

WILLOW POINTE

Official Publication of the Willow Pointe Homeowners Association, Inc.

PRESIDENT'S MESSAGE

By Scott Ward

Frightfully amazing decorations...

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

9515 Willow Crossing; 10326 Pony Express; 10022 Encino Cove; 10218 Sable Trail Ln; 10514 Encino Pass; 10906 Trail Ridge; 10815 Oak Bayou

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

2016 Clark W. Griswold, Jr. Holiday Light Contest

Light up the season and be a beacon that can be seen from space! 'Tis the season to show that holiday spirit with an exorbitant amount of imported Italian twinkle 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

2017 Assessment

At the September meeting, the Board looked over our 2016 expenses to date and began budgeting for 2017. Based on this review, the Board has opted to keep the Assessment at \$488 for 2017.

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

(Continued on Page 2)



Willow Pointe Community Calendar DECEMBER 2016

December 5.....	Landscape Committee Meeting @ 6:30 pm
December 10.....	Walk the bayou and pick up trash- meet @ the Willow Crossing Bridge @ 8am
December 19-30	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 11:00 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)

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.



IT'S THE MOST EXPENSIVE TIME OF THE YEAR!

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*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. Effective 9/1/2015 rates will be discounted on these loans for each stipulation that is elected: 1).05% if Loss of Life Protection is elected, or 2).10% if a combination of Loss of Life/Disability/Involuntary Unemployment/Family Leave Protection are elected. The maximum discount for a signature loan is .10%. Discounts are only given at time of loan closing.

Harris County SHERIFF'S OFFICE Patrol Report SEPTEMBER 2016

Recipe from the Kitchen

Hello, everyone. Chef Marty here with a fantastic dressing or marinade (works best with shrimp in my opinion) recipe that many of you got to sample during last month's Grape Stomper's Wine Dinner. By popular demand, I will now share it with you all! Enjoy...

Yield: appx 2 cups

- 2 tablespoon lime zest
- ¼ cup lime juice
- ¼ cup brown sugar, packed
- ¼ cup ginger, peeled and grated
- ½ cup green onion, chopped, white parts and some green
- 1 cup cilantro leaves, packed
- 1 tsp nutmeg, fresh grated
- ¼ cup honey
- 1 teaspoon balsamic vinegar
- 1 teaspoon Tabasco
- ¼ cup olive oil
- 6 ancho chiles, seeded and cut into strips

1. Place the lime zest and juice, brown sugar, ginger, green onions, cilantro, nutmeg, honey, vinegar, and Tabasco in a food processor or blender and process until smooth.

2. With the machine still running, slowly pour in the olive oil through the feed tube in a steady stream. Turn off the machine and stir in the ancho chiles. Transfer dressing into a tightly covered container and refrigerate. Will keep for up to 5 days.

Category	No.
Burglary/Habitat	0
Criminal Mischief	0
Disturbance/Family	1
Local Alarms	4
Suspicious Person	2
Traffic stop	5
Vehicle suspicious	3

Burn-up the League!




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Willow Pointe

TEXAS A&M AGRI LIFE EXTENSION

IPM is short for Integrated Pest Management and is the blending of effective, economical and environmentally sound pest control methods into a single flexible approach to manage pests. When utilizing IPM, we hope that you can avoid or reduce pest problems.

Here are some things to reduce the number of pests in your home:

- Reduce food or water resources for insects:
- Encourage family to eat in one location. This makes it easier to clean since spills and crumbs are not spread around the house.
- Clean up any spilled food or drink as soon as possible.
- Sweep & vacuum regularly. This helps to remove food crumbs, pet hair and other things that insects may feed upon.
- Do not leave dirty dishes in the sink overnight. Even small bits of food can be a meal for insects.
- Do not leave pet food out overnight. Again, can be a free meal for insects.
- Remove old newspapers, magazines and books that are unused. Silverfish love to feed on these types of items.
- Repair plumbing leaks to get rid of water sources required by insects.
- Use a plastic bag to line garbage cans to make garbage easier to remove.

IPM is short for Integrated Pest Management and is the blending of effective, economical and environmentally sound pest control methods into a single flexible approach to manage pests. When utilizing IPM, we hope that you can avoid or reduce pest problems.

