



# Willow Pointe Newsletter

May 2012  
Volume 8, Number 5

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.



## Message from the President

### ANNUAL MEETING NOTICE

The Willow Pointe Annual Meeting will be Thursday, May 17<sup>th</sup> at 6:30 pm in the MUD #9 building located at 9431 Rio Grande Dr. We need 10% of the community represented in person or by proxy...this is 58 people. (FYI - Last year, we had less than 13 people represented in person). A copy of the proxy will be mailed out in early May with the annual mailer. If you are NOT planning to attend the meeting, please sign and return the proxy so that we have 10% of our community represented. Proxies can be returned to Jane Godwin at Randall Management by Fax (713-728-5015) or by email [jgodwin@randallmanagement.com](mailto:jgodwin@randallmanagement.com). Also, the Board would be glad to come by and pick up your proxy...just email us at [wphoa.board@willowpointe.org](mailto:wphoa.board@willowpointe.org) to schedule a pickup. Thanks for your help!!

### TALKING TRASH

The trash collection days for our Community are currently Mondays and Thursdays. This means that trash cans should be placed outside at the earliest Sunday and Wednesday evenings, respectively. Trash cans are NOT to be left in the street on non-trash collection days.

On non-trash collection days, trash cans must be stored OUT OF SITE. This can mean in the backyard, in the garage, behind an approved structure, etc. As per the Declaration, "{Trash}" shall be placed in sanitary refuse containers with tight fitting lids in an area adequately screened by planting or fencing so as not to be seen from neighboring Lots or public or private streets." (Willow Pointe Declaration, Article IX, Section 4)



## Willow Pointe UPCOMING EVENTS

MAY 2012

01

Board Meeting @ 6:30 p.m.

07

Landscape Committee Meeting @ 6:30 p.m.

13

*Mother's Day*

12

Walk the bayou and pick up trash - meet Paul @ the Willow Crossing Bridge @ 8 a.m.

17

Annual Meeting @ 6:30 p.m. @ MUD 9 Building

26

27

28

Community Pool OPEN

28

Memorial 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 10000 Memorial Drive, Suite 260.

# 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-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 [wphaa.board@willowpointe.org](mailto:wphaa.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.

## Willow Pointe HOA, INC BALANCE SHEET - MARCH 31, 2012

ASSETS	
Checking - Comm Assoc Banc	\$ 42,872.56
Temp Transfer - Comm Assoc M/M	\$100,000.00
Checking Prosperity	\$ 4,899.76
<b>Reserves</b>	
Comm Assoc Banc	\$ 26,443.08
Prosperity M/M	\$ 13,066.42
Smith Barney	\$146,231.73
Bank of America M/M	\$ 50,724.14
<b>Total Reserves</b>	\$236,465.37
Accounts Receivable	
2010 Owner Assessments	\$ 2,669.19
2011 Owner Assessments	\$ 4,713.59
2012 Owner Assessments	\$ 40,154.08
A/R Collection Fees	\$ 9,270.50
A/R Late charges	\$ 830.13
A/R Legal fees	\$ 6,974.33
A/R Other	\$ 350.00
	\$ 64,961.82
Total Assets	\$449,199.51
Pre-paid insurance	\$ 2,820.15
Total other assets	\$ 2,820.15
Total Assets	\$452,019.66

### LIABILITIES AND MEMBER'S EQUITY

<b>Current Liabilities</b>	
Prepaid-Legal Fees	\$ 89.00
Total Liabilities	\$ 89.00
<b>Reserves</b>	
Beginning balance	\$ 210,013.13
2012 Reserves	\$ 26,304.00
Interest Income	\$ 148.24
Total Reserves	\$236,465.37
<b>Member Capital</b>	
Prior Years equity	\$ 74,525.47
Accrual basis equity	\$ 64,872.82
Total homeowners capital	\$ 139,398.29
YTD excess/deficit	\$ 76,067.00
Total member's equity	\$ 215,465.29
<b>TOTAL LIABILITIES AND MEMBER'S EQUITY</b>	<b>\$ 452,019.66</b>

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## Harris County Sheriff's Office Patrol Report March 2012

Category	Number
Burglary/Habitat	2
Burglary/Motor vehicle	0
Criminal Mischief	0
Disturbance/Family	2
Disturbance/Loud Noise	0
Local Alarms	8
Suspicious Person	0
Traffic stop	15
Vehicle suspicious	0

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## 2012 Pool Season Information

The Willow Point Pool will be open for Memorial Day Weekend (May 26th, 27th, and 28th) and resume a regular schedule on Thursday, May 31st. Hours of operation will be noon to 8pm Tuesday through Sunday until August 19th....and then weekends only from August 20th through September 3rd.

