

WILLOW POINTE

Official Publication of the Willow Pointe Homeowners Association, Inc.

PRESIDENT'S MESSAGE

By Scott Ward

2017 Assessment

At the September meeting, the Board will review over our 2016 expenses to date and began budgeting for 2017. I don't expect at this time that our assessment will increase from the current rate of \$488.

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.

2016 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 5 Honorable Mention homes receiving \$25 gift cards.

First prize - \$100 Second prize - \$75 Third prize - \$50 Honorable Mention (x5) - \$25

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.

Reporting lights out

The street lights in our neighborhood provide...well light...which

(Continued on Page 2)



Willow Pointe Community Calendar NOVEMBER 2016

November 6 Daylight Savings Time Ends - Fall Back
November 7 Landscape Committee Meeting @ 6:30pm
November 11 Veteran's Day
November 12 Walk the bayou and pick up trash- meet @
the Willow Crossing Bridge @ 8am
November 15 Board Meeting @ 6:30pm
November 21-25 CFISD Student Holiday
November 24 Thanksgiving

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 11:00 am the third Thursday of the month at the offices of Attorneys Young and Brooks. The address is 10000 Memorial Drive, Suite 260.

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	2014 - 2017
Secretary	Brenda Jackson	2015 - 2018
Treasurer	Steve Mueller	2013 - 2016
Director	Cynthia McDonald	2015 - 2018
Director	Angie Wilson	2014 - 2017

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.

(Continued from Cover)

increases visibility in the neighborhood and helps to reduce crime and increase safety. If you see street lights out in the neighborhood, please notify CenterPoint to make the repairs...it is a very easy process... just write down or take a picture of the number on the pole. Some have numbers missing, so you might have to look around at other poles close by to fill in the gaps. On the website, you can report the light as out, damaged, or the classic 'goes off and on'...this one I have reported most often as the lights would go on and off all night long. The repairs are usually completed within 2 days!!! Go to slo.centerpoint.com (slo = Street Light Outage) to make a report when you see an outage.



WHAT'S YOUR GAME PLAN?

Our Auto Loans will Land You in The End Zone!

- 90 Days No Payment**
- Terms Up to 84 Months
- Finance up to 125% of the Vehicle's Value
- Get Pre-Approved Before You Shop
- Apply Online or at Any of our Branches

Rates as low as 2.27% APR*

832.604.4848 | WWW.ECCU.NET
24396 NORTH FREEWAY,
SPRING, TX 77386
18540 NORTHWEST FREEWAY
HOUSTON, TX 77065



ENERGY
CREDIT UNION CAPITAL

*APR = Annual Percentage Rate and is inclusive of all discounts and is dependent on credit worthiness. Rates, terms and offers stated on this website are subject to change without notice. Your rate may vary based on the loan amount, term and your personal circumstances. Certain loan terms and rates depend on model year and loan amount. Membership is required before loan can be funded. 84 monthly payments of \$12.89 per \$1,000 borrowed. Effective 9/1/2015 rates will be discounted by .20% on these loans for each stipulation that is met from the following: 1) Auto loans if an Extended Warranty is elected. 2) Auto loans if Vehicle Multi-Shield is elected. .10% on these loans for each stipulation that is elected: 3) Auto loans, motorcycle, motorhomes, travel trailers, boats, ATV and jet ski loans if GAP is elected. 4) .05% if Loss of Life Protection is elected. 5) .10% if a combination of Loss of Life/Disability/Involuntary Unemployment/Family Leave Protection are elected. The maximum discount for auto loans is .60% if all of the above stipulations are met. The maximum discount for motorcycle, motorhomes, travel trailers, boats, ATV and jet ski loans is .20% if all of the above stipulations are met. The maximum for all other loans is .10% if a combination of Loss of Life/Disability/Involuntary Unemployment/Family Leave Protection are elected. The rate discount excludes VISA(r) Platinum Credit Cards, Business MasterCard Credit Cards, Home Equity Loans, Mortgage Loans and Business Loans. Discounts are only given at time of loan closing. **90 days of no car payments is available only for credit scores 660 or greater. Loans currently financed at ECCU are not eligible for this offer.

