



Willow Pointe Newsletter

October 2010
Volume 6, Number 10

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

WANTED: *Block 'Party' Captains*

We are still looking to round up some motivated homeowners to act as Block Captains for their street / area. The responsibilities are very minimal. The goal is to disseminate information to the Block Captain who can share it with a few neighbors.

Initially, we would like our new Block Captains to plan a party for Tuesday, October 5th to celebrate Texas National Night Out. To help, the Board will kick in \$50 to each party's fund. Unfortunately, the money can NOT be used to reimburse alcohol, but we can pay for food and drinks and such.

On our street, we have a simple plan to print up a few flyers (10) and take them door to door to let the neighbors know what is going on. We will be rolling out the grill into the cul-de-sac and cooking some dead animals. Or dead plants for vegetarians. Either way, we want to get people out of their homes. The last time we had everyone outside, it was because we had no power after Ike.

Remember, the best defense against crime is to get to know your neighbors so you can communicate suspicious behavior you see and keep an eye on each other's homes.

PRESIDENTS MESSAGE

At the September HOA Board meeting, we discussed several projects, reviewed our financial position for 2010, and finished the budget for 2011. Most importantly, we were able to determine the annual assessment for 2011. Drumroll please....

2011 Assessment

The Board works very hard to improve the community, maintain what we have, and react to situations as they arise. We have attempted to accomplish this in a responsible and cost effective manner.

The Willow Pointe assessment has been at \$448 since the 2005 assessment. I am pleased to announce that for the 7th consecutive year we will NOT be increasing assessment and it will remain at \$448 for 2011.

Texas Tea

You would think that with summer water bills you are buying oil and not just water, but thanks to one dedicated homeowner we have reduced the Community water consumption drastically. Since joining the Board, Steve Mueller has been on a crusade to conserve water in our neighborhood. Early in January, he told me that we could save 'thousands' per year...I was skeptical. Thousands? It's WATER!!! Well, let me take a big slice of humble pie and serve it to myself.

Steve has been tracking our water community water use since January 2010 and comparing it month by month to the consumption in 2009. In 2009, the community used about \$14,000 worth of water. With the majority of the water use for the year completed (Jan - Aug) we are on track to land somewhere in the neighborhood of \$10,000 for 2010...a savings of \$4000. According to Steve, a few 'glitches' could be ironed out to bring that number down even further in 2011.

The savings result from Steve working with our landscaping company to better schedule and inspect the sprinkler system. When we were saturated with free rain, Steve took 30 minutes of his time to turn off each controller for each area...we have about 10 watering zones to visit. And then he had to turn them back on when we dried out.

So, a big thanks to Steve for his hard work. It is efforts like this that allow the Board to get things done while keeping our annual assessments low.

Jones Road Entrance

The Board has approved funding for the addition of about 150 Oleanders to line the brick-wire structures located along the south side of Trail Ridge. This will include bedding and sprinkler system additions to keep the area watered.

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 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.

WILLOW POINTE COMMUNITY CALENDAR

October 2010

October 4	Landscape Committee Meeting @ 6:30 pm
October 5	Texas National Night Out
October 9	Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am
October 11	Columbus Day (Observed) - CFISD Holiday
October 31	Halloween

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.

Harris County Sheriff's Office Patrol Report *August 2010*



CATEGORY	NUMBER
Burglary/Habitat	2
Burglary/Motor vehicle	4
Criminal Mischief	2
Disturbance/Family	4
Disturbance/Loud Noise	3
Local Alarms	5
Suspicious Person	0
Traffic stop	1
Vehicle suspicious	3

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

Yard of the Month



As cooler weather approaches, the last bastion of summer's beauty remains in a few lawns. Congratulations to the family 9803 Willow Crossing Circle who received first place for the month. Also congratulations go to the family at 10007 Red Oak Pass Lane who receive second place this month.

