



# Willow Pointe Newsletter

January 2006

Volume 2, Number 1

[www.willowpointe.org](http://www.willowpointe.org)

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## Letter from the President

The New Year is here and it is an opportunity to start "afresh". We all make way too many New Years resolutions and find ourselves disappointed when we don't keep them. I encourage you to try something different this year. Instead of a laundry list of resolutions, pick one and give it your all.

As I reflect upon my responsibilities as a leader in the community my personal goal for 2006 will be to further enhance communication. No one likes surprises and most everyone has an opinion. The work I will do this year will be to minimize surprises and find ways to get your opinions. To that end, I am eager to meet with as many of you who want to have a discussion. If you want to pull together a group of your neighbors some evening or Sunday afternoon, give me a call and I will join you. It does not have to be a formal affair but rather just neighbors talking with neighbors.

I want to challenge all of us to have more fun this year and focus on building a stronger sense of community. Let's encourage neighborhood BBQ's, Block Parties and other gatherings where we can get to know and enjoy our neighbors. I am looking for ways to rent the pool to those that want to host a private pool party. We are also discussing the feasibility of a Neighborhood Clean-Up Week-End sometime in March where we would bring in extra dumpsters for all the tree trimmings and winter yard debris.

In closing, I ask that you consider committing to some volunteer work. Our committees are eager for new members. Each group is undertaking really exciting work that will benefit the neighborhood.

My best wishes to you and your family in the coming year.

Regards,

Judith Schwartz

[judithschwartz@sbcglobal.net](mailto:judithschwartz@sbcglobal.net)

832-237-4992

*Happy New Year*

**View the Willow Pointe Newsletter  
each month on-line at [www.PEELinc.com](http://www.PEELinc.com)**

## Town Hall Forum Budget Snap Shot October 18, 2005

### Budget Overview

In 2005 our budget was \$263,424 (\$448 assessment fee x 588 homes). Year to date we have collected \$243,424 (\$16,834 not collected). There are four main categories in our budget.

Category	Components
Amenities	Electricity, landscape contract, repairs, pool management, pool repairs and supplies, telephone (x2 at the pool) and water/sewer and irrigation.
Community Services	Mosquito fogging, patrol contract and street lights.
Administration Expenses	Billing and accounting, CPA/Audit fees, Management Services, postage, printing, copying and property liability insurance.
Deed Restriction Enforcement	Inspection letter such as for lawn
Delinquency Collection	maintenance, deed restriction legal fees.

### Year to date (Oct) our expenses

Prioritized by Cost	Cost as of 8/05/2005
Street Lights	\$24,882
Pool Management	\$22,940
Security Patrol	\$17,804
Landscape (mowing)	\$12,926
Corporate Legal	\$8,540
Water (Pool and Irrigation)	\$8,377
Landscape (other)	\$7,598
Electricity (pool, irrigation system)	\$5,357
Insurance	\$4,200

(Continued on Page 2)

# Willow Pointe

## Important Numbers

<b>All Emergencies.....</b>	<b>911</b>
Harris County Sheriff.....	713-221-6000
Sheriff's Department Storefront (Clay Rd.) .....	281-463-2648
Poison Control Center.....	800-222-1222
Animal Control .....	281-999-3191
Commissioner, Precinct 4 .....	281-353-8424
Willow Place Post Office .....	281-890-2392
Centerpoint Energy (gas) .....	713-659-2111
Centerpoint Energy (electric).....	713-207-2222
BFI (garbage).....	713-937-9955
West Harris County MUD .....	281-873-0163
SCS Management Services.....	281-463-1777
Newsletter Publisher	
Peel, Inc.....	advertising@PEELinc.com, 512-989-8905
Adver. Donna Sommer .	dsommer@PEELinc.com, 832-237-4684
Adver. Kim Moore .....	kim@PEELinc.com, 281-373-3807

## Willow Pointe Homeowners Association, Inc.

### Board of Directors

President	Judith Schwartz
Vice President	Gretchen Overstreet
Secretary	Bill Brune
Treasurer	Bill Brune
Director	Renee Watson
Director	Open

You can contact us via our community website at [www.willowpointe.org](http://www.willowpointe.org) if you have questions, comments or concerns. Our e-mail box can be found by clicking on the HOA Board Box. You may also contact SCS Management Services at 281-463-1777.

