



# Willow Pointe Newsletter

December 2007  
Volume 3, Number 12

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## HOLIDAY DECORATIONS

*Submitted by the Landscape Committee*

The Landscape Committee members would like to invite everyone to participate in our "Holidays at Willow Pointe" decoration contest. Dust off those decorations, get in the spirit and let your imagination cut loose! The deadline for the contest is **Thursday, December 20**. Judging will begin **Friday, December 21**. Oh, and by the way, a prize will be given out to the 1st, 2nd and 3rd place winners! Good luck to all and Happy Holidays.

## Willow Point's Newest Eagle Scout

*Submitted by Carolyn Brune*

Ryan Blomquist, BSA Troop #277, completed his Eagle Scout project by building 4 benches for the Willow Pointe community. Two were placed in the play area at Willow Crossing Drive and N. Laurel Branch and two were placed in the playground area next to the pool.

Attached are some pictures of Ryan and his team building the benches as his Dad, Don Blomquist, and Unit Leader, Greg Lueb stood by for guidance. Ryan was in charge of planning the project, evaluating the number and size of building materials needed, and leading and instructing his team throughout the project. It took two full days for Ryan and his team to build all four of the benches and one day to set them in their designated areas.

On behalf of all the homeowners in the Willow Pointe community, we would like to send big thanks and appreciation to Ryan, his team and unit leader for a successful project we can all enjoy.



## October/November Yard of the Month

### Congratulations to All!

October Yard of the Month: 9910 Willow Crossing Drive  
October Honorable Mention: 9831 Willow Crossing Drive  
November Yard of the Month: 10226 Sable Meadow Lane  
November Honorable Mention: 9423 Willow Crossing Drive



# Willow Pointe

## Important Numbers

<b>All Emergencies.....</b>	<b>911</b>
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	2007-2010
Director	Noah Herrera	2006-2009
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.

## 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](mailto:stevenrlewis@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.*

## Willow Pointe HOA, Inc.

### Balance Sheet

October 31, 2007

ASSETS		
Checking	Prosperity	\$10,378.58
Petty Cash	Prosperity	\$ 649.23
Reserves		
Prosperity M/M		\$10,730.19
Operating – Temp xfer		\$ 5,000.00
Smith Barney		\$80,447.87
Smith Barney CD		\$40,000.00
Countrywide M/M		\$46,759.65
Countrywide – Oper xfer		\$24,000.00
Total Assets		\$206,937.71
Accounts Receivable		
2004 Owner Assessments		\$ 6,998.28
A/R Late charges		\$ 2,276.68
A/R Legal fees		\$ 1,707.00
A/R Opening balance		\$24,609.12
A/R other		\$ 175.00
		\$35,766.08
Total Assets		<u>\$253,731.60</u>
Pre-paid insurance	\$4,436.56	
Total other assets		\$4,436.56
Total Assets		\$258,168.16
LIABILITIES AND MEMBER'S EQUITY		
Current Liabilities		
Prepaid-HOA Fees	\$1,235.76	
Total Liabilities		\$1,235.76
Reserves		
Beginning balance		\$156,758.11
2007 Reserves		\$ 13,662.00
Reserve transfer		\$ 29,000.00
Interest income		\$ 7,517.60
Total Reserves		\$206,937.71
Member Capital		
Prior Years equity		\$36,155.86
Accrual basis equity		\$34,530.32
Reserve transfers	-	\$29,000.00
Total homeowners capital		\$41,686.18
YTD excess/deficit		\$ 8,308.51
Total member's equity		\$49,994.69
TOTAL LIABILITIES AND MEMBER'S EQUITY		<u>\$258,168.16</u>



## Harris County Sheriff's Office Patrol Report

October 2007

Category	Number
Minor Accident	1
Arson/Fire	1
Burglary/Hab	2
Criminal Mischief	2
Disturbance/Loud Noise	1
DWI	1
Suspicious person	2
Runaway	2
Theft – other	2
Traffic Hazard	2
Traffic stop	22
Vehicle suspicious	6

### Personal Classifieds

**FOR SALE:** Cannon Printer. \$20.00. Includes set up cd's and a free keyboard. Call 281-807-4462.

### Safety & Security Tip

- Input the sheriff's telephone number into your cell phone so that you have it handy! The number is 713-221-6000.
- If you see something suspicious call the sheriff's office immediately. Do not call Randall Management, Inc.
- After opening all those great new holiday gifts, break down the boxes and turn them inside out before placing them on the curb for pick-up.
- If you would like to receive crime alerts or other pertinent information, please let us know via [willowpointealert@willowpointe.org](mailto:willowpointealert@willowpointe.org). Once done you will receive alerts and updates.

