

# Willow Pointe Newsletter

July 2014 Volume 10, Number 7

www.willowpointe.org

**Deed Restrictions Enforced** 

Official Publication of the Willow Pointe Homeowners Association, Inc.

# President's Message

#### ANNUAL MEETING FOLLOW-UP

The Annual Meeting was held on May 15th and attended in person by 19 Homeowners. Due to the collection of Proxies, we were able to have enough attendance (10% of the Community – 58 people) to make quorum and hold the meeting. First, thanks SO MUCH to both the people who attended and to those who sent in their Proxies. I and the Board appreciate tremendously your help here.

Once again, those in attendance were able to watch my PowerPoint presentation on the State of the Association. One person was quoted as saying it was, "a crowning achievement of digital media." Also, we re-elected by acclamation Scott Ward and Angie Wilson to the Board of Directors to their current positions for another 3 year sentence/term (see below).

Once again, thanks to everyone who attended and those who attended in spirit.

#### **POOL OPENING PARTY**

Only days after our election, Angie Wilson and I worked our tails off setting up and cooking hot dogs and serving ice cream at the pool for opening day. We had about 90 or so people in attendance and served up about 150 hotdogs and a bunch of Frito Pies. Ron Palencia brought his wife's famous chili and if you weren't there early, you didn't get to savor the awesomeness. Thanks to all those who came out and please keep coming to the pool all season long!!

#### MUD ELECTION AND SEWER TOUR

Ron Palencia, Bonnie Gunther, and I were elected to the MUD#10 Board at the recent election. Following this, I was

able to go on a very memorable tour of the sewer system that provides us with working plumbing and drinkable water.

It started at one of the two pump stations in Willow Pointe and Winchester Country where underground water in our well is drawn up from the ground, chlorinated, and sent to our homes. The water tower has a tank at the top and that provides pressure so the water comes out with a little force generated by gravity. Then it goes to our homes. And some of this water is in our toilets. And then we 'go'...and the tour takes a different direction.

The sewage is sent to the water treatment plant in Winchester Country (by their pool) via two lift stations that change the elevation of the stuff in pipes and let it flow. You know what direction it flows based on the cliché. Anyhow, once in the water treatment facility, solid, non-organic materials are removed by a big filter. Then 3 big open air tanks in tandem work to digest the material. It then is chlorinated for a period of time and then de-chlorinated so it can be released into the bayou system. Total travel time for the water...only 4 hours.

I asked what worked so well last time that made our water system not go down when Ike hit. Most systems are operating in tandem with backup power systems in place. I was told that they had personnel at the site during the storm to make sure that any issues that happened were addressed immediately. Again, a colossal failure could happen, but it was reassuring to see that Advantage Water (now TOPS) was prepared since on the Gulf Coast, another storm is not an if but a when.

## **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
WCA -	
Garbage & Recycle	281-368-8397
Recycle/Hazardous Waste Disposal	281-560-6200
West Harris County MUD	281-807-9500
Jane Godwin @ Randall Management, Inc	
Voice Mail nights or week-ends71	3-728-1126 ext 11
jgodwin@randallmanagement.com	
Newsletter Publisher	
Peel, Incadvertis	ing@PEELinc.com
888-687-6444	

## **HOMEOWNERS ASSOC.**

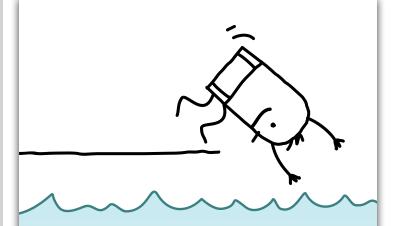
#### **BOARD OF DIRECTORS**

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.



## Willow Pointe 2014 Pool Schedule Hours of Operation

#### May 3rd through June 5th

Monday through Fridays	Closed
Saturdays	9:00 AM - 9:00 PM
Sundays	11:00 AM - 9:00 PM

#### Exceptions:

Mon., May 26th (Memorial Day)*.	9:00 AM - 8:00 PM
Sun., June 1st	11:00 AM - 9:00 PM

#### June 6th through August 25th

Monday through Fridays	3:00 PM - 9:00 PM
Saturdays	9:00 AM - 9:00 PM
Sundays	11:00 AM - 9:00 PM

#### Exceptions:

Fri., July 4th (Independence Day)	9:00 AM - 9:00 PM
Sun., Aug 24th	11:00 AM - 8:00 PM

#### August 25th through September 1st

Monday through Fridays	Closed
Saturdays	9:00 AM - 9:00 PM
Sundays	11:00 AM - 9:00 PM

#### Exceptions:

Mon., Sept 1st (Labor Day).......9:00 AM - 8:00 PM

## YARD OF THE MONTH

The heat has not been able to crank up enough to stop the beauty of these lawns from shining through. Congratulations to the family at 10346 North Laurel Branch who received first place for the month. Also congratulations go to the family at 10035 Elm Meadow Trail who receive second place this month.



