



# Willow Pointe Newsletter

April 2011  
Volume 7, Number 4

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## WILLOW POINTE COMMUNITY CALENDAR

### APRIL 2011

- 4 - Landscape Committee Meeting  
@ 6:30 pm
- 5 - Board Meeting  
@ 6:30 pm
- 9 - Walk the bayou and pick up trash  
(meet Paul @ the Willow Crossing  
Bridge @ 8am)
- 15/16/17 - Community Garage Sale
- 22 - CFISD Holiday
- 23 - Spring Block Party
- 24 - Easter Sunday

### MAY 2011

- May 19 - Annual Meeting @ 6:30pm

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.

## WELCOME NEW BOARD MEMBERS

With the departure of Hollis Miles and Greg Decker last month, two new Board members have joined the ranks. We would like to welcome Angie Wilson and Tim McKee to the Board of Directors.

Angie Wilson and her husband have been residents of Willow Pointe for 6 years. She is fortunate enough to stay at home and care for their 3 year old son. Angie says that she loves her neighbors and looks forward to serving on the Board and getting involved with the community.

Tim McKee has been a Willow Pointe resident since back in frontier days...1999. He is married with two sons ages 12 and 18 and owns and operates AC and Heating business. More recently, Tim is the newest member of the Board of Directors for MUD 10.

So, we would like to extend a warm welcome to both of our newest members. It is always great to get new blood that can bring new and fresh ideas to the table.

## DRIVEWAY EXTENSIONS

The Architectural Review Committee Guidelines have been modified by Board Resolution to allow for the construction of Driveway Extensions. All extensions require an ACC application before construction and must be approved by the ACC Committee. A copy of the Resolution and construction guidelines can be found on the community website under the Documents section.

## SIDEWALK CONSTRUCTION

The Board has moved forward to finish the improvements to the sidewalks in the Willow Pointe Community and has contracted Lake Houston Lawn Care to complete this work. A copy of these improvements can be found on the Community website at [www.willowpointe.org](http://www.willowpointe.org). These improvements will include addition of sidewalks and ramps where they are currently lacking as well as repair of existing uneven sidewalks. Hopefully by the time this newsletter arrives, this project may be nearing completion.

## SPRING BLOCK PARTY

With the success of last years Block Parties celebrating National Night-Out, the Board created the First Annual Spring Block Party. On Saturday, April 24th, the Board wanted everyone to get out and have a get together/cookout with your neighbors. To help fund these events, the Board will provide \$100 in funds per event, excluding alcohol.

## ANNUAL MEETING NOTICE

*The Willow Pointe Annual Meeting will be  
May 19th at 6:30pm. We are still working on a venue,  
but you can mark your calendars on the date!*

---

## 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
.....	jgodwin@randellmanagement.com
Newsletter Publisher Peel, Inc .....	advertising@PEELinc.com
.....	888-687-6444
Cable/Internet/Phone...COMCAST .....	713-341-1000

---

## HOMEOWNERS ASSOC.

---

### BOARD OF DIRECTORS

President	Scott Ward	2008 - 2011
Vice President	Tim McKee	2009 - 2012
Secretary	Brenda Jackson	2009 - 2012
Treasurer	Steve Mueller	2010 - 2013
Director	Angie Wilson	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.

## Thanks to Our Considerate Neighbors

*by Brenda Jackson*

Most of the neighbors in Willow Pointe Neighborhood get kudos for thinking of others and helping to avoid crime, traffic accidents and danger to children by keeping their vehicles off the roads while parked. It is a pleasure to drive around and see most neighbors using the driveways and garages for the purpose for which they were designed.

Parking off the street helps deter crime. Most vehicles that are targeted by criminals, are those parked on the street which present prime targets and also give cover for other vehicles that do not belong in Willow Pointe. Parking off the street gives traffic a safer thorough fare to work, school and home. Traffic does not have to play dodge ball trying to miss vehicles obstructing traffic. Also, accidents caused by vehicles parked on the street are many times considered the cause and are held responsible for accidents that they are partially responsible for causing.

Parking off the street gives the neighborhood children and neighbors walking, biking and playing with their children a safer environment. It helps with visibility and reduces the chances of a child running out from behind or in front of a parked vehicle. It allows bikers to be seen more easily while out participating in our good weather. It is great to see each other out and about and we want to encourage safe paths.

