



Willow Pointe Newsletter

July 2014
Volume 10, Number 7

www.willowpointe.org

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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.

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
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-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.



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

WILLOW POINTE HOA, INC BALANCE SHEET

MAY 31, 2014

ASSETS

Checking Comm Assoc Banc	\$ 21,529.21
Temp Transfer Comm Assoc M/M	\$ 80,000.00
<i>Reserves</i>	
Comm Assoc Banc	\$126,688.26
M.Stanley/S. Barney	\$146,074.49
Total Reserves	\$272,762.75
<i>Accounts Receivable</i>	
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

<i>Current Liabilities</i>	
Prepaid-HOA Fees	\$ 448.00
Total Liabilities	\$ 448.00
<i>Reserves</i>	
Beginning balance	\$ 259,989.59
2013 Reserves	\$ 16,428.00
Interest Income	\$ 149.85
Capital Expenses	\$ -3,809.53
Total Reserves	\$ 272,757.91
<i>Member Capital</i>	
Prior Years equity	\$ 57,499.33
Accrual basis equity	\$ 87,402.85
Total homeowners capital	\$144,902.18
YTD excess/deficit	\$ 45,735.16
Total member's equity	\$190,637.34

TOTAL LIABILITIES AND MEMBER'S EQUITY
TOTAL \$ 463,843.25

Willow Pointe COMMUNITY CALENDAR

JULY 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.

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Willow Pointe

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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	1
Local Alarms	12
Suspicious Person	2
Traffic Stop.....	6
Vehicle Suspicious	1



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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 than 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.



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View answers online at www.peelinc.com

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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.

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