



Willow Pointe Newsletter

March 2011
Volume 7, Number 3

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

WILLOW POINTE COMMUNITY CALENDAR

March 2010

- March 1 Board Meeting @ 6:30 pm
- March 7 Landscape Committee Meeting @ 6:30 pm
- March 12 Walk the bayou and pick up trash—meet Paul @ the Willow Crossing Bridge @ 8 am
- March 14 -18 SPRING BREAK
CFISD Holiday
- April 15, 16, 17 Community Garage Sale

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.



PRESIDENT'S NOTES

Goodbye Guys!!!

Well, it began with several homeowners expressing interest in joining the WPHOA Board. With this burgeoning interest, both Hollis Miles and Greg Decker saw a way out and have stepped down from the WPHOA Board. I would love to report some salacious story about a huge scandal, but there is nothing to report. Hollis has needed more time to handle the workload at his real job for some time now along with his family. And Greg has been working on the Board before even me, so I think he is ready to pass the torch. More to come when we fill the vacancies...

On-Line 'Deed Restrictions'

I have worked for about a year in my spare time to convert the Willow Pointe Declaration of Covenants, Conditions, and Restrictions into a text searchable document. The document is in .pdf format which requires Adobe Reader to view. It has bookmarked sections, a clickable Table of Contents and includes all Supplemental Declarations and Amendments. The new document will be on the Willow Pointe website (www.willowpointe.org) under the 'Documents' section. Hopefully, this will make it very easy for residents to look through the documents to find needed information.

World of Houston

I am happy to announce that a Willow Point resident Grete Hart has offered to write a monthly article for the newsletter. The segment will be called 'World of Houston' and will focus on places to explore in Houston or surrounding areas.

Green lawns bad?

Well, we had to send out a couple of 10-day force mow letters in January. Yes...January. The following week temperatures were in the low 20's with ice...and we had to send letters to tell people to mow their lawns. Why? Well, the answer is weeds.

During the winter, St. Augustine grass in our lawns goes dormant...turns brown and grows very slowly. You could compost the whole lawn to keep it green...or seed for the winter with rye grass, but most people don't do this. And since the grass is growing slowly, more rapidly growing weeds can get a foothold.

Given this, it is a great time to go out and physically pull the weeds...especially after a nice soaking winter rain...most come up very easily. And since they are the only green stuff in the yard, they are easy to find. Follow this up with a good weed and feed fertilizer before the next round of seedlings can grow.

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 11jgodwin@randellmanagement.com |
| Newsletter Publisher Peel, Inc..... | advertising@PEELinc.com888-687-6444 |
| Cable/Internet/Phone...COMCAST | 713-341-1000 |

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.



GARAGE SALE


Community Garage Sale

It is time to get hunting for items that you are ready to rid yourself of because the next Community Garage Sale is only 6 weeks away. We will post signs at both community entrances to advertise. So, start looking now because the clock is ticking!!!

**April
15, 16, & 17**

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.



Advertise Your Business Here 888-687-6444

Yard of the Month

This winter had been brutal, but spring is right around the corner. Congratulations to the family at 10111 Bayou Trail Court who received first place for the month. Also congratulations go to the family at 9219 Willow Crossing Drive who receive second place this month.



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- Custom Staining
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Willow Pointe

Harris County Sheriff's Office Patrol Report December 2010



| CATEGORY | NUMBER |
|------------------------|--------|
| Burglary/Habitat | 0 |
| Burglary/Motor vehicle | 4 |
| Criminal Mischief | 1 |
| Disturbance/Family | 6 |
| Disturbance/Loud Noise | 0 |
| Local Alarms | 7 |
| Suspicious Person | 0 |
| Traffic stop | 3 |
| Vehicle suspicious | 3 |

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

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PUCT #10089

Willow Pointe Homeowners Association, Inc. *Board of Directors Meeting - Tuesday, January 4, 2011 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 6:32 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 edits noted.

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. Bette Kelley of 10031 Rio Bravo Road was present to discuss miscellaneous matters with the Board. She had several questions that were answered and all issues were addressed.

Approval of the Minutes:

November 2, 2010 Board of Directors Meeting- The November 2, 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** – No report was given.
- **Newsletter Committee** – Scott advised that all was going well and requested article suggestions from the other Board members for the upcoming edition of the newsletter.
- **Web Report** – Scott reported that he redrafted the ACC application to be posted on the web reflecting Randall Management's new address.

- **Courtesy Patrol & Crime Watch** – Brenda advised that there seemed to be a great deal of interest in the community but limited participation. Brenda discussed plans for an Easter Egg Hunt and will provide details to Scott to be included in the appropriate edition of the newsletter. Greg advised that he needs to meet with Winchester Country to finalize the details of the patrol contract. Winchester has added additional coverage to the contract; and the necessity to amend the 2011 Budget was discussed in great detail. A motion was made by Brenda Jackson, seconded by Greg Decker, and it was unanimously decided to amend the budget to accommodate the patrol contract once it is received.

