



Willow Pointe Newsletter

March 2007

Volume 3, Number 3

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Join us for the Association's Board of Directors Meetings

The meetings are the first Wednesday of each month.
They are held at 6:30 p.m. in the meeting room by the pool.
*Contact Randall Management on the day of the meeting
to confirm the meeting and the room,
or if you wish to address the board.*



A funny thing happened on my way home from Taco Bell...

Steven R. Lewis President WPHOA

Today is Saturday, February 10, 2007. It is 8 pm. You may wonder about the title of this article, but what happened tonight made me think about my neighborhood and I decided to share this with you. As I was exiting Taco Bell, in front of the Kroger on the corner of West Road and Beltway 8, I witnessed a car accident. One driver was clearly at fault. Before reading further, I want you to ask yourself, "If this was me, what would I do?"

I am the President of our Home Owners Association. My previous position in relation to the Board of the HOA was that of a critic. I felt it was my civic duty to serve in some capacity or another in my neighborhood, to try and make it a better place to live. I felt I was doing that through letters and verbal complaints of what I felt was wrong with the neighborhood. I was wrong. Last year I decided to step forth and do the right thing. What was the right thing? Getting involved was the right thing. I wanted to see if I could make a difference. I thought I would ask to serve on the board. I didn't initially want to give up my time and do this, but sitting back and complaining does not make a difference unless you are willing to go the next step. What was the next step? Join the board or a committee. I took that step and am now involved. I put my personal time into meetings, the newsletter, the website and the landscape committee. Each board member donates their personal time to our neighborhood in their own way. Now, ask yourself, "If this was me, what would I do?"

My journey to this board position began with an interview with the nominating committee. I was elected to serve on the board through a vote at the last annual meeting. I was elected to the vice president position before the president resigned. Subsequently, I was chosen

(Continued on pg 4)

**You should receive your
newsletter no later than
the 15th of the month.**

If you have received this after the 15th please
call Mr. Hayes at the Willow Place Post Office.
281-890-2392

Don't want to wait for the mail?

**View the current issue of the
Willow Pointe Newsletter**

**on the 1st day of each month at
www.PEELinc.com**

Willow Pointe

Important Numbers

All Emergencies.....911
Harris County Sheriff.....713-221-6000
Vacation Watch.....281-290-2100
Poison Control Center.....800-222-1222
Animal Control281-999-3191
Commissioner, Precinct 4281-353-8424
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Centerpoint Energy (electric).....713-207-2222
BFI (garbage)713-937-9955
BFI (recycle)713-653-6666
West Harris County MUD.....281-873-0163
Jane Godwin @ Randall Management, Inc ..713-728-1126 x11
..... Voice Mail night or weekends 713-728-1126
..... jcgodwinrmi@aol.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	OPEN	2006-2008
Director	OPEN	2005-2008

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.

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Crime

There have been a few incidents of crime in our neighborhood. Most homes in our community are pre-wired for alarms, if not; most alarm companies will install this equipment for free if you sign an agreement with them. There are a few types of crime in our neighborhood. If you live on a cul-de-sac, and your home is isolated, if you leave your home vacant for long periods of time due to work obligations, consider a monitoring service. Become aware, help us to establish a neighborhood watch, advertise your monitoring service. Light your homes exterior at night. Get to know your neighbors and what they drive and if you see a strange car, call the police. It is better to err on the side of caution.

I am writing this because our newsletter editors had their home robbed last Friday morning. The back window of their home was broken and they lost a lot of personal items. There is a show on the Discovery Channel called "It takes a Thief" that shows you how a thief will case your home and break in. The concept of the show is you apply to have your home tested by a thief, and then they will equip your home with cameras, and you do not know if someone will break in or not. Once they do break into a home, they show the homeowner where they failed in security. I have changed things I do around my home, and will add a few items I have seen in the show. Glass break detectors and motion detectors are one of them.

Change your locks, and secure your windows. Make sure you lock everything. Get on the internet, talk to friends. Go to Google and do a search on "key bumping" and you will change the locks on your doors, as most of them are 8 years or older. 0

The security committee will look into what we can do to help keep you informed and provide advice and tips for your security.

Security Committee Suggestion of the Month:

Put your car keys beside your bed at night. If you hear a noise outside your home or someone trying to get in your house, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies. Next time you come home for the night and you start to put your keys away, think of this: It's a security alarm system that you probably already have and requires no installation. Test it. It will go off from most everywhere inside your house and will keep honking until your battery runs down or until you reset it with the button on the key fob chain. It works if you park in your driveway or garage. If your car alarm goes off when someone is trying to break in your house, odds are the criminal won't stick around.... after a few seconds all the neighbors will be looking out their windows to see who is out there and sure enough the criminal won't want that. And remember to carry your keys while walking to your car in a parking lot. The alarm can work the same way there...