Harris County SHERIFF'S OFFICE Patrol Report SEPTEMBER 2016

Category	No.
Burglary/Habitat	1
Burglary/Vehicle	2
Criminal Mischief	0
Disturbance/Family	0
Local Alarms	3
Suspicious Person	6
Traffic stop	5
Vehicle suspicious	2

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.



HOUSTON SIDING COMPANY

FALL SAVINGS REDUCE ENERGY BILLS AND NOISE

Receive a \$200 Visa Gift Card with every Simonton window purchase (minimum of 10 windows)

AND

\$200 Rebate with James Hardie Insulated Siding purchase (10 squares or more)

Houston Siding Company, Inc.™
Siding Windows Roofing
281.859.9000
HoustonSiding.com
1st and oldest Hardiplank company in Houston

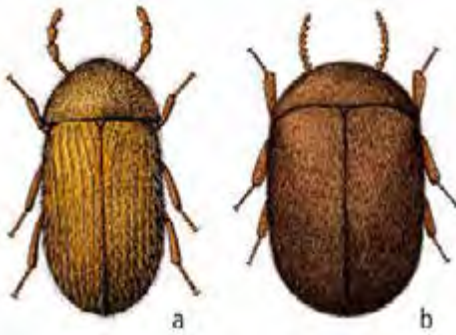
Ask about **24 month** financing with no interest

See store for details

SIMONTON
WINDOWS

JamesHardie

Cigarette & Drugstore Beetles



Cigarette and drugstore beetles are pests of stored products and can become a pest in the home. These beetles are small, around 1/8" long, reddish-brown with an oval shape. If you disturb the

beetles, they often will tuck in their legs and lay motionless.

Adults enjoy dark cracks and crevices, but will fly in brightly lit areas to locate a place to hide. The beetles are most active at dusk and continue activity through the night. Adults do not eat solid food, but will drink liquids. Larvae are small, grub-like and creamy white.

Cigarette and drugstore beetle larvae infest a variety of products such as tobacco, flour, dried fruit, herbs and spices, nuts, rice and pet food. These pests may also infest non-food items such as potpourri, dried flower arrangements, papier-mâché, prescription

drugs, cosmetics and bookbinding paste.

The life cycle is dependent upon temperature and availability of resources- with warmer temperatures and adequate resources the life cycle will be faster. Mated females lay eggs in food sources. After hatching from the egg, larvae begin to feed on the food and grow. Eventually, larvae pupate and form a protective cocoon in the food item. Adults live from 1-4 weeks.

To manage these beetles, you must find the source, double bag it and throw it away. All stored food items should be inspected, even those that have not been previously opened. If you do not want to throw away infested food items it can either be heated or cooled to kill any insects and then sifted to remove any insects. To freeze, put the items in a sealed plastic bag and place in the freezer for about a week. To heat the items, spread on a large cookie sheet and place in a 200 oF oven for 1-2 hours.

To prevent infestations, inspect all food items before buying; do not buy damaged food products. Dried goods can be stored in sealed, air-tight containers. If leaving the home for extended periods store items in the freezer or refrigerator. While inspecting stored food items

(Continued on Page 7)

REACHING YOUR NEIGHBORS

and many others...

- Atascocita CIA
- Blackhorse Ranch
- Briar Hills
- Bridgeland
- Canyon Gate at Northpointe
- Cardiff Ranch
- Cypress Creek Lakes
- Cypress Mill
- Cypress Park
- Eagle Springs
- Fairfield
- Grand Lake Estates
- Lakeshore
- Lakes of Fairhaven
- Lakes of Rosehill
- Lakes on Eldridge
- Lakes on Eldridge North
- Laurel Creek
- Legends Ranch
- Meyerland
- Normandy Forest
- North Lake Forest
- Park Creek
- Park Lakes
- Riata Ranch
- Shadow Creek Ranch
- Silverlake
- Steeplechase
- Sterling Lakes
- Stone Forest
- Summerwood
- Towne Lakes
- Village Creek
- Villages of Decker Oaks
- Villages of NorthPointe
- Walden on Lake Houston
- Willowbridge
- Willow Pointe
- Winchester Country
- Windermere Lakes
- Woodwind Lakes
- Wortham Villages

