



# Willow Pointe Newsletter

August 2010  
Volume 6, Number 8

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## Organizers Still Needed

The Board made a request in the last newsletter and received no response to our request for help planning community events. So, we felt we would give one more request...so speak now or forever hold you peace.

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](mailto: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.

## President's Message

If no news is good news, then I have some good news. Things in the community are going along swimmingly. The overall number of 'issues' which crop up on a regular basis have been minimal and most have been taken care of before they blossomed into full blown problems. The Board took a vacation as well and will have our next regular meeting in August.

Communication is not a four letter word

As any relationship specialist will attest to, communication is the key. This holds no different truth when interacting with your HOA. If you received a Deed Restriction violation notice...maybe the trim on your house or a gutter needs fixing or a trashcan is visible from the street....please don't just ignore the letter. I can assure you more will follow and financial penalties will as well. Violation letters give a timeframe before the next inspection to fix the problem. If it is something like a trashcan in view, move it to an appropriate location and that's it.

If something requires more attention (or investment), odds are it will require more time. Please notify Randall Management (RMI) that you are in receipt of the letter and plan to address the problem. They try to make a note on the account for the inspector that the violation is in progress of being repaired and to re-inspect on a provided date. A fair response might be that you plan to get several estimates and have the work completed by the end of the month. If you need more time, please ask. But be reasonable. Asking for 8 months will probably not be approved.

If communication breaks down somewhere in the process, please let the Board know. We have hired RMI to tend to matters such as these and at times, given the volume of work, mistakes happen. The Board tries to admit and rectify mistakes so that we can move on and get other matters in the community addressed.

## *Pool Season is Nearing its End*

The Pool will close weekdays starting August 16th, but will remain open weekends until Labor Day. At the end of the pool season, we will be evaluating the 2010 pool season and start planning for 2011. One change we anticipate is opening the pool before Memorial Day weekend...maybe a weekend or two since the weather seems to warrant the change. We would like to gather any input homeowners might be able to provide. Please email any comments or suggestions to [wphoa.board@willowpointe.org](mailto:wphoa.board@willowpointe.org).



## 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 [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

August 2010

- August 2 Landscape Committee Meeting @ 6:30 pm  
Pool CLOSED
- August 3 Board Meeting @ 6:30 pm
- August 9 Pool CLOSED
- August 14 Walk the bayou and pick up trash –  
meet Paul @ the Willow Crossing Bridge @ 8 am
- August 16-31 Pool CLOSED Weekdays until end of summer  
Open Weekends through Labor Day
- August 23 First Day of School

*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.

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



CATEGORY	NUMBER
Burglary/Habitat	0
Burglary/Motor vehicle	2
Criminal Mischief	2
Disturbance/Family	1
Disturbance/Loud Noise	0
Illegal Dumping	1
Local Alarms	8
Suspicious Person	0
Traffic stop	2
Vehicle suspicious	1

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

## Yard of the Month

Our unusually wet July has made some nice looking lawns. Congratulations to the family 10147 Bayou Manor Lane who received first place for the month. Also congratulations go to the family at 10002 Encino Cove Court who receive second place this month.



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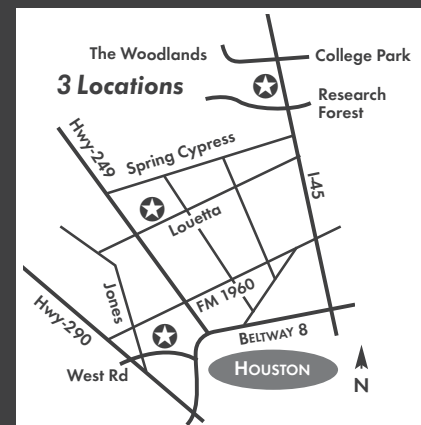


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# Willow Pointe



## August Texas Events

- 1, 7-8, 14-15, 21-22, 28-29—HOUSTON:** Free Summer Concert Series Concerts Begins at noon in the new gray expo building at Traders Village. [www.tradersvillage.com](http://www.tradersvillage.com) 281/890-5500
- 3, 10, 17, 24, 31—CLUTE:** Brazosport Planetarium Show Begins at 7 p.m. Center for the Arts & Sciences. [www.bcfas.org](http://www.bcfas.org) 979/265-3376
- 5, 12, 19, 26—KEMAH:** Rock the Dock Concert Series Kemah Boardwalk, Kipp Avenue. [www.kemahboardwalk.com](http://www.kemahboardwalk.com) 281/334-9880
- 13-14—SOUTH PADRE ISLAND:** Surf & Turf Adventure Race Two-person teams compete in biking, running, a water event and mystery events. Registration is Friday night at Louie's Backyard. Race is Saturday. [www.unlimitedsportsadventures.com](http://www.unlimitedsportsadventures.com)
- 13, 27—HOUSTON:** Bats on the Bayou — Boat Tours Enjoy an amazing view of the bats' dusk emergence and learn more about these magnificent flying mammals. [www.buffalobayou.org](http://www.buffalobayou.org) 713/752-0314
- 14—BEAUMONT:** Flower Power Summer Family Arts Day Families will make flower paintings with thick luscious paints in vibrant hues, create tissue flowers and decorate flower pots to take home. This Family Arts Day will help children and their families further explore artist George Wentz's artwork. Hours are 10 a.m. to 2 p.m. Art Museum of Southeast Texas. [www.amset.org](http://www.amset.org) 409/832-3432
- 14—BEAUMONT:** Kid Fest Includes games, arts & crafts, and a petting zoo. 409/838-3435
- 14—PASADENA:** Second Saturday Series — Hispanic Heritage Hours are 10 a.m. to noon. Armand Bayou Nature Center, 8500 Bay Area Blvd. [www.abnc.org](http://www.abnc.org) 281/474-2551
- 14, 28—ARANSAS PASS:** Farmers' Market/Trade Day Includes vegetables, arts & crafts, and animals. Hours are 9 a.m. to 2 p.m. 130 W. Goodnight, off Hwy. 361 in the parking lot of the Chamber of Commerce/Visitors Center. [www.aransaspas.org](http://www.aransaspas.org) 361/332-6574

