



Willow Pointe Newsletter

February 2007

Volume 3, Number 2

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

The Landscape/Pool Committee has undergone changes for the New Year.

Steven Lewis, President WPHOA

Purpose:

Provide oversight of the common grounds within Willow Pointe including the community pool. In collaboration with the landscaping/lawn moving services, assure grounds are kept in a way that adds to the beautification of the area and upholds the value of the homes in the community.

Scope:

Provides feedback to the board in regard to the quality of work done by the contracted landscape/lawn moving service. Sponsors community wide events focused on broadways and yard clean up. Sponsors activities which may include planting in the entrance areas. Makes recommendations for improvement for lawn and tree maintenance. Chooses outstanding yards in the months of March through October and December. Participates in the selection of contracted landscape/lawn services. Provides oversight of the pool services and pool utilization. Makes recommendations for pool facility improvements or repairs.

Committee Director: Steven Lewis

Role: to enable the committee and its members to put a plan in place and help the committee leader in the processes and paperwork, and to be the voice representing the committee to the rest of the board. The director will work with fellow board members to make sure standards are adhered to, and the proper processes are followed. The committee director holds no position on the committee; a committee director is required because all issues relating to funding must go the board for approval.

Committee Leader: Carolyn Brune

Role: To lead the committee.

The first meeting was attended by Carolyn Brune the committee leader, Paul Morgan, Jill Gregory.

Below are some of the items discussed:

1. Specifics - what contracts affect this committee, and what does the contract say.
2. Budget - what is the budget for the coming year?
3. Key's to meeting room - Committee leaders will have keys to the meeting room.
4. Sprinklers.
5. The community owns a lot on Willow Crossing Drive. What can we do with it?

6. Reduce the flower beds by Jones Road, and remove two trees.
7. Hiking trails along the Bayou - what would it take to get this done?
8. Paul had a few ideas about access into the bayou area. His concerns were dirt bikes, etc. Can we put up something to limit access into this area?
9. Review contracts for the flower beds at the entry ways into the neighborhood?
10. <http://aggie-horticulture.tamu.edu/extension/xeriscape/xeriscape.html>
11. A plan to reduce maintenance and still make the entryways look attractive. And as Paul said, "Uniform". Jones Road does not resemble Roundup...
12. Electricity to the entry way on Roundup. And lighting to match. Apparently there is electricity only on the Northern/Eastern? side of Roundup coming into the neighborhood.
13. Pool - how do we issue pool tags this year?
14. Pool furniture - etc... The budget will cover new stuff for the pool, but...the budget is limited and the board will not extend this budget, so there is a set amount. Pick a project/purchase...--landscape/pool/you let us know.

The committee should make plans, projections, etc. for the coming year. Part of a committee's responsibility is to inform the neighborhood of what is going on, newsletter articles; pictures for the website, etc. are needed.

So let's volunteer and make our neighborhood a better place to live. You can make a difference.

**View the Willow Pointe Newsletter
each month on-line at
www.PEELinc.com**

Willow Pointe

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Don't be the "Trashy House" on the Street & Remove Your Cans after trash pick-up.

Start Something cultural at Cy-Fair College!

Stop by the Bosque Gallery to view the Encaustic Exhibition Feb. 20 - March 29.

Go back in time with a James Baldwin show Feb. 12 and Bill Mills show Feb. 14.

Check out the African American Heritage Month activities, films, lectures and more.

www.cy-faircollege.com

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Willow Pointe Homeowners Association, Inc.

Board of Directors

President	Steven R. Lewis	2006-2009
Vice President	Greg Decker	2006-2009
Secretary/Treasurer	William Brune	2004-2007
Director	Steve Mueller	2006-2008
Director	OPEN	

Please contact us via our community website at www.willowpointe.org if you have questions, comments or concerns. Our e-mail box can be found by clicking on the HOA Board Box.

PLEASE...SLOW DOWN!

Drive slowly through the subdivision & always come to a complete stop at the stop signs.

Please take the time to drive slowly through the neighborhood. It is also important that you instruct your friends and visitors to also be cautious and drive slowly while in our Community.



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 at 888-687-6444 or advertising@peelinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

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New Year's Resolutions Way's to improve Your Quality of Life in 2007

As the New Year's Ball was dropping in time square and millions of were busy thinking of ways to improve the quality of life in 2007, very few focused on ways to be a better a neighbor or improve the quality of life in their community. Well it's not too late ..

Listed below are some HOA suggested ways to be a better neighbor and improve your community.

- Be an active neighbor by welcoming new neighbors to the Association, helping elderly neighbors, or lending a helpful hand to a neighbor in need.
- Pay your assessment fee on time. Avoid collection fees and legal fees. In 2006 a large number of delinquent owners were turned over to the Association Attorney for legal collections. Last year the attorney had to collect over \$20,000 in delinquent fees from



Willow Point owners.

