



Willow Pointe Newsletter

February 2008
Volume 4, Number 2

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Community Calendar

February, 2008

February 4	Landscape Committee 6:30 p.m.
February 6	Board Meeting 6:30 p.m.
February 14	Valentine's Birthday
February 18	President's Day Garbage Pick-Up Yes
February 24	Flag Day

March, 2008

March 3	Landscape Committee 6:30 p.m.
March 5	Board Meeting 6:30 p.m.
March 9	Daylight savings begins
March 17	Saint Patrick's Day
March 17 - 21	Student Holiday (CFISD)
March 20	Spring begins
March 23	Easter

Meeting Location – Pool Meeting Room

***ALL HOMEOWNERS ARE WELCOME TO ATTEND
ANY OF THE ABOVE MEETINGS.***

Landscape Committee

On behalf of the Landscape Committee, congratulations go out to the following winners of the Willow Pointe Holiday Decoration contest for a job well done:

1st Place (\$75.00)

*Elma and J.R. Alesna
10027 Briarpark Trail Lane*

2nd Place (\$50.00)

*Joe and Beatrice Carillo
10835 Oak Bayou*

3rd Place (\$25.00)

*Linda Hawpe
10211 Elm Bluff Court*

Willow Pointe Homeowners Association, Inc Board of Directors Meeting

December 5, 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:

President, Greg Decker
Herrera
Secretary/Treasurer, Judith Schwartz

Absent:

Vice President, Noah

Management Company:

Neither Jane Godwin, Randall Management, Inc nor Maria Maldonado, Property Manager were present.

Call to Order:

Greg Decker, President of the Willow Pointe Board of Directors called the meeting to order at 6:40 p.m.

Establish Quorum – Roll Call:

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

Adoption of Agenda:

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

Open Forum:

New homeowners, Mike Ellerkamp and his wife presented the materials they wish to use for new gutters and roof. Their request was approved.

Approval of Minutes: November 7, 2007:

The minutes of the November 7, 2007 were not available for review.

Committee reports:

Modification Committee – Seven ACC requests were reviewed. One was approved, one partially approved and the remainder were denied. In these cases the height limitations exceeded the Willow Pointe Covenant.

(Continued on Page 3)

Willow Pointe

Important Telephone Numbers

Emergency	911
Sheriff's Department.....	713-221-6000
Sheriff's Department 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	
Voice Mail nights or week-ends.....	713-728-1126 ext 11
.....	jcgodwinrmi@aol.com
Newsletter Publisher	
Peel, Inc.....	advertising@PEELinc.com
.....	888-687-6444



Harris County Sheriff's Office Patrol Report

December 2007

Category	Number
Discharge, Firearm	1
Burglary/Hab	1
Disturbance/Other	1
Indecent Exposure	1
Suspicious person	2
Vehicle Stolen	0
Vehicle Stickered	1
Traffic stop	27
Vehicle suspicious	0

Willow Pointe Homeowners Association, Inc.

Board of Directors

President	Greg Decker	2006 -2009
Vice President	Noah Nerrera	2006 - 2009
Secretary/Treasurer	Judith Schwartz	2007 – 2010
Director	OPEN	2006 – 2009
Director	OPEN	2005 - 2008

Please contact us via our community website at www.willowpointe.org if you have questions, comments or concerns.

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 judithschwartz@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.*

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.



Willow Pointe

BOD Meeting- (Continued from Cover)

Greg Decker will request that in the future RMI include within the content of all deed restriction letters and ACC responses the provision in that is being violated.

Newsletter Committee – No report.

Web Report – No report.

Courtesy Patrol & Crime Watch – No report.

Landscape Committee – No report

Management Report – No report

Collections – No report

Deep Restriction Report – No report

Unfinished Business:

Repair Canopy – Greg will follow up with RMI and establish a schedule for repair.