(Continued on Page 5)

## 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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# Willow Pointe



## Texas Events - (Continued from Page 4)

- 15—**BROWNSVILLE:** Animal Play Day Zoo animals are given an enrichment item that has a specific theme. The novel food and play items stimulate and entertain zoo inhabitants. Gladys Porter Zoo, 500 Ringgold St. [www.gpz.org](http://www.gpz.org) 956/546-7187
- 19—**HOUSTON:** Epicurean Evening Enjoy culinary delights, live quarter horse racing, children's activity area and more. Sam Houston Race Park. [www.houstonnwchamber.org](http://www.houstonnwchamber.org) 281/440-4160
- 20—**VICTORIA:** Victoria Country Opry Barbecue is served from 6 to 7:30 p.m. Hours are 7 to 10 p.m. Jaycee Hall. 361/552-9347
- 21—**HOUSTON:** Wings & Wheels — Experimental Aircraft Day See some of these home-built custom creations, as well as many other experimental-category airplanes. See vintage aircraft and automobiles. Fly-ins welcome. Hours are 10 a.m. to 5 p.m. The 1940 Air Terminal Museum, William P. Hobby Airport, 8325 Travelair Road. [www.1940airterminal.org](http://www.1940airterminal.org) 713/454-1940
- 22—**HOUSTON:** Houston Culinary Tour: A Taste of Asia Join

- Catalan's Chef Chris Shepherd and Haven's Chef Randy Evans as they invite guests to the under-the radar places they head to on their nights off. [www.houstonculinarytours.com](http://www.houstonculinarytours.com) 713/527-4454
- 27-29—**PORT ARANSAS:** Texas Women Anglers Tournament Tournament is for women only. Robert's Point Park. [www.gofishtx.com](http://www.gofishtx.com) 361/960-1362
- 29—**HOUSTON:** Theater District Day Downtown Houston's 17-block Theatre District will offer backstage tours, ongoing live performances, set and costume displays and sneak previews of the 2010/2011 performing arts season. [www.houstontheaterdistrict.org](http://www.houstontheaterdistrict.org) 713/223-4544

*Texas Events has been published with the permission of the Texas Department of Transportation. All events are taken in part from the Texas Events Calendar. All dates for events were correct at the time of publication and are subject to change.*

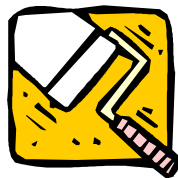
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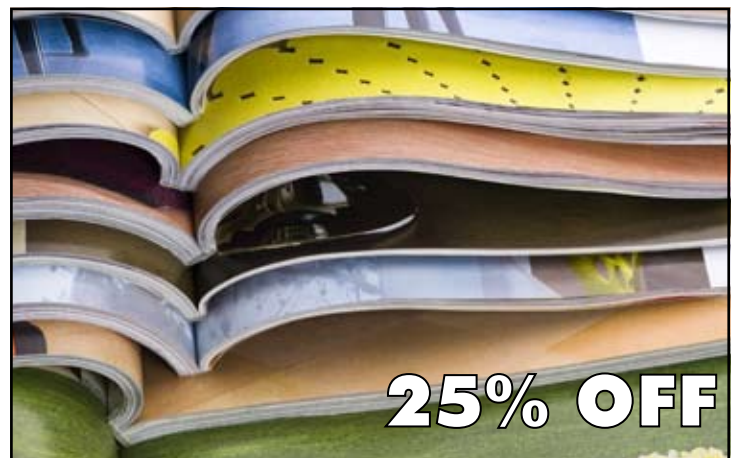