- Maintain your home & yard. In 2006 the Association sent 376 letters asking homeowners to maintain their lawns and yards. 66 letters were sent for deferred maintenance to homes and fences and 23 letters were sent to homes with inoperable vehicles, boats or trailers. Help reduce HOA costs by consistently maintaining your home and yard.
- Comply with the Deed Restrictions
- Be a responsible Pet Owner and monitor your pets noise level, walk pets on a leash, and pick up pet waste.
- Don't be the "Trashy Neighbor" and remove trash cans after trash pick up.
- Supervise and monitor your children's and their friend's activities. Encourage them not to trespass, litter, or vandalize property.

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Willow Pointe

Get Your Lawn Ready for Summer

By Steven Lewis

Now is the time to start to prepare your lawn for summer. It's important to remember that your lawn will only respond in accordance with the level of care and attention you give it.

Creating and maintaining a quality lawn involves more than irrigation, fertilization, and pesticide applications. A dense, healthy turf demands proper mowing techniques, occasional dethatching, and aerification in addition to fertilization and pest control. Knowing when and how to do this will help enable one to have a dense, vigorous turf.

Mowing

Improper mowing causes more problems on lawns than any other maintenance practice. Most lawns are mowed too short, not often enough, and/or with a dull mower blade.

Mowing height depends on the grass species. Mowing below the optimum height restricts root growth and increases susceptibility to damage from insects, disease, drought, and traffic. Low mowing also favors weed infestations.

Mowing frequency depends on how fast the grass is growing. Some lawns may need mowing twice a week during spring and fall and only once every 2 weeks during summer. Mow frequently enough so as not to remove more than 1/3 of the leaf blade a single mowing. Avoid mowing during midday when temperatures are above 90 and the soil is dry because you may damage the turf. If you must mow

during a hot and dry period, wait until temperatures moderate in the early morning or late evening.

The mower blades must be sharp and may need sharpening four to six times a year. A sharp blade results in a cleaner and healthier cut, leaving a more attractive lawn.

Thatch Control

Thatch is a tightly intermingled organic layer of dead and living shoots, stems, and roots that accumulate just above the soil surface. Thatch accumulation is due to either over-fertilization, over-watering, and/or soil compaction. A neglected lawn will never accumulate a thatch layer whereas an intensely managed lawn will. A small amount of thatch is desirable because it moderates soil temperature fluctuations and provides a cushion on the soil surface. Too much thatch interferes with water and air movement, reduces fertilizer and pesticide response, and increases disease and insect activity. Eventually, roots may start growing in the thatch, and since thatch does not hold much water, the turf then becomes very susceptible to drought stress.

Aerification

Aerification is the mechanical removal of soil cores. Aerification relieves soil compaction, improving water and air movement into the soil, increasing rooting, and greatly improving turfgrass health. Additionally, aerification will also reduce thatch.

Aerification should be done in the fall when the turf is actively growing.

When to Fertilize (Late February - March)

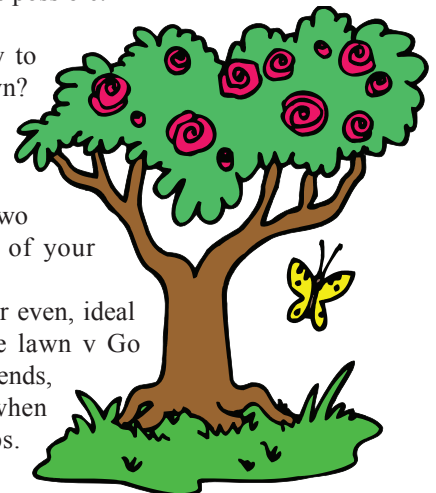
Apply a non-slow release 15-5-10 fertilizer for a quick early greenup. If you apply a herbicide to your lawn three times a year, you will never need to use a week-and-feed during this time. However, given the possibility that you got caught up in the Saturday afternoon performances of Stars on Ice and you forgot about your depraved lawn, you can use a spot weed-and-feed treatment for turf-only landscape or landscape that has been established for many years. You should also be mindful of the fact that most weed-and-feeds contain Atrazine, a product that will burn the roots of young trees and shrubs, so you should strive to keep these products away from these plants/trees as much as possible.

How to Apply Fertilizer

Don't know exactly how to apply fertilizer to your lawn? Here are some useful tips.

With a good quality spreader and the proper fertilizer, start by making two header strips at each end of your yard.

Walk at a steady pace, for even, ideal distribution throughout the lawn. Go back and forth between the ends, shutting the spreader off when you reach the header strips.



(Continued on page 5)

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FARMERS

Ready for Summer -(Continued from page 4)

When starting back, put the spreader in motion before opening it in the header strip.

Watering

Watering your lawn is vital in the winter months when have weeks without rain. As a general rule, grass should have 1-2 inches of water per week, including any rainfall. Your lawn is telling you it needs water when it looks dull and droopy and when you walk cross it, you leave footprints. It is best to water early in the morning for two reasons: one, there is less evaporation and two, it gives the lawn a chance to dry out before nightfall, which helps prevent disease chance to dry out before nightfall, which helps prevent disease.

