



# Willow Pointe Newsletter

October 2007  
Volume 3, Number 10

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## Willow Pointe Yard of the Month



*This month's winner for Yard of the Month goes to the Joel Rivera Family at 10127 Bayou Manor. Honorable mention goes to Linda Hawpe who resides at 10211 Elm Bluff Court.*

## Community Calendar

### October

- October Board Meeting 6:30 p.m. To confirm the date or request time on the agenda, please contact Maria at Randall Management @ 713-728-1126.
- October 4 Newsletter Committee 7:00 p.m.
- October 8 Landscape Committee 6:30 p.m.
- October 8 Columbus Day/School Holiday

### November

- November 5 Newsletter Committee 7:00 p.m.
- November 8 Board Meeting 6:30 p.m.
- November 11 Veterans Day
- November 12 Landscape Committee 6:30 p.m.
- November 22 Thanksgiving Day
- November 22 No garbage pick-up
- November 22-23 School Holiday
- Meeting Location – Pool Meeting Room

*All homeowners are welcome to attend any of the above meetings.*

## Willow Pointe HOA, INC Balance Sheet - August 31, 2007

### ASSETS

Checking	Prosperity	\$5,107.48
Petty Cash	Prosperity	\$649.23
Reserves		
Prosperity M/M		\$10,664.45
Operating – Temp xfer		\$40,000.00
Smith Barney		\$79,091.29
Smith Barney CD		\$40,000.00
Countrywide M/M		\$45,837.60
Countrywide – Oper xfer		\$24,000.00
Total Assets		\$239,593.34

### Accounts Receivable

2004 Owner Assessments	\$10,198.12
A/R Lawn	\$ 200.00
A/R Late charges	\$ 8,485.29
A/R Legal fees	\$ 3,197.00
A/R Opening balance	\$26,617.53
A/R other	\$ 150.00
	<u>\$48,847.94</u>

Total Assets	\$294,197.99
Pre-paid insurance	5,545.70
Total other assets	<u>\$ 5,545.70</u>
Total Assets	\$299,743.69

### LIABILITIES AND MEMBER'S EQUITY

#### Current Liabilities

Prepaid-HOA Fees	\$ 960.76
Prepaid- Legal Fees	\$ 95.00
Total Liabilities	\$1055.76

#### Reserves

Beginning balance	\$156,758.11
2007 Reserves	\$ 13,662.00
Reserve transfer	\$ 64,000.00
Interest income	\$ 5,173.23
Total Reserves	\$239,593.34

#### Member Capital

Prior Years equity	\$36,155.86
Accrual basis equity	\$47,292.18
Reserve transfers	- \$64,000.00
Total homeowners capital	\$19,948.04
YTD excess/deficit	\$39,146.55
Total member's equity	<u>\$59,094.59</u>
Total Liabilities And Member's Equity	\$299,743.69

# Willow Pointe

## Important Numbers

All Emergencies.....	911
Harris County Sheriff.....	713-221-6000
Sheriff's Dept. Storefront (Clay Road).....	281-463-2648
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
Centerpoint Energy (gas).....	713-659-2111
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	
Newsletter Publisher	
Peel, Inc.....	advertising@PEELinc.com, 888-687-6444

## Willow Pointe Homeowners Association, Inc.

### Board of Directors

President	Steven R. Lewis	2006-2009
Vice President	Greg Decker	2006-2009
Secretary/Treasurer	Judith Schwartz	2004-2007
Director	Noah Herrera	2006-2008
Director	OPEN	2005-2008

*Please 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.*

## 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](mailto:advertising@peelinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.

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## Willow Pointe Homeowners Association, Inc.

### Board of Directors Meeting

Wednesday, July 11, 2007

### MINUTES

The Willow Pointe Homeowners Association, Inc., Board of Directors met for the monthly meeting of the Homeowners Association at the Willow Pointe Pool located at 9919 Willow Crossing, Houston, TX 77084 at 6:30 p.m.

