



Willow Pointe Newsletter

February 2012
Volume 8, Number 2

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Santa's Visit to Willow Pointe

Santa and his gang made a visit to Willow Pointe via motorcycle on Christmas Eve morning...despite the inclement weather. The caravan included other 'bikers elves' and a Sheriff's office escort. They mapped out their route for later that evening and passed out lots of candy to the good kids in Willow Pointe. We want to thank Santa and the gang for volunteering their time...especially given that they had to make that same journey again via sled later that evening.



President's Message

POOL SCHEDULE 2012

The Board had our January meeting and began planning out activities for 2012.

We are planning to extend the pool season by one week to coincide with the CFISD calendar. At the pool, we are also looking into opening the pool up in the evenings on some nights, but we will be discussing this with the pool management company to see what our options are.

CONTINUING IRRIGATION

With the still existing drought, we are doing what we can to address the community areas that are hardest hit. With the cooler weather, the watering need has not been as high, but summer is right around the corner and the non-irrigated areas will be in dire straits soon enough. We will be continuing the additions to the irrigation systems of common areas as planned...installing those areas in most need first.

FUTURE CLUBHOUSE?

The Board also discussed what options exist to create a Community Club house. This would be a LONG term project, but we felt it would be important to see what, if any, viable options exist.

Currently, our community does not have any facilities which can be used by the Homeowners, such as those enjoyed by residents of Winchester Country. And the same fact is true of our MUD 10...where residents of MUD 9 have the ability to use the building located on Rio Grande, we do not. Again, this is just exploratory at this point.

ONE CALL NOW

We have about 80 Homeowners signed up for the service at this point for the services One Call Now, which we will use to provide emergency and routine notification services to the residents of Willow Pointe.

If you are interested, what we need is:

- Your name...First and Last
- Your Address
- ONE phone number

Email the above information to wphoa.board@willowpointe.org. We will email you back when registration is complete. You will be able to add up to 6 phone numbers and several email addresses to your personal notification list. All information provided is held in the strictest privacy.

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-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 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 HOA, INC

BALANCE SHEET - DECEMBER 31, 2011

ASSETS

Checking - Comm Assoc Banc	\$ 69,357.43
Checking Prosperity	\$ 248.40
Reserves	
Prosperity M/M	\$ 13,153.42
Smith Barney	\$146,323.05
Bank of America M/M	\$ 50,717.83
Total Reserves	\$210,194.30

ACCOUNTS RECEIVABLE

2010 Owner Assessments	\$ 2,669.19
2011 Owner Assessments	\$ 5,534.72
A/R Collection Fees	\$ 4,390.50
A/R Lawn Fees	\$ 614.88
A/R Late charges	\$ 392.39
A/R Legal fees	\$ 6,276.33
A/R Other	\$ 100.00
	\$ 19,978.01
Total Assets	\$299,778.14
Pre-paid insurance	\$ 4,919.64
Total other assets	\$ 4,919.64
Total Assets	\$304,697.78

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$71,936.00
Prepaid-Legal Fees	\$ 696.76
Total Liabilities	\$ 72,632.76

Reserves

Beginning balance	\$ 248,782.13
2011 Reserves	\$ 15,936.00
Reserve Transfers	\$ 14,158.91
Interest Income	\$ 227.57
Bank Charges	\$ -3.00
Capital Expenses	\$ -68,907.31
Total Reserves	\$210,194.30

Member Capital

Prior Years equity	\$ 93,512.77
Accrual basis equity	\$ -52,654.75
Total homeowners capital	\$ 40,858.02
YTD excess/deficit	\$ -18,987.30
Total member's equity	\$ 21,870.72

TOTAL LIABILITIES

AND MEMBER'S EQUITY	\$ 304,697.78
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Annual Assessment Reminder

All homeowners should have paid their annual assessment at this time. All assessments delinquent after January 31st. 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.

February 2012 Willow Pointe Community Calendar

February 6.....Landscape Committee Meeting @ 6:30 pm
February 11..... Walk the bayou and pick up trash
meet @ the Willow Crossing Bridge @ 8 am
February 14..... Valentine's Day
February 20..... President's Day
CFISD Holiday

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.

*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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Willow Pointe

Willow Pointe Homeowners Association, Inc. **Board of Directors Meeting** *Tuesday, November 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:	Absent:
Scott Ward, President	Tim McKee, Vice President
Steve Mueller, Treasurer	Brenda Jackson, Secretary
Angie Wilson, Director At Large	
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 Steve Mueller, seconded by Angie Wilson, 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: October 5, 2011 Board of Directors Meeting- The October 5, 2011 minutes were previously presented for review. A motion was made by Steve Mueller, seconded by Scott Ward, and it was unanimously decided to approve the minutes as presented.