**Board Committees:**  
**Newsletter/Communication**  
**Web**  
**Landscape & Pool**  
**Modification (ARC)**  
**Safety & Security**

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## Budget Snap Shot - (Continued from Page 1)

### 2006 Budget Review

Willow Pointe HOA has three banking accounts

- Sterling Bank – interest bearing account where ALL assessment fees are deposited.
- Sterling Bank – checking account. As bills come into the Association, money is transferred from the interest bearing account to the checking account.
- Sterling Bank – Petty Cash (\$289) which is used for emergency repairs.

### Overview 2006 Proposed Budget

Budget Income:

Assessment Revenue \$247,746

Other Income \$8,100

(Pool tags, interest, late fees, collection fees)

**Total Budget Income \$255,864**

**Budget Expenses \$255,500**

**Net Increase/Decrease \$364.00**

### 2006 Budget Strategies

- Examine the cost benefit of changing from Reliant to another vendor.
- Rigorously monitor water utilization in our common areas and make necessary adjustments.
- Make changes in the pool lighting without compromising security.
- Examine ways to decrease the cost of our landscape service.
- Evaluate the potential for cost saving in our street lights
- Evaluate the potential for cost savings in the area of pool management and supplies.
- Use the Reserve Study findings to guide future investment decisions.

so now. So

Wow!

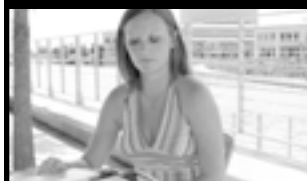
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## Pipelines

*Submitted by Paul Morgan*

Most of the residents have noticed the pipelines dissecting Willow Pointe and neighboring subdivisions. Many residents' back yards abut the pipeline easement.

Pipelines have a very impressive safety record however accidents do happen. Everyone should use caution when in the area of the pipeline. We all need to be alert to the possibility of a leak.

### **How to recognize a leak:**

- A pool of liquid on the ground near the pipeline.
- Dead or discolored vegetation amid healthy plants.
- Water bubbling or being blown in the air.
- A low-lying, dense white cloud or fog originating near the pipeline.
- Frozen ground near the pipeline.
- Fire or explosion near the pipeline.
- An unusual hissing or roaring sound.
- Any strange or unusual odor in the area of the pipeline.

If you should encounter any of the above signs of a leak, immediately leave the area by walking upwind. Do not start a car, use a phone or turn on or off electrical appliances. Also do not use a cell phone near the leak area. From a safe location call 1-800-440-8475.

The pipeline that runs east and west is owned by Williams Gas Pipeline Co. The south-north pipeline is owned by CenterPoint. Some residents have fenced in portions of the CenterPoint pipeline. There are no obstructions on the Williams pipeline.

In addition to the large pipelines, every homeowner has a smaller pipeline somewhere in their yard. Most of the smaller lines are located in a utility easement in the back yard. Some areas of Willow Pointe have the gas line running in front of the house.

CenterPoint advises residents to have your gas line located before placing any outbuilding or planting trees or shrubs. The line can be from one to four feet below the surface. Call 713-223-4567 to have someone come to your home and locate the line before digging.

If you place a building over the gas line and a leak develops, gas can accumulate and cause an explosion. According to CenterPoint, if a resident has placed a building or fence on their easement, they can require it to be removed.

Do the safe thing and call before digging.

### **Advertising Information**

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 @ 512-989-8905 or [advertising@peelinc.com](mailto:advertising@peelinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.

# Grand Opening Party!

*Please join us Wednesday,  
February 8, 2006 from 11am-7pm  
for hors d'oeuvres and fun  
at our Grand Opening.*

**Door prizes will be given  
throughout the day.**



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Member FDIC

# Willow Pointe

## 2006 Assessment Fees

The Annual Assessment Statements for the 2006 yearend were mailed in November to all members in our community. This allows some homeowners an option to pay half in December and the remainder in January. If you have special circumstances and are not able to pay in full by the end of January, please contact SCS Management Services at 281-463-1777. They can discuss various payment options with you to keep you in good standing with the Association. Please keep in mind that on February 1, 2005 all members who have not paid in full will be charged an added penalty as required by the Associations Declarations.

## Margaret Bridges

For a number of years Margaret Bridges has served our community as the "pet lady". She has assisted many families in reuniting them with their beloved pet.

Margaret is retiring. We want to take this opportunity to thank Margaret for your dedication and support. We wish her a very happy retirement.

At this time the Safety and Security Committee is considering ways to provide an animal lost and found program. Watch for an update in the coming months.