#### Board of Directors:

##### Present:

Greg Decker, Vice-President  
Steven Lewis, President  
Noah Herrera, Director  
Judith Schwartz, Treasurer

##### Absent:

#### Management Company:

Maria Maldonado, Randall Management, Inc.  
Jane C. Godwin, Randall Management, Inc.

#### Call to Order:

Steven Lewis, President called the meeting to order at 6:52 p.m.

#### Establish Quorum – Roll Call:

With a majority of the Board of Directors present, the quorum was established. The Directors in attendance are listed above.

#### Adoption of Agenda:

A motion was made by Steve Lewis, seconded by Greg Decker, and it was unanimously decided to adopt the agenda as presented.

#### Approval of the Minutes: June 6, 2007

The minutes to the June 6, 2007 Board of Directors meeting were presented for review. A motion was made by Judith Schwartz, seconded by Greg Decker, and the motion passed to approve the minutes with minor corrections.

**Committee Reports:** Modification Committee – Greg Decker informed the Board of Directors of two ACC Applications with color samples attached. Greg Decker instructed Maria Maldonado to mail any ACC Application's to him as soon as we received them to minimize the processing time. The Board of Directors approved the following ACC Applications to paint the home: 10507 Elm Knoll Ct – 52 Driftwood, and 10035 Encino Cove Ct – SW 7000 Ibis White.

**Newsletter Committee** – Judith gave a brief summary of the Newsletter. She discussed the information that was submitted for the newsletter.

**Web Report** – Steve Lewis notified the Board of Directors that he updated the website. Steven Lewis informed the Board of Directors and the Management Company that he was working on ways to better improve the communication and benefit both the Board of Directors and the management company.

**Courtesy Patrol & Crime Watch** – Noah Herrera briefly updated the Board of Directors on the crime watch report. Noah Herrera reported that a truck that was parking inside the pool area. Steven Lewis informed that the sheriff's patrol officer for the subdivision tracked the license plates and found that the vehicle belonged to a homeowner in the subdivision. Noah Herrera will update the Board of Directors if the vehicle continues to be seen.

**Landscaping Committee** – The Board of Directors discussed the landscaping contractor and reviewed the bids and invoices that were submitted by Brookway. The Board approved the following invoices for payment: 1347, 1444, and 1445.

**Management Report** – Jane Godwin reviewed the Financials for the month of June 30, 2007 in great detail. The following are the account balance as of June 30, 2007. The Prosperity checking account balance was \$1,722, Prosperity Petty Cash \$649, Prosperity M/M \$10,632, Smith Barney \$118,704, Countrywide M/M \$45,000, Countrywide Operating

*(Continued on Page 3)*

## Board of Directors Meeting - (Continued from Page 2)

Transfer \$129,000. The administrative expense for the month of June was \$2,793, Utilities \$11,476, Recreation Center \$8,340, Grounds Maintenance \$2,682., Community Services \$2,392. The Total Expenses year to date was \$104,105.

**Collections** – The Board discussed the collections and the interest rate charged by the Association. A motion was made by Steven Lewis, seconded by Greg Decker, and it was unanimously decided to charge the maximum interest rate allowed to the delinquent owners. Randall Management was to discuss the matter with Association Attorney and set the monthly interest rate at the amount determined by Casey Lambright.

**Deed Restriction Report** - The Board of Directors reviewed the accounts that were listed for Board Review. The Board of Directors reviewed the items and instructed Randall Management on how to proceed with the accounts.

**Unfinished Business:** Playground Surface – The “Kiddie Cushion” has been installed at the park and the invoice to Brookway was approved.

**Towing Contract** – Jane Godwin informed the Board of Directors that the towing signs were installed.

**Election of Officers** - The Board of Directors finalized the election of officers at the meeting. A motion was made by Steven Lewis, seconded by Greg Decker and it was unanimously decided to appoint the following officers: Steven Lewis – President, Greg Decker – Vice President, Judith Schwartz, Treasurer and Secretary.

