



Willow Pointe Newsletter

December 2010
Volume 6, Number 12

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Presidents Message *2011 Assessment*

All homeowners should have received their 2011 annual Willow Pointe Assessment from Randall Management. As a reminder, the decision was made to NOT increase the 2011 assessment, maintaining it at \$448. With the assessment notice, you should also find a copy of the Collection Policy and the Amended By-Laws filing. A copy of the amended By-Laws is available on the Willow Pointe website at www.willowpointe.org under the 'Documents' section.

Late Fees

All assessments are due January 1st and are delinquent if not received thirty (30) days after the due date. The new policy states that approximately forty-five (45) days after the due date, all delinquent Owners will receive a late letter requesting payment. An interest charge of ten percent (10%) will be posted to the Owners account, together with a \$35 administrative charge for the late letter, and an administrative fee of \$30 per month for each month the account remains unpaid.

As always, all homeowners who cannot pay the assessments by January 31st may setup a payment plan by contacting Randall Management and pay the assessment over a period of three months.

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2010 Clark Griswold *Holiday Light Contest*

It is that time of year to get out and decorate your home for the holidays. The Landscape Committee will be judging the holiday decorations for Willow Pointe homes. Three prizes will be awarded in the form of Home Depot gift cards in the following amounts:

- First prize - \$75
- Second prize - \$50
- Third prize - \$25

Reminders: When one bulb goes out, they all go out...and it is ALWAYS the last bulb you check.

Holiday Parking

With the holiday season rapidly approaching, please remember your neighbors when planning an event. If you know you are going to have a bunch of people over to your home and the number of cars may cause a problem, it is courteous to let your neighbors know in advance. On the other end, ask party guests not to park behind driveways, too close to intersections, or right in the middle of the cul-de-sac. These simple things will make sure your party goes off without a hitch.

YARD OF THE MONTH

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Congratulations!

Not a drop of rain for the month of October and these laws still look good as we sit on the precipice of winter. Congratulations to the family 10214 N. Laurel Branch Drive who received first place for the month. Also congratulations go to the family at 10527 Red Oak Ridge Lane who receive second place this month.



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 11jgodwin@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

December 2010

December 6	Landscape Committee Meeting @ 6:30 pm
December 11	Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am
December 20-31	CFISD Holiday
December 25	Christmas Day

All meetings are held in the pool meeting room. All Homeowners are welcome to attend any of the above meetings. Please call Randall Management to be placed on the agenda if you would like to address the Board at the meeting.

MUD Meeting Information – The normal date/time is 11:30 am the first Thursday of the month at the offices of Attorneys Young and Brooks. The address is 1415 Louisiana 5th floor.

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



CATEGORY	NUMBER
Aggressive Animal	1
Burglary/Habitat	1
Burglary/Motor vehicle	1
Criminal Mischief	0
Disturbance/Family	1
Disturbance/Loud Noise	0
Local Alarms	7
Suspicious Person	3
Traffic stop	4
Vehicle suspicious	2

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

Willow Pointe HOA, INC Balance Sheet, October 30, 2010

ASSETS

Checking Prosperity	\$ 73,243.14
Reserves	
Prosperity M/M	\$ 13,782.38
Smith Barney	\$146,363.73
Bank of America M/M	\$ 50,665.98
Total Reserves	\$210,812.09

ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 448.00
2010 Owner Assessments	\$ 5,639.82
A/R Collection Fees	\$ 2,825.25
A/R Lawn Fees	\$ 88.27
A/R Late charges	\$ 260.92
A/R Legal fees	\$ 5,350.05
A/R Opening balance	\$19,391.50
A/R Other	\$ 125.00
	\$ 34,128.81

Total Assets	\$318,184.04
Pre-paid insurance	\$ 5,940.72
Total other assets	\$ 5,940.72
Total Assets	\$324,124.76

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities	
Prepaid-HOA Fees	\$ 7,478.15
Total Liabilities	\$ 7,478.15
Reserves	
Beginning balance	\$ 235,379.09
Interest income	\$ 546.49
Bank Charges	\$ -75.00
Capital Expenses	\$ 25,038.49
Total Reserves	\$210,812.09

Member Capital	
Prior Years equity	\$80,099.61
Accrual basis equity	\$26,650.66
Total homeowners capital	\$106,750.27
YTD excess/deficit	\$ - 915.75
Total member's equity	\$ 105,834.52