*Congrats
Neighbors!*

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



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

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PUCT #10089



Halloween Tips

- 1) Porch Lights - a porch light on means fair game for Trick-Or-Treating. If you are not distributing candy or are done for the evening, please turn your lights off. And Trick-Or-Treaters...if you see a porch light off, be respectful and move on to the next illuminated house.
 - 2) Hello? - Knock or ring the bell no more than twice. If the door isn't answered within a minute despite the porch light being on, assume you've gotten one of those folks who didn't read Tip 1.
 - 3) Frightening limits - If you are the person who wants to jump out of the coffin tucked in the corner of your front porch, please make sure that the age of the 'victim' is appropriate. While pee will wash off concrete, you might ruin the night for a dressed up 2 year-old princess.
 - 4) Walking - Stay on sidewalks or pathways. Don't take short cuts through lawns or flowerbeds.
 - 5) Manners matter - Saying "Trick-or-Treat" before and "Thank You" afterward is a small price for collecting free candy on Halloween.
 - 6) Game over - Don't Trick-or-Treat after 9pm. Families with children or older people may well be in bed after that.
 - 7) Trafficking - Vehicles: drive extra slow and look for kids. Chaperones/Kids: Stay off roads as much as possible.
 - 8) Blinded by the Light - Glow sticks, reflectors, flashlights - all are good to make your kids visible to anyone who fails at Tip 6.
 - 9) Flame off!! - Jack-o-lanterns/candles set a spooky mood, but open flames near dangling costume sleeves and flammable accessories is dangerous. Consider battery-powered tea lights.
 - 10) Thanks... - If you're going to give out goodies to Trick-or-Treaters, buy individually wrapped treats. Save special homemade goodies and fresh fruit as presents for the folks you know rather than strangers who are coming to your door Trick-or-Treating.
 - 11) R-E-S-P-E-C-T - Not everyone celebrates the holiday, or celebrates it in the same way you do. We live in a community with diverse beliefs and views. Please show respect as you yourself would want to be respected.
- Don't Scare the Little Ones Too Badly! - If you've got a really creepy costume to answer the door, or you decorate your house from sidewalk to front porch in graveyard chic - remember that what can be delightfully frightening to older kids and adults can terrify toddlers and young kids. Before jumping out of bushes, screaming when you open doors or leaping out of fake coffins at Trick-or-Treaters, take a quick glance to make sure they're of an appropriate age-group to enjoy such a scare.
- Save the best frights for those who can really appreciate them. You'll have more fun, and the parents of the little kids will be grateful. Having to take home a hysterical Trick-or-Treater who has been scared witless on their first time out is no fun for anyone

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Willow Pointe HOA, INC

Balance Sheet, August 31, 2010

ASSETS

Checking	Prosperity	\$ 45,203.58
Temp Transfer	Bank of America	\$ 60,000.00
Reserves		
Prosperity M/M		\$ 16,149.01
Smith Barney		\$146,198.49
Bank of America M/M		\$ 50,647.49
Total Reserves		\$212,994.99

ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 448.00
2010 Owner Assessments	\$ 7,276.07
A/R Collection Fees	\$ 2,736.20
A/R Lawn Fees	\$ 254.98
A/R Late charges	\$ 265.98
A/R Legal fees	\$ 3,628.60
A/R Opening balance	\$19,391.50
A/R Other	\$ 200.00
	\$ 34,201.33

Total Assets	\$352,399.90
Pre-paid insurance	\$ 7,272.55
Total other assets	\$ 7,272.55
Total Assets	\$359,627.45

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

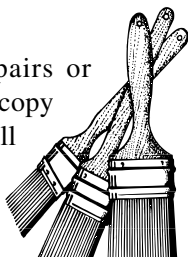
Prepaid-HOA Fees	\$ 210.15
Total Liabilities	\$ 210.15
Beginning balance	\$ 235,379.09
Interest income	\$ 353.30
Bank Charges	\$ -75.00
Capital Expenses	\$ 2,662.40
Total Reserves	\$212,994.99

Member Capital

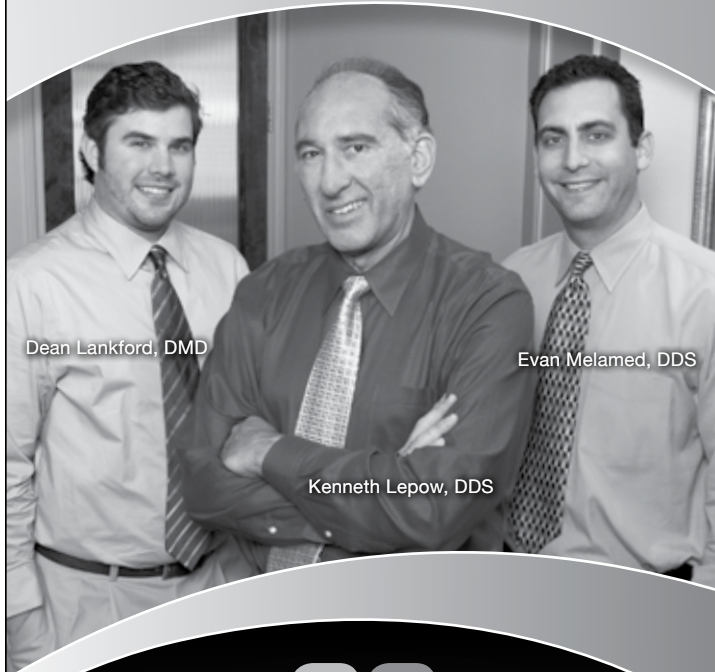
Prior Years equity	\$ 80,099.61
Accrual basis equity	\$ 33,991.18
Total homeowners capital	\$ 114,090.79
YTD excess/deficit	\$ 32,376.52
Total member's equity	\$164,467.31
Total Liabilities And Member's Equity	\$359,672.42

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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Willow Pointe

Willow Pointe Homeowners Association, Inc. *Board of Directors Meeting - Tuesday, August 3, 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:

Steve Mueller, Treasurer
Brenda Jackson, Secretary
Greg Decker, Director at Large

Absent:

Scott Ward, President
Hollis Miles – Vice President

Management Company:

Jane Godwin, Randall Management
Janet Bonura, Randall Management

Call to Order:

Greg Decker called the meeting to order at 6:30 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 Brenda Jackson, and it was unanimously decided to approve the agenda with an additional item to be addressed under new business.

