



Willow Pointe Newsletter

October 2011
Volume 7, Number 9

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Willow Pointe Community Calendar

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.

OCTOBER 2011

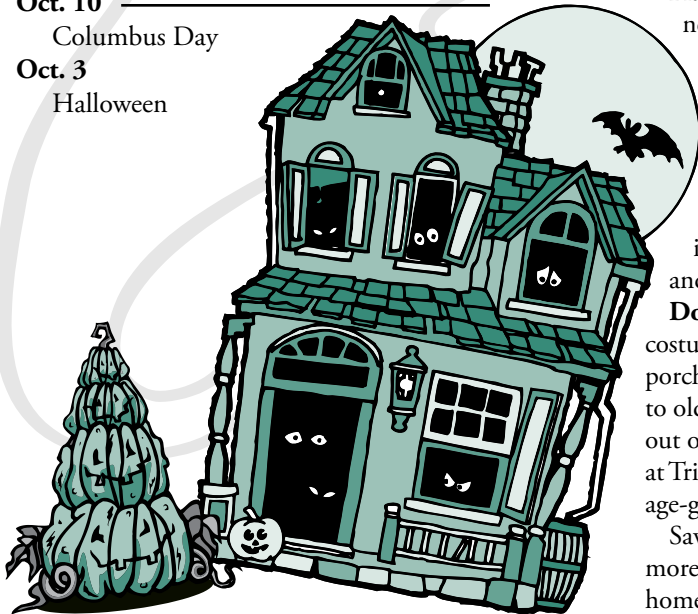
Oct. 3 _____
Landscape Committee Meeting @ 6:30 pm

Oct. 4 _____
Board Meeting @ 6:30 pm

Oct. 8 _____
Walk the bayou and pick up trash
meet @ the Willow Crossing Bridge @ 8 am

Oct. 10 _____
Columbus Day

Oct. 31 _____
Halloween



HALLOWEEN TIPS

- 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.
 - 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.
 - 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.
 - Walking - Stay on sidewalks or pathways. Don't take short cuts through lawns or flowerbeds.
 - Manners matter - Saying "Trick-or-Treat" before and "Thank You" afterward is a small price for collecting free candy on Halloween.
 - Game over - Don't Trick-or-Treat after 9pm. Families with children or older people may well be in bed after that.
 - Trafficking – Vehicles: drive extra slow and look for kids. Chaperones/Kids: Stay off roads as much as possible.
 - Blinded by the Light - Glow sticks, reflectors, flashlights – all are good to make your kids visible to anyone who fails at Tip 6.
 - **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.
 - 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.
 - 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.

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
Recycle/Hazardous Waste Disposal..... 281-560-6200
West Harris County MUD..... 281-807-9500
Jane Godwin @ Randall Management, Inc
Voice Mail nights or week-ends713-728-1126 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 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.

National Night Out

National Night Out is a time to get outside and meet and greet your neighbors - it is an anti crime and drug prevention event held throughout the nation...in Texas, it is held on Tuesday, October 4th.

See how many neighbors you can get outside

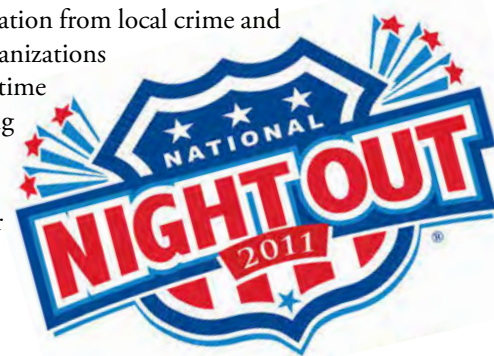
Use ice cream social or hotdogs to lure people from their homes

Get to know your neighbors...they can function like a secondary security system

Exchange information and work to create a master contact list to distribute to each other

Distribute information from local crime and drug prevention organizations

This also is a great time to discuss upcoming events on your street for Halloween and safety for your children.



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Do You Have Reason
to Celebrate?

We want to hear from you! Email wphoa.board@willowpointe.org to let the community know!

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Presidents Message

2012 BUDGET

At our October meeting, the Board will be working on our 2012 Budget. In doing this, we will also look at our finances and make a decision about the 2012 Annual Assessment and whether to increase it or keep it at the same level. As you may know, the Willow Pointe assessment has been \$448 since 2005 and I think we are on solid ground to keep it at that level for an 8th consecutive year...we will see.