## Landscape/Pool Committee Update


Two important pieces of work are underway beginning this month. The group is looking at a wide range of options to improve the appearance of Jones Rd. We have bids from a number of vendors for both a short iron fence and shrubs. At our January meeting the group will formulate their recommendation to the Board.

Over the past several months the committee has reviewed the pool utilization data provided to us by Sweetwater Pools. In collaboration with them we have drafted at least four different options which would reduce both hours and costs. Our goal, as we set out to develop the options was to minimize the impact on those who use the pool. More information on this important topic will be shared next month.

Finally, in first quarter 2006, the committee will participate in the selection of a landscape vendor for the community. The Request for Bid process will begin in January.

We are delighted to report the addition of two new committee members. Chris Stewart and Carolyn Brune recently joined our group and we are excited to have them on board.

The committee meets on the first Monday of every month. If you are interested in joining the group, please contact Judith Schwartz @ judithschwartz@sbcglobal.net or by phone 832-237-4992.



### Non-Competitive Gymnastics

Boys & Girls 18 months-5th grade

**January Classes now enrolling**

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  - Mom & Tots: 18-36 months
  - Preschool Classes: Ages 3-5
  - Grades K-5: Beginner & Advanced

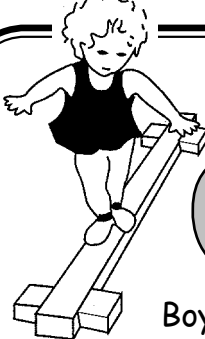
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- Good Shepherd United Methodist in Fairfield
- Copperfield Baptist ► St. John Lutheran in Cypress
- Cornerstone United Methodist in Copperfield

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- ✓ Increases Confidence and Self-Discipline
- ✓ Builds a Strong Foundation for Reading, Writing, and Arithmetic

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281-373-5151



## Allied Waste Services

*Submitted by BFI/AWS*

Allied Waste is committed to providing the most professional and efficient service possible. In doing so, the following guidelines are provided for your information.

1. Twice weekly collection of household garbage occurs on Monday and Thursday. All trash must be ready for pick up by 7 a.m. on collection day.
2. Please place waste on the curb away from parked cars, the mailbox, landscape or other impediments.
3. All brush; tree trimmings, and other wood products must be tied, bundled and placed at the curb. Bundles should not exceed 4 feet in length or 50 pounds in weight. Tree or shrub limbs should not be more than 3 inches in diameter.
4. Heavy trash (heavy hauling) is collected curbside on the third Thursday of every month. Heavy trash consists of items such as refrigerators, stoves, hot water heater, furniture, moving boxes, Etc. All boxes must be flattened. An appliance technician stating the Freon **has been removed** must tag all items containing a refrigerant/Freon including air conditioners.

The Following items **WILL NOT** be picked up at curbside:

- Construction material
- Tires
- Paint
- Motor oil
- Tree trunks
- Car parts
- Cement/Bricks
- Hazardous Material
- Metals
- Doors

5. If you have questions, please call customer service at 713-937-9955 between the hours of 8:00 a.m. and 5 p.m. Monday through Friday.
6. If you are moving or are leaving home for an extended period of time please call to stop service.

### Winn and Associates

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Sean Nguyen, MBA



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# Willow Pointe

## Have You Gotten A Letter?

*By Judith Schwartz and Jovanne Quintero*

Whenever either SCS Management Services or a Willow Pointe homeowner identifies a deed restriction violation, a three-step process is initiated.

- Letter via U.S. mail by SCS Management Services notifies the homeowner. It describes the violation while asking to do one of the two options. 1) Contact them within 10 days to work out a reasonable amount of time needed to remedy the situation. 2) Remedy the situation within 10 days. If a contractor needs to be selected or a larger cost is involved the homeowner has up to 30 days to resolve the violation.
- If the deed restriction violation is not resolved within the required timeframe, the homeowner is sent a second letter warning of any future action incurs a cost billed to the property (\$30) and may result in additional letters from SCS, attorney letters and the Association itself correcting the violation at the homeowner's expense. In addition, the homeowner is advised that the violation can be filed with the county and a lawsuit can be filed, as outlined in the Associations Declarations of enforcement.
- A final letter "of non-compliance" is sent via certified and first class mail at owner's expense of \$30. As well as a photo taken and forwarded to the Board for review. This is the final attempt to communicate with the homeowner before the Board convenes to vote on further action. In accordance with the Texas Property Code Section 209, the homeowner is advised that to dispute the violation or cost charges, they must submit notice in writing within 30 days of receipt of this letter. The notice must request a hearing and state the specific basis for dispute. If there is no response, enforcement action may then include legal action, fines, violations corrected by the Association and charged back to the property, suspension of use of common areas, or any other remedy allowable by law.

