

# WILLOW POINTE

Official Publication of the Willow Pointe Homeowners Association, Inc.

## WILLOW POINTE *December 2015* COMMUNITY CALENDAR

### *December 7*

Landscape Committee Meeting @ 6:30 pm

### *December 12*

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

### *December 21-31*

CFISD Holiday

### *December 25*

Christmas Day



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.

## PRESIDENT'S MESSAGE

### SCARY GOOD DECORATIONS

Congrats to the following homes for having the best Halloween decorations in the neighborhood. In no particular order...

**9710 Willow Crossing**  
**10323 Pony Express**  
**10326 Pony Express**  
**10018 Encino cove**  
**10022 Encino Cove**  
**10203 Sable Trail Ln**  
**10222 White Oak Trails**

Each of these Homeowners received a \$25 Home Depot gift certificate which I am sure they are using to purchase decorations for the...

#### **2014 Clark W. Griswold, Jr. Holiday Light Contest**

Don't forget to get out and decorate!!! 'Tis the season to show that holiday spirit with an exorbitant amount of illuminated lights. The Landscape Committee will be judging homes mid-December. 1st, 2nd, and 3rd prizes will be awarded in the form of Home Depot gift cards in the following amounts along with 4 Honorable Mention homes receiving \$25 gift cards

**First prize - \$100, Second prize - \$75, Third prize - \$50**  
**Honorable Mention (x4) - \$25**

#### **2016 ASSESSMENT**

At the September meeting, the Board looked over our 2015 expenses to date and began budgeting for 2016. It has been 12 years since there was any change in the assessment for the community. I and the rest of the Board have worked very hard to keep our expenses down over this time period. Unfortunately, in looking over our

*(Continued on Page 3)*

## 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	2014 - 2017
Secretary	Brenda Jackson	2015 - 2018
Treasurer	Steve Mueller	2013 - 2016
Director	Mona Shires	2015 - 2018
Director	Angie Wilson	2014 - 2017

Please contact us at [wphoa.board@willowpointe.org](mailto: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](mailto:advertising@peelinc.com). The advertising deadline is the 8th of each month for the following month's newsletter.

## WILLOW POINTE HOA, INC BALANCE SHEET OCTOBER 31, 2015

### ASSETS

#### Checking

Comm Assoc Banc .....\$ 9,257.13

#### Reserves

Comm Assoc Banc .....\$101,173.90

M.Stanley/S. Barney.....\$146,004.16

Total Reserves.....\$247,178.06

#### Accounts Receivable

2011 Owner Assessments .....\$ 20.00

2012 Owner Assessments .....\$ 1,344.00

2013 Owner Assessments .....\$ 2,917.08

2014 Owner Assessments .....\$ 4,471.00

2015 Owner Assessments .....\$ 9,382.70

A/R Collection Fees.....\$ 16,598.50

A/R Lawn Fees .....\$ 780.00

A/R Late charges .....\$ 1,864.00

A/R Legal fees .....\$ 14,043.46

A/R Opening Balance.....\$ 19,391.50

A/R Other.....\$ 50.00

.....\$ 70,862.24

#### Total Asset

.....\$327,297.43

Pre-paid insurance .....\$ 8,874.00

Total other assets .....\$ 8,874.00

Total Assets .....\$336,171.43

### LIABILITIES AND MEMBER'S EQUITY

#### Current Liabilities

Prepaid-HOA Fees .....\$ 1,086.00

Total Liabilities .....\$ 1,086.00

#### Reserves

Beginning balance.....\$268,984.35

2015 Reserves .....\$ 14,304.00

Interest Income.....\$ 213.75

Capital Expenses.....\$ -36,324.04

Total Reserves .....\$247,178.06

#### Member Capital

Prior Years equity.....\$ 72,177.58

Accrual basis equity .....\$ 69,776.24

Total homeowners capital .....\$141,953.82

YTD excess/deficit.....\$ -54,046.45

Total member's equity .....\$ 87,907.37

### TOTAL LIABILITIES AND MEMBER'S EQUITY

.....\$ 336,171.43

(Continued from Cover)

costs which have been climbing over those 12 years, the Board felt it was necessary to increase the 2016 Assessment to \$488. This \$40 increase will help cover costs from our vendors and for projected community repairs and improvements.

You should expect to receive your Assessment from Randall Management in November. And don't forget, you can now pay on-line...and if you use an e-check, there is no additional cost!!! All assessments not received within 30 days of the January 1st due date will result in late fees.

## LATE FEES

All assessments are due January 1st and are delinquent if not received thirty (30) days after the due date. Our late policy states that approximately forty-five (45) days after the due date, all delinquent Owners will receive a late letter requesting payment. An interest charge of ten percent (10%) will be posted to the Owners account, together with a \$35 administrative charge for the late letter, and an administrative fee of \$30 per month for each month the account remains unpaid.

As always, all homeowners who cannot pay the assessments by January 31st may setup a payment plan by contacting Randall Management and pay the assessment over a period of three months.

## Harris County SHERIFF'S OFFICE Patrol Report OCTOBER 2015

Category	No.
Burglary/Habitat .....	0
Criminal Mischief .....	0
Disturbance/Family .....	1
Local Alarms .....	11
Suspicious Person .....	1
Traffic Stop.....	12
Vehicle Suspicious .....	1

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# Willow Pointe

# YARD OF THE MONTH

With the holiday season at hand, so many decorated homes in Willow Pointe have us looking festive and beautiful. Congratulations to the family at 10010 Hickory Trail Lane who received first place for the month. Also congratulations go to the family at 9423 Willow Crossing who receive second place this month.



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## A FEW HOLIDAY THOUGHTS...

It is good to be children sometimes, and never better than at  
Christmas, when its mighty founder was a child Himself.  
Charles Dickens

There are two ways to live your life. One is as though nothing is a  
miracle. The other is as though everything is a miracle.  
Albert Einstein

The way you spend Christmas is far more important than how much.  
Henry David Thoreau

A close-up photograph of a light brown puppy wearing a red Santa hat with a white pom-pom. The puppy is lying down, and a small tabby kitten is nestled next to its head. The background is a blue gradient with white snowflakes. In the top left corner, there is a small green mistletoe decoration.

**It Must  
Be The  
Mistletoe**

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# Willow Pointe

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**Description:** The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

**Roles:** Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

**Skills:** Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

**Benefits:** Commission Based  
Apply by sending resume to [jobs@peelinc.com](mailto:jobs@peelinc.com)



PEEL, INC.

## SEND US YOUR Event Pictures!!

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue. Email the picture to [ARTICLES@peelinc.com](mailto:ARTICLES@peelinc.com). Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at [www.PEELinc.com](http://www.PEELinc.com).

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Color the drawing below and mail the finished artwork to us at:  
Peel, Inc. - Kids Club  
308 Meadowlark St  
Lakeway, TX 78734-4717

We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.  
DUE: December 31<sup>st</sup>

Be sure to include the following  
so we can let you know!

Name: \_\_\_\_\_  
(first name, last initial)

Age: \_\_\_\_\_



WP





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