THIS IS A TEST...NO BEEPING

After the 2 burglaries in July in Willow Pointe (and 7 more in the surrounding areas), I notified everyone via the Willow Pointe Emergency Alert system. I wrote an article about the incident... and ended up being on the Local News (ABC 13) along with several other residents. Through this, I had a couple of people tell me that they did not get the Emergency Message, but thought that they were on the list. I will be sending out a TEST MESSAGE on Texas National Night Out (Tuesday, October 4th) at about 10:30AM. There will be no need to reply. IF you DON'T get a message and think you should have, first check your junk/spam mail and if we are still not there, please email wphoa.board@willowpointe.org that evening and I can add you. And, we are still looking into a call system and I will keep you updated.

NATIONAL NIGHT OUT (NNO)

Mark your calendar – Tuesday, October 4th 2010. Texas NNO Celebrations. Please take this chance to come outside and get together with your neighbors and organize a Block Party. The Board will sponsor up to \$100 per party (excluding alcohol) to build Community. Please email the Board at wphoa.board@willowpointe.org to let us know of your interest in participating...and plan to take lots of photos for the newsletter!! Please read more in the newsletter for more information about NNO.

FALL COMMUNITY GARAGE SALE MOVING

...so is it now a 'Moving Sale'? A homeowner suggested moving the Fall Community Garage Sale from September to October. As it is still hot in early September, I really liked this idea. The Board has decided...and henceforth until the end of time, the Willow Pointe Fall Community Garage Sale will be on the second weekend in October. Don't forget that each Homeowner may still have a Garage Sale outside of the two hosted by the Community, so if you still love September, you are welcome to continue (and sweat).

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Willow Pointe

Willow Pointe Homeowners Association, Inc.

Board of Directors Meeting

Tuesday, August 2, 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
Tim McKee, Vice President
Steve Mueller, Treasurer
Angie Wilson, Director At Large

Absent:

Brenda Jackson, Secretary

MANAGEMENT COMPANY:

Janet Bonura, Randall Management

CALL TO ORDER:

Scott Ward called the meeting to order at 6:37 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 Tim McKee, 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. There were no owners present.

Approval of the Minutes: May 3, 2011 Board of Directors Meeting- The May 3, 2011 minutes were previously presented for review. A motion was made by Scott Ward, seconded by Steve Mueller, and it was unanimously decided to approve the minutes as presented.

COMMITTEE REPORTS:

Modification Committee – Scott advised of recent changes to the committee and provided instructions on future application submissions.

Newsletter Committee – The upcoming edition of the newsletter was discussed. Scott requested article suggestions and informed the Board of the next edition to include articles for the Community Garage Sale and National Night Out.

Web Report – Corrections to the website that were previously discussed have been completed along with several items the landscape committee suggested.

Courtesy Patrol & Crime Watch – No report was given.

Landscaping Committee – The Board reviewed a report provided by the committee in great detail and discussed several projects that were recommended and completed.

MANAGEMENT REPORT:

Administrative Report- Scott presented receipts for reimbursement on various community expenses. A motion was made by Tim McKee, seconded by Steve Mueller, and it was unanimously decided to approve the reimbursement totaling \$56.53.

Financial Report - Janet reviewed the financial statement for the month ending July 31, 2011 in great detail. The following are the account balances as of July 31, 2011; the Prosperity checking account balance was \$27,276; the reserves located at Prosperity, Smith Barney, and Bank of America

Money Market accounts total \$209,613. There was \$90,000 remaining in operating transfers which are 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 \$3,207, Utilities were \$2,774, Grounds Maintenance was \$3,585, and Community Services were \$1,501. The Total Expenses for the month of July were \$26,290, and year-to-date the total expenses for the Association are \$154,000, which is \$17,510 under budget.

Collection Report – Janet reported that the Association is 99% collected for 2010, with \$3,136 outstanding, and 96% 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:

Playground Enhancements- Price estimates for the repairs to the
(Continued on Page 6)

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- Gutter Repair/Replacement
- Interior Carpentry
- Faux Painting
- Cabinet Painting
- Door Refinishing
- Wallpaper Removal and Texturizing
- Window Installation
- Pressure Washing
- Trash Removal
- Fence Repair/Replacement
- Ceiling Fan/Light Fixtures

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bashanspainting@earthlink.net

Yard of the Month

We may still be dry as a bone, but the mornings are starting to cool. Congratulations to great looking lawns of the family at 10831 Oak Bayou Lane who received first place for the month. Also congratulations go to the family at 10230 Sable Trail Lane who receive second place this month.



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Willow Pointe

BOD Meeting Minutes - (Continued from Page 4)

playground equipment and installation of the mulch were reviewed and discussed. A motion was made by Scott Ward, seconded by Steve Mueller, and it was unanimously decided to approve the playground part from Game Time and to purchase the playground mulch from Jovi Landscapes. The installation of the mulch was included in the bid from Jovi Landscapes.