**New Business:** Irrigation – The Board discussed irrigation and determined that the landscape committee will not be responsible for irrigation in the subdivision. They are to report any leaks that they see by email to Randall Management. Randall Management will forward irrigation work orders

to the landscaping company.

**Approval to Spend up to \$200 for Repairs** – The Board discussed ways to expedite maintenance items. A motion was made by Greg Decker, seconded by Noah Herrera, and it was unanimously decided that any Board Member can approve up to \$200 for repair items.

## 2007 Account Balance – Mini Audit

Jane Godwin gave a brief description of the mini audit that was conducted by the C.P.A. firm of Nagesh and Carter. After reviewing the 2007 books of the Association, the C.P.A. concluded that all Association funds were accounted for. The changes in the balances of the accounts were the result of transfers of cash from the operating account to the savings account. A motion was made by Noah Herrera, seconded by Greg Decker, and it was unanimously decided to appoint Nagesh and Carter to conduct the 2007 audit at the same rate as the 2006 audit.

**Tree Trimming** - The Board of Directors informed Randall Management that the Association wanted bids for pruning, raising, and shaping the trees along the esplanades. Steven requested that BTS bid on the project.

**Pool Furniture** – The Board discussed pool furniture, a motion was made by Steven Lewis, seconded by Greg Decker, and it was unanimously decided to approve the purchase of twenty pool chairs.

**Special Meeting of the Association** – The Board discussed the Special Meeting and decided that September 12th is too soon to hold the Special Meeting. The Board decided to hold the Special Meeting in conjunction with the budget meeting.

**Adjournment:** With no further business to discuss, a motion was made by Noah Herrera, seconded by Greg Decker, and it was unanimously decided to adjourn the meeting at 9:58 p.m.

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# Willow Pointe

## Neighborhood Crime

Over a three week period in August three home burglaries, a mugging and at least one car break-in occurred in Willow Pointe. Another home burglary occurred in the neighboring community of Willowlake. Along with working with the Harris County Sheriff's department staff, the Board immediately responded by placing pertinent information on our website [www.willowpointe.org](http://www.willowpointe.org) and by contacting those in the community where we had e-mail addresses. Two Board members met with Wendall Edwards from Channel 2 and the piece was aired on television. Our goal was to alert as many people as possible so as to promote awareness and encourage homeowners to put in place additional safety measures.

We do not know if the crimes were committed by the same individuals. We do know that a number of homeowners saw individuals matching the same description (and who seemed out of place) walking through the community during the three week time frame.

"One lesson we can take away from these series of crimes", states Noah Herrera, Board Member and Chair of the Safety Committee, "is that if you see something suspicious, act on your instincts and call the Sheriff's department. It is possible these crimes could have been averted if the Sheriff had been contacted each time these individuals were sighted in our community."

During this stressful time, our frustration grew because we do not have a system or process in place to quickly contact homeowners within our own community. We have failed to gather interest in the Crime Watch Program which calls for Block Captains who, in turn, disseminate pertinent information to other homeowners. We also have very few phone numbers and e-mail addresses. To remedy this problem a new e-mail notification system has been developed.

If you wish to receive crime alerts (or other pertinent or urgent information) log on to [WILLOWPOINTE\\_ALERT@WILLOWPOINTE.ORG](mailto:WILLOWPOINTE_ALERT@WILLOWPOINTE.ORG). Please provide your name, a contact telephone number and your e-mail address. Once done, you will receive alerts and updates.

At all times please be aware and report suspicious activity, individuals or unknown cars parked in your immediate area. It is far better to act on what you see and it may prevent a crime. The Harris County Sheriff's telephone number is 713-221-6000.

