



Willow Pointe Newsletter

June 2012
Volume 8, Number 6

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

President's Message

18 WHEELERS - A SEMI PROBLEM

We have gotten several complaints about the 18 wheelers parked on Legacy Park Drive (towards Wilburn Elementary). Unfortunately, the vehicles are parked legally and there is nothing that the Sheriff's office can do address the matter. The only thing that can be done would be to get 'No Parking' signs installed by the County Commissioner's office. This would most likely entail the gathering of signatures. We would love to help get interested parties together on this project. Please email if you are interested in coordinating this project or volunteering to help.

WHAT I LIKE LEAST

The Board Meeting in May was kind of depressing. For whatever reason, there was a concentration of Properties that were at a junction in the Deed Restriction process where the Board had to determine whether or not to pursue legal action. This is anything from a broken fence picket, mold on the home, tree missing, etc. Normally, these items are handled with a letter informing the Homeowner of the violation and it is resolved.

Unfortunately, these properties were at a point where the matter was going to be turned over to the Association's attorney...and billed over \$100. At the meeting, RMI presented us with pictures of the violations and a timeline of notification letters (usually 3-4) and we decide what to do next. More often than not, we try to see if sending another letter will resolve the matter. Most times it does not and we have to get legal. It just is a feeling that I (and the Board) hate to do at times, but sometimes it is the only way to get the message across.

The funny thing is you find yourself having to answer to both sides. One is the Homeowner with the violation explaining how it is not a big deal and explaining that nobody is 'bothered by it'. And then you get the next door neighbor emailing/calling demanding to know why the violation has not been corrected yet...and the inevitable "why do I pay my Association dues..." statement.

At the end of the day, when we are aware of a violation, we work through the most reasonable path to get it resolved for the Community. If something gets de-railed, we try to get it back on track. My request from all Homeowners would be that when you get a letter, please work to resolve it. Communicate with us so we never have to use the Community attorney. If you need clarification, ask. If you need time, ask. If you are not getting the help you need from RMI, ask the Board. But please don't just ignore a letter and hope that the problem will go away. As Glenn Close said in Fatal Attraction, "I'm not gonna be IGNORED." Maybe not to that extreme, but you get the point!

ANNUAL MAILER

The Annual Mailer has been sent out...this is the packed that announces the Annual Meeting (which happened May 17th) and also contains the information for the 2012 Pool Season... including a pool pass. All residents in good standing with the Community should have gotten a pool pass. If yours was lacking a pool pass, please contact Randall Management to determine what needs to be done to correct this. This usually involves bringing the account up to date by paying any outstanding balances owed the Community.



IMPORTANT DATES

JUNE 2012

4

Landscape Committee Meeting @ 6:30 pm

4

POOL CLOSED

9

Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am

11

POOL CLOSED

17

Father's Day

18

POOL CLOSED

25

POOL CLOSED

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)	713-207-2222
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@randallmanagement.com
Newsletter Publisher Peel, Inc	advertising@PEELinc.com 888-687-6444

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.

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- Trash Removal
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- Ceiling Fan/Light Fixtures

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Willow Pointe HOA, INC

BALANCE SHEET - APRIL 30, 2012

ASSETS

Checking - Comm Assoc Banc	\$ 34,562.45
Temp Transfer Comm Assoc M/M	\$100,000.00
Checking - Prosperity	\$ 3,743.81

Reserves

Comm Assoc Banc	\$ 26,531.45
Prosperity M/M	\$ 13,068.08
Smith Barney	\$146,235.33
Bank of America M/M	\$ 50,726.29
Total Reserves	\$236,561.15

Accounts Receivable

2010 Owner Assessments	\$ 2,669.19
2011 Owner Assessments	\$ 4,530.48
2012 Owner Assessments	\$ 33,506.76
A/R Collection Fees	\$ 10,620.50
A/R Late charges	\$ 973.72
A/R Legal fees	\$ 7,760.33
A/R Other	\$ 25.00
	\$ 60,085.98
Total Assets	\$434,953.39
Pre-paid insurance	\$ 2,120.32
Total other assets	\$ 2,120.32
Total Assets	\$437,073.71