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# Willow Pointe

## Willow Pointe homeowners association, Inc. Board of Directors Meeting- Wednesday, October 3, 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; Judith Schwartz, Treasurer; Noah Herrera, Director

### Management Company:

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

### Guest:

Angela Cameron – 10315 Cottonwood Bend Court  
Darla Waters – 10322 Cotton Bend Court  
Casey Lambricht – Associations Attorney

### Call to Order:

Steven Lewis, President of the Willow Pointe Board of Directors called the meeting to order at 6:45 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 Steven Lewis, seconded by Greg Decker, and it was unanimously decided to adopt the agenda as amended.

### Open Forum:

**Angela Cameron – 10315 Cottonwood Bend Court & Darla Waters – 10322 Cotton Bend Court** - Angela Cameron and Darla Waters attended the meeting to request a variance to allow the developer to construct approximately 9"ft fence behind their home. After a lengthy discussion, a motion was made by Judith Schwartz, seconded by Noah Herrera, and it was unanimously approved to have Casey Lambricht write the variance to allow the perimeter fence.

### Approval of the Minutes: August 16 2007

The minutes to the August 16, 2007 Board of Directors meeting were presented for review. A motion was made by Greg Decker, seconded by Judith Schwartz, and it was unanimously decided to adopt the minutes as presented.

### Committee Reports:

**Modification Committee** – Jane Godwin presented some ACC applications to Greg for review. Judith informed the Board of Directors that Sherwin Williams was in the process of printing the ACC Guideline sheet with color samples. Sherwin Williams also supplied discount coupon to the Willow Pointe residents that select to purchase their paint from Sherwin Williams.

**Newsletter Committee** – Judith suggested the subdivision sponsor a holiday decorating contest. An article informing the homeowners of the contest will be included in the next edition of the newsletter.

The Board of Directors discussed the Crime Alert Response. Steven informed the Board that the Willow Pointe owners that expressed interest in being apart of the Crime Alert Email List should have received confirmation that they have been added to the list. Any owner that did not receive a confirmation email should re-submit their information.

**Web Report** – Steven Lewis notified the Board of Directors that the agenda and the minutes will be posted on the website.

**Courtesy Patrol & Crime Watch** – Noah Herrera reviewed the crime report. He notified the Board of Directors of the recent break-ins in the subdivision.

**Landscaping Committee** – The Board discussed the fall decorations at the Jones Road Entrance. Steven informed the Board that the landscape committee spent \$302.55 for the decorations. Steven notified the Board of Directors that the committee bought the fall decorations without Board approval. After a lengthy discussion, a motion was made by Steve Lewis, seconded by Greg Decker, and it was unanimously decided to reimburse the committee for the expenses.

The Board of Directors discussed setting a budget for future decorating projects sponsored by the landscape committee. A motion was made by Steven Lewis, seconded by Noah Herrera, and it was unanimously decided to set a budget of \$150 for decorating projects.

**Management Report** – Jane Godwin reviewed the Financials for the month of September 30, 2007 in great detail. The following are the account balance as of September 30, 2007. The Prosperity

(Continued on Page 5)

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#### **Board of Directors Meeting - (Continued from Page 4)**

checking account balance was \$6,585, Prosperity Petty Cash was \$649, Prosperity Money Market was \$10,697, Smith Barney reserve account was \$79,091.29, Countrywide Money Market account was \$46,441, Countrywide Operating Transfer was \$24,000. The administrative expense for the month of September was \$2,054, Utilities were \$11,147, Recreation Center was \$7,912, Grounds Maintenance was \$8,410, and Community Services was \$2,807. The Total Expenses for the month of September were \$16,009 and year-to-date the expenses are \$182,663.