- **Landscaping Committee** – Steve gave a report on updates and suggestions made by the committee.

Management Report:

- **Financial Report** - Jane reviewed the financial statement for the month ending December 31, 2010 in great detail. The following are the account balances as of December 31, 2010; the Prosperity checking account balance was \$89,967; the reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$248,850. The administrative expense for the month was \$2,288, Utilities were \$5,919, Grounds Maintenance was \$3,910, and Community Services were \$780. The Total Expenses for the month of December were \$52,572, which reflects a Year End Reserve transfer of \$38,019; and year-to-date the total expenses for the Association are \$274,991, which is \$1,657 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 \$5,091 outstanding the Association is 98% collected for 2010. Jane also emphasized that there was \$89,967 in 2011 pre-paid assessments.
- **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:

- **Holiday Decoration Contest Winners**- Scott advised that the results of the decorating contest would be displayed on the website announcing the winners.

(Continued on Page 6)

Willow Pointe

Willow Pointe HOA, INC Balance Sheet, January 31, 2010

ASSETS

| | | |
|---------------------|------------|--------------|
| Checking | Prosperity | \$ 50,719.73 |
| Reserves | | |
| Prosperity M/M | | \$ 67,748.32 |
| Smith Barney | | \$146,291.29 |
| Bank of America M/M | | \$ 50,685.16 |
| Total Reserves | | \$264,724.77 |

ACCOUNTS RECEIVABLE

| | |
|------------------------|---------------|
| 2009 Owner Assessments | \$ 448.00 |
| 2010 Owner Assessments | \$ 4,642.85 |
| 2011 Owner Assessments | \$86,684.11 |
| A/R Collection Fees | \$ 3,029.42 |
| A/R Lawn Fees | \$ 40.64 |
| A/R Late charges | \$ 285.87 |
| A/R Legal fees | \$ 4,981.05 |
| A/R Opening balance | \$19,391.50 |
| A/R Other | \$ 25.00 |
| | \$ 119,528.44 |
| Total Assets | \$534,972.94 |
| Pre-paid insurance | \$ 3,960.48 |
| Total other assets | \$ 3,960.48 |
| Total Assets | \$538,933.42 |

LIABILITIES AND MEMBER'S EQUITY

| | |
|---------------------------------------|---------------|
| Current Liabilities | |
| Prepaid-HOA Fees | \$ 498.00 |
| Total Liabilities | \$ 498.00 |
| Reserves | |
| Beginning balance | \$ 248,782.13 |
| 2011 Reserves | \$ 15,936.00 |
| Interest income | \$ 6.64 |
| Total Reserves | \$264,724.77 |
| Member Capital | |
| Prior Years equity | \$ 93,512.77 |
| Accrual basis equity | \$ 119,030.44 |
| Total homeowners capital | \$ 212,543.21 |
| YTD excess/deficit | \$ 61,167.44 |
| Total member's equity | \$ 273,710.65 |
| Total Liabilities And Member's Equity | \$ 538,933.42 |

BOD Meeting Minutes - (Continued from Page 5)

- **Pool Compliance/Repair Update-** Steve requested that RMI forward details of necessary repairs and upgrades as well as contact information for several pool companies. This matter was tabled until the next meeting for an update.
- **Underground Backflow Preventers-** Steve advised the Board of the projected date of completion for this project to be January 15, 2011.
- **Pump Room Fan Switch-** Steve advised that this task had been completed.
- **Willow Crossing/Round Up Lighting-** It was reported that Lake Houston Lawncare will be inspecting the light fixtures to determine necessary upgrades to make all fixtures consistent in make and model.

New Business:

- **2010 Audit-** The 2010 Audit engagement letter was presented for signature. The Board awarded the 2010 audit to Nagesh and Carter.
- **Cycle Santa-** It was announced that Santa was seen riding through the neighborhood on his motorcycle. Steve was advised of the appreciation for his kind act.
- **Scott Ward Reimbursement-** Scott presented several receipts for reimbursement totaling \$75.44. A motion was made by Brenda Jackson, seconded by Steve Mueller, and it was unanimously decided to approve such reimbursement.

Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:02 p.m.

Crime Alerts

If you would like to receive crime alerts or other pertinent neighborhood information please let us know via wphoa.board@willowpointe.org.

Please provide your name, contact telephone number and your e-mail address. Once done, you will receive alerts and updates.

If you are a victim of crime or know of a crime that has occurred within Willow Pointe we encourage you to share this information as it may prevent a similar crime in the neighborhood.

World of Houston

By Greta Hart

In 1952, a charming residence was built on acreage leading to Buffalo Bayou. It was the Masterson family who began working with the noted Houston architect John F. Staub, the same architect who designed Bayou Bend, with the aspiration to create a contemporary Palladian residence. The dramatic natural setting inspired Staub to create a one-story contemporary Palladian residence with a symmetrical façade, a balustrade, and a parapet.

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*Rienzi – Artistic Local Museum • 1406 Kirby Drive, Houston, TX 77019
Website: www.mfah.org/visit/rienzi*

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