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 152.00
Prepaid-Legal Fees	\$ 214.00
Total Liabilities	\$ 366.00

Reserves

Beginning balance	\$ 210,013.13
2012 Reserves	\$ 26,304.00
Interest Income	\$ 244.02
Total Reserves	\$236,561.15

Member Capital

Prior Years equity	\$ 74,525.47
Accrual basis equity	\$ 59,719.98
Total homeowners capital	\$ 134,245.45
YTD excess/deficit	\$ 65,901.11
Total member's equity	\$ 200,146.56

TOTAL LIABILITIES AND MEMBER'S EQUITY	\$ 437,073.71
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Harris County Sheriff's Office Patrol Report

APRIL 2012

Category	Number
Burglary/Habitat	2
Burglary/Motor vehicle	0
Criminal Mischief	1
Disturbance/Family	3
Disturbance/Loud Noise	0
Local Alarms	3
Suspicious Person	1
Traffic stop	16
Vehicle suspicious	2

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Willow Pointe

Willow Pointe Homeowners Association Meeting 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:

Absent: Tim McKee, Vice President
Present: Scott Ward, President
Steve Mueller, Treasurer
Brenda Jackson, Secretary
Angie Wilson, Director At Large

MANAGEMENT COMPANY:

Janet Bonura, Randall Management

CALL TO ORDER:

Scott Ward called the meeting to order at 6:33 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. There were no owners present.

APPROVAL OF THE MINUTES:

January 3, 2012 Board of Directors Meeting- The January 3, 2011 minutes were previously presented for review. A motion was made by Brenda Jackson, seconded by Angie Wilson, and it was unanimously decided to approve the minutes as presented.

COMMITTEE REPORTS:

- Modification Committee – Scott Ward presented edits to the ARC guidelines.
- Newsletter Committee – The upcoming edition of the newsletter was discussed and Scott requested article suggestions. He solicited volunteers and assistance with articles for the newsletter. The next issue will include an article about the 2012 pool season.
- Web Report – Scott Ward also solicited assistance with the website. Any assistance would be appreciated. Edits are made as needed.
- Courtesy Patrol & Crime Watch – There was no Courtesy Patrol Report.
- Landscaping Committee – The Landscape Committee recommendations were reviewed by the Board.

MANAGEMENT REPORT:

- Administrative- The following administrative topics were reviewed and discussed in great detail.
- Financial Report – Janet Bonura reviewed the financial statement for the month ending March 31, 2012 in great detail. The following are the account balances as of March 31, 2012; the Community Association Bank checking account balance was \$42,872.56; the Prosperity checking account balance was

\$4,899.76; the reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$236,465.37. The administrative expense for the month was \$3,292.04, Utilities were \$4,786.93, Grounds Maintenance was \$6,124.08, and Community Services were \$1,501.14. The Total Expenses for the month of March 31, 2012 were \$18,363.62, and year-to-date the total expenses for the Association are \$76,020.93, which reflects a year end Reserve contribution of \$26,304.00. A motion was made by Scott Ward, seconded by Angie Wilson and it was unanimously decided to approve the March 31, 2012 Financials as presented.

- 2012 Annual Meeting – The rental fee for the West Harris County Municipal Utility District #9 will be \$100 and a security deposit of \$200 for the Annual Meeting.
- 2011 Audit Draft – Tabled for further discussion in May of 2012.
- Collection Report – The collection report was reviewed and the percentages were reported.
- Legal Report – The legal report from Casey Lambright's office was reviewed in great detail and the Board of Directors provided instructions on the accounts.
- Deed Restriction Report – The deed restriction report was reviewed and the letter count was announced. The Board reviewed the deed restriction items and provided instructions on each of the accounts.

