



Willow Pointe Newsletter

July 2010
Volume 6, Number 7

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Willow Pointe 2010 Annual Meeting

The 2010 Annual Meeting was held May 20th with 19 homeowners in attendance. Thankfully, over 100 homeowners were represented by proxy at the meeting.

We were excited to hold the meeting in the Winchester Country Clubhouse for the first time. The small group had a very positive exchange of ideas and the Board was excited to gain some new ideas and directions from the homeowners.

At the meeting, the homeowners re-elected Mr. Steve Mueller for a 2010-2013 term. The homeowners also voted to approve the By-Law Amendment. The Amended By-Laws can be found on the Willow Pointe website under the 'Forms' section.

Accomplishments in the past year included:

- No increase for the 2010 Assessment fee
- Implemented a fee for Assessments not paid by due date.
- Facilitated replacement and trimming of Spine Road trees.
- Expanded our security patrol coverage to eliminate gaps.
- Added sidewalks to several community areas.
- Built pool parking lot access gate and improved pool lighting.
- Polished baby pool to remove abrasive surface and replaced pool pump motor.
- Replaced trash cans in recreational area with solid concrete ones.
- Implemented a 10 Day Force policy to correct violations (such as lawns) rapidly.
- Added lighting to south side of Round-Up and Willow Crossing entrance.
- Expedited ACC approval process by allowing RMI to approve items from approved lists.
- Began using communication tools such as Facebook and Twitter.
- Improved Crime Watch distribution list.

Short and long term goals:

- Allow for on-Line submission of ACC Applications.
- Improved 'fencing' along Jones road entrance.
- Expansion of community patrols with an end goal of 24-7 coverage.
- Begin discussing how we manage our pool – guarded vs. unguarded facility.
- Get more people involved in community activities.

COMMUNITY CALENDAR

July 2010

- July 4 Independence Day
- July 5 Independence Day (Observed)
POOL OPEN
- July 6 Pool Closed
- July 10 Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am
- July 12 Landscape Committee Meeting @ 6:30 pm
Pool Closed
- July 19 Pool Closed
- July 26 Pool Closed

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

4th of July Celebrations

With a Sunday 4th of July this year, we anticipate a festive holiday celebration. While fireworks are allowed in Harris County outside of the city limits, please be cautious the lighting off your fireworks.

There is a 'noise ordinance' in effect for Harris County and we ask that you wrap up your fireworks display by 10 p.m. Also, please take the time the next day to clean up your fireworks debris from the front of your house and from the street.

Thanks and have a fun and safe celebration.

Willow Pointe

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	2010 - 2013
Director	Greg Decker	2009 - 2011

Please contact us at wpboa.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.

Harris County Sheriff's Office Patrol Report

May 2010



CATEGORY	NUMBER
Burglary/Habitat	0
Burglary/Motor vehicle	1
Disturbance/Family	0
Disturbance/Loud Noise	1
Illegal Dumping	1
Local Alarms	15
Runaway	2
Suspicious Person	0
Traffic stop	4
Vehicle suspicious	3

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

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Willow Pointe Homeowners Association, Inc. *Board of Directors Meeting - Tuesday, May 4, 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; Steve Mueller, Treasurer; Brenda Jackson, Secretary; Greg Decker, Director at Large

Absent: Hollis Miles, Vice President

Management Company:

Jane Godwin, Randall Management; Janet Bonura, Randall Management

Call to Order:

Scott Ward, President of the Willow Pointe Board of Directors, called the meeting to order at 6:50 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. Ms Marcia at 10202 Sable Meadow Ct. appeared without notice to submit some paint colors for her home. There was a brief discussion held regarding her paint color choices and the Board advised her that the color that she selected was not acceptable and she would need to pick a color from the approved color chart.

Approval of the Minutes:

April 6, 2010 Board of Directors Meeting and the Executive Session of the Board of Directors- The April 6, 2010 minutes were presented for review. A motion was made by Scott Ward, seconded by Greg Decker, and it was unanimously decided to approve the minutes with one edit.