Assessment Fees are due on the 1st of January & late on the 31st.

Per the Association Collection Policy, all unpaid accounts are turned over to the Association Attorney. Failure to pay your assessment on time will result in late fees and unnecessary legal fees.

Please pay on time and AVOID additional fees. The association has received less than 70% (as of Feb. 8) of the fees owed to the association.

The home owners association has foreclosed and taken title on three homes in our community for non-payment of outstanding fees owed to the association. The next step in this process is eviction. It is the intent of this board to follow the letter of the law for our association. We have conferred with counsel and wish these homeowners would contact RMI so we can help them resolve this issue.

If you are having difficulty paying your fees, please call 713-728-1126 and ask to speak to Lily (ext. 25) or Janet (ext.22) in accounts receivables at Randall Management

and we will work with you in this matter. Do not wait for it to become an even bigger issue.

2006 Annual Meeting:

The Board of Directors for Willow Pointe would like you to attend the annual meeting.

- Learn about your Association
- Get an update on how the Association ended the 2006 Financial Year Be involved with the plans for 2007
- Get to know Your Neighbors & Be an active part of your community

The 2007 Annual Meeting is scheduled for:

May 17, 2007 at St. Maximillian Kolbe Catholic Church located at 10135 West Rd Houston, TX. The registration will start at 6:30 p.m. and the official call to order will be at 7:00 p.m.

- Garage Sale – April 14, 2007
- Pool Party – May 19, 2007
- Pool Opening – May 26, 2007
- Annual Meeting – May 17, 2007

Important Dates



Garage Sale – April 14, 2007,



Annual Meeting – May 17, 2007



Pool Party – May 19, 2007,
Pool Opening – May 26, 2007

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Willow Pointe

Taco Bell - (Continued from cover page)

to fill the role of President. I accepted this role and will continue to move forward as long as I feel I can make a positive contribution to our community. I will not be a quitter, I will not shirk from my duties, I will follow the rules outlined to me by the bylaws, and I will work as a team member and try to manage our bylaws to the best of my abilities, I will pay my association fees on time. I will also follow those rules and bylaws I agreed to when I bought my home in this neighborhood. Because it is my neighborhood also, and I would like to think a board member shall chose to lead by example. And take into consideration the thoughts, diversity, cultural differences, that make up our neighborhood. It is my personal time that goes into these endeavors.

This is an open letter by a member of your community who did not get involved until last year. I am now a member of this board serving my community. I feel some of the changes that have happened couldn't have happened without the other neighbors serving on the board, working collectively as a team to provide the support and guidance needed to make those changes. Yes, the board is a team, a team that should function as a corporation should. Interestingly enough, we are a corporation. So we should function as one. We all have "our time" for involvement, so I ask you "Have you contributed to your community lately?" Is it "your time"? Do you want to be a part of a team?

There are committees in your community that have no members, two open positions on the board. So what are you the members of the community doing about this? The landscape committee has been enabled by this board. This has been publicly addressed. As a committee leader, you should be enabled to set forth a plan and follow through with your committees plan. This can only be done if there are members on the committee. Enough to provide adequate feed back and thoughts as to what should happen on that committee. There will be some oversight by the board, as it is their responsibility to manage the community. The board is responsible for financials, getting the bids you request, deciding if a change you wish to make should come out of the budget for your committee. We will do this as responsibly as we can.

We cannot make this a better place to live with out your support. We have a community meeting coming up in a few months, we are planning a pre-pool opening party to pass out pool tags, and the pool has been resurfaced, so you will get to swim in a new pool this year. We will have food and drinks. There is the annual garage sale. If nothing else, read the newsletter and visit the website (<http://www.willowpointe.org>) to learn what is happening. Write to the board and

express your opinion, let us know what you think. Your comments, whether they are good or bad may be the next best idea we have and want to act on. Unless you do this we shall never know.

We are currently getting the nominating committee in place because we have a member of the community who feels it is their time to serve their community. Make it yours also.