All Homeowners in good standing with the Willow Point HOA should be receiving a 2012 Pool Pass with the Annual meeting mailer during the first 2 weeks

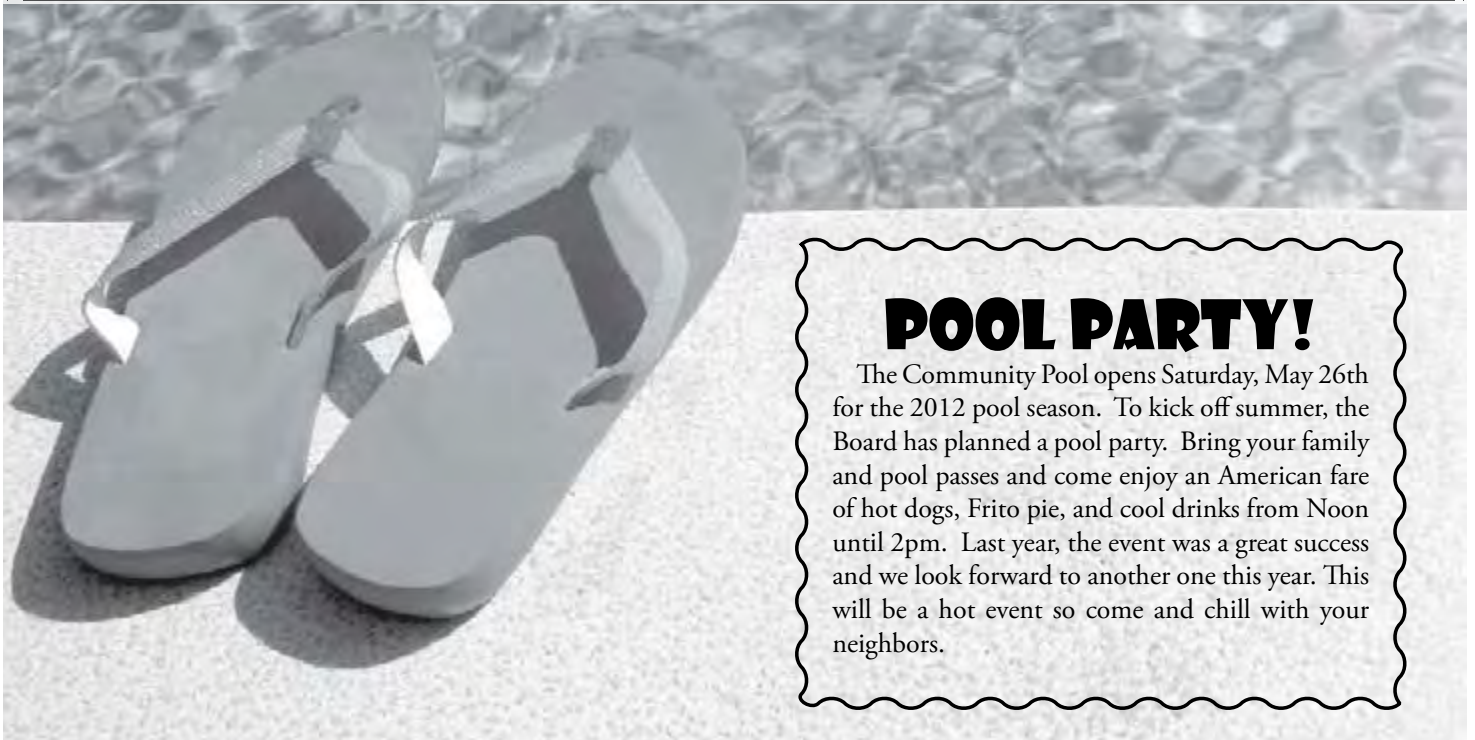
of May. This pass **MUST** be presented to gain access to the pool area. Access to the pool will be **DENIED** if you do not have a Pool Pass.