At all times during the process the homeowner is encourage to contact SCS Management Services as a way to avoid further action or to negotiate additional time. The homeowner can also contact the Board directly to discuss the situation. If you have any questions about the process outlined above you are encourage to contact SCS Management Services at 281-463-1777, [jquintero@scsmgmt.com](mailto:jquintero@scsmgmt.com) or the Board via [www.willowpointe.org](http://www.willowpointe.org).

**At no time** will any source be allowed to use the Willow Pointe Newsletter 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 the Willow Pointe Homeowners Association and Peel, Inc. The information in the Willow Pointe newsletter is exclusively for the private use of Willow Pointe residents only.

## Captain's Corner

First, the Safety & Security Committee would like to wish each and everyone a Very Merry Christmas and Best Wishes for the New Year!!

The Committee has been very busy investigating the ins and outs of Neighborhood Crime Watch Programs, Safe House Programs and Personal Safety Programs.

**Neighborhood Crime Watch:** First, we want homeowners to sign up; name, address and phone number are needed to qualify to be enrolled in the program. Believe it or not, signing up does not require a lot of participation, what is really needed is – Eyes and Ears. By signing up, you are agreeing to keep your eyes and ears open and on the lookout for persons not belonging in the neighborhood, watching your neighbor's homes while they are away and reporting suspicious activity.

Second, **we would like Block Captains to join in the Safety & Security Committee meetings.** The Committee feels that incorporating the Block Captains into the Safety & Security Committee will be enhancing our effectiveness. What a better way to get information back to our neighbors. The Safety & Security Committee meets the 2<sup>nd</sup> Wednesday of each month at 7:00 p.m., 10102 White Oak Trail Lane. Please email Gretchen at [Gretcoverst@aol.com](mailto:Gretcoverst@aol.com) for further information.

**Safe House Program:** The program consists of homes throughout the neighborhood that display the "Safe House" signs. Safe House means that these homes have been checked out and are safe for our children to run to in case of emergency, i.e., the kid's exit the bus and someone starts to follow them they can look for the "Safe House" sign and run to that home. We are currently looking for homes that would like to participate in this program, the requirements are: each home will be checked out by a law enforcement agency to make sure we are not placing our kids in harms way and the participants should be persons who are at home most of the day, on our main thoroughfares would be nice but not necessary. Please email Gretchen at [Gretcoverst@aol.com](mailto:Gretcoverst@aol.com) if you would like additional information.

**Safety & Security Newsletter:** The Committee will be sending out a Newsletter each month to keep the homeowners updated of safety and security news and events going on in the neighborhood. We should have the first Newsletter out before Christmas.

Well, that's all for now.

The Safety & Security Committee

## Classified Ads

**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to Willow Pointe residents, limit 30 words, please e-mail [judithschwartz@sbcglobal.net](mailto:judithschwartz@sbcglobal.net) by the 5th of the month.

**Business classifieds** (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales Office at 512-989-8905 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

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# Willow Pointe

## Newsletter/Communication

### Committee Update

The committee continues to work on the new "welcome packet". They are currently looking for local businesses who will donate discount coupons for the packet. If you are a business owner and live in the community and want to offer a discount to a new neighbor, please let us know.

Unfortunately there were no participants for our Holiday Poetry contest. The group will decide later in the year if this is something they want to continue to sponsor.

If you notice that a new neighbor has just moved in, please contact either Judith Schwartz at [judithschwartz@sbcglobal.net](mailto:judithschwartz@sbcglobal.net) 832-237-4992 or Angela Hrapchak at [hrapchaks@netzero.net](mailto:hrapchaks@netzero.net) 281-890-5035. We would be glad to extend a warm welcome to them.

### Thank You Frances Perez

Frances contacted the "street sweeper" and had all of our streets cleaned in the middle of November.

Great Job Frances!

## Community Holiday Decorations

A fantastic crew of energetic and creative volunteers met on December 3, 2005 to decorate the entrances to the neighborhood. A special thanks to Paul Morgan, Judith Schwartz, Chris and Nicolas Stewart, Carolyn Brune, Jill Gregory and Deborah and Greg Decker.

