



Willow Pointe Newsletter

January 2011
Volume 7, Number 1

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Presidents Message *New Year's Resolutions*

For many of us it is that time of the year when we reflect upon where we have been and in what direction we are heading. We are constantly asked "Have you made any Resolutions this year?" Most resolutions involve correcting some vice or changing some behavior...with the end goal being a better version of you in the New Year.

I sat down and tried to apply this to the Willow Pointe Community. As with Resolutions, you make some that you know are easily attainable and some that will take a lot more work. Other, unfortunately, are the same ones you made the year before...and you might find yourself making them again next year.

Firstly, I want to resolve to keep our Annual Assessment at its current rate. I am proud of the fact that we have been able to maintain our community and still be financially sound without having to increase the Assessment. I don't want to do this at the cost of losing any curbside appeal of our community and I do not feel that this has happened to date.

I resolve to make the ACC application approval process even simpler. We have an excellent volunteer committee that reviews all ACC Applications and makes approval/disapproval decisions. Along with a paper accessible copy, I would like to see the ACC Applications form made digital to allow for submission via our website. Once this is done, I want to create templates for the most common submissions...roofing, painting, and fencing.

I resolve to get more community members involved in planning community activities. The Board only has so much time to volunteer and planning of multiple events is very time consuming. I would again ask for someone (or even a few people) to start an Activities Committee (however so named) and plan a couple of events during the year. If this is not the desire of the community at large, then so be it. I just need to be able to say that I at least tried to get the ball rolling.

Finally, I would like to suggest a New Year's Resolution for members of the Willow Pointe community...resolve this year to volunteer in the community. Plan an event. Write an article for the newsletter. Pick up trash in the bayou. Make suggestions to improve the community...and take steps to make them happen. The Board has resources to finance projects, improvements, and events. We just need more volunteers...

Scott Ward
WPHOA President

Annual Assessment Reminder

All homeowners should have paid their annual assessment at this time. All assessments are due January 1st and are delinquent if not received thirty (30) days after the due date. All delinquent Owners will receive a notice 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.

2010 Clark Griswold *Holiday Light Contest*

The winners of the awards have not been decided as of the publication deadline for the newsletter and will appear in the February 2011 edition. The winners will be posted on the community website at www.willowpointe.org as well.

Go Green
Go Paperless

Sign up to receive the *Willow Pointe Newsletter* in your inbox. Visit PEELinc.com for details.



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.com888-687-6444

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

January 2010

- January 1 New Years Day
Annual Assessment Due Date
- January 3-4 CFISD Holiday
- January 3 Landscape Committee Meeting @ 6:30 pm
- January 4 Board Meeting @ 6:30 pm
- January 8 Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am
- January 17 Martin Luther King Day
CFISD Holiday
- January 31 Annual Assessment Delinquent Date

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.

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www.seasc.org

Willow Pointe HOA, INC

Balance Sheet, November 30, 2010

ASSETS

Checking Prosperity	\$ 80,279.61
Reserves	
Prosperity M/M	\$ 3,784.83
Smith Barney	\$146,363.73
Bank of America M/M	\$ 50,675.38
Total Reserves	\$210,823.94

ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 448.00	
2010 Owner Assessments	\$ 5,639.82	
A/R Collection Fees	\$ 3,183.02	
A/R Lawn Fees	\$ 40.64	
A/R Late charges	\$ 286.06	
A/R Legal fees	\$ 5,459.05	
A/R Opening balance	\$19,391.50	
A/R Other	\$ 50.00	
	\$ 34,498.09	
Total Assets		\$ 325,601.64
Pre-paid insurance	\$ 5,280.64	
Total other assets		\$ 5,280.64
Total Assets		<u>\$330,882.28</u>

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities		
Prepaid-HOA Fees	\$ 29,156.62	
Total Liabilities		\$ 29,156.62
Reserves		
Beginning balance	\$ 235,379.09	
Interest income	\$ 558.34	
Bank Charges	\$ -75.00	
Capital Expenses	\$ 25,038.49	
Total Reserves	\$210,823.94	
Member Capital		
Prior Years equity	\$80,099.61	
Accrual basis equity	\$5,341.47	
Total homeowners capital	\$85,441.08	
YTD excess/deficit	\$ 5,460.64	
Total member's equity		\$ 90,901.72
Total Liabilities And Member's Equity		<u>\$ 330,882.28</u>

Peel, Inc.