**CONTACT US TODAY
FOR ADVERTISING INFORMATION
1-888-687-6444**

www.PEELinc.com
advertising@PEELinc.com

PEEL, INC.
community newsletters



Finding Balance

I know, work-life balance has been discussed to death. Yet how many of you find yourself nodding and saying, "Yes, I know I need to do find a better balance. It totally makes sense that I feel tired and unhappy because I'm rushing around all the time. I'll find a way to make some time for myself"? You tell yourself you'll schedule some free time later, but does later ever come? I know I've been waiting for later for years now. I decided it was time for a change. Here are a few thoughts that have helped me along the way:

1. **What's really important?** It's time to decide what is really necessary and important in your life. Pick 5 priorities that you feel are absolutely vital to your well-being (e.g. family, religion, work, friends, and hobbies).

2. **How can you cut back?** Now, that you've chosen your top 5 priorities it's time for the hard part—cutting back. Find ways to negate, or decrease, of the things that are stressing you out. Maybe you don't have to do _____ for so and so. Or is there a certain person in your life who's been causing more stress than happiness? You don't have to cut that person out of your life, but maybe it's time you take a step back and re-evaluate whether or not the friendship is healthy at this time in your life.

3. **Scheduled spontaneity.** I know, scheduled spontaneity seems like an oxymoron, but it's incredibly important. Create a routine that works for you, but be sure to block out some free time. This time can be as long, or as short, as you'd like and is time where you can do whatever you want to do. Just make sure it's fun!

As always, I turned to the pasture for inspiration. As I sat and watched my horses going about their day, I made some interesting observations. Horses are masters of prioritizing what's important. Their top priorities fall into line as: safety, comfort, and play. Everything else falls by the wayside if these priorities aren't met. They are terrific partners with a healthy work ethic, while still relishing in their freedom to run and play. Their exuberance is captivating and beautiful to watch.

Once I took a step back to look at the bigger picture, I was amazed at how easy finding balance could be. I didn't need to run myself into exhaustion to please everyone. Doing so always ended with me feeling like I was trying to do so much, but doing none of it as well as I wanted. Finding a new work-life balance would not be possible without the support of great friends (both human and horse!), family, and God. These pillars of support help me stay on track and keep me motivated. I highly recommend you find pillars of your own to utilize in your own transition.

Tara Chatterson works at Five Horses, LLC. Please visit the Five Horses' website, FiveHorses.com, for more information about Natural Horsemanship lessons or Equine Assisted Learning.