These thoughts came into my head as I stood on the side of the road waiting for the police to show up to this accident. I am that responsible citizen who will wait and give a statement. I have done this every chance in my life since I was young. My first act of civic responsibility was to serve in the military. As it turns out the first police officer to show up was the officer that follows the van to empty the money from the toll road booths, she was headed to the toll booth just past West Road. I told her I witnessed everything and asked if she wanted me to stay and make a statement. She told me she was not the officer in charge and asked if I could please wait until the officer in charge got there. And she said thank you for coming forth. Another car pulled up, and this was also not the officer in charge. This officer was down the street and heard the call and figured he would come and help if need be. Then the third officer showed up, and a fire truck. The third officer was in charge of this accident scene. I was parked in the Kroger parking lot right in front of Taco Bell. As this officer came over, I looked up the toll way and saw another police car coming toward us with full lights and sirens. I was thinking this was too much until two of the officers at the scene ran to their cars and turned on their lights and raced into the Kroger parking lot straight toward the front door of Kroger, the officer in charge had already stopped traffic and asked the fire men to get the cars in the parking lot off of the street and then he ran to his car and headed to Kroger's front door. Fifteen minutes later the officer in charge returned to where we were all waiting. I had been there over a half an hour. I walked up to the officer, handed him my driver's license and gave him the details of what had happened. I asked him. "So, what is going on at Kroger's?" and he smiled and said someone picked the wrong night to shoplift and fight with the manager there. So a little advice, if you are going to rob someplace, wait until the police cars sitting out front are gone. That was my civic duty, and it cost me 45 minutes of my personal time, but it turned out to be enjoyable, I met some new people and saw something I would not have seen if I had just shirked my civic duties and left the scene. Serving on the board or a committee may take some of your personal time, the value of worth is personal, come and see what it is worth to you. The accident was minor, just some bent metal and broken plastic.

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.

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.*

Questions from the community:

Yes, we will answer the questions you send to us from the coupons in the newsletter. We will publish them on the web as well as try and put the information in the newsletter in a timely manner. The newsletter structure makes it a month behind, but the board is trying to plan ahead and get things published in a timelier manner.

What are they building on Roundup?

Warehouse Construction near Roundup:

Some of you may have noticed recent construction near the Roundup entrance to Willow Pointe. The construction is called the "Roundup Distribution Project."

The project will consist of two buildings similar in construction to the floor store. The 30-foot-tall buildings will be used for materials transfer (shipping and receiving), so there should be trucks coming and going during the day.

Currently, the on-site project manager does not know who will move in or if the property is sold. He said they would not be building if there wasn't a prospective buyer.

There will be no retention pond, as Harris County has approved the water runoff plans.

The project requires completion within 7 months.

When asked how this might impact our neighborhood, the project manager said he has similar setups near his neighborhood and that they feel it is much better than apartments. As to the impact on our home values, he did not know.

The construction near Jones & Trail Ridge Dr. is a project is called the Fallbrook Storm water Detention Basin it may have a park included. We will look into it further this month and publish what we find in the next newsletter and on the website.

What ever happened to the petition to amend the bylaws to change the heights of sheds and play structures in the bylaws?

This was a supported initiative by members of the community to amend the bylaws and change the height requirements. This will be presented again to the community in the next few weeks. The members of the community that support this change need to drive this petition and get the required documents signed and recorded to

officially make the changes. The board will present the correct forms written by the homeowner's attorney so there will be no issues with wording. These documents will be completed this week and posted on the website. They will be in the April newsletter also. There may be a special meeting called for this.

If you wish to step forward and lead the signing of this petition, contact the board. The board wishes to resolve this issue within the next few months.

Why can't we have speed bumps put in to reduce the speed of the traffic in our neighborhood?

The County owns the streets and they chose not to put in speed bumps.

I would like to know what the financial information for each month is: incoming, outgoing, and current balance.

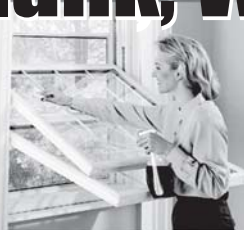
The board along with the management company has discussed this and we will try and figure out the best way to do this. It is not cost effective for us to mail this out, the printing, stamps, copies, and time involved. The best method of sharing this at the lowest cost is through the internet. Or if you wish, attend a board meeting and ask. Board meetings are open to any one in the community, but if you have a specific request or discussion, please notify us so we can set time aside to address your concerns personally. If an executive session needs to be called, you will be asked to leave. An executive session is only called when the board and Management Company must discuss matters that fall under privacy rights or are very sensitive in nature. We respect the rights of our neighbors.

I would like to see information about clubs: i.e. card games, painting and art, computer clubs, etc.