TOTAL LIABILITIES AND MEMBER'S EQUITY
\$ 324,124.76

St. Elizabeth Ann Seton Catholic School

Living, Loving, and Learning in Christ and the Church



OPEN HOUSE

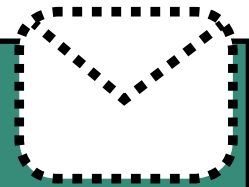
Wednesday,
February 2, 2011
9AM to 2PM
and
6PM to 8PM

Pre-K3 through eighth grade
6646 Addicks Satsuma Rd.

(281) 463-1444
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Willow Pointe

Willow Pointe homeowners association, Inc.

*Board of Directors Meeting
Tuesday, September 7, 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 called the meeting to order at 6:35 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 as presented.

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: August 3, 2010 Board of Directors Meeting and the Executive Session of the Board of Directors-

The August 3, 2010 minutes were presented for review. A motion was made by Greg Decker, seconded by Brenda Jackson, and it was unanimously decided to approve the minutes as presented.

Committee Reports:

Modification Committee – No report was given.

Newsletter Committee – Scott reported that he omitted the garage sale announcement and will place signs throughout the community.

Web Report – It was reported that updates are going smoothly.

Courtesy Patrol & Crime

Watch – Brenda announced that there are currently three volunteers for the hosting a National Night Out event on the respective blocks. She will continue to campaign for volunteers and several Board Members volunteered to take photos of the various gatherings on each block.

Landscaping Committee – No report was given due to holiday. However, it was reported that two lights are burnt out at Round Up and Willow Crossing.

Management Report:

Financial Report - Jane Godwin reviewed the financial statement for the month ending August 31, 2010 in great detail. The following are the account balances as of August 31, 2010; the Prosperity checking account balance was \$45,204. There was \$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 \$212,945. This balance does not reflect the operating transfers. The administrative expense for the month was \$2,528, Utilities were \$5,878, Grounds Maintenance was \$7,297, and Community Services were \$324. The Total Expenses for the month of August were \$19,235

and year-to-date the total expenses for the Association are \$163,862, which is \$28,083 under budget.

Collection Report – Jane reported that there were \$448 of the 2009 Assessment fees which have not been collected. The Association is 99% collected for 2009 and with \$7,276 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:

Various Landscaping & Sprinkler System

Improvements- Steve Mueller presented several bids for review and comparison. Each one was addressed and feedback was provided. Steve is to request revised bids for better comparison as there were many inconsistencies. Work to be included in each proposal is to install a 65 gallon Crepe Myrtle at Round Up and Willow Crossing, additional Oleanders and existing sprinkler system repairs at the sewer plant, and installation of Oleanders and additional sprinkler system at the Trail Ridge entrance next to the columns. A motion was made by Greg Decker, seconded by Brenda Jackson, and it was unanimously decided to set a budget not exceed \$9,000 and to award the entire project to the best bid. The Board

(Continued on Page 5)

Minutes - (Continued from pg. 4)

authorized Steve Mueller to review the revised bids and award the contract.

Miscellaneous Repair Bids Pool/ Park Areas-

Janet presented several bids for work to be completed in and around the pool and park area such as replacing the storage room door, repairs the light pole in the park area, and repairing and repainting the pool's perimeter fence. A motion was made by Greg Decker, seconded by Brenda Jackson, and it was unanimously decided to accept the bid presented by DeLeon Quality Construction with minor changes.

New Business:

Crape Myrtle at Round Up & Willow Crossing-

Steve Mueller presented a bid to replace the missing Crape Myrtle with a 65 gallon plant. A motion was made by Scott Ward, seconded by Brenda Jackson, and it was unanimously decided to replace the missing Crape Myrtle.

Voting Registration Fraud-

Brenda reported the recent public discussion of fraudulent activity at the voting polls.

Authorities have requested that we enlighten our residents of this risk and encourage them to take additional precautions to protect their personal information and privacy.

2011 Budget- Jane presented the 2011 budget for review and edits. A motion was made by Scott Ward, seconded by Greg Decker, and it was unanimously decided to accept the 2011 budget with minor edits.

