.00
.....	\$ 50,268.15
<b>Total Assets .....</b>	<b>\$464,318.60</b>
Pre-paid insurance .....	\$ 1,827.09
Total other assets .....	\$ 1,827.09
<b>Total Assets .....</b>	<b>\$466,145.69</b>

**LIABILITIES AND MEMBER'S EQUITY**

*Current Liabilities*

Prepaid-HOA Fees .....	\$126.80
Prepaid-Legal Fees .....	\$ 82.00
<b>Total Liabilities .....</b>	<b>\$ 208.80</b>

*Reserves*

Beginning balance .....	\$ 235,379.09
Interest income .....	\$ 191.34
Bank Charges .....	\$ -75.00
Capital Expenses .....	\$ -5,659.73
<b>Total Reserves .....</b>	<b>\$229,835.70</b>

*Member Capital*

Prior Years equity .....	\$ 80,099.61
Accrual basis equity .....	\$ 50,059.35
Total homeowners capital .....	\$ 130,158.96
YTD excess/deficit .....	\$ 105,942.23
Total member's equity .....	\$ 236,101.19

**TOTAL LIABILITIES AND**

**MEMBER'S EQUITY.....\$ 466,145.69**

# Willow Pointe

## Willow Pointe Homeowners Association, Inc.

### Board of Directors Meeting - Tuesday, April 6, 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.

#### Board of Directors:

**Present:** Scott Ward, President, Hollis Miles – Vice President, Steve Mueller, Treasurer, Brenda Jackson, Secretary, 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 6:33 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 Scott Ward, seconded by Greg Decker, and it was unanimously decided to approve the agenda with one edit regarding the May meeting schedule.

#### 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:** March 2, 2010 Board of Directors Meeting and the Executive Session of the Board of Directors- The March 2, 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 as presented.

#### Committee Reports:

**Modification Committee** – Scott Ward advised that he has been working with Casey Lambright to amend the By-Laws.

**Newsletter Committee** – A brief discussion was held regarding the upcoming edition to be mailed.

(Continued on Page 7)



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## Minutes - (Continued from pg. 6)

**Web Report** – Hollis Miles had no issues to report at this time.

**Courtesy Patrol & Crime Watch** – Brenda Jackson provided the specifications for the motion lights to be installed as part of the “Model Block” program. She also reported the lack of participation from the neighbors and suggested a Crime Prevention meeting with guest speakers to advise of how residents may deter crime in the area.

**Landscaping Committee** – It was reported that the landscaping was damaged at Jones Road and Trail Ridge due to a car running over the curb. Brookway is to replace a missing Crape Myrtle.

### Management Report:

**Financial Report** - Jane Godwin reviewed the financial statement for the month ending March 31, 2010 in great detail. The following are the account balances as of March 31, 2010; the Prosperity checking account balance was \$34,156. A \$100,000 operating transfer was placed in the Prosperity Money Market account as well as a \$60,000 operating transfer was placed in the Bank of America Money Market account. These funds are designated for 2010 operation, but placed in the money market accounts to earn additional interest until the funds are needed for operation. The reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$232,340. This balance does not reflect the operating transfers.

The administrative expense for the month was \$2,427, Utilities were \$4,725, Grounds Maintenance was \$4,459, and Community Services were \$1,062. The Total Expenses for the month of March were \$15,031 and year-to-date the total expense for the Association are \$53,056, which is \$14,096 under budget.

**Collection Report** – Jane reported that there were \$2,610 of the 2009 Assessment fees which have not been collected. The Association is 99% collected for 2009 and with \$28,242 outstanding the Association is 88% 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** - Janet provided an update regarding the installation being scheduled.

(Continued on Page 8)



The advertisement features a background of colorful chalk pieces. On the left, the text "Chalk art from the heart" is written in white chalk, with "from the" enclosed in a pink heart outline. On the right, a large pink chalk piece has a smiley face drawn on it. Below the image, there is a white banner with text and logos.

**Participate this June 12th - 20th in *Chalk Art from the Heart* and help us promote water safety. Drowning is Preventable!**

.....

Check out our website for details, contest rules and PRIZES!

**WWW. COLINSHOPE.ORG**

**COLIN'S HOPE**

# Willow Pointe

Minutes - (Continued from Page 7)

**Pool Sidewalk-** This project is complete and Scott has spoken with the contractor regarding other sidewalks throughout the community.

**Pool Entry Pole/Chain-** Scott Ward presented a proposal for the repairs to be completed by the contractor who completed the sidewalks. A detailed discussion was held regarding the specifications and other remedies. A motion was made by Greg Decker, seconded by Steve Mueller, and it was unanimously decided to approve a budget of \$2,000 to replace the gate with modified plans for structural integrity.

**Baby Pool Resurfacing-** Steve Mueller advised of his attempts to schedule an inspection with Greater Houston.

**Round Up Flower Beds-** A brief discussion was held and this matter was tabled for further evaluation over the next year.

**Round Up Electrical Work-** A motion was made by Greg Decker, seconded by Steve Mueller, and it was unanimously decided to approve a budget of \$4,765 for electrical work to be performed at the Round Up intersection. RMI will obtain comparable bids.