## December Newsletter

We are sad to report that approximately 342 newsletters were lost in the mail system somewhere between Lubbock, Fort Worth and Houston. Some homeowners in the community did receive their newsletter as early as November 22, 2005.

A second batch was mailed on December 9, so it is probable that some residents have received two copies of the December newsletter.

If you are a pc user you can view the newsletters on line either through our website [www.willowpointe.org](http://www.willowpointe.org) or [www.PEELinc.com](http://www.PEELinc.com).

## Mark Your Calendars!

**Jan. 3 - School Makeup Day due to Hurricane Rita**

*Submitted by Cris Koenigs*

### 2005 - 2006 CFISD GRADUATIONS

(All are at the Berry Center)

DATE	TIME	CAMPUS SITE
Thursday, May 25, 2006	7:00 p.m.	Windfern
Friday, May 26, 2006	7:30 p.m.	Cypress Ridge
Saturday, May 27, 2006	9:00 a.m.	Cypress Creek
	12:30 p.m.	Cypress Springs
	4:00 p.m.	Cy -Fair
Sunday, May 28, 2006	7:30 p.m.	Cypress Falls
	12:30 p.m.	Jersey Village
	4:00 p.m.	Langham Creek

## Willow Pointe Homeowners Association Open Board Meeting Schedule

Location:

Winchester Country Clubhouse  
9607 Rio Grande  
Houston, Texas 77064

Dates:

Wednesday, January 4, 2006  
Wednesday, February 1, 2006  
Wednesday, March 1, 2006

6:30 pm



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## Spicy Breakfast Casserole

*Submitted by Angela Hrapchak*

1lb mild ground sausage  
1lb spicy ground sausage  
4 cans of Rotel, drained (Original, Chunky, or a combination)  
2 dz eggs  
2 cups shredded cheese (Cheddar, MJ, Mexican-whatever you prefer)

Brown and drain sausage.

Pre-heat oven to 350.

Beat eggs in a large bowl. Add all ingredients to eggs.

Pour mixture into large casserole dish-PAM not necessary.

Bake for 1 hour or until eggs are done.

This recipe can be halved and still serve 8 to 12. Just use a smaller dish and reduce cooking time to about 40 minutes.

## Article Submissions

If you would like to submit an article or any information for the Willow Pointe Homeowners Newsletter, you may do so by sending the information in Word format to [judithschwartz@sbcglobal.net](mailto:judithschwartz@sbcglobal.net). Please include your name and a means to contact you. *All information is due no later than the 5<sup>th</sup> of the month and is subject to editorial approval as well as available space.*

## Income Tax Time

- **Income Tax Preparation**
- **e-file (Free With Paid Preparation)**
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## Willow Pointe HOA, INC

### Balance Sheet

**November 30, 2005**

#### ASSETS

Cash		
Checking - Sterling Bank	\$39,379.47	
Savings - Sterling Bank	\$73,349.12	
Petty Cash - Sterling Bank	<u>\$250.33</u>	
Total Cash		\$112,978.92
Accounts Receivable	<u>\$299,601.37</u>	
Total Accounts Receivable		\$299,601.37
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets		<u>\$412,580.29</u>

#### LIABILITIES AND CAPITAL

Current Liabilities		
Unearned Assessment	\$21,944.00	
Uncollected Assessments	<u>\$299,601.37</u>	
Total Current Liabilities		<u>\$321,545.37</u>
Total Liabilities		\$321,545.37
Capital		
Fund Balance	\$64,039.77	
Increase/(Decrease) Summary	\$26,995.15	
Total Capital		<u>\$91,034.92</u>
Total Liabilities & Capital		\$412,580.29

**DONNA SOMMER**

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# Willow Pointe

## Letter to the Editor

Each month space will be allocated for neighbors to submit a "letter to the editor". It must be a question, comment or concern specific to our community. You may also send a question directly to the Board. Please indicate if you are expecting a response from the Board and sign your letter.

You are encouraged to take advantage of this new feature.

You can submit your "letter to the editor" to [judithschwartz@sbcglobal.net](mailto:judithschwartz@sbcglobal.net). or by mail 10506 Elm Knoll Court.

## Willow Pointe Homeowners Association Newsletter

Editor Judith Schwartz

Reporters Ericka Williams, Paul Morgan, Cris Koenigs, Angela Hrapchak and Regina Wall

If you have questions, concerns or comments about the content of the newsletter, please contact the editor @ [judithschwartz@sbcglobal.net](mailto:judithschwartz@sbcglobal.net) or call 832-237-4992.