**Collections** – Jane Godwin briefly discussed the collections with the Board of Directors.

**Deed Restriction Report** – The Board of Directors reviewed the deed restriction report in great detail. All Board review items were discussed and action was decided.

#### **Unfinished Business:**

**Repair Canopy and Install New Tarp** – Greg Decker informed RMI and the Board of Directors that Richard with PMW Supply inspected the pool covers. Greg informed Maria that Richard will send us an estimate for the repairs. The matter was tabled until the bids are received.

**Tree Trimming Bids** – The Board of Directors discussed the tree trimming project. Steven Lewis suggested that the tree trimming should wait until the weather cools off.

**Review of the Issues Pending List** – Steven notified the Board of Directors that each one will be issued a task from the pending item list.

#### **New Business:**

**2008 Budget** – The Board of Directors reviewed the 2008 Budget presented by Jane Godwin. A motion was made by Steven Lewis, seconded by Judith Schwartz, and it was unanimously decided that the assessment rate should remain the same.

#### **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 10:28 p.m.

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## Willow Pointe Homeowners Association, Inc. Board of Directors Meeting- Wednesday, October 17, 2007

The Willow Pointe Homeowners Association, Inc. Board of Directors met for an additional working session at the Willow Pointe Pool located at 9919 Willow Crossing, Houston, Texas 77084 at 6:30 p.m.

**Board of Directors Present:** Greg Decker, Vice President; Noah Herrera, Director; Judith Schwartz, Secretary/Treasurer

**Management Company:** Not present

**Call to Order:** Greg Decker, Vice President called the meeting to order at 6:30 p.m.

**Establish Quorum – Roll Call-** All Board members were present.

**Adoption of Agenda:** A motion was made by Greg Decker, seconded by Judith Schwartz, and it was unanimously decided to adopt the agenda.

**Approval of minutes:** This will be deferred until our regular meeting in November.

**Unfinished Business:** The Board accepted Steven Lewis's resignation on October 16, 2007.

One candidate has expressed interest in the vacant Board position but has some conflicts with the Wednesday meeting day. Greg agreed to work with Randall Management Company to secure an alternative day for the meeting. Judith agreed to oversee the Nominating Committee process.

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The Board approved two quotes (#1698 & #1699) for irrigation repairs totaling \$745.14.

The Board approved the cost of the fall/winter fertilizer for the common areas.

The Board approved "up to \$500" for Holiday decorations. This amount will come out of the Landscape budget.

The Board approved three "gift cards" in the amount of \$75, \$50, and \$25 for the annual Holiday Decorating contest.

The Board approved funding (\$154.62) for repainting the letters at both entrances. This amount will come out of the Landscape budget. Homeowner Paul Morgan has undertaken this task.

The Board is awaiting the final quote for repair/replacement of the entrance lights at Jones and Round-Up.

Greg Decker will verify that a room has been reserved for a November Town Hall meeting. If a reservation is in place and if we can put a notice of the Town Hall meeting in the same mailing as the 2008 Assessment Notice, we will hold the meeting.

**Nominations:** Noah made a motion to elect Greg Decker as President. Approved by Board. Judith made a motion to elect Noah Herrera as Vice President. Approved by Board.

**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 7:45 p.m.

Greg Decker

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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.

	May 07	Jun 07	Jul 07	Aug 07	Sep 07	Oct 07
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	1	0	1	1	1	1
\$180,000 - 199,999	0	0	1	1	0	0
\$160,000 - 179,999	0	0	2	2	2	0
\$140,000 - 159,999	1	1	1	2	0	2
\$140,000 -	0	0	1	1	3	0
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>6</b>	<b>7</b>	<b>6</b>	<b>3</b>
<b>Highest \$/Sq Ft</b>	<b>82.35</b>	<b>72.39</b>	<b>82.98</b>	<b>89.21</b>	<b>70.93</b>	<b>86.15</b>

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

\*\*Ranked by the Houston Business Journal 3/2007

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