Tree Trimming – Trimming has been completed but sod has not been placed in areas where three trees were removed. Greg will follow up with RMI and establish a schedule for completion.

Issues Pending List - The Issues Pending list was reviewed.

Entrance Lighting - Greg made a motion to defer the replacement of entrance lights at Jones and Round-Up. With the temporary fix at Jones, the urgency to move ahead has diminished. Judith amended the motion to state the subject of entrance light replacement would be deferred until first quarter, 2008 and that each vendor be notified of the delay. It was unanimously decided. In addition, Greg will craft a set of specifications for lighting the south entrance (Willow Crossing and Round-Up) which currently does not have power. He will ask RMI to forward the specs to the four vendors for a cost proposal.

Irrigation Repairs – A motion was made by Greg Decker to approve Quote #1793 from Brookway for the repair of multiple irrigation issues in the amount of \$1,476.55.

Landscape - Brookway fertilized the common areas in the community on 12/4/2007. Brookway's bid to replace 3 dead Hawthorn's at entry of Jones Road was deferred until Greg has spoken with Landscape chair Carolyn Brune.

Homeowner Trees - The Willow Pointe Covenants, Conditions and Restrictions Article 5 Section 22 requires that "each front yard shall have a minimum of two trees of at least a 2 inch trunk caliber". The Board, understanding the multiple issues with this requirement, agreed to discuss the subject with the attorney for the community.

New Business:

Eagle Scout Project – Dylan Owens, resident of Willow Pointe and member of Boy Scout Troop 277, has approached the Board requesting that he take on a project that would benefit the community in order to complete his Eagle Scout requirements. The Board unanimously agreed to ask Dylan to construct four additional benches matching those done by Ryan Bloomquist and locate the benches at the vacant lot on Willow Crossing and the pocket park at Pony Express and Trail Ridge where children wait for the bus.

Amendment Kick-Off – A kick-off meeting is tentatively scheduled for February 5, 2008. The location is to be determined.

Adjournment:

With no further business to discuss, a motion was made by Judith Schwartz, seconded by Greg Decker and unanimously decided to adjourn the meeting at 8:05 p.m.

Homeowner Fences

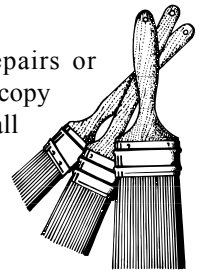
In December, 2006 the Board discussed fences in the subdivision and the height limitation in situations where a rot-board is used. A motion was made and approved to establish the following ACC Guideline for fence construction within Willow Pointe.

"The maximum height of all fences at Willow Pointe is 6 feet 6 inches in height including the rot-board. If the adjoining fence is a different height, at least the last three pickets of the replacement fence must be constructed to taper down to the height of the adjoining fence."

Please remember that you are required to submit an ACC application for all repairs or changes made to the exterior of your home or lot.

ACC Application

Before making any improvements/repairs or additions to you home, please request a copy of the ACC application form from Randall Management at 713-728-1126 or visit the website at www.willowpointe.org and download the form.



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MAINTENANCE INSIDE THE HOME

Submitted by Paul Morgan

In a previous issue I wrote an article about inspecting the outside of your home for potential problems. This article concerns the inside of your home.

First check the insulation around your exterior doors. There should not be any noticeable air movement around the doors. Sometimes the metal flashing the home builder put around the door gets flattened. Use a screwdriver to revive it. Many homes in Willowpointe have attic access inside the house. If you can detect air movement around the access you should check into a cover. These covers, inside the attic, are called end caps. Positioned properly these covers will stop any air movement between your attic and inside your home.

Check all the plumbing for leaks. Look under the kitchen sink and bathroom lavatories. Inspect the toilets for a leak inside the tank. If the control valve inside the tank is not set correctly water will flow through the overflow pipe. If your washing machine is several years old, the hoses should be changed. The hoses are under pressure all the time and if one were to burst you would have a lot of water in your house quickly.