## MUD Meeting Recap

*Submitted by Paul Morgan*

Thursday, August 2, I attended the regular monthly board meeting of our Municipal Utility District. The MUD is the government authority responsible for developing, maintaining and overseeing our water and sewage facilities. It is governed by an elected board. All Municipal Utility Districts are tax supported. All Willow Pointe homeowners pay an annual tax. If you make house payments your tax is included in your monthly payment to the mortgage company. If your house is paid for you will receive a tax bill annually.

The meeting was held in the offices of the attorney representing the MUD. Also at the meeting were two representatives of the accounting firm responsible for the funds of the utility district. Representatives of Advantage Water Co. (the general manager and an engineer) were there. Advantage Water is responsible for the actual work of installing and maintaining the water and sewer facilities. Three members of the elected board were in attendance.

The general manager of the water company reported on the projects in process and accomplishments for the month of July. The engineer reported in more detail some of the more complex projects being undertaken by the MUD. The representatives of the accounting firm gave a comprehensive report on the finances of the district. Your elected board members asked many questions concerning the cost and progress of several ongoing maintenance projects. The attorney conducted the meeting and kept the participants on track. The meeting lasted approximately one half hour.

I was impressed with the order and efficiency of the meeting. It was obvious this was a group of people who had the best interests of the MUD in mind. Because of the lack of interest by the general public in the activities of MUD's there is a need for more readily available reports about their projects and finances. It would be great to see such reports in the neighborhood newsletter. Also, it would be nice to know when a board member election is held so more of us can participate.

The monthly meetings of MUD #10 are open to the public. You are invited to attend.

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## Board Activities

- Funds were approved to mow the pipelines. Mowing was completed in late August.
- Funds were approved to repair numerous sprinkler system issues.
- The Board is seeking bids to have the trees in the common areas raised, pruned, shaped, thinned, balanced and correction of cross branching. We hope to have this work completed by October.
- One canopy at the pool has been damaged and RMI is assisting us by identifying a vendor who can repair the structure.
- Lights at both entrances have been problematic and we have asked that they be replaced as soon as possible.
- Pressure washing is needed in a number of areas including both entrances, the pool and many of the brick walls and metal fences along the common areas. The Board is looking for a vendor to complete this work.
- Paint color standards have been developed and will be distributed this fall.

## Eagle Scout Project

Over the past several months we have told you about a project that Willow Pointe Resident, Ryan Blomquist is undertaking. In the near future you all will see two new benches near the children's play area adjacent to the pool and two placed in the play area between North and South Laurel Branch.

In order to earn the Eagle Scout Service award Ryan had to meet strict requirements which include planning, developing and giving leadership to others in a service project helpful to a religious institution, school or his community. Ryan will be utilizing his fellow scouts and other volunteers to build and place the benches.

On behalf of the community we extend our gratitude and appreciation for Ryan's leadership and accomplishments.

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# Willow Pointe

## Traffic Safety

*(Due to the importance of this issue we are reprinting this article again this month)*

Several months ago the Safety committee published an article in this newsletter regarding road safety in our community. Due to the increased number of concerns expressed by homeowners, additional information is being provided to you.

The current concerns include street parking on roads which are either narrow or curve and visibility is compromised, cars parked adjacent to a stop sign and those parked across sidewalks.

The Texas Department of Transportation code restricts parking on streets where there is less than 200 feet of clear visibility in each direction. Cars are required to park more than 30 feet from a stop sign or fire hydrant and cars are prohibited from parking across a sidewalk, crosswalk or in an intersection.

The most problematic areas in our community are Trail Ridge, Pony Express and Willow Crossing. Because these roads support the highest volume of traffic, the need to correct the current situation is of utmost importance.

To avoid a traffic ticket please ask your guests to park in your driveway (but not over the sidewalk) or on an adjacent side street and away from a stop sign. Yard Service companies should also be asked to comply with the above regulations.