Parking in your garage or driveway makes it easier for your neighbors to come in and out of their driveways safely. Mornings and evenings are particularly difficult to see at times on busy streets, cul-de-sacs and crowded streets during work hours.

Parking properly gives our neighborhood a nice facelift and helps with our perception and property value. In these times of deteriorating neighborhoods, foreclosures and hard times, just a small courtesy of parking off the street helps keep Willow Pointe a desirable neighborhood with courteous neighbors who care about their property and others.

Parking off the spine roads (the main roads in and out of the neighborhood) helps our bus drivers, mail carriers, neighborhood patrol officers and neighbors and their friends by offering clear and easy to maneuver streets.) There have been several accidents this year not particularly caused by the few neighbors who abuse the public street and park there obstructing traffic, but certainly added to the incidents. Sometimes vehicles come around a curve, try to go around when they do not see oncoming traffic, try to manipulate bad weather conditions and drive too fast. The parked vehicles have made the situation worse and also have been damaged in the incidents. Thankfully, most of the people living in Willow Pointe are proud of their property, care about their neighbors and make an effort to keep things moving in the right direction.

There are fines that can be assessed but we have not had to revert to these actions at this point thanks to most of Willow Pointe neighbors and the efforts they make on a consistent basis to be good neighbors.

Thanks Willow Pointe for doing your part to keep our neighborhood a safe and desirable place to live. Please those of you who may be new to the neighborhood or those who just might not be thinking help us out and use your driveways and garages when possible.

## Yard of the Month

As spring is in the air and everyone rushes out to repair the damage winter has done to our landscaping, some people have less to repair as these lawns already look great. Congratulations to the family at 10342 N. Laurel Branch Drive who received first place for the month. Also congratulations go to the family at 10002 Encino Cove Court who receive second place this month.



10342 N. Laurel Branch Drive

## Harris County Sheriff's Office Patrol Report February 2011



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

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

## Bashans Painting & Home Repair

Commercial/Residential  
Free Estimates

281-347-6702



281-731-3383 cell



- Interior & Exterior Painting
- Hardi Plank Installation
- Wood Replacement
- Sheetrock Repair
- Interior Carpentry
- Cabinet Painting
- Wallpaper Removal and Texturizing
- Pressure Washing
- Fence Repair/Replacement
- Garage Floor Epoxy
- Custom Staining
- Roofing
- Gutter Repair/Replacement
- Faux Painting

**References Available • Fully Insured**  
**NO PAYMENT UNTIL COMPLETION**  
bashanspainting@earthlink.net

## Kids R Kids

Schools of Quality Learning

Please stop by for a tour, and see why Kids R Kids is the Best learning environment for your child.

**NOW ENROLLING INFANTS, TODDLERS, PRESCHOOL, PRE-K & SCHOOL-AGE!**

- Internet viewing of classrooms and lunchroom
- Professional, age-appropriate curriculum, Spanish & Sign Language
- Highly trained teachers & leads w/ Child Development Accreditations
- Kids R Kids, Int'l is SACs accredited
- In classroom phones for increased parent/teacher communications
- TeachSmart® Learning System/"SMART Board" -- high-tech, interactive education equipment & software designed for Preschoolers & Pre-K.
- School-age program includes homework tutoring, Wii, Playstation, Art, outdoor play, field trips, and more.

### Free Enrollment with Ad

Offer available to new customers only at initial enrollment at this location. Not valid with other offers. Expires May 30, 2011.

**Jersey Village area**  
**10708 Ranchstone**  
**at West Road**  
(1 block East of Jones Road)  
**281-807-0999**  
[www.kidsrkids4tx.com](http://www.kidsrkids4tx.com)



# Willow Pointe

## World of Houston

Spring is the time of year when both nature and people flourish. As our parks and gardens emerge from their hibernation of winter and herald the first signs of spring, there is no better time to explore the great outdoors. From delicate apple blossom and brilliant tulips to meadows brimming with glorious perfume, a stroll in a spring garden is sure to dazzle and amaze.

One unique way to celebrate the coming of spring is to visit Japanese gardens whose cherry blossoms are starting to bloom. Nestled within Hermann Park is the meticulous Japanese Garden with its gentle waterfalls, miniature bridges, and stone paths that wander among azaleas, Japanese maples, and cherry trees. The hallmark of this exquisite stroll garden is the teahouse; a unique Japanese structure built in Japan and carefully reconstructed on site by Japanese craftsmen. Due to its distinct location, this serene garden provides a peaceful hideaway for quiet contemplation a universe away from the bustle of the City.