## **Your Neighborhood Expert!** Winchester Resident Since 2005.

Selling or buying a home can be a daunting task. I work hard so my clients can enjoy the real estate process with minimum worry. I have built my business by word of mouth and look forward to working with you on your home endeavor. Please contact me and we will enter this exciting journey together.





## Samantha McGee, Realtor

Keller Williams Realty 832-971-1345 Samantha.McGee@kw.com

## **WILLOW POINTE HOA, INC BALANCE SHEET**

MAY 31, 2014

Λ	SS	L'	
$^{\prime}$		r. I	

HOOLIO	
Checking Comm Assoc Banc	\$ 21,529.21
Temp Transfer Comm Assoc M/M	\$ 80,000.00
Reserves	
Comm Assoc Banc	\$126,688.26
M.Stanley/S. Barney	\$146,074.49
Total Reserves	\$272,762.75
Accounts Receivable	
2011 Owner Assessments	\$ 448.00
2012 Owner Assessments	\$ 2,841.00
2013 Owner Assessments	\$ 6,772.72
2014 Owner Assessments	\$ 26,379.50
A/R Collection Fees	\$ 18,084.62
A/R Lawn Fees	\$ 280.00
A/R Late charges	\$ 1,604.55
A/R Legal fees	\$ 12,023.96
A/R Opening Balance	\$ 19,391.50
A/R Other	\$ 25.00
	\$ 87,850.85
Total Assets	\$462,142.81
Pre-paid insurance	\$ 1,700.44
Total other assets	\$ 1,700.44
Total Assets	\$463,843.25

#### LIABILITIES AND MEMBER'S EQUITY

Current Liabilities		
Prepaid-HOA Fees	\$	448.00
Total Liabilities	\$	448.00
Reserves		
Beginning balance	\$ 2	59,989.59
2013 Reserves	\$	16,428.00
Interest Income	\$	149.85
Capital Expenses	\$	-3,809.53
Total Reserves	\$ 2	72,757.91
Member Capital		
Prior Years equity	\$ 5	57,499.33
Accrual basis equity	\$ 8	37,402.85
Total homeowners capital	\$14	4,902.18
YTD excess/deficit	\$ 4	5,735.16
Total member's equity	\$19	00,637.34

TOTAL LIABILITIES AND MEMBER'S EQUITY

\$ 463,843.25

## Willow Pointe

#### **IULY 4TH**

Independence Day • POOL OPEN 9am-9pm

#### **JULY 7TH**

Landscape Committee Meeting @ 6:30 pm

#### **JULY 12TH**

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

#### **JULY 15TH**

WPHOA Board Meeting @ 6:30

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 third Thursday of the month at the offices of Attorneys Young and Brooks. The address is 10000 Memorial Drive, Suite 260.

## **BASHANS PAINTING** & HOME REPAIR

- Interior & Exterior Painting
- HardiPlank Replacement
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Repair/Replacement
- Custom Staining
- Gutter Repair & Replacement
- Crown Molding

- Wallpaper Removal
- Wood Replacement
- Interior Carpentry
- Wallpaper Removal & **Texture**
- Garage Floor Epoxy
- Roofing
- Faux Painting

#### NO MONEY UP FRONT

20 Years Experience · References Available

Commercial/Residential

~ FREE ESTIMATES ~

BashansPainting@earthlink.net **♦ FULLY INSURED** 

281-347-6702

281-731-3383 cell



TOTAL

## Willow Pointe



## Harris County Sheriff's Office Patrol Report

APRIL 2014

Category	No.
Burglary/Habitat	0
Burglary/Motor vehicle	0
Criminal Mischief	0
Disturbance/Family	0
Disturbance/Loud Noise	
Local Alarms	12
Suspicious Person	2
Traffic Stop	6
Vehicle Suspicious	

## 4th of July Fireworks

Remember, fireworks are allowed in Harris County (outside of the city limits) which includes Willow Pointe. Please be cautious lighting off your fireworks and courteous to your neighbors.

As always, there is a 'noise ordinance' in effect for Harris County and we ask that you wrap up your fireworks display by 10 p.m. Also, please take the time the next day to clean up your fireworks debris from the front of your house and from the street.

Thanks and have a fun and safe celebration.