**Failure to comply with the existing state code may require further intervention by the Board on behalf of the community to assure optimal road safety.**

## Harris County Sheriff's Patrol Report

### Willow Pointe

August 2007

Category	
Minor Accident	1
Burglary/house	3
Burglary/car	0
Creditcard abuse	2
Disturbance	1
Forgery	1
Fraudulent use of ID	1
Susp person	3
Theft/Other	2
Traffic stops	8
Veh Suspicious	4
Open door/window	1

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## Deed Restriction Advisory

### Declaration of covenants, conditions and restrictions

#### Section 16. Signs, Advertisements, Billboards

No sign, advertisement, billboard or advertising structure of any kind shall be displayed to public view on any Lot except one (1) sign on each Lot, which sign may not exceed six (6) square feet, for the purpose of advertising the Property for sale or rent. Signs used by Declarant, or its successors or assigns, for a period commensurate with its home construction/sales program, are permitted notwithstanding other provisions herein to the contrary. No sign shall be permitted that shall advertise that a Property has been or will be foreclosed. Declarant the New Construction Committee have the right to remove any sign. Except as provided to the contrary herein, in no event shall the use of flags or banners be permitted in the promotion or sale of any lot or Living Unit Property, except those owned by the Declarant or the Builder. The New Construction Committee must approve any use of said items by Declarant or any Builder.

If you have questions or concerns about this advisory, please contact Randall Management at 713-728-1126.

## New Off-Premise Sign Laws September 1, 2007

There have been laws prohibiting bandit signs in the "right of way" of our streets for many years, however the laws did not "have enough teeth" to prevent violations. The laws only allowed prosecution of those who placed the signs in the ground, rather than those who contracted to have signs placed.

Effective September 1st, HB413 goes into effect. This law amends Chapter 392 and 393 of the Transportation code allowing the prosecution of the advertisers commissioning the placement of the sign. Local law enforcement will be able to act to prosecute offenders.

This bill has no impact on legal signs, including on-premise business signs or properly permitted off-premise signs, political campaign signs or other approved signage.

Questions regarding the new law may be directed to the City of Houston Sign Administration Office under the direction of Susan Luycx, 713-218-5820. This office has jurisdiction over off-premise signs in the unincorporated areas of Harris County.

Note: I contacted the Sign Administration office and asked if we will be allowed to place our "semiannual garage sale" sign on our property @ both entrances. I was told they are still working to interpret the new law so for now it would be okay.)

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## Brown Patch

*Submitted by Paul Morgan*

Brown patch is a fungal disease that presents a serious threat to St. Augustine lawns each fall. With the beginning of cooler temperatures, wet and overcast conditions, brown patch attacks St. Augustine grass. Conditions which encourage brown patch are mostly temperature and humidity related. When our daytime temperature ranges between 75-85 degrees and night time temperature below 68 degrees and combined with moisture, conditions are ideal for brown patch.

Brown patch is common to St. Augustine grass in the Houston area. If you see a brown spot in your lawn and it spreads outwards in a circular pattern, you probably have brown patch. Sometimes, while expanding outwards, the inside of the circle will recover, leaving the brown areas resembling a smoke ring.

To make your lawn less susceptible to brown patch, cut back on the amount of nitrogen in your fertilizer. The fast growth caused by the nitrogen weakens your grass and aids the development of brown patch. Also, if you water your lawn, do it early in the morning to give the lawn a chance to dry out before dark.

Fungicides are available to fight brown patch. They are most effective when used as a preventative before the disease has become established. A local nursery sells fungicides. Follow the manufacturers' directions for handling and application.



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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.

	Mar 07	Apr 07	May 07	Jun 07	Jul 07	Aug 07
\$180,000 Above	0	0	1	0	2	2
\$160,000-179,999	0	0	0	0	2	2
\$150,000-159,999	0	0	0	1	1	1
\$140,000-149,999	0	0	1	0	0	0
\$120,000-139,999	0	1	0	0	1	1
\$120,000 Below	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>6</b>
Highest \$/Sq Ft		85.59	82.35	72.39	82.98	88.60

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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