Committee Reports:

Modification Committee – A brief discussion was held regarding the procedures to be followed regarding submission and review of applications.

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 upcoming Holiday Lighting Contest.

Web Report – Jane advised of requirements by the new laws for updates and notices beginning January 1, 2012.

Courtesy Patrol & Crime Watch – No report given.

Landscaping Committee – The committee's inquiry and requests for holiday decorations were discussed in great detail along with the upcoming Fall color change.

Management Report:

Administrative- The following administrative topics were reviewed and discussed in great detail.

Financial Report – Jane Godwin reviewed the financial statement for the month ending October 31, 2011 in great detail. The following are the account balances as of October 31, 2011; the Prosperity checking account balance was \$43,836; the reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$202,440. The administrative expense for the month was \$2,937, Utilities were \$2,787, Grounds Maintenance was \$6,192, and Community Services were \$2,292. The Total Expenses for the month of October were \$15,979, and year-to-date the total expenses for the Association are \$226,431, which is \$8,219 under budget.

Collection Report – Jane Godwin reported that the Association is 99% collected for 2010, with \$3,117 outstanding, and 97% collected for 2011.

Legal Report – Janet Bonura 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:

2012 Statement Mail Out- A brief discussion was held regarding the statement to be mailed out and additional inserts or documentation to be included was discussed.

2012 Meeting Schedule- Janet advised that the 2012 firm calendar was being prepared and presented the proposed meeting dates for review. A motion was made by Scott Ward, seconded by Angie Wilson, and it was unanimously decided to approve the 2012 schedule as presented.

Unfinished Business:

One Call Now- A detailed conversation was held regarding the enrollment process and Scott advised that he will provide an insert to be included in the annual statement mail out.

Wrought Iron Painting- Proposals were reviewed for the refurbishing of the community wrought iron fencing and it was decided to award the project to Deleon Quality Construction and allocates funds from the Reserve account for such.

Adjournment:

With no further business to discuss, a motion was made by Angie Wilson, seconded by Steve Mueller, and it was unanimously decided to adjourn the meeting at 7:35 p.m.

Harris County Sheriff's Office Patrol Report

DECEMBER 2011

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

Note:

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



Yard of the Month

Spring is only a breath away and these lawns are already looking good. Congratulations to the family at 10243 North Laurel Branch. Also congratulations go to the family at 10346 North Laurel Branch who receive second place this month.



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Heart Healthy Lifestyles

By: Concentra Urgent Care

APPROXIMATELY EVERY 60 SECONDS, AN AMERICAN WILL DIE FROM A CORONARY EVENT.

According to the American Heart Association (AHA), an estimated 71 million Americans have some form of heart disease, the most common being high blood pressure. And most of these problems are self-created by poor lifestyle choices.

What can you do to live heart healthy?

The AHA recommends:

EATING A HEALTHY DIET

- Lean, skinless meats and poultry
- Fat-free, 1% fat, and low-fat dairy products
- Avoid foods containing partially hydrogenated vegetable oil or added sugars
- Avoid foods high in dietary cholesterol
- Prepare foods without added salt, saturated fat, and trans fat

EXERCISING REGULARLY

- 20-to-60 minutes per day, 3-to-5 times per week

• AVOIDING TOBACCO PRODUCTS AND TOBACCO SMOKE

• LIMITING YOUR ALCOHOL INTAKE

- Women: 1 drink per day (maximum)
- Men: 2 drinks per day (maximum)

In addition to poor lifestyle choices, heredity plays a factor in heart disease, too. It is therefore important to know your family history to help identify familial risk factors and help prevent the development of certain familial illnesses.

What should be included in a family history?

ANY KNOWN CONGENITAL OR HEREDITARY DISORDERS

MAJOR ILLNESSES

CHRONIC AILMENTS OR RISK FACTORS

- Smoking
- Obesity
- Alcohol problems

THE CAUSE & AGE OF DEATH OF

ANY DECEASED RELATIVES

CHILDHOOD CONDITIONS

- Major illnesses
- Vaccinations
- Surgeries
- Treatments, especially those involving radiation

For more information on living a heart healthy lifestyle, you can contact your health care provider or visit the American Heart Association's Web site at: www.AmericanHeart.org.



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Willow Pointe



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The Flory Team presented a sound sales strategy, professional marketing approach, feedback from prospective buyers, and follow up to our questions. We would use David Flory again. Additionally, we would definitely recommend friends & family use the Flory Team for future sales of properties.
- The Schwalbach Family -

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