2011 Annual Assessment- Jane informed the Board of Directors that Willow Pointe was maintaining a strong financial position and there was no need for an increase. A motion was made by Brenda Jackson, seconded by Greg Decker, and it was unanimously decided to set the 2011 Assessment at \$448 which is the same assessment rate as 2010.

Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:21 p.m.

Signature

Date

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

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Learn more at
tacklehunger.org.

What would happen if every American that celebrates the Big Football Game donated one can of food or \$1 to fight hunger and poverty in their local community?

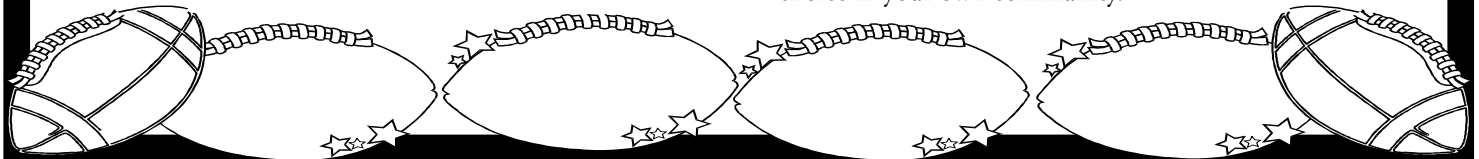
The result would be an astounding \$90 million in cash and cans to help feed the hungry, provide shelter to the homeless and help our neighbors in need.

With all eyes on North Texas this year as they host the Big Game, you can join the Souper Bowl of Caring and help make this vision a reality! For more than 20 years, groups all over the country have joined forces to demonstrate the power of caring. To date, more than \$71 million in cash and cans has been collected and 100% was donated in communities throughout the U.S. Every penny stays local and every collection matters!

Last year, 1,900 schools, churches, businesses and grocery stores in Texas collected more than \$4.5 million for local charities that fight hunger and poverty. The need is growing and we need your help!

JOIN THE TEAM. GET STARTED TODAY!

1. REGISTER your school, church or business at tacklehunger.org and designate an organizer for your Souper Bowl of Caring event. You'll receive a free Resource Kit!
2. COLLECT money and/or canned foods anytime January 17-February 6, 2011. Super Bowl Sunday is February 6, 2011.
3. REPORT the amount of your collection to the Souper Bowl of Caring so it can be added to the national tally.
4. DONATE 100% of your collection to the charity of your choice in your own community.



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AGGIE MOM'S CLUB

A Festive Holiday Social Evening

The Northwest Harris County Aggie Mom's Club invites you to join other Aggie moms for a festive social evening on Tuesday, December 14th. All current, future, and former Aggie moms are welcome to join us at 7 pm for some holiday fun in a friendly and supportive atmosphere. The event will be held at the Houston Distributing Center conveniently located near Willowbrook Mall at the corner of Cutten Road and 7100 High Life Drive. Come and learn more about Aggie student activities, purchase great Christmas gifts from the Aggie boutique, win door prizes and book money for your students, and learn about upcoming scholarship opportunities. During the December celebration, we will have an "Aggie" Christmas ornament exchange. Please bring a wrapped Aggie tree ornament to exchange with other Aggie moms.

One of the main goals of the Aggie Mom's Club is to give scholarships to Aggie students. The NWHC Aggie Mom's

Club is now accepting Scholarship Applications for the 2010-2011 school year. Complete applications and eligibility requirements are available at www.nwhcaggiemoms.com and also at the general meetings. The application must be postmarked no later than Monday, Feb 7th, 2011. Last year 6 scholarships totaling \$6750 were awarded to area Aggie students. Please contact Vickie Hamley at 713-466-4494 or check out our website for more information!



*Come Join Us
For The Festive Fun!*

Thank You

to all the businesses who advertised with us
in 2010 and made this newsletter possible.

Merry Christmas!



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community newsletters





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WP

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
# of Listings	13	2	8
Price Range:	\$128,800 \$230,000	\$114,900 \$217,500	\$149,900 \$218,200
Average Price	\$176,692	\$166,200	\$167,173
Avg Price/sq.ft.	\$62.08	\$67.48	\$71.45
Avg DOM	79	75	43
High Price/sq.ft.			\$77.94
Low Price/sq.ft.			\$64.91



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*According to information taken from the HAR MLS Computer

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