## Wanted: Portable Basketball Hoops

A few avid basketball players (homeowners and probably too old to play anyway!) are looking for two basketball hoops which would be placed in the pool parking lot during off season. If you have one to donate please contact [hrapchaks@netzero.net](mailto:hrapchaks@netzero.net) or call 281-890-5035.

## Police Blotter

### Willow Pointe Security Report Year to Date November 2005

Offense	Number of Citations
Burglary/Residential	3
Burglary/Motor Vehicle	10
Criminal Mischief	19
Disturbance/Juvenile	7
Accident/Major	1
Theft/Other	5
Suspicious Person	20
Vehicles/Suspicious	27
Vehicle Stops	196
Vehicles/Stolen	2
Vehicle/Speeding	10
Disturbance/Loud Noise	16
Vacation Watch	80

*Courtesy of the Safety and Security Committee*

## SCS Management Services Deed Restriction Inspection Report Open Violation Summary

*Report Dated 12/06 2005*

One of the services that the Management Company performs for Willow Pointe is periodic inspection of the neighborhood to check for deed restriction violations. The Deed Restrictions (Covenant) are designed to help maintain the appearance, property values and quality of life within the neighborhood. Following is a summary of last the violations logged during the month of October.

Type of Violation	Number of Violations
ACC (Architectural Control)	10
Clean-up	9
Lawns	77
Repairs	4
Vehicles	5
Miscellaneous	5
TOTAL	115

## Happy New Year! Top 10 Most Common New Year Resolutions

1. Lose weight
2. Stop smoking
3. Stick to a budget
4. Save or earn more money
5. Find a better job
6. Become more organized
7. Exercise more
8. Be more patient at work/with others
9. Eat better
10. Become a better person



## Babysitters Needed and Wanted

Any Willow Pointe residents interested in babysitting in Willow Pointe can submit their name, age, phone number, lists of references and any certifications to Angela Hrapchak at [hrapchaks@netzero.net](mailto:hrapchaks@netzero.net). If you are under the age of 18, parental consent is required.

For security reasons your information will NOT be published in the Willow Pointe newsletter as it is now available online and accessible to anyone who visits our website.

In an effort to protect all of our children and babysitters, the list of babysitters will only be available to residents of Willow Pointe. If you need a babysitter, please contact Angela Hrapchak at [hrapchaks@netzero.net](mailto:hrapchaks@netzero.net) or call 281-890-5035.

# PEEL, Inc.

## Printing & Publishing

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Fairfield	Steeplechase	Willowlake
Harvest Bend, The Village	Strathmore	Willow Pointe
Hastings Green	Summerwood	Winchester Country
High Meadow Ranch	Village Creek	Winchester Trails
Lakes on Eldridge	Villages of Langham Creek	Wortham Village

### Austin

Barker Ranch	Harris Branch
Cherry Creek on Brodie Ln.	Highland Park West Balcones Area
Circle C Ranch	Lakeside Estates
Courtyard	Ridgewood
Coventry	Scenic Brook
Davenport Ranch	Settlers Estates/Crossing/Overlook
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# WILLOW POINTE MARKET REPORT

Courtesy of "DAVID FLORY"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Jun 05	Jul 05	Aug 05	Sept 05	Oct 05	Nov 05
\$180,000 Above	1	1	0	0	2	1
\$160,000-179,999	2	0	1	1	0	0
\$150,000-159,999	2	1	0	0	0	2
\$140,000-149,999	0	0	0	0	2	1
\$120,000-139,999	0	3	0	1	0	0
\$120,000 Below	0	0	0	0	0	0
<b>TOTAL</b>	<b>5</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>4</b>	<b>4</b>
Highest \$/Sq Ft	76.01	83.70	67.62	73.02	65.52	65.30

This chart represents the homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

## #1 Selling Agent in Willow Pointe!\*

### David "Super Dave" Flory



- #3 Realtor in Houston (out of 17,000)!\*\*
- Top 1% of Realtors in the U.S.
- Over 480 Homes SOLD in 2004
- Over 96% of David's Listings Result in a Sale

**HIGHEST PRICE PER SQ.FT. resale homes  
sold in Willow Pointe: \$85.19**



**Professional Group**  
832-478-1205

Direct line: **281-477-0345**

\* According to information taken from the HAR MLS Computer

\*\*Ranked by the Houston Business Journal 3/2005

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