**Community Garage Sale-** Scott Ward advised that he had placed an order for 25 signs for garage sale advertisement with the total cost being \$192. The board discussed and approved the reimbursement for such expense.

**New Business:**

**Trash Can Replacement-** A motion was made by Hollis Miles, seconded by Greg Decker, and it was unanimously decided to approve a budget not to exceed \$2,000 to replace the trash cans in the park and pool area.

**Annual Meeting/By-Law Amendment-** The mail-out was reviewed and several edits were noted. The scheduled mailing date is May 7th. Scott Ward advised that the By-Law amendment needs to be included in the mail-out and placed on the Agenda for the Annual Meeting.

**Signature Cards-** Janet presented the application and gathered all board members information and supporting identification documents.

**Pool Passes-** Janet advised that the 2010 pool passes were complete and presented a sample of such which will also be included with the Annual Meeting mail-out.

**Swim Team-** Brenda Jackson advised the board that the swim team members were asking about their practice schedule for the 2010 swim team season. A brief discussion was held regarding their schedule and the board decided to allow them to use the facility same as in 2009. Brenda was instructed to have the swimmers contact their coach for a practice schedule.

**Adjournment:**

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:30 p.m.

## Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at [www.StarTexPower.com](http://www.StarTexPower.com)

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# - Kids Stuff -

Section for Kids with news, puzzles, games and more!



## **What a Fire Ant Is**

There are many different types of fire ants, and they are found all throughout the southeastern and southwestern United States. The most common and aggressive kind is the red imported fire ant, which is reddish-brown and measures about 1/8-inch long (about half the size of a pencil eraser).

Red imported fire ants live in colonies that first nest in the ground, and then create a mound of dirt over the nest. These mounds can grow up to 18 inches high and over 2 feet wide! Red imported fire ants' nests can be found on lawns, in parks, on playgrounds, in fields, and in pastures. Some red imported fire ants create nests in walls of buildings.

## **What a Fire Ant Sting Looks and Feels Like**

A person who gets stung by a fire ant will feel a sharp pain and burning. A person who steps on a fire ant mound will get a lot of stings at once because the ants have been disturbed where they all live together. Each sting will turn into an itchy white blister over the next day.

## **What You Should Do**

If you ever think that you have been stung by a fire ant, tell an adult immediately. That's because the venom (poison) in the fire ants' stings can cause the area of the sting to swell up quite a bit, and a doctor may want to have a look to make sure you

are not having an allergic reaction. The symptoms of an allergic reaction include hives (red patches on the skin that sting and itch), nausea, dizziness, a tight feeling in the throat, or difficulty breathing. If these symptoms occur, the person needs to get medical attention right away.

But more often, you can follow these steps after a fire ant sting:

Wash the area with soap and water.

Apply some ice to the area.

Check with the doctor if you have redness, swelling, or itching.

## **What a Doctor Will Do**

A doctor may suggest giving a medicine called an antihistamine to control swelling and itching. If you are having a more severe allergic reaction to a fire ant sting, he or she may give you a shot fights the reaction. People who know that they are allergic to fire ant stings also sometimes carry emergency medicine that they can give to themselves to prevent a severe reaction from happening.

## **How to Avoid Getting Bitten**

The best way to avoid getting bitten by fire ants is to keep your shoes on when playing near fire ant mounds. If you come across one, don't ever poke at it or try to play with it.

Reviewed by: Elana Pearl Ben-Joseph, MD

Date reviewed: September 2007

This information was provided by KidsHealth, one of the largest resources online for medically reviewed health information written for parents, kids, and teens. For more articles like this one, visit [www.KidsHealth.org](http://www.KidsHealth.org) or [www.TeensHealth.org](http://www.TeensHealth.org). ©1995-2006. The Nemours Foundation



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Peel, Inc. - Kids Club  
311 Ranch Road 620 S, Suite 200  
Lakeway, TX 78734

We will select the top few and post their artwork online at [www.PEELinc.com](http://www.PEELinc.com). DUE: June 30<sup>th</sup>

Be sure to include the following so we can let you know!

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Email Address: \_\_\_\_\_  
(first name, last initial) [This information will only be used to notify you or your parents if your artwork was selected.]



WP

## 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.

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

\*Solution at [www.PEELinc.com](http://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\*\***
- **#7 Realtor in United States\*\***
- **Selling Over 500 Homes A Year**

	ACTIVE	PENDING	SOLD Last 6 Mos
<b># of Listings</b>	10	1	13
<b>Price Range:</b>	\$149,900 \$230,000	\$156,000	\$127,000 \$169,000
<b>Average Price</b>	\$182,419	\$156,000	\$149,876
<b>Avg Price/sq.ft.</b>	\$69.10	\$73.79	\$60.75
<b>Avg DOM</b>	62	41	71
<b>High Price/sq.ft.</b>			\$84.96
<b>Low Price/sq.ft.</b>			\$41.99



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\*According to information taken from the HAR MLS Computer

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