



Willow Pointe Newsletter

April 2013
Volume 9, Number 4

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

ANNUAL MEETING NOTICE

The Willow Pointe Annual Meeting will be Thursday, May 16th at 6:30pm. We are still working on a venue, but you can mark your calendars on the date!



COMMUNITY GARAGE SALE

April 19, 20, and 21

Spring is here and it is time to go through your back rooms and closets!!! Find all those things you no longer need and divest yourself of them...and make a little money in the process. The next Community Garage Sale is only a couple of weeks away. We will post signs at both community entrances to advertise.



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	2011 - 2014
Vice President	Craig Perez	2012 - 2015
Secretary	Brenda Jackson	2012 - 2015
Treasurer	Steve Mueller	2010 - 2013
Director	Angie Wilson	2011 - 2014

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.



WINCHESTER HURRICANES *Swim Team Registration*

Make a splash this summer! Register for the Winchester Hurricanes Swim Team on Saturday April 11th at the Winchester Country Clubhouse at 9607 Rio Grande Road, from 10 am to noon. Who Can Join? You Can! The requirements to join the team are simple:

- You must be between the ages of 4 and 18 and be able to swim one length of the pool unaided. The "6 & under" age group can stop and hold the lane line if necessary.
- We especially need swimmers in the "6 & under" age group.
- We will be offering our "Guppy school" again this year for those of you who are not sure about joining. After the first week of practice, if you or the coach decides your swimmer is not ready for the team, no fees will be required.

You can fill out the registration forms ahead and bring them with you by visiting our website: <http://winchesterhurricanes.com/Registration.aspx>. The cost is \$95 each for the first 2 swimmers, \$50 for the 3rd swimmer, and \$40 for the 4th swimmer. This is a great deal for 10 weeks of practice and swim meets! A refundable volunteer deposit check is required at registration. Fees include a trophy, a team t-shirt, and the team party.

Winchester Swim Team, Inc. serves over 200 neighborhood kids from the Willow Lake, Winchester, and Willow Ponte subdivisions each year and is affiliated with the Northwest Aquatic League "NWAL".

Note: This activity is not related to or sponsored by Cypress-Fairbanks Independent School District.

Willow Pointe HOA, INC

BALANCE SHEET - DECEMBER 31, 2012

ASSETS

Checking Comm Assoc Banc \$ 142,451.51

RESERVES

Comm Assoc Banc \$ 129,069.36

M.Stanley/S. Barney \$146,150.13

Total Reserves \$275,219.49

ACCOUNTS RECEIVABLE

2010 Owner Assessments \$ 1,773.19

2011 Owner Assessments \$ 2,688.00

2012 Owner Assessments \$ 6,952.48

2013 Owner Assessments \$ 46,590.47

A/R Collection Fees \$ 12,474.60

A/R Lawn Fees \$ 235.00

A/R Late charges \$ 1,228.84

A/R Legal fees \$ 6,870.33

A/R Opening Balance \$ 19,391.50

A/R Other \$ 75.00

\$ 98,279.41

Total Assets \$515,950.41

Pre-paid insurance \$ 3,572.10

Total other assets \$ 3,572.10

Total Assets \$519,522.51

LIABILITIES AND MEMBER'S EQUITY

CURRENT LIABILITIES

RESERVES

Beginning balance \$ 240,185.79

2013 Reserves \$ 35,004.00

Interest Income \$ 29.70

Total Reserves \$275,219.49

MEMBER CAPITAL

Prior Years equity \$ 76,307.28

Accrual basis equity \$ 98,279.41

Total homeowners capital \$ 174,586.69

YTD excess/deficit \$ 69,713.33

Total member's equity \$ 244,303.02

Total Liabilities & Member's Equity \$ 519,522.51

Harris County Sheriff's Office Patrol Report

FEBRUARY 2012

Category	Number
Burglary/Habitat	0
Burglary/Motor vehicle	0
Criminal Mischief	1
Disturbance/Family	0
Disturbance/Loud Noise	0
Local Alarms	7
Suspicious Person	1
Traffic stop	2
Vehicle suspicious	0

Willow Pointe

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Willow Pointe COMMUNITY CALENDAR

APRIL 1

Landscape Committee Meeting @ 6:30 pm

APRIL 2

Board Meeting @ 6:30pm

APRIL 13

Walk the bayou and pick up track — meet Paul @ the Willow Crossing Bridge at 8 am

APRIL 19-21

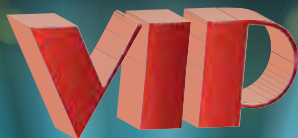
Community Garage Sale

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.