Take a look at the vent fans in your bathrooms and washroom. Over time these fans can become covered with dust. The fans work much better and efficiently when they are clean.

If you have any electrical switches that have lost their "snap" they may need to be replaced. Inspect the electrical outlets. If

you see any with burned areas, replace them. If your breakers in the electrical box in your garage have not been labeled, do so. Labels make it easier to turn off the power to the proper location.

The first of the year is a good time to change the batteries in your smoke alarms. Inspect your air conditioning and heater vents. These can accumulate dust and sometimes mold inside them.

If you have a natural gas log fireplace, inspect the safety switches to make sure they are functioning properly. Also check for gas leaks.

Now would be a good time to send a test signal to your alarm monitoring company. Check the owners manual for the proper procedure. While you are at it, check your carbon monoxide detector. It probably needs cleaning and a battery check.

If you have a microwave oven, it probably has a filter somewhere that should be cleaned occasionally. Check your owner's manual.

This time of the year is a good time to inspect the paint inside your home. Touch up any places where the paint has been damaged. Some of your walls might need washing off. If you have children, you probably have smudges on doors.

Your home can be a pleasant place if you keep up with the routine maintenance. Take one project at a time so you don't get behind. A home requires upkeep. You do it yourself or hire someone to do it for you.

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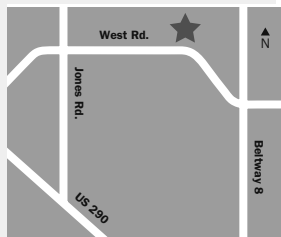


Todd Hamel, MD FAFP



Sujatha Anand, MD

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Willow Pointe

Willow Pointe HOA, Inc. Balance Sheet December 31, 2007

ASSETS		
Checking	Prosperity	\$64,020.24
Reserves		
Prosperity M/M		\$29,617.92
Smith Barney		\$80,447.87
Smith Barney CD		\$40,000.00
Countrywide M/M		\$47,299.75
Total Assets		\$197,365.54
Accounts Receivable		
2004 Owner Assessments		\$ 4,839.28
A/R Late charges		\$ 1,900.94
A/R Legal fees		\$ 3,183.00
A/R Opening balance		\$24,031.85
A/R other		\$ 125.00
		\$34,080.07
Total Assets		<u>\$295,465.85</u>
Pre-paid insurance	\$3,327.42	
Total other assets		\$3,327.42
Total Assets		\$298,793.27
LIABILITIES AND MEMBER'S EQUITY		
Current Liabilities		
Prepaid-HOA Fees	\$81,243.56	
Prepaid-Legal Fees	125.00	
Total Liabilities		\$81,368.56
Reserves		
Beginning balance	\$156,758.11	
2007 Reserves	\$ 13,662.00	
Reserve Transfers	\$ 21,216.57	
Interest income	\$ 8,088.86	
Capital Expenses	\$ -2,360.00	
Total Reserves		\$197,365.54
Member Capital		
Prior Years equity	\$ 36,155.86	
Accrual basis equity	\$-47,288.49	
Total homeowners capital	\$-11,132.63	
YTD excess/deficit	\$ 31,191.80	
Total member's equity		\$20,059.17
TOTAL LIABILITIES AND MEMBER'S EQUITY		<u>\$298,793.27</u>

Willbern Elementary School Paper Drive

Submitted by Dawn Siefert

A Paper Drive will be held on Saturday, February 2, 2008, at the Willbern Elementary School and is sponsored by Cub Scout Pack 381. Proceeds will go to the school.

"We will be accepting all kinds of paper including mail, magazines, newspaper, ads or circulars and phone books. Come donate your paper at our recycling program" states Dawn Siefert. Refreshments will be served to our donors. The Cub Scout Pack will be there from 8:30 a.m. to 11 a.m.

In addition, the green and yellow paper recycling bins at the school are available year round. You are encouraged to help the environment and the school by donating paper.