NEW BUSINESS:

- 2012 Pool Cards – 2012 Pool Cards are completed and will be mailed out to homeowners in good standing along with the Annual Meeting Notice.
- Pool Building Addition – This item was tabled for further discussion in August, 2012.
- Water Meter/Back Flows – Steve Mueller reported that the backflow preventer at the pool was stolen. This was the only remaining above ground backflow preventer. In addition the water meters for the pool and the sprinkler system at the pool were stolen. A motion was made by Scott Ward, seconded by Brenda Jackson, and it was unanimously decided to approve the installation of an underground backflow preventer and replace the two stolen water meters at the pool area.

UNFINISHED BUSINESS:

- One Call Now- The One Call Project is up and operational. Scott is updating new participants in the alert program.
- Wrought Iron Project- Juan DeLeon needs to complete this project ASAP.
- Pool Modifications – The Board approved to drill holes in the concrete to accommodate the overhead flags for the swim team. The modification should be completed in time for the pool season.

ADJOURNMENT:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:20 p.m.

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All proceeds will benefit Metastatic Breast Cancer research

Improvements on the way? *ACC Application process*

If you are going to make a change to the exterior of your home or your lawn, you need to fill out an ACC Application. The process is quite simple and can prevent costly mistakes.

OVERVIEW

- Decide what project you want to undertake.
- Go to www.willowpointe.org and click on the Documents section.
- Print out and fill out the ACC Application COMPLETELY.
- Submit the application either by email, fax, or postal mail to the address/number on the form

The Application is scanned by RMI, dated, and forwarded to the Architectural Review Committee (ARC - a group of homeowners who volunteer to review and comment on all applications)

The ARC submits their recommendations/suggestions and the decision is sent to RMI to be relayed to the Homeowner.

The process can take up to one month, however, we work to get most processed within a week or two.

HELPFUL SUGGESTIONS

If you are modifying your home with an addition, sidewalk to your backyard, shed/play structure, etc., a COPY of the 'Survey of Plat' is excellent to include. This would be found with your closing documents when you bought your home...it is usually legal sized and has the property lot and all easements shown. Just make a copy of this document and then draw in the location of the proposed improvement.

MORE IS BETTER

If you are installing a patio cover like your neighbors, submit a picture if possible. If you are buying a playstructure, send the image from the manufacturer. Anything you can provide will prevent the ARC from having to deny the application for lack of information.

SHEDS AND PLAY STRUCTURES

Sheds are limited to a height of 10' from grade and playstructures limited to 12' from grade. This is NOT a blanket approval. An ACC Application still needs to be completed to show WHERE on the property the addition is going to be placed.

GIVE USA SAMPLE

All homes must be painted an approved color with approved roof shingles. The approved colors/shingles may be found in the Documents section of the Community Website. ANY applications deviating from this list MUST submit a sample with the application to speed up approval. The sample will be compared to the approved shingle list to see if it sufficiently matches approved colors.

EMERGENCY SITUATIONS

We are reasonable people and we just need to know when an emergency situation presents itself. If your roof is leaking, we are not going to make you wait 2 weeks to get an application approved. But we need to know the situation so that we can help process the application. This may involve a direct Board approval, but we know that sometimes stuff just comes up and needs immediate attention.

Willow Pointe



Yard of the Month

Once again as summer starts, we are hoping on a little rain to help keep things green. A LOT of rain would be nice too.

Congratulations to the family at 9910 Willow Crossing Drive who received first place for the month.

Also congratulations go to the family at 10011 Encino Cove Court who receive second place this month.



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Willow Pointe

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When selling a home there are many challenges to be addressed that can affect the marketability of the home. David Flory and his team were great partners to include extra information about local home sales, marketing, competition and appeal. In a depressed market this knowledge is important for the seller. Constant communication during our home selling experience made us feel like we were the only customer, instead of just another MLS listing. Thanks to all of the team. - Mike and Sharon Mullins -



David Flory

**Direct line:
281-477-0345**

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