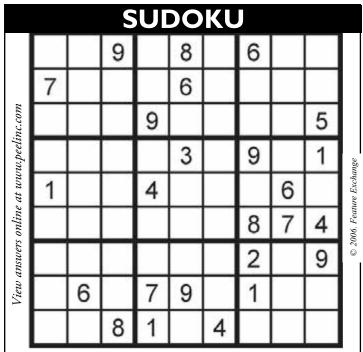
## Willow Pointe

## Twelve Top Travel Tips When Traveling with Your Pet

Traveling with your pet can be fun and rewarding – especially when you're prepared. In addition to the pet travel "basics" (safely restraining your pet, allowing adequate time for potty breaks, bringing comforting items from home, and so on), several additional simple practices can help make every trip easier and more pleasant for both you and your pet.

- 1. Schedule a veterinarian visit to insure overall health and current vaccinations. Ask for a health certificate and vaccination records, especially if you're traveling out of state.
- 2. Make sure your pet's identification tags are up-to-date and legible. Also, be sure his rabies tag and vaccinations are current.
- 3. Include your destination address and/or phone number on your pet's tags and cage/crate (if applicable).
- 4. Remember to pack water to prevent dehydration. To help insure convenient feedings bring along a collapsible food bowl.
  - 5. Pack all medications and supplements to avoid missed doses.
- 6. Pack a first aid kit to insure readiness in the event of an injury or medical emergency.
- 7. Exercise your pet prior to departure. A tired pet is typically much more amenable to travel. Also, bring a lead or harness to allow exercise during pit stops.
- 8. Feed your pet at least four hours prior to departure to prevent car sickness. If the trip is long, feed a smaller amount that normal at least two hours before you leave.
- 9. Use a travel remedy, if necessary. If your pet is extremely anxious about travel, try a soothing non-prescription calming product.
- 10. Trim toenails to prevent snags and injury, especially if your pet will travel in a cage or crate.
- 11. Cover your car seats to keep them clean and free of hair shed on your trip.
- 12. Know your travel rules and restrictions, especially if you will travel on an airplane.





The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

BRILLIANT EN ERGY

Easy Online Sign-Up at

Brilliam Eleginative com

USE "NEIGHBORHOOD NEWSLETTER" AS REFERRAL

BRILLIANT ENERGY = SERIOUSLY LOW RATES
BRILLIANT ENERGY'S ELECTRICITY RATES CHALLENGE
THE RATES OF EVERY OTHER PROVIDER IN TEXAS!

LOCK-IN A LOW ELECTRICITY RATE FOR
UP TO 3 YEARS

BRILLIANT ENERGY IS RECOMMENDED BY TEXAS ENERGY ANALYST, ALAN LAMMEY THE HOST OF THE "ENERGY WEEK" RADIO SHOW ON NEWSTALK 1070 KNTH!

Ask the "Energy Analyst" 281.658.0395

**GREAT BUSINESS RATES TOO!** 



Brilliant Energy Texas OUC #10140

## **BUSINESS CLASSIFIEDS**

**PIANO LESSONS:** Developing a love of learning in aspiring musicians through presenting fun and inspiring music. Kristin Peters. 713-502-4248. Kristinpeterspianostudio@yahoo.com. www.kppianostudio.com. Winchester Country. Call now to schedule your trial lesson. If you change your mind its free!

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.



At no time will any source be allowed to use the Willow Pointe Newsletter's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the Willow Pointe Newsletter is exclusively for the private use of the Willow Pointe HOA and Peel, Inc.

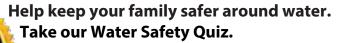
DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

- \* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.
- \* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.
- \* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

## DROWNING IS FAST & SILENT KEEP KIDS IN ARM'S REACH



WATER SAFETY TIPS AT WWW.COLINSHOPE.ORG



www.colinshope.org/quiz

Colin's Hope Athlete Ambassadors needed. Swim, bike, play tennis, hula hoop and more!

www.tinych.org/AthleteAmbassador



### PROTECTION CAN PREVENT



















CONSTANT VISUAL **SUPERVISION**  LEARN

LIFE **JACKETS** 

**MULTIPLE BARRIERS TO WATER** 

KEEP BACKYARDS CHECK POOL & BATHROOMS **SAFER** 

& HOT TUB

**STAY AWAY FROM** 

**BE SAFER** AT THE

**LEARN CPR** & REFRESH **SKILLS YEARLY** 





Mark Prehoda **RE/MAX Professional Group** Direct 281.855.4900 Cell 281.851.7405





Español

## THE MARKET IS HOT! **HOME VALUES ARE UP!**

**NEIGHBORHOOD INVENTORY IS VERY LOW.** 

If you are thinking of selling, give us a call for a free experience in the market analysis of your home.

Over 20 years local market!