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.

Update on the Community Website

Please be patient as we secure support to update our website.

We will make every effort to complete this task as soon as possible. Also problematic is the willowpointealert@willowpointe.org. Please do not send messages to this e-mail address until further notice. If you have an alert, send it to the Board via www.wphoa@willowpointe.org. We will e-mail you all information received but hide the distribution list.



Stimulate your senses with cultural events at Lone Star College-Cy-Fair!

Feb. 4 - Feb. 9 • Lunar New Year celebration
Through Feb. 21 • "I Have a Dream" art exhibition
Feb. 22 • Jazz music concert and lecture



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Willow Pointe

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Willow Pointe Homeowners Association

Pool Hours Survey Analysis

Submitted by Judith Schwartz

10/22/2007

Due to the small number (35 or 15%) of responses to the request for feed-back, it could be debated whether the sample is statistically significant. Approximately two hundred and thirty (230) homeowners requested 2007 pool tags. In spite of the small number, there are a number of themes which have surfaced.

They are as follows:

1. Evenings appear to have the highest actual interest or desired utilization.
2. Saturday and Sunday mornings are currently not available but are of interest to homeowners.
3. There is significant interest in the pool remaining open until 9 p.m. each day.
4. Respondents indicated they were in favor of increasing pool hours but based on other responses, their specific preferences are not clear.
5. If higher assessments are required to increase pool hours, it would not be supported by a wide margin.
6. The degree to which the current hours are acceptable is nearly split.
7. There is strong interest in splitting the hours certain days of the week.
8. The degree to which pool hours stay consistent from day to day is nearly split.

During the 2007 pool session, total hours per week were thirty-nine (39) hours. The schedule was as follows:

Monday – Closed

Tuesday - Wednesday – 11 – 7 p.m.

Thursday – Saturday – 12 noon to 9 p.m.

Sunday – 1-6 p.m.

If the following schedule were approved, total hours per week would be fifty-five (55).

Monday – Tuesday – Closed

Wednesday – Sunday – 11-9 p.m.

Rationale:

- a. It would provide for consistency in the schedule.
- b. It would address the interest in increased pool hours except Tuesday.
- c. It would satisfy interest in extended week-end hours.
- d. It would address the interest in “middle of the day” pool hours.
- c. It would provide opportunities for earlier hours during week-end.
- d. The additional 16 hours could be funded out of the current budget with not required increase in the 2008 assessment.
- e. The extended weekday hours would allow for additional swim time after the “pop-up” showers which frequently close the pool for a minimum of one hour in the afternoon.

A further recommendation is that the survey tool, which is currently poorly designed, be improved upon and used again in 2008 with a wider distribution.

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.**

Keeping Our Drains Clean

Please remember that you are responsible to keep the curbs in front of your property clean and free from yard and other debris. The curbs direct rain water to the bayou and water retention pond system. The rain water needs a clean path to efficiently flow to the drains. Grass growing in the curbs and drains inhibits the free flow and contributes to the high and standing water in parts of the neighborhood after a heavy storm.

Moreover, it is illegal to sweep or blow any lawn clippings, leaves or other debris into the county storm drains. Please remind your lawn crews to stop this practice of blowing into the drains.

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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.

	Jul 07	Aug 07	Sep 07	Oct 07	Nov 07	Dec 07
\$220,000 +	0	0	0	0	0	1
\$200,000 - 219,999	1	1	1	1	0	0
\$180,000 - 199,999	1	1	0	0	0	0
\$160,000 - 179,999	2	2	2	0	0	1
\$140,000 - 159,999	1	2	0	2	0	2
\$140,000 -	1	1	3	0	2	1
TOTAL	6	7	6	3	2	5
Highest \$/Sq Ft	82.98	89.21	70.93	86.15	82.42	80.01

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

**Ranked by the Houston Business Journal 3/2007

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