Finally, St. Augustine responds dramatically to being properly fed. Get yourself in the habit now of fertilizing your lawn four times year on a regular basis, and you will undoubtedly have a bodacious lawn that come spring, will make your neighbors green with envy.

Start in March and your lawn will be beautiful by mid summer.

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.

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LOST PETS

The WPHOA Board would like to know if anyone would like to volunteer to be the point person for lost animals. Recently a lost dog was found in the neighborhood, a neighbor contacted the board and we were going to immediately create a lost pet page and post a photo of this dog. The neighbor who found the dog took it for a walk and ran into the owner out looking for their pet. We will create the pet page for the website. If you would like to help, please contact the board with your information.

Fear Worse Than Death!

Have you always wanted to be a better speaker? Would you like to be a better listener? Would you like to be able to communicate to your kids, spouse or boss more easily and with confidence? Then join Foundry Toastmasters, which meets every Thursday from 7:15 to 8:30 at Foundry United Methodist Church, 8350 Jones Road, Rm. 207, just north of the main Church building. Toastmasters is not just for “public speaking” but helps to improve your everyday communication skills. This is done in a friendly, supportive atmosphere at the Foundry Club. Come give us a try and visit one of our meetings.

Cy-Fair Recreational Soccer Spring Soccer Registration



ONLINE REGISTRATION OPEN NOW!

Go to www.cyfairsoccer.org for more information and to register today!

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Serving Northwest Harris County for over 26 years, we offer programs for all levels of experience. Starting with the small-sided game we offer fun, volunteer run competitive youth recreational programs and group play for Pre K up to Division III. (Ages 4 – 18).

If you are a returning player, new to the game or somewhere in between - we have a place for you!

HAVE QUESTIONS?

Please Call Cy-Fair Soccer @281-894-1742

Regular office hours are:

10am - 2pm Monday, Tuesday and Thursday.
Wednesday from 5pm - 7pm. Closed Fridays.

Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

		9					2	5
6			2	8				9
	6	4						3
			9	7				
	8						4	
			1	4	3			
		1	6			5		2
	3				8			

*Solution at www.PEELinc.com

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Cypress Creek United Civic Associations (CCUCA)

will be offering their 21st annual seminar and trade show on Saturday, February 24, 2007.

The seminar and trade show begins at 7:30 a.m. and end at 2:50 p.m. It includes 15 training sessions on deed restrictions, security, finances, volunteering, Justice of the Peace court, community involvement and more. In addition to the training sessions there is a continental breakfast and lunch. There are also vendor and service booths with terrific new ideas and information to bring back to your neighborhood. It is also an opportunity to network with other neighborhood association volunteers and just plain fun!

If you have a business and would like to have a booth at the trade show, please contact Pam Bailey at 281-537-0957.

Our theme for the trade show this year is Hawaiian so grab your leis and Hawaiian shirts and join us at Crowne Plaza Hotel, 12802 Northwest Freeway on Saturday, February 24th.

If you would like more information about CCUCA or the trade show try our website at <http://www.ccuca.org>

If you have any questions about this please contact Jude Wiggins 713-466-3400.

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Willow Pointe Newsletter Committee Wants To Hear From You!

Please clip out this Evaluation and return it to the address below

The goal of the Newsletter committee is to provide the community with timely and pertinent information on a monthly basis. Please help us continue to improve upon the Newsletter by providing us with your feed-back.

1. I find the content of the newsletter timely, informative and useful information.

a. Yes b. No c. I do not read the newsletter.

2. What would you like to see added to the Newsletter on a regular basis?

3. What would you like to see eliminated from the Newsletter? (Elimination of the advertisements is not an option – that's what pays for the publication. Willow Pointe residents pay nothing as a result)

4. Any other comments?

The Newsletter Committee meets for about one hour the last Monday of each month. If you are interested in serving on this committee please let us know via the address listed below or e-mail wphoa@willowpointe.org.

Thank you in advance for your input.

Please return to: Steven R. Lewis, Newsletter Editor
9422 Willow Crossing Drive
Houston, Texas 77064

Safety Tip!

Always keep your garage door closed.
Lock your car if you leave it outside.

Do you have an article for the newsletter?

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 stevenrlewis@sbcglobal.net. Please include your name and a means to contact you. *All information is due no later than the 5th of the month and is subject to editorial approval as well as available space.*

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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.

	July 06	Aug 06	Sept 06	Oct 06	Nov 06	Dec 06
\$180,000 Above	0	1	1	0	1	0
\$160,000-179,999	1	0	2	0	1	1
\$150,000-159,999	1	0	0	1	0	0
\$140,000-149,999	2	0	0	1	0	0
\$120,000-139,999	1	2	2	0	0	1
\$120,000 Below	0	0	0	0	0	0
TOTAL	5	3	5	2	2	2
Highest \$/Sq Ft	80.54	80.26	86.90	66.36	66.46	74.55

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!*

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* According to information taken from the HAR MLS Computer

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