*The quaint garden in Hermann Park is also host to the Japanese Festival celebrating the rich and diverse culture of Japan each year in early April.*



### 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](mailto: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](mailto:advertising@PEELinc.com).

### ACC Application

Before making any improvements/repairs or additions to your 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.

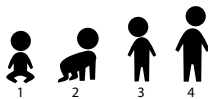


## COLIN'S HOPE

Increasing water safety awareness and standards

### FACTS YOU NEED TO KNOW ABOUT DROWNING

Drowning is the leading cause of unintentional injury-related death in children ages 1-4



### DROWNING WILL AFFECT YOU OR SOMEONE YOU KNOW



Drowning is the 2nd leading cause of unintentional injury-related death ages 1-14.

For more information, check out our website at [www.colinshope.org](http://www.colinshope.org)

### DROWNING CAN STILL OCCUR EVEN IF YOU KNOW HOW TO SWIM

NO ONE is "drown proof" – no matter their level of swimming ability.

Falls, entrapments, and injuries lead to drowning regardless of swimming level.

A majority of people overestimate their own and their child's ability to swim, especially in a panic event.

### DROWNING IS QUICK AND SILENT



Drowning occurs in as little as 2 minutes.



Irreversible brain damage occurs in as little as 4 minutes.



Most children are out of sight or missing for less than 5 minutes and usually in the presence of 1 or both parents.



Most children die who are submerged for as little as 6-10 minutes.

Children who drown do not **scream, splash, or struggle**. They silently slip beneath the water, even with adults & lifeguards present.

## WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

*Board of Directors Meeting - Tuesday, March 1, 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

#### Management Company

Jane Godwin, Randall Management  
Janet Bonura, Randall Management

#### Call to Order

Scott Ward called the meeting to order at 6:38 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 Brenda Jackson, seconded by Steve Mueller, 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. Tim McKee and Angie Wilson were present at the Board's request to discuss the vacant positions on the Willow Pointe Board of Directors. Both expressed an interest in serving on the Board, and a motion was made by Scott Ward, seconded by Steve Mueller, and it was unanimously decided to appoint Angie Wilson and Tim McKee to the Board of Directors.

Approval of the Minutes: January 4, 2011 Board of Directors Meeting- The January 4, 2011 minutes were previously presented for review. A motion was made by Brenda Scott Ward, seconded by Greg Decker, and it was unanimously decided to approve the minutes as presented on January 26, 2011 via e-mail.

#### Committee Reports

- **Modification Committee** – Scott advised that a group of owners represented the Modifications Committee and things were running smoothly.
- **Newsletter Committee** – A brief discussion was held regarding the process of producing the monthly newsletter and article suggestions were discussed in great detail.
- **Web Report** – Scott advised that he had updated the contact list and log in IDs and passwords.
- **Courtesy Patrol & Crime Watch** – Tim volunteered to be the new contact for the courtesy patrol seeing how he was also recently elected to sit on the MUD Board of Directors. Brenda will continue to maintain the Crime Watch and present ideas for community involvement such as HOA sponsored block gatherings.
- **Landscaping Committee** – It was reported that our current landscape committee was doing a fine job keeping up with the seasonal changes taking place and any reports or suggestions are acknowledged upon receipt of such.

#### Management Report

- **Financial Report** - Jane reviewed the financial statement for the month ending February 28, 2011 in great detail. The following are the account balances as of February 28, 2011; the Prosperity checking account balance was \$78,563; the reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$264,750. There was a \$100,000 placed in an operating transfer which is designated for 2011 operation, but the funds were placed in the money market accounts to earn additional interest until the funds are needed for operation. The administrative expense for the month was \$2,871, Utilities were \$6,550, Grounds Maintenance was \$3,910, and Community Services were \$427. The Total Expenses for the month

of February were \$14,424, and year-to-date the total expenses for the Association are \$41,848, which is \$12,641 under budget.

- **Collection Report** – Jane reported that there were \$448 of the 2009 Assessment fees which have not been collected. The Association is 98% collected for 2010, with \$4,480 outstanding, and 83% collected for 2011.
- **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.