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- Gutter Repair/Replacement
- Faux Painting
- Door Refinishing
- Window Installation
- Trash Removal
- Ceiling Fan/Light Fixtures

References Available • Fully Insured
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bashanspainting@earthlink.net

Yard of the Month

The best time for weather and lawns is upon us! Congratulations to the family at 9314 Willow Crossing Drive who received first place for the month. Also congratulations go to the family at 9922 Elm Meadow Trail who receive second place this month.



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Willow Pointe

Willow Pointe homeowners association, Inc.
Board of Directors Meeting
Tuesday, October 4, 2012

MINUTES

Board of Directors:

Present:

Scott Ward - President
Craig Perez – Vice President
Steve Mueller – Treasurer
Angie Wilson – Director

Absent:

Brenda Jackson – Secretary

Management Company

Jane Godwin, Property Manager – Randall Management
Miguel Treviño, Property Manager – Randall Management

Call to Order:

Scott Ward called the meeting to order at 6:36 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 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. No homeowners were present at today's meeting.

Approval of the Minutes: August 7, 2012 Board of Directors Meeting- The August 7, 2012 minutes were 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 Ward reported on a few issues that were occurring with the e-mailing of the ARC Applications for ARC review. Those issues have been resolved.

Newsletter Committee – Scott Ward will be adding articles about stray pets, police activity and the lighting contest.

Web Report – Joel continues to handle the updates to the website and is doing a good job.

Courtesy Patrol & Crime Watch – No report was available as Ms. Brenda Jackson was unable to attend today's meeting.

Landscaping Committee – The Landscape Committee met on Monday. The rose bushes have been replaced.

Management Report:

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

(Continued on Page 7)

Minutes (Continued from Page 6)

Financial Report – Jane Godwin reviewed the financial statement for the month ending September 30, 2012 in great detail. The following are the account balances as of September 30, 2012; the Community Association Bank checking account balance was \$15,039.78; the Prosperity checking account balance was \$3,743.81; the reserves located at Prosperity, Smith Barney, and Community Association Bank Money Market accounts total \$227,041.61. The administrative expense for the month was \$3,977.67, Utilities were \$7,239.57, Grounds Maintenance was \$2,893.86, and Community Services were \$1,501.14. The Total Expenses for the month of September 30, 2012 were \$16,320.79, and year-to-date the total expenses for the Association are \$201,586.15, 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 September 30, 2012 Financials as presented.

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:

Landscaping Committee \$ Request – The Landscaping Committee requested \$500.00 for the Thanksgiving & Christmas decorations. A motion was made by Scott Ward, seconded by Steve Mueller and it was unanimously decided to approve the request for up to \$500.00 for Thanksgiving & Christmas decorations.

Prizes for Holiday Light Decorating – The Board discussed the prize amounts for the light decorating contest. A motion was made by Scott Ward, seconded by Angie Wilson and it was unanimously decided to award 1st place \$150.00, second place \$100.00 and third place \$75.00 for the light decorating contest.

Burned/Damaged Trees on Trail Ridge – Scott Ward advised the Board of the trees that were burned/damaged during the Labor Day weekend. A van burned and caused some damage to the trees. It appears as if the trees will be okay and will live through it. Randall Management is going to proceed to file a request with Harris County for Open Records Act and obtain the information on the van owner in case a claim needs to be filed against the owner for the damage to the tree.

Annual Assessment & Payment Options – The Board discussed the current assessment amount in great detail. A motion was made by Scott Ward, seconded by Steve Mueller and it was unanimously decided to set the 2013 Assessment rate to equal the same rate as the 2012 Assessments.

Pool Hours – Scott Ward informed the Board that he has been reviewing the contract with the pool company and the hours of service. Scott Ward is interested in changing the hours a bit to provide more access to the pool and possibly add an additional day for the pool to be open. They are looking at approximately 624 hours of service by the pool company to provide lifeguards for Willow Pointe.

Basketball Goals / ARC Guidelines – This was tabled until the next Board meeting.

Unfinished Business:

Sprinkler System Upgrades – Willow Pointe is upgrading the sprinkler system in the area of 9919 Willow Crossing. That upgrade will cost approximately \$5,567.00 for the irrigation upgrade. A motion was made by Steve Mueller, seconded by Angie Wilson and it was unanimously decided to upgrade the sprinkler system located at 9919 Willow Crossing for the amount of \$5,670.00.

LED Lights - The lights at the esplanade signs have been updated with LED lights as these lights will last much longer and save Willow Pointe money.

Scott Ward's Expenses – A motion was made by Steve Mueller, seconded by Angie Wilson 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 Scott Ward, seconded by Steve Mueller, and it was unanimously decided to adjourn the meeting at 8:03 p.m.



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