Committee Reports:

Modification Committee – The Board discussed the processing

(Continued on Page 4)



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FACTS YOU NEED TO KNOW ABOUT DROWNING

Drowning is the leading cause of unintentional injury-related death in children ages 1-4



Drowning is the 2nd leading cause of unintentional injury-related death ages 1-14.

DROWNING WILL AFFECT YOU OR SOMEONE YOU KNOW

DROWNING CAN STILL OCCUR EVEN IF YOU KNOW HOW TO SWIM

NO ONE is "drown proof" – no matter their level of swimming ability.

Falls, entrapments, and injuries lead to drowning regardless of swimming level.

A majority of people overestimate their own and their child's ability to swim, especially in a panic event.

DROWNING IS QUICK AND SILENT



Drowning occurs in as little as 2 minutes.



Irreversible brain damage occurs in as little as 4 minutes.



Most children are out of sight or missing for less than 5 minutes and usually in the presence of 1 or both parents.



Most children die who are submerged for as little as 6-10 minutes.

Children who drown do not **scream, splash, or struggle**. They silently slip beneath the water, even with adults & lifeguards present.

For more information, check out our website at www.colinshope.org

Willow Pointe

Minutes - (Continued from Page 3)

of ACC applications in great detail. A motion was made by Steve Mueller, seconded by Brenda Jackson, and it was unanimously decided to allow Randall Management to approve applications on the behalf of the Board and the ARC Committee that were submitted for paint colors or roof shingles that are on the approved lists.

Newsletter Committee – Scott advised that this month's edition should be in the mail and requested article suggestions for the June edition. An article advising the owners of the ACC application process will be included as well as an article mentioning RMI's move which is to take place on May 14.

Web Report – No report was given due to Hollis Miles' absence. **Courtesy Patrol & Crime Watch** – Brenda Jackson advised of a matter that recently took place on her street and had several questions regarding the emergency alert distribution. She also inquired about a guest speaker to provide the neighborhood children with safety tips as well as their parents. Scott suggested holding an ice cream social at the pool focusing on child safety awareness.

Landscaping Committee – Scott presented Paul Morgan's email from the landscape committee for review and different tasks were delegated to the appropriate person.

Management Report:

Financial Report - Jane Godwin reviewed the financial statement

for the month ending April 30, 2010 in great detail. The following are the account balances as of April 30, 2010; the Prosperity checking account balance was \$24,215. 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 \$229,836. This balance does not reflect the operating transfers. The administrative expense for the month was \$2,717, Utilities were \$5,445, Grounds Maintenance was \$6,764, and Community Services were \$656. The Total Expenses for the month of April were \$22,348 and year-to-date the total expense for the Association are \$75,404, which is \$16,608 under budget.

Collection Report – Jane reported that there were \$1,393 of the 2009 Assessment fees which have not been collected. The Association is 99% collected for 2009 and with \$18,725 outstanding the Association is 92% 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

(Continued on Page 6)

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



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

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Willow Pointe HOA, INC

Balance Sheet - May 31, 2010

ASSETS

Checking	Prosperity	\$ 21,823.60
Temp Transfer	Prosperity M/M	\$ 90,000.00
Temp Transfer	Bank of America	\$ 60,000.00

Reserves

Prosperity M/M	\$ 18,163.64
Smith Barney	\$146,176.65
Bank of America M/M	\$ 50,619.61
Total Reserves	\$214,959.90

Accounts Receivable

2009 Owner Assessments	\$ 1,064.42
2010 Owner Assessments	\$11,422.96
A/R Collection Fees	\$ 2,341.82
A/R Lawn Fees	\$ 350.24
A/R Late charges	\$ 275.67
A/R Legal fees	\$ 5,873.00
A/R Opening balance	\$19,391.50
A/R Other	\$ 125.00
	\$ 40,844.61
Total Assets	\$427,628.11
Pre-paid insurance	\$ 1,225.84
Total other assets	\$ 1,225.84
Total Assets	\$428,853.95

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 126.80
Total Liabilities	\$ 126.80