COMMUNITY NEWSLETTERS

Blackhorse Ranch
 Bridgeland
 Coles Crossing
 Copperfield
 Cypress Mill
 Cypress Point
 Eagle Springs
 Enchanted Valley
 Fairfield
 Fairwood
 Harvest Bend The Village
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 Lakes of Fairhaven
 Lakes of Rosehill
 Lakes of Savannah
 Lakes on Eldridge
 Lakes on Eldridge North
 Lakewood Grove
 Legends Ranch
 Longwood
 Oak Forest
 Riata Ranch
 Shadow Creek Ranch
 Silverlake
 Steeplechase
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Willow Pointe

New Year's Celebrations

As a reminder, fireworks are allowed in Harris County outside of the city limits... which includes Willow Pointe. There is a 'noise ordinance' in effect for Harris County and we ask that you wrap up your fireworks at a reasonable time following the stroke of midnight. The discharge of firearms in Willow Pointe, however, is prohibited.

Please be cautious when lighting off your fireworks. Designate an area to light fireworks away your home and make sure any children are clear of the area. Also, please take the time the next day to clean up any fireworks debris from the front of your house and from the street.

Thanks and have a fun and safe celebration.

Visit the Willow Pointe Website

www.willowpointe.org

New content is added on a regular basis so don't forget view the website periodically. There is a lot of information available to you including current updates, ACC applications, old newsletters and meeting minutes and financial reports.

Be sure and check out a recent contribution by Dr. Paul Nester, of Texas A & M - Fireants rule!



Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Willow Pointe residents, limit 30 words, please e-mail scottmward@gmail.com

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales at 888-687-6444 or advertising@PEELinc.com.

Please Be a Considerate Neighbor

Please do not place your garbage on the curb until Sunday and Wednesday evening. After pick-up, please store your cans on the side of the house or in your garage.

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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PUCT #10089



YARD OF THE MONTH

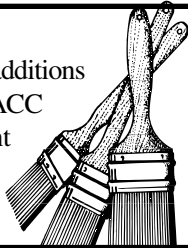
Congratulations!

Winter is here and a few lawns still keep looking great. Congratulations to the family at 10226 Sable Trail Lane who received first place for the month. Also congratulations go to the family at 9922 Elm Meadow Trail who receive second place this month.



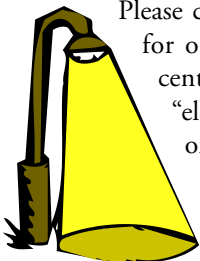
ACC Application

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.



Is Your Street Light Out?

Please contact Center Pointe Energy @ 713-207-2222 for outages or damaged lights/pools OR via www.centerpointenergy.com. Click on "services" then "electricity" and then "residential" and you will see on the left side of your screen a box for reporting street light outages. This is the preferred way as then you will have a tracking number.



Harris County Sheriff's Office Patrol Report November 2010



CATEGORY	NUMBER
Burglary/Habitat	4
Burglary/Motor vehicle	2
Criminal Mischief	4
Disturbance/Family	4
Disturbance/Loud Noise	5
Local Alarms	9
Suspicious Person	5
Traffic stop	13
Vehicle suspicious	5

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

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Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at:

Peel, Inc. - Kids Club
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Lakeway, TX 78734

