



# Willow Pointe Newsletter

September 2012  
Volume 8, Number 9

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

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Official Publication of the Willow Pointe Homeowners Association, Inc.

## President's Message

### GETTING A NEW VICE

Unfortunately, our Board Vice-President Tim McKee has tendered his resignation. However, a fundamental law is that Nature abhors a vacuum, and vacant Board positions are no exception. We would like to welcome our new Vice-President, Craig Perez. Mr. Perez has lived in Willow Point for 3 years and is excited to be joining the Board and helping out the Community.

### Fall Community Garage Sale

Don't forget the Fall Community Garage Sale has moved from September to October. To avoid the heat in early September, the Board decided last year to schedule the Fall Community Garage Sale for the second weekend in October...October 13-15th this year. If you still prefer September, don't forget that each Homeowner may still have a garage sale outside of the two hosted by the Community.

### NATIONAL NIGHT OUT (NNO)

Mark your calendar – Tuesday, October 2nd 2012. The nation outside of Texas holds NNO celebrations the first week of August. Please take this chance to come outside and get together with your neighbors...or even better, get together with your neighbors and organize a Block Party. The Board has offered to sponsor up \$100 per party (excluding alcohol). Please email the Board at [wphoa.board@willowpointe.org](mailto:wphoa.board@willowpointe.org) to let us know of your interest in participating...and plan to take lots of photos for the newsletter!! Also, because of this event, the Board will

move the Tuesday, October 2nd meeting to Thursday, October 4th...same battime... same batchannel.

### KEEP YOUR HONKS TO YOURSELF

So, the Board has done our best to ask people to remove their vehicles from parking in the street if possible. The reality is that if the vehicle is legally parked, there is little we can do. The recent problem has been that someone regularly traveling our streets has taken it upon themselves to try to 'punish' the parked vehicles by honking at them every time they pass. This is done in the morning and evening, I am sure out of frustration. It also happens to disturb the other neighbors in the area, not just those parked in the street. And do the people parking in the streets deserve 'punishment'? Do the neighbors of those parked in the street deserve punishment? A better question might be 'What is the crime of legally parking on the street?'

If you can park in your driveway, for sure it is inconsiderate to park on the street. It does increase the risk for accidents involving two vehicles trying to get past at the bottleneck. And it also increases the risk for accidents with kids that might be playing and are not visible due to the obstruction.

So, while parking on the street when other options are available is inconsiderate, honking as you pass and disturbing all in the area is even more inconsiderate. It also happened to be a ticket-able offense according to one of the law officers who

happens to live in one of these areas. He has asked that this article appear in the newsletter so that if the activity continues, this article can be presented as evidence in court that all residents of Willow Pointe were informed as to the legality of creating such an intentional disturbance. I hope it will not come to that and person(s) involved will cease this activity and understand that their vigilante efforts are disruptive to their community and not a solution to the problem.

### GETTING THE LED OUT

The plan to have all the same type of light fixtures in the Community flowerbeds has been a literal 'bust'. I volunteered to save the HOA money and change bulbs when they went out in lieu of paying a handyman to do it. But, about a quarter of the time, the bulb was broken as was the fixture. Replacing the glass/cover meant replacing the fixture. After this happened enough times, the realization was that if the sprinklers came on when the lights were on and the cover glass got wet, there was a good chance that the glass would break. Not every time, but too often for it to be vandalism.

So, the technology for LED lights has increased 100 fold in the past couple of years with the push for 'greener' illumination options. Steve and I test drove several LED lighting options and the results were phenomenal. A single fixture is at least 3x as bright as 2 regular halogen bulbs...and they have a lifespan of over 15 years.

# 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](mailto:wphoa.board@willowpointe.org) if you have questions, comments or concerns.*

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## Willow Pointe HOA, INC

BALANCE SHEET - JULY 31, 2012  
ASSETS

Checking	Comm Assoc Banc	\$ 21,799.22
Temp Transfer	Comm Assoc M/M	\$ 60,000.00
Checking	Prosperity	\$ 3,743.81
<b>Reserves</b>		
Comm Assoc Banc		\$ 84,274.17
Prosperity M/M		\$ 3,071.24
M.Stanley/S. Barney		\$146,238.97
<b>Total Reserves</b>		<b>\$233,584.38</b>
<b>Accounts Receivable</b>		
2010 Owner Assessments		\$ 1,773.19
2011 Owner Assessments		\$ 3,280.24
2012 Owner Assessments		\$ 12,872.64
A/R Collection Fees		\$ 8,957.12
A/R Lawn Fees		\$ 175.00
A/R Late charges		\$ 881.55
A/R Legal fees		\$ 7,855.33
A/R Opening Balance		\$ 19,391.50
A/R Other		\$ 125.00
		<b>\$ 55,311.57</b>
Total Assets		\$374,438.98
Pre-paid insurance		\$ 8,593.83
Total other assets		\$ 8,593.83
<b>Total Assets</b>		<b>\$383,032.81</b>