Electrical Repairs- It was reported that several lights were out or in need of repair. An estimate from Empire Electric was presented and reviewed. A motion was made by Steve Mueller, seconded by Scott Ward, and it was unanimously decided approve the electrical repairs.

Brick Wall & Fence Rebuild- Several bids were presented to rebuild the brick wall recently demolished to repair a broken water main. After a detailed discussion regarding the scope of work to be performed, a motion was made by Scott Ward, seconded by Steve Mueller, and it was unanimously decided to award DeLeon Quality Construction the reconstruction of the brick wall.

Wrought Iron Painting- After receiving inquiries regarding the common walls throughout the community, proposals were obtained to repair and paint the wrought iron fencing. A brief discussion was held regarding the color of paint to be used and it was decided to repaint the fence the existing color. A motion was made by Scott Ward, seconded by Steve Mueller, and it was unanimously decided to approve the bid presented by DeLeon Quality Construction.

Community Tree Trimming- With hurricane season here, the Board

obtained a proposal from Lake Houston Lawn Care to trim the 210 common area trees throughout the community. A motion was made by Scott Ward, seconded by Tim McKee, and it was unanimously decided to approve such project.

Trash Can Base Removal- The Board advised of a trash can that was recently broken off its base. A motion was made by Scott Ward, seconded by Steve Mueller, and it was unanimously decided to instruct DeLeon Quality Construction to remove the base while working on the iron fence.


UNFINISHED BUSINESS:

Funeral Home Agreement- Janet advised the Board that the Agreement had been fully executed and filed and the compensation check had been received. This project is complete on the Association's part.

Easement Irrigation- Steve advised of research he has conducted with Advantage regarding the installation of a water meter near 10319 Pony Express. The cost of such project is approximately \$1,200 per meter. After a detailed discussion explaining the necessity; a motion was made by Steve Mueller, seconded by Scott Ward, and it was unanimously decided negotiate the price with Advantage and possibly install additional water meters for future irrigation of various easement areas in the community.

ADJOURNMENT:

With no further business to discuss, a motion was made by Tim McKee, seconded by Steve Mueller, and it was unanimously decided to adjourn the meeting at 8:25 p.m.



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Willow Pointe HOA, INC

Balance Sheet - August 31, 2011

ASSETS

Checking / Prosperity	\$ 24,770.42
Temp Transfer / Prosperity M/M.....	\$ 30,000.00
Temp Transfer /Bank of America	\$ 40,000.00

RESERVES

Prosperity M/M	\$ 11,142.67
Smith Barney.....	\$146,316.89
Bank of America M/M	\$50,708.41
Total Reserves.....	\$208,167.97

ACCOUNTS RECEIVABLE

2010 Owner Assessments	\$ 3,136.00
2011 Owner Assessments	\$ 7,988.30
A/R Collection Fees.....	\$ 5,290.50
A/R Lawn Fees	\$495.80
A/R Late charges	\$ 425.54
A/R Legal fees	\$ 6,762.57
A/R Opening balance.....	\$ 19,391.50
A/R Other.....	\$225.00
.....	\$ 43,715.21

Total Assets.....	\$346,653.60
Pre-paid insurance	\$7,469.00
Total other assets	\$ 7,469.00
Total Assets.....	\$354,122.60

LIABILITIES AND MEMBER'S EQUITY

Prepaid-HOA Fees	\$ 640.00
Total Liabilities.....	\$ 640.00
Beginning balance	\$ 248,782.13
2011 Reserves.....	\$ 15,936.00
Interest Income	\$ 197.47
Capital Expenses	\$-56,747.63
Total Reserves.....	\$208,167.97
Prior Years equity.....	\$ 93,512.77
Accrual basis equity	\$ 43,075.21
Total homeowners capital	\$ 136,587.98
YTD excess/deficit.....	\$ 8,726.65
Total member's equity	\$ 145,314.63

TOTAL LIABILITIES AND MEMBER'S EQUITY

\$ 354,122.60

Harris County Sheriff's Office Patrol Report

August 2011



CATEGORY	NUMBER
Burglary/Habitat	1
Burglary/Motor vehicle	0
Criminal Mischief	1
Disturbance/Family	0
Disturbance/Loud Noise	1
Local Alarms	2
Suspicious Person	3
Traffic stop	10
Vehicle suspicious	0
Vehicle Stolen	1

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

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Working with the Flory Team was a very positive experience. Everyone in the office was extremely helpful. Thanks Flory Team!

- The Allan Family -



David Flory
Direct line:
281-477-0345

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