- Remove garbage on a weekly basis, possibly more during warmer times of the year.
- Reduce areas where insects may live:
- Clean drains with a stiff brush & then flush with boiling water. There are small flies that can grow in the slime layer of drain pipes. The stiff brush will loosen the slime and the boiling water will flush it away.
- Remove tree stumps and any dead branches in the yard to avoid carpenter or acrobat ant populations living in these areas.
- Remove debris (firewood, bricks, stones, etc.) away from the home. These areas can be inhabited by a variety of arthropods including spiders, scorpions and cockroaches.
- Clean closets on a quarterly basis to reduce the chance of spiders moving in.
- Reduce moving insects into the house:
- Inspect all items for pests before bringing them into the house. Insect pests can be brought into the home with such items as potted plants, boxes full of things inherited from a family member, on used clothing or furniture, among other things.
- Prune tree limbs that touch or overhang the home & prune back and shrubs that touch the home. When shrubs or trees touch or overhang the home, they can be used as bridges for insects to get onto the home and then move inside.

The graphic features a large, stylized white outline of a butterfly on a black background. The butterfly's wings are filled with various white icons representing printing and design, such as gears, lightbulbs, arrows, a person wearing glasses, a computer monitor, a printer, a magnifying glass, a hand holding a pen, a barcode, and a thumbs up. The text 'Quality' is written in a large, elegant, white cursive font across the right side of the butterfly. Below it, 'PRINTING COMPANY' is written in a smaller, white, bold, sans-serif font. At the bottom right of the graphic, there is a call to action: 'Call today for more info' followed by the phone number '512.263.9181' in a large, bold, white font. Below the phone number, it says 'From design to print to mail, Quality Printing can help you with all of your printing needs!' and at the very bottom, the website 'QualityPrintingOfAustin.com' is listed in a white font.

- Seal entry points on the outside of the home with sealant, expanding foam or copper mesh screening. Pipe penetrations, weep hole or cracks can allow insects, spider or other animals move into the home.

- Store food in sealed plastic or glass containers to keep pantry pests out.

- Keep screens, weather stripping and door thresh holds in good repair. Many insect pests are very small, so even a small tear in a screen or crack under a door can allow them to come inside.

- Use yellow bulbs in outside lights to reduce the number of insects coming near doorways.

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

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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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YARD OF THE MONTH

Our winter has been slow with delivering the cold this season and the lawns are reflecting that and looking great. Congratulations to the family at 10118 Rustic Bend Ct. who received first place for the month. Also congratulations go to the family at 10346 North Laurel Branch who receive second place this month.



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
- Ricewood Village
- 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

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WILLOW POINTE HOA, INC BALANCE SHEET

OCTOBER 31ST, 2016

ASSETS

Checking

Comm Assoc Banc\$8,861.22

Reserves

Comm Assoc Banc\$100,746.28

M.Stanley/S. Barney.....\$145,923.80

Total Reserves..... \$246,670.08

Accounts Receivable

2011 Owner Assessments\$ 20.00

2012 Owner Assessments\$ 448.00

2013 Owner Assessments\$1,376.08

2014 Owner Assessments\$3,575.00

2015 Owner Assessments\$5,107.76

2016 Owner Assessments\$9,346.00

A/R Collection Fees.....\$16,881.50

A/R Lawn Fees\$235.00

A/R Late charges\$1,973.67

A/R Legal fees\$18,606.90

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

A/R Other.....\$300.00

.....\$77,261.41

Total Assets\$332,792.71

Other Assets – Prepaid Insurance\$9,235.30

Total Assets\$342,028.01

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees\$2,740.00

Total Liabilities\$2,740.00

Reserves

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

2016 Reserves\$25,416.00

Reserve Transfer\$-15,000.00

Interest Income.....\$293.92

Capital Expenses\$- 9,986.97

Total Reserves.....\$246,670.08

Member Capital

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

Accrual basis equity\$75,521.41

Reserve Transfer.....\$15,000.00

Total homeowners capital.....\$158,162.57

YTD excess/deficit.....\$-65,544.64

Total member's equity\$92,617.93

TOTAL LIABILITIES AND MEMBER'S EQUITY

.....\$342,028.01

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