Reserves

Beginning balance	\$ 235,379.09
Interest income	\$ 240.09
Bank Charges	\$ -75.00
Capital Expenses	\$ 20,584.28
Total Reserves	\$214,959.90

Member Capital

Prior Years equity	\$ 80,099.61
Accrual basis equity	\$ 40,717.81
Total homeowners capital	\$ 120,817.42
YTD excess/deficit	\$ 92,949.83
Total member's equity	\$ 213,767.25
Total Liabilities And Member's Equity	\$428,853.95

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Willow Pointe

Minutes - (Continued from Page 4)

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:

By-Law Modification- Scott advised that Casey was still in the legal review process and the draft version would not be ready to mail with the Annual Meeting Call.

Baby Pool Resurfacing- Steve advised that he has spoken with Greater Houston has sanded the pool and it turned out very smooth.

Pool Opening Party - The Board held a discussion regarding the pool party in great detail.

New Business:

GHPM On-Site Training - The Board discussed on-site life guard training to be held on May 12th at 7:00 pm.

Entrance Flowers - A motion was made by Steve Mueller, seconded by Greg Decker, and it was unanimously decided to approve \$1900 for landscaping upgrades at each entrance.

Iron Fences - Scott advised that he has been researching the governing documents with Casey Lambright's office regarding the

installation of "Iron" fences. He discussed the various situations where iron fences were allowed.

RMI Relocation - Scott requested the details of RMI's new office location so that he may include an article in the newsletter.

Pool Motor- Steve Mueller advised that he has investigated the replacement of the motor and the bid was approved to complete such work.

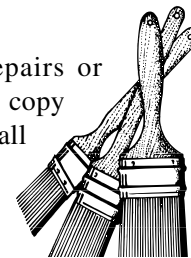
Pool Information on Website - A discussion was held regarding downloading the details of swim lessons, pool rules, and the 2010 operating schedule.

Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:06 p.m.

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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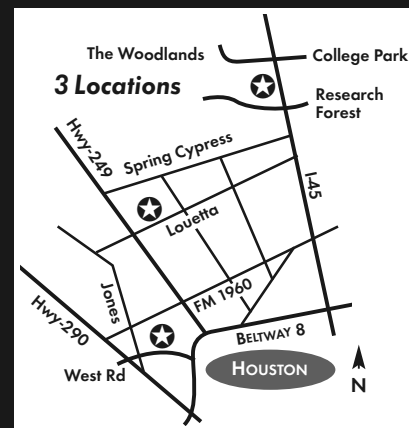


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Yard of the Month

The oppressive heat has not been able to stop these lawns from looking great. Congratulations to the family 9818 Willow Crossing Drive who received first place for the month. Also congratulations go to the family at 9922 Elm Meadow Trail who receive second place this month.



Organizers Needed

As the Board only consists of five members, we often need help. We would love to sponsor events, but do not have the time to coordinate them. It occurred to us that we have homeowners who might be willing and able to put together events. This might be an 'End of the Summer' celebration or a 'National Night Out' safety event. Either way, we have budgeted funds that we would love to go towards these positive events. The only stipulation is that the event must be advertised and open to all members of the community. So, please email the board at wphoa.board@willowpointe.org to express your interest. If we can get several interested parties, the Board has discussed creating an Event Planning Committee to help organize regular events.

Deed Restriction Control Report

The request was made at the annual meeting that the number of deed restriction violations be published in the newsletter for informational purposes.

Stage of Process	Number of Violations
1st Letter	45
2nd Letter	37
3rd Letter	15
Board Review	7
Attorney	5
4th Letter	3
Pending	17
Corrected	77
10 Day Force	5

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Real Estate Market Report

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	ACTIVE	PENDING	SOLD Last 6 Mos
# of Listings	10	2	10
Price Range:	\$149,900 \$230,000	\$156,000 \$164,900	\$127,000 \$169,000
Average Price	\$181,670	\$160,450	\$151,340
Avg Price/sq.ft.	\$66.45	\$73.03	\$58.61
Avg DOM	62	35	79
High Price/sq.ft.			\$81.88
Low Price/sq.ft.			\$41.99



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*According to information taken from the HAR MLS Computer

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