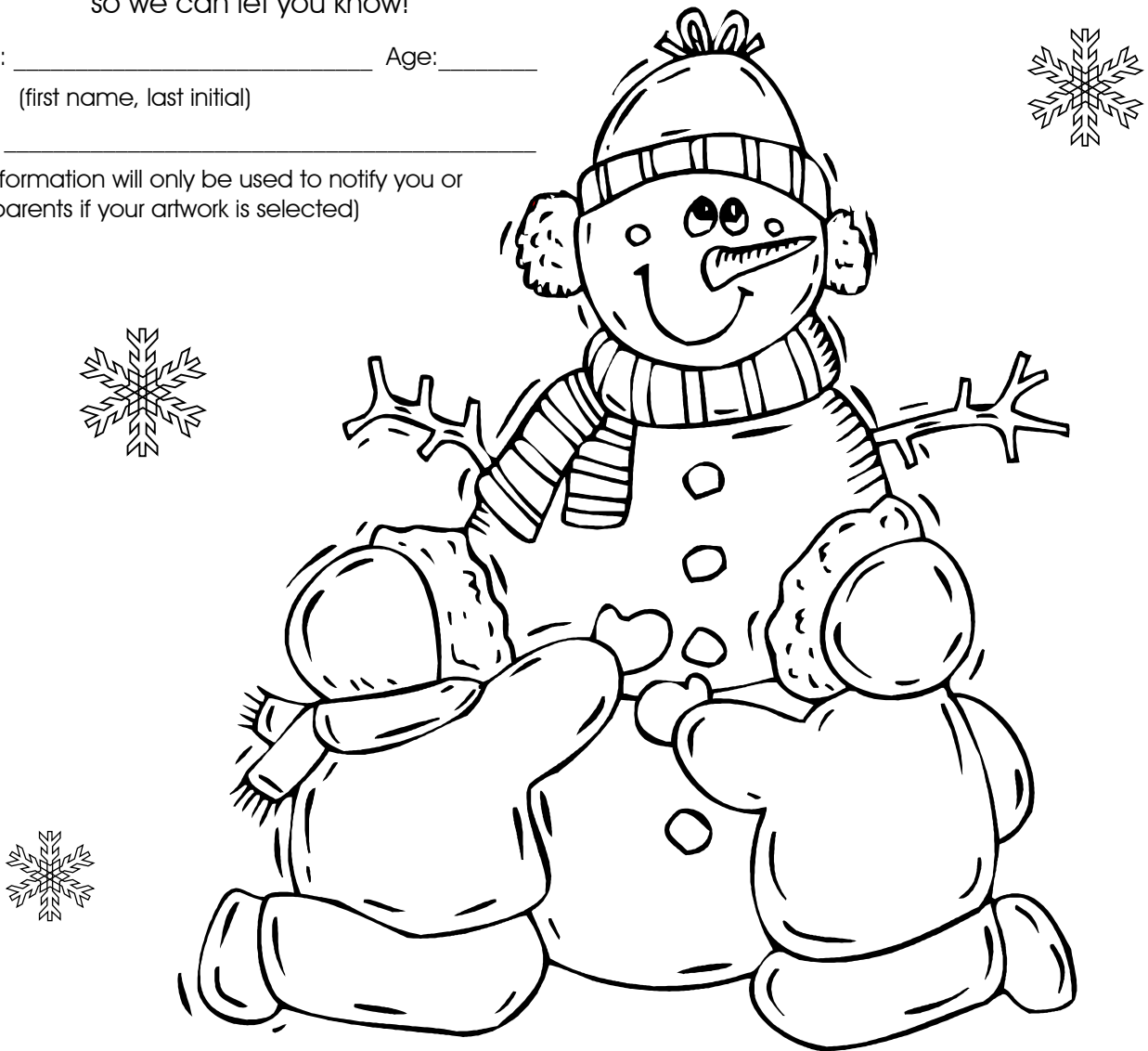
We will select the top few and post their artwork online at www.PEELinc.com. DUE: January 31st

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

Name: _____ Age: _____
(first name, last initial)

Email: _____

(This information will only be used to notify you or
your parents if your artwork is selected)



WP

Meet Jermaine, Tibreauna, Keatrick, Jaderrion, and Treyveonne

Jermaine is 11 years old and his siblings; Tibreauna, Keatrick, Jaderrion and Treyveonne are 10, 5, 2 and 8 years old respectively. Jermaine enjoys all outdoor activities including riding his bike, scooter, and skateboard. Tibreauna is sweet child who enjoys school. She is protective and nurturing of her brothers. Keatrick is described as silly and funny and likes to play with his guitar and toy cars. Jaderrion is an incredibly cute, active toddler. Treyveonne is an outgoing child who enjoys all sports. The children need a loving family that can provide them with structure and stability. For more information contact Grace Lindgren, LMSW, Wendy's Wonderful Kids Recruiter at the Adoption Coalition of Texas at 512-810-0813 or gracelindgren@adopttexas.org



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Willow Pointe



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- The Wood Family -



David Flory

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*According to information taken from the HAR MLS Computer
**Realtor Teams per Remax 9/2008, 3/2009