Open Forum:

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

- **Approval of the Minutes:** June 1, 2010 Board of Directors Meeting and the Executive Session of the Board of Directors- The June 1, 2010 minutes were presented for review. A motion was made by Brenda Jackson, seconded by Steve Mueller, and it was unanimously decided to approve the minutes as presented.

Committee Reports:

- **Modification Committee** – Greg Decker had no issues to report.
- **Newsletter Committee** – No report was given due to Scott Ward's absence.
- **Web Report** – A brief discussion was held and RMI reported that there was incorrect information on the website and they agreed to review the website for any suggestions or edits.
- **Courtesy Patrol & Crime Watch** – The Board discussed the upcoming National Night Out and different ideas for such. Brenda suggested including an article in the newsletter to promote this event and encourage residents to get involved. It was decided to offer a reimbursement up to \$50 to any host of a block party for this event. There was also mention of including an article in the newsletter asking residents to volunteer to be block captains to organize future events. Brenda is going to research the "Safe

House" program for further discussion.

- **Landscaping Committee** – The committee's report was reviewed. The committee requested that the Board address and discuss several issues including but not limited to the installation of Fall color at the entrances of the subdivision. Steve Mueller agreed to get estimates to install the Fall color. A motion was made by Brenda Jackson, seconded by Steve Mueller, and it was unanimously approved to appropriate \$500 for Fall and Christmas decorations. It was also decided to obtain bids to repair the cracked slide and to install lighting at the park.

Management Report:

- **Financial Report** - Jane Godwin reviewed the financial statement for the month ending July 31, 2010 in great detail. The following are the account balances as of July 31, 2010; the Prosperity checking account balance was \$20,158. There was \$50,000 in the Prosperity Money Market account as well as a \$60,000 operating transfer 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 \$212,966. This balance does not reflect the operating transfers. The administrative expense for the month was \$2,392, Utilities were \$6,054, Grounds Maintenance was \$3,910, and Community Services were \$324. The Total Expenses for the month of July were \$17,628 and year-to-date the total expenses for the Association are \$144,627, which is \$25,889 under budget.
- **Collection Report** – Jane reported that there were \$539 of the 2009 Assessment fees which have not been collected. The Association is 99% collected for 2009 and with \$8,285 outstanding the Association is 97% collected for 2010.
- **Legal Report** – Janet 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. The Board reviewed these items and instructed Randall Management on how to proceed.

Unfinished Business:

- **Oleander Installation**- Steve Mueller is to obtain a bid from Vernon to install Oleanders at Trail Ridge and to have an irrigation system installed at the same time.

New Business:

- **Park Lighting**- RMI is to obtain a bid and coordinate the repair of the pole and the light fixture in the playground area.

(Continued on Page 7)

Minutes - (Continued from Page 6)

- **Swimming Pool Shade Repairs-** A motion was made by Steve Mueller, seconded by Brenda Jackson, and it was unanimously decided to approve the \$378.87 bid from USA Shade to repair the existing canopy at the swimming pool.
- **Guard House & Storage Room Doors-** Greg Decker was successful in repairing the guard room door and reported that the storage room door needed to be replaced.
- **Insurance Schedule of Values-** Jane explained that the insurance was renewing and the "Schedule of Values" was reviewed and edited to accurately reflect the property replacement costs in the event of a loss. The Board reviewed such schedule and made the appropriate edits. A motion was made by Steve Mueller, seconded by Brenda Jackson, and it was unanimously decided to adopt the Schedule of Values with edits discussed.
- **Meeting Schedule-** Greg Decker made a motion to edit the Agenda to discuss the current schedule of monthly meetings. He advised that due to the successful management of Willow Pointe's business he did not feel it was necessary to meet each month and suggested to meet every other month. A motion was made by Greg Decker, seconded by Steve Mueller, and it was unanimously decided to adjust the meeting schedule for each odd month on a trial basis. In the event that a special circumstance needs to be addressed, the Board agreed to schedule a supplemental meeting to address any urgent matter.

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Average Price	\$169,946	\$202,000	\$158,300
Avg Price/sq.ft.	\$63.37	\$68.43	\$68.29
Avg DOM	61	22	64
High Price/sq.ft.			\$81.88
Low Price/sq.ft.			\$51.87



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