WILLOW POINTE HOA, INC BALANCE SHEET

AUGUST 31ST, 2016

ASSETS

Checking

Comm Assoc Banc\$19,177.31

Reserves

Comm Assoc Banc\$115,728.58

M.Stanley/S. Barney.....\$145,920.14

Total Reserves..... \$261,648.72

Accounts Receivable

2011 Owner Assessments\$ 20.00

2012 Owner Assessments\$ 448.00

2013 Owner Assessments\$1,491.08

2014 Owner Assessments\$3,575.00

2015 Owner Assessments\$5,107.76

2016 Owner Assessments\$10,411.00

A/R Collection Fees.....\$16,846.50

A/R Lawn Fees\$235.00

A/R Late charges\$1,928.91

A/R Legal fees\$18,236.90

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

A/R Other.....\$325.00

.....\$78,016.65

Total Assets\$358,842.68

Other Assets – Prepaid Insurance\$10,259.13

Prepaid Expense.....\$45.00

Total Assets\$369,146.81

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees\$2,152.00

Total Liabilities\$2,152.00

Reserves

Beginning balance.....\$245,947.13

2016 Reserves\$25,416.00

Interest Income.....\$272.56

Capital Expenses..... \$- 9,986.97

Total Reserves.....\$261,648.72

Member Capital

Prior Years equity.....\$68,641.16

Accrual basis equity\$75,864.65

Total homeowners capital.....\$144,505.81

YTD excess/deficit..... \$-39,159.72

Total member's equity\$105,346.09

TOTAL LIABILITIES AND MEMBER'S EQUITY

.....\$369,146.81

Willow Pointe

YARD OF THE MONTH

Those first cold fronts have begun to move into the area as the holiday season begin to ramp up. Congratulations to the family at 9831 Willow Crossing Drive who received first place for the month. Also congratulations go to the family at 10035 Briar Park Trail Lane who receive second place this month.



Brilliant Energy Texas OUC #10140

BRILLIANT ENERGY

Easy Online Sign-Up at
BrilliantElectricity.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!



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

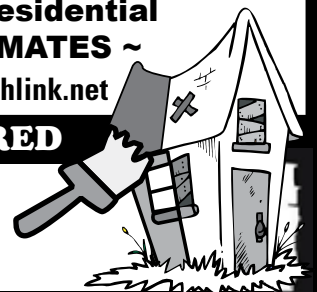
NO MONEY UP FRONT
20 Years Experience • References Available

Commercial/Residential
~ **FREE ESTIMATES** ~

BashansPainting@earthlink.net

◆ **FULLY INSURED**

281-347-6702
281-731-3383 cell



HARDIPLANK®



(Continued from Page 4)

for infestation, clean the pantry as you go. Vacuum or sweep up any spilled food items. Wipe down shelving with a cleaning product and use caulk to seal any shelf areas where small bits of food may collect.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

The information given herein is for educational purposes only. Reference to commercial products or trade names is made with the understanding that no discrimination is intended and no endorsement by Texas A&M AgriLife Extension Service or the Texas A&M AgriLife Research is implied.

The Texas A&M AgriLife Extension Service provides equal access in its programs, activities, education and employment, without regard to race, color, sex, religion, national origin, disability, age, genetic information, veteran status, sexual orientation or gender identity.

RECIPE OF THE MONTH New England Clam Chowder

- 3/4 ounce salad oil
- 1/2 teaspoon chopped garlic
- 1 cup diced celery
- 1 cup diced carrots
- 1 cup diced onions
- 1/2 teaspoon basil
- 1/2 teaspoon oregano
- 1 teaspoon thyme
- 1/2 teaspoon salt
- 3/4 gallon clam stock or juice
- 3 large peeled and diced potatoes
- Roux (3/4 pound butter and 1 1/2 cups flour)
- 2 cups drained, chopped clams

Yield: 10 to 12 servings.

Prep Time: 20 minutes

Cook Time: 1 hour 20 minutes

In large pot, sauté the oil and garlic about 2 minutes. Add diced vegetables and sauté for 10 minutes or until vegetables are tender. Add herbs and salt. Add clam stock and bring to a boil. Add potatoes and bring to a boil again. Add roux and chopped clams, reduce heat and simmer for one hour.

WIRED

ELECTRICAL SERVICES

SERVICING ALL YOUR ELECTRICAL NEEDS

- Panel Upgrades
- Home Inspections
- TV Install/Mounting
- Troubleshooting
- Remodeling
- Landscaping Lighting
- Home Generators

RESIDENTIAL & COMMERCIAL 24-7 SERVICE
LICENSED & INSURED

**Take \$25.00 Off Your
Next Service Call**



FAMILY OWNED AND OPERATED

713.467.1125 or 281.897.0001

www.WiredES.com



TECL 22809 Master 100394



NOW HIRING

Advertising Sales Representative

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



PEEL, INC.



PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

WP

THAT FACE YOU MAKE WHEN THERE'S NO MORE STUFFING



HAPPY THANKSGIVING!



TEXASDIRECTAUTO.COM