### LIABILITIES AND MEMBER'S EQUITY

<b>Current Liabilities</b>		
Prepaid-HOA Fees	\$ 217.00	
Prepaid-Legal Fees	\$ 125.00	
<b>Total Liabilities</b>	<b>\$ 342.00</b>	
<b>Reserves</b>		
Beginning balance	\$ 210,013.13	
2012 Reserves	\$ 26,304.00	
Interest Income	\$ 388.48	
Capital Expenses	\$ -3,121.23	
<b>Total Reserves</b>	<b>\$233,584.38</b>	
<b>Member Capital</b>		
Prior Years equity	\$ 74,525.47	
Accrual basis equity	\$ 54,969.57	
Total homeowners capital	\$ 129,495.04	
YTD excess/deficit	\$ 19,611.39	
Total member's equity	\$ 149,106.43	
<b>Total Liabilities &amp; Member's Equity</b>	<b>\$383,032.81</b>	

## Harris County Sheriff's Office Patrol Report

JULY 2012

Category	Number
Burglary/Habitat	0
Burglary/Motor vehicle	0
Criminal Mischief	0
Disturbance/Family	1
Disturbance/Loud Noise	1
Local Alarms	6
Suspicious Person	1
Traffic stop	0
Vehicle suspicious	1

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

**References Available • Fully Insured**  
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bashanspainting@earthlink.net

# Willow Pointe

## 3 Things You Need to Know About Grass

By Stuart Franklin, President of Nature's Lawn & Garden, Inc.

<http://lawncaresimplified.typepad.com>

Part 1 (See July 2012 Edition) | Part 2 (See August 2012 Edition) | Part 3 How Grass Gets Its Food

The commonly held, but incorrect belief is that grass plants get their food from the soil, and if the soil is fertilized the grass has more food. The fact is, when you buy plant food (fertilizer) for your lawn, you're technically not really buying "food" at all. What you are buying is some of the raw materials that can be used to make food for the grass.

So, where does the food come from? Drum roll, please...

A grass plant manufactures its own food in its leaf blades.

Do you remember learning about photosynthesis in grade school? Well, now is when we are going to finally put that knowledge into practical, lawn improving use.

### PHOTOSYNTHESIS (IT'S NOT HARD TO UNDERSTAND)

All green plants use sunlight to make their own food in their leaves. Photo means "light"; synthesis means "putting together". Here is the simple version of how it works.

The sun's energy helps the leaves turn carbon dioxide (from the air) and water (inside the leaf) into sugars (food). The plant can then use this food to create proteins, fats, cellulose and all the other necessary building blocks – everything it needs to make leaves, stems, crowns, roots, seeds, runners, tillers and so on. Unused sugars are stored as starch in the roots and leaf blades..

So what does the plant get from the soil? It gets water, and dissolved minerals (nitrogen, magnesium, phosphorus, calcium, potassium etc...) and trace elements. These are considered the raw materials that plants need to convert, using the energy from the sugars, into the other building mentioned above. Fertilizers and organic matter supply raw materials, but by themselves are not food.

Once again: In the leaf blades of the grass, sunlight is used to convert carbon dioxide and water into sugar (food)..

The sugars are then turned into proteins, fats, cellulose and all the other building blocks needed for plant health. Most of these building blocks are formed by combining the sugar with other minerals or raw materials in the leaf blades.

The roots of the grass take up the water and dissolved minerals and send them up to the leaf.

Here is the main point of this whole section:

**EVERY TIME YOU MOW YOUR LAWN YOU ARE CUTTING OFF SOME OF THE FOOD FACTORY OF THE GRASS.**

You need to know how to mow the lawn in a way that will optimize the food production in the grass, while keeping the lawn looking good. If you regularly mow the wrong way, you can severely affect the normal food production process. The result will be, at the very least, an unhealthy, stunted, and off-color lawn. It could get worse.

*Next Month: All About Mowing*

## Willow Pointe COMMUNITY CALENDAR

### September 2012

#### SEPTEMBER 1-3

Labor Day Weekend  
POOL OPEN all 3 days!!!