#### New Business

**Officer Positions and Committee Associations-** A detailed discussion was held regarding the different positions on the Board and the associated duties. Scott advised every one of the current committee positions and how each operated. A motion was made by Steve Mueller, seconded by Brenda Jackson, and it was unanimously decided to appoint the following officers:

- 1. President- Scott Ward
- 2. Vice President- Tim McKee
- 3. Treasurer- Steve Mueller
- 4. Secretary- Brenda Jackson
- 5. Director at Large- Angie Wilson

**2011 Annual Meeting Preparation-** Scott informed everyone of the necessity to hold a pre-meeting on April 5, 2011 to prepare for the Annual Meeting. Janet presented a draft version of the meeting package and the location of the Annual Meeting was discussed in great detail and decided to research the availability of the various locations.

*(Continued on Page 6)*

# Willow Pointe

Minutes - (Continued from Page 5)

**2011 Pool Passes** - Janet presented the invoice for the 2010 pool passes and discussed various color schemes. A motion was made by Steve Mueller, seconded by Scott Ward, and it was unanimously decided to approve the same amount with a possible 5% increase for the 2011 pool passes.

**Pool Maintenance Contract**- Several proposals were reviewed and Steve suggested that additional bids be obtained for comparison and the vote will be made via e-mail at a later date.

**Sidewalk Improvements**- Scott presented a detailed specification chart with supporting documentation for various sidewalk improvements to be made throughout the community.

**Pool Area Lighting**- Steve is to obtain electrical bids for the lighting repairs and submit them via e-mail.

**Oleander Trimming**- Steve announced that Lake Houston Lawn Care will be trimming the Oleanders in the near future.

**Graffiti Removal**- Jane presented pictures of recent graffiti near the intersection of Pony Express and Willow Crossing. The Board reviewed the pictures and determined that it would be the individual homeowner's responsibility to remove such from their fences and the Association will have it removed from the brick wall near the bridge.

## Unfinished Business

**Underground Backflow Preventers**- Steve advised the Board that the project had been completed.

**Pool Compliance/Repair Update**- Several bids were reviewed in great detail and it was determined that Steve would need to contact the vendors regarding detail revisions. A motion was made by Brenda Jackson, seconded by Tim McKee, and it was unanimously decided to approve a \$4,300 budget for the necessary pool repairs and compliance items.