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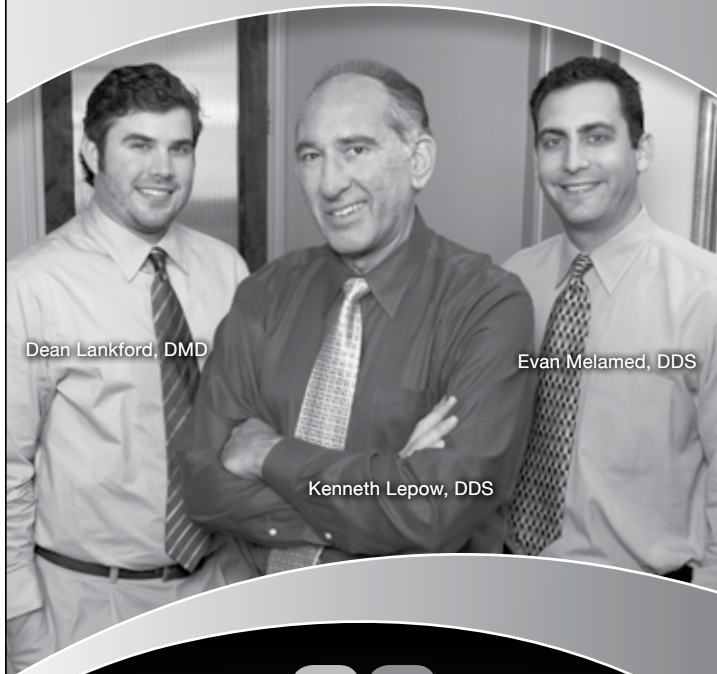
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## Willow Pointe HOA, INC Balance Sheet, June 30, 2010

### ASSETS

Checking	Prosperity	\$ 4,490.81
Temp Transfer	Prosperity M/M	\$ 80,000.00
Temp Transfer	Bank of America	\$ 60,000.00
Reserves		
Prosperity M/M		\$ 16,112.88
Smith Barney		\$146,176.65
Bank of America M/M		\$ 50,629.00
Total Reserves		\$212,918.53

### ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 1,064.42
2010 Owner Assessments	\$10,603.60
A/R Collection Fees	\$ 2,876.82
A/R Lawn Fees	\$ 350.24
A/R Late charges	\$ 322.35
A/R Legal fees	\$ 6,458.00
A/R Opening balance	\$19,391.50
A/R Other	\$ 125.00
	\$ 41,191.93
Total Assets	\$398,601.27
Pre-paid insurance	\$ 624.59
Total other assets	\$ 624.59
<b>Total Assets</b>	<b>\$399,225.86</b>

### LIABILITIES AND MEMBER'S EQUITY

#### Current Liabilities

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

#### Reserves

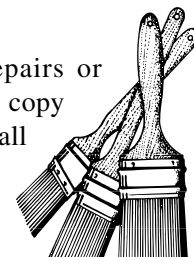
Beginning balance	\$ 235,379.09
Interest income	\$ 276.84
Bank Charges	\$ -75.00
Capital Expenses	\$ 22,662.40
Total Reserves	\$212,918.53

#### Member Capital

Prior Years equity	\$ 80,099.61
Accrual basis equity	\$ 41,065.13
Total homeowners capital	\$ 121,164.74
YTD excess/deficit	\$ 65,015.79
Total member's equity	\$186,180.53
<b>Total Liabilities And Member's Equity</b>	<b>\$399,225.86</b>

### 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](http://willowpointe.org) and download the form.



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

\*Solution at [www.PEELinc.com](http://www.PEELinc.com)

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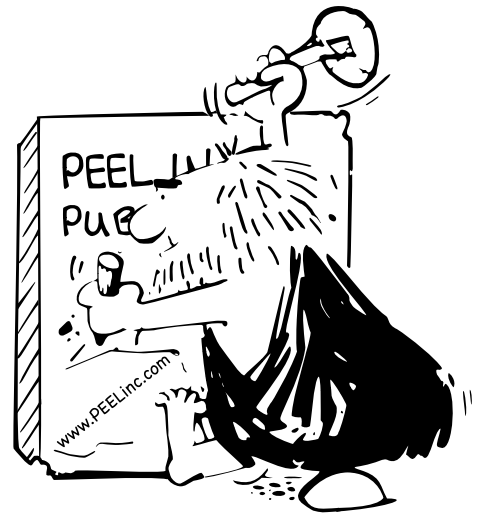
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Heatherwood Village  
Lakes of Fairhaven  
Lakes of Rosehill  
Lakes of Savannah  
Lakes on Eldridge  
Lakes on Eldridge North  
Lakewood Grove  
Legends Ranch

Longwood  
Oak Forest  
Pine Brook  
Riata Ranch  
Shadow Creek Ranch  
Silverlake  
Steeplechase  
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## Real Estate Market Report

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	ACTIVE	PENDING	SOLD Last 6 Mos
<b># of Listings</b>	12	2	10
<b>Price Range:</b>	\$135,900 \$219,500	\$164,900 \$225,000	\$127,000 \$169,000
<b>Average Price</b>	\$172,016	\$194,950	\$151,440
<b>Avg Price/sq.ft.</b>	\$65.86	\$75.13	\$59.04
<b>Avg DOM</b>	68	43	79
<b>High Price/sq.ft.</b>			\$81.88
<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