#### SEPTEMBER 4

POOL CLOSED FOR SEASON

#### SEPTEMBER 8

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

#### SEPTEMBER 10

Landscape Committee Meeting @ 6:30 pm

#### OCTOBER 2

Texas National Night Out

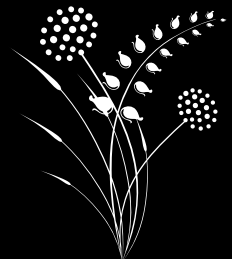
*All meetings are held in the pool meeting room. All Homeowners are welcome to attend any of the above meetings. Please call Randall Management to be placed on the agenda if you would like to address the Board at the meeting. MUD Meeting Information – The normal date/time is 11:30 am the first Thursday of the month at the offices of Attorneys Young and Brooks. The address is 10000 Memorial Drive, Suite 260.*





## Yard of the Month

Thankfully, we have almost made it through another hot and dry Houston summer. Congratulations to the family at 10230 Sable Meadow Lane who received first place for the month. Also congratulations go to the family at 10814 Oak Bayou Lane who receive second place this month.



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# Willow Pointe

## Board of Directors Meeting Minutes

Tuesday, May 1, 2012

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  
Angie Wilson, Director At Large

#### Absent

Tim McKee, Vice President

### MANAGEMENT COMPANY:

Jane Godwin, Randall Management  
Miguel Treviño, 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. All Directors in attendance are listed above.

### ADOPTION OF AGENDA:

The agenda was reviewed and a motion was made by Steve

Mueller, seconded by Brenda Jackson, 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. The Board met with two homeowners over a dispute over parking. After a lengthy discussion, the Board advised the homeowners that they would get back to them with a resolution.

Approval of the Minutes: April 3, 2012 Board of Directors Meeting- The April 3, 2012 minutes were previously presented for review. A motion was made by Steve Mueller, seconded by Brenda Jackson, and it was unanimously decided to approve the minutes as presented.

### COMMITTEE REPORTS:

**Modification Committee** – Scott Ward presented the ACC Guidelines and will submit them in order to have them approved at the annual meeting.

**Newsletter Committee** – The upcoming edition of the newsletter was discussed and Scott requested articles for the newsletter. He mentioned the Pool Party will be posted in the May Newsletter. He also mentioned adding an article for the June Newsletter regarding

*(Continued on Page 7)*



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# Willow Pointe

## **BOD Meeting Minutes - (Continued from Page 6)**

Military Families and a Salute to the Troops.

**Web Report** – Scott Ward needs some assistance with reviewing the website and edits.

**Courtesy Patrol & Crime Watch** – There was no Courtesy Patrol Report. Ms. Brenda Jackson informed the Board that she was not sure what coverage we are getting but has seen them more in and around Willow Pointe. The Board has seen more illegal parking on the street and officers are ticketing vehicles.

**Landscaping Committee** – The Landscape Committee has not met. They will meet on Monday and get a report back to the Board after Tuesday.

### **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 April 30, 2012 in great detail. The following are the account balances as of April 30, 2012; the Community Association Bank checking account balance was \$34,562.45; the Prosperity checking account balance was \$3,743.81; the reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$236,561.15. The administrative expense for the month was

\$4,015.60, Utilities were \$4,368.66, Grounds Maintenance was \$3,138.71, and Community Services were \$1,951.80. The Total Expenses for the month of April 30, 2012 were \$17,931.72, and year-to-date the total expenses for the Association are \$93,952.65, which reflects a year end Reserve contribution of \$26,304.00. A motion was made by Steve Mueller, seconded by Brenda Jackson and it was unanimously decided to approve the April 30, 2012 Financials as presented.

**2012 Annual Meeting** – Scott Ward will prepare a power point presentation for the annual meeting.

**June 5, 2012 Proposed Meeting** – A motion was made by Scott Ward, seconded by Steve Mueller and it was unanimously decided to cancel the June 5, 2012 meeting.

**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:**

**Willow Pointe Garage Sale** – The Board briefly discussed the Spring and Fall Garage Sale for Willow Pointe.

### **UNFINISHED BUSINESS:**

**Light Bulbs** – Scott Ward ordered light bulbs for the clubhouse. A motion was made by Steve Mueller, seconded by Scott Ward to reimburse Scott Ward for the expense of purchasing the light bulbs.

**One Call Now** – One Call Now is up and running now. Homeowners can post their home, e-mail and phone number in order to receive e-mail alerts from One Call Now.

**Repairs** – Wrought Iron Fence has been repaired and completed. A motion was made by Steve Mueller, seconded by Brenda Jackson and it was unanimously decided to have Deleon Construction repair the brick on the condition that it be corrected prior to the annual meeting.

**Pool** – Modifications to the pool have been completed and the pool is ready for the 2012 Pool Season. The Pool Access cards will be mailed out to all homeowners who are current on their assessments. Extra pool access cards were given to the Board. The Board also discussed the possibility of adding a building/clubhouse next to the Pool.

**Landscaping Items** – The irrigation has been turned on and the spring color has been installed in front of the Pool House. Also, the bark mulch has been completed.

**Reimbursement** – A motion was made by Brenda Jackson, seconded by Steve Mueller, and it was unanimously decided to reimburse Scott Ward for the meeting expenses.

### **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 8:29 p.m.

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