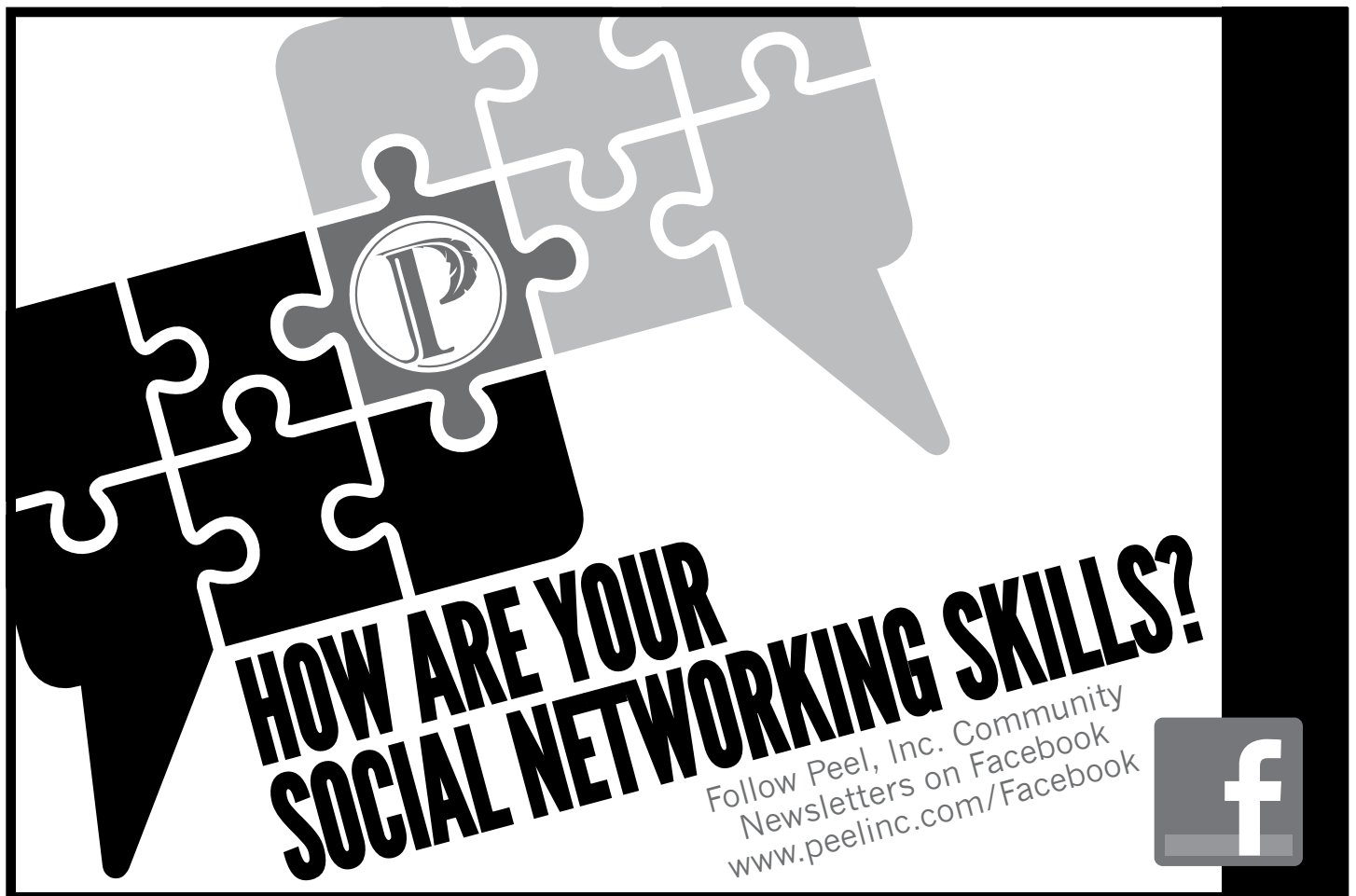
**Egg Hunt**- The Board held a detailed discussion regarding a community egg hunt and it was decided to advertise a "Spring Block Party" to be held the weekend of April 23, 2011, with \$100 reimbursable with the exclusion of alcohol. A motion was made by Brenda Jackson, seconded by Tim McKee, and it was unanimously decided to set a budget of \$100 for each block party. The Association will reimburse receipts up to \$100 for each of the organized and advertised block parties held on April 23rd. Alcohol will not be considered a reimbursable item.

## Adjournment

With no further business to discuss, a motion was made by Brenda Jackson, seconded by Steve Mueller, and it was unanimously decided to adjourn the meeting at 8:50 p.m.


Signature \_\_\_\_\_

Date \_\_\_\_\_



**HOW ARE YOUR  
SOCIAL NETWORKING SKILLS?**

Follow Peel, Inc. Community  
Newsletters on Facebook  
[www.peelinc.com/Facebook](http://www.peelinc.com/Facebook)



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

At no time will any source be allowed to use the Willow Pointe Newsletter's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the Willow Pointe Newsletter is exclusively for the private use of the Willow Pointe HOA and Peel, Inc.

**DISCLAIMER:** Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\*The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

Experience the **STAR** treatment  
FOR YOURSELF

with low rates, award-winning customer service, and no surprises.

**StarTex  
POWER™**

*Listen to Alan "Petrodamus" Lammey, host of 'Energy Week', every Sunday on 1070 KNTH in Houston.*

**SIGN UP**  
online TODAY at  
[www.StarTexPower.com](http://www.StarTexPower.com)  
or call 866-917-8271.  
Use "Neighborhood Newsletter" as  
your referral!

BBB

PUCT #10089



**PEEL, INC.**

308 Meadowlark St.  
Lakeway, TX 78734-4717

PRSR STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

WP



**RE/MAX**

Professional Group

832-478-1205

## Willow Pointe

**T  
H  
A  
N  
K  
Y  
O  
U**



We highly recommend the Flory Team and our experience with them was very professional. They fought to get us our asking price and we received many showings and offers, in less than 30 days. We will most definitely use them again with our next home purchase. Thanks Flory Team!

- The Flores Family-



**David Flory**

**Direct line:**

**281-477-0345**

**WWW.SUPERDAVE.COM**

Each Office Independently Owned and Operated

- **#1 Realtor in Willow Pointe\***
- **#2 Realtor in Houston & Texas\*\***
- **#7 Realtor in United States\*\***
- **Selling Over 500 Homes A Year**

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