Families are limited to four total guests (not four guests per family member). Children under 12 years of age without adult supervision will be denied access to the pool. With the annual mailer, you will also find a copy of the 2012 Pool Rules. Please take time to review before you make your visit to the pool

as the lifeguards will be enforcing these at all times.

To avoid misplacing your Pool Pass... use a hole puncher to make a hole in it and attach it to you pool bag or keys. If you do lose you Pool Pass, did not find one included with you Annual mailer, or wish to have an additional pass, please contact Randall Management at 713-728-1126. The cost will be \$10.00 for each pass.

We would like to wish you a safe and happy swim season.



### POOL PARTY!

The Community Pool opens Saturday, May 26th for the 2012 pool season. To kick off summer, the Board has planned a pool party. Bring your family and pool passes and come enjoy an American fare of hot dogs, Frito pie, and cool drinks from Noon until 2pm. Last year, the event was a great success and we look forward to another one this year. This will be a hot event so come and chill with your neighbors.

# Make an impact.

Call today to reserve this space.



**512-263-9181**



## Willow Pointe Board of Directors Meeting Minutes

*Willow Pointe homeowners association, Inc.*

*Board of Directors Meeting*

*Tuesday, January 3, 2012*

### 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

Angie Wilson, Director At Large

#### **Absent:**

Tim McKee, Vice President

Brenda Jackson, Secretary

#### **Management Company:**

Jane Godwin, Randall Management

Janet Bonura, Randall Management

#### **Call to Order:**

Scott Ward called the meeting to order at 6:40 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 Scott Ward, 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:**

November 1, 2011 Board of Directors Meeting- The November 1, 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 – Scott advised that the quantity of modification applications had decreased during the winter months but we can expect an increase in submissions as the

weather improves.

*Newsletter Committee* – The upcoming edition of the newsletter was discussed and Scott requested article suggestions.

*Web Report* – Janet spoke briefly regarding the new requirements to maintain the website.

*Courtesy Patrol & Crime Watch* – No report given.

*Landscaping Committee* – The committee's recent inquiries and requests were reported and addressed.

#### **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 December 31, 2011 in great detail. The following are the account balances as of December 31, 2011; the Community Association Bank checking account balance was \$69,357; the Prosperity checking account balance was \$248; the reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$210,194. The administrative expense for the month was \$4,135, Utilities were \$5,001, Grounds Maintenance was \$4,184, and Community Services were \$1,501. The Total Expenses for the month of December were \$30,230, and year-to-date the total expenses for the Association are \$276,44, which reflects a year end Reserve contribution of \$14,159.

*Collection Report* – Jane Godwin reported that the Association is 99% collected for 2010, with \$2,669 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:**

*Portable Basketball Goals*- A detailed discussion was held regarding the current policy on portable basketball goals. Scott expressed his concern regarding the enforcement of such policy and requested that alternative direction be taken regarding such. The Board instructed Randall Management to place a hold on all portable basketball goal violations until further discussion and instructions are provided.

*2012 Pool Contract*- Steve presented a draft of the contract for review and a brief discussion was held regarding the operating schedule based on the school calendar. This matter was tabled for further review and negotiation with Greater Houston.

#### **Unfinished Business:**

*One Call Now*- Scott was pleased to announce that approximately 75 homes have registered for the One Call Now service.

*Electrical Repairs*- Steve provided an update regarding the electrical repairs that had been completed throughout the community and suggested that the light fixtures at Jones Road be brought into conformity with the other fixtures throughout.

*Irrigation Water Usage*- Steve advised that he had conducted a usage overview comparing the amount of water used by the irrigation system in 2010 versus 2011, which revealed that after installing additional irrigation the water usage continued to increase due to the addition of new watering zones. The increase has been minimized due to proper monitoring and regulating.

*Wrought Iron Project*- An update was provided that DeLeon's completion of the wrought iron project was delayed due to weather. However, he intends to complete such by the end of February weather permitting.

#### **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 8:35 p.m.

## Yard of the Month

It seems like the April showers have indeed given way to May flowers this year...and slowly chipped away at our drought conditions.

Congratulations to the family at 10003 Sable Meadow Court who received first place for the month. Also congratulations go to the family at 10523 Encino Pass Trail who receive second place this month.



*Yard of the Month*  
10003 Sable Meadow Court



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