The board currently consists of 3 people, and there are committees with only one member, (a director from the board that is doing all of the work). Information submitted will be published, and put on the website. If you are looking for something to spend some time on, the landscape committee has grown and is getting very active, we can start a new committee and we will help you enable that, share your ideas and get involved. You may be surprised what impact you could make on the neighborhood. Join the newsletter and website committee and help get the word out on ideas like this. Or just learn how they are created. If you want to know how to do this, attend a board meeting and ask. We would welcome you.



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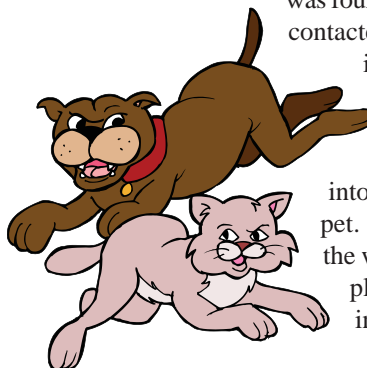
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LOST PETS

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.

Free Diabetes Classes

Offered the 2nd Saturday of each month @ Kindred Hospital Houston Northwest, 11297 Fallbrook Dr.

"Introduction to Carbohydrate Counting" 8:30 am - 10:30 am

"Introduction to Insulin Pump Therapy" 10:30 am - 12:30 pm

"Advanced Pumping Skills & Support Group" 1:30 - 3:30



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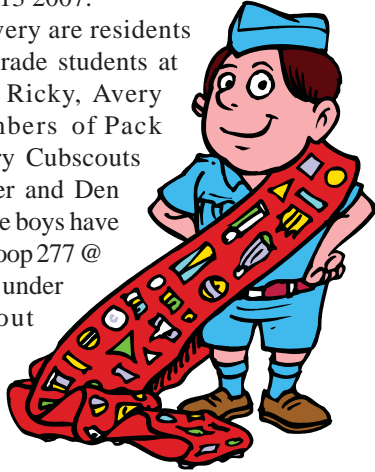
 13707 West Road
 (West Rd. at Eldridge)

832-237-2060

Congratulations!

We would like congratulate James Owens, Ricky Antelo and Avery Caster for earning the Cubscouts highest honor - Arrow of Light on Jan 13 2007.

James, Ricky and Avery are residents of Willpointe and 5th grade students at Willbern Elementary. Ricky, Avery and James were members of Pack 381 Willbern Elementary Cubscouts Scout Master Rex Meyer and Den Leader Brad Owens. The boys have now joined Boy Scout Troop 277 @ St. Max Catholic Church under the leadership of Scout Master Greg Lueb and SPL Dylan Owens - Life Boyscout.



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Landscape Committee

by Paul Morgan (Landscape Committee Member):

Hey, neighbors --- its spring. If you haven't started working in your yard, it's time to get moving. The garden centers are waiting to take your money. **THINK GREEN.**

Use less fertilizer and other hazardous chemicals. Take time to investigate safer and fewer harmful ways to maintain a lawn and flowerbeds. Start a compost pile to recycle your yard wastes. Compost is very useful in flowerbeds. We dispose of too much stuff. Everything you recycle does not add to our growing problem with trash.

Save money by planting native plants. They require less fertilizer, water and insect control. Native plants tend to be more tolerant of Houston's weather.

Using rocks (hard scape) is another way to save on continuing landscape costs. Rocks don't need water or fertilizer.

If you use granular fertilizer, use a drop spreader rather than a broadcast spreader. A drop spreader will put more fertilizer where you want it. The broadcast spreader will put more fertilizer on the sidewalk and street. Any fertilizer not on the lawn should be swept up. Fertilizer washing into the storm water drain ends up in the ecosystem, which is bad news for the fish and birds.

If you have a problem with pests, check out some of the more ecologically friendly controls before using powerful and dangerous solutions.

Last, but not least, don't violate the deed restrictions when making landscape changes.



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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.

	Aug 06	Sept 06	Oct 06	Nov 06	Dec 06	Jan 07
\$180,000 Above	1	1	0	1	0	0
\$160,000-179,999	0	2	0	1	1	0
\$150,000-159,999	0	0	1	0	0	0
\$140,000-149,999	0	0	1	0	0	2
\$120,000-139,999	2	2	0	0	1	0
\$120,000 Below	0	0	0	0	0	0
TOTAL	3	5	2	2	2	2
Highest \$/Sq Ft	80.26	86.90	66.36	66.46	74.55	73.45

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

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* According to information taken from the HAR MLS Computer

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