



# Willow Pointe Newsletter

April 2008

Volume 4, Number 4

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## Willow Pointe Annual Meeting and Board Election

Date: May 21, 2008

6:30 p.m.

Meeting Location: To be determined.

Watch for a notice which will come by mail

## Board Candidates Needed

The Annual Meeting and Board elections are next month and we and all your neighbors need your help. It is also an opportunity to let your voice really be heard. Now is the time to start thinking about running for one of the two OPEN Board positions. Currently there are three members on the Board and we can have up to five.

In order to be considered for a Board position, the Willow Pointe By-Laws stipulate that you must be in good standing with the association. This means your dues are current and you have no outstanding deed restriction violations.

A full description of the powers and duties of the Board of Directors can be found in the By-Laws. This document is located on [www.willowpointe.org](http://www.willowpointe.org) or you can contact Randall Management for a copy. Their number is 713-728-1126.

If you have questions about the responsibilities, time commitment or how to enter the selection process, contact the Board via [wphoa.board@willowpointe.org](mailto:wphoa.board@willowpointe.org). Please give some thought to supporting your community by running for the Board.

*Greg Decker*

*Board President*

## What is your Opinion?

Willow Pointe has one vacant lot which is located on Willow Crossing Drive just prior to Cottonwood Bend. The Board would like to hear your opinion on how to use this area. Suggestions to date include placing some play structures on the lot. Please give it some thought and pass along your suggestions to the Board via our website [www.wphoa.board@willowpointe.org](http://www.wphoa.board@willowpointe.org).

We'll report back what we hear from you next month.

## Willow Pointe March Yard of the Month

Congratulations to homeowners Thanh Van & Kim Phan for having the best yard this month. Honorable Mention goes to Ken and Teresa Nero at 10239 Sable Trail.

Thank you for making our community shine!



## Community Calendar

### April 2008

- April 2 – 5 40th Annual Spring Antique Fair in Round Top
- April 7 Landscape Committee 6:30 p.m.\*
- April 9 Board Meeting 6:30 p.m.\*
- April 22 Green Thumb Gardening Series 6:30 p.m. GREAT PLANTS for the Houston area; Location: Foundry Education Building; 8350 Jones Rd.; Sponsored by Harris County Master Gardener Association
- April 28 Student Holiday (Professional Day) CFISD

### May 2008

- May 5th Landscape Committee 6:30 p.m.\*
- May 7 Board Meeting 6:30 p.m.\*
- May 10 Trash Patrol – meet @ Willow Crossing Bridge @ 8 a.m.
- May 21 Willow Pointe Annual Meeting and Election  
Location to be determined.
- May 24-26 Pool Open 12 – 8 p.m.
- May 26 School Holiday CFISD
- May 29 Last Day of School CFISD

**Meeting Location – Pool Meeting Room**

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

# 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
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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	
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

February 2008

Category	Number
Accident/Minor	1
Criminal Mischief	1
Discharge, Firearm	1
Burglary/Home	2
Disturbance/Loud Noise	2
Disturbance/Weapon	2
Burglary/Motor vehicle	2
Open window/door	2
Runaway	1
Solicitors	1
Vehicle Suspicious	4
Traffic stop	12
Suspicious person	2

## 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](http://www.willowpointe.org) if you have questions, comments or concerns.*

## Advertising Information

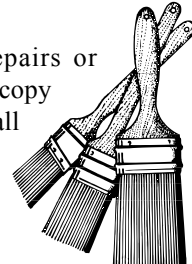
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## Do you have an article for the newsletter?

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](mailto:judithschwartz@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.*

## 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](http://www.willowpointe.org) and download the form.



## WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

### Board of Directors Meeting Wednesday, February 6, 2008 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, President  
Noah Herrera, Vice President  
Judith Schwartz, Treasurer  
Guest:

Scott Ward – 10222 Tallow Bend Court

##### Management Company:

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

##### Call to Order:

Greg Decker, President of the Willow Pointe Board of Directors called the meeting to order at 6:30 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 Greg Decker, seconded by Noah Herrera, and it was unanimously decided to adopt the agenda as amended.

##### Open Forum:

Scott Ward attended the meeting to notify the Board of Directors that he is interested in serving on the committee for finalizing the shed and play structure amendment. The Board of Directors discussed the various ways to amend the document and decided that a voting proxy will be the best method for amending the documents. The Board requested that Casey prepare the voting proxy. The Board also discussed inviting the homeowners with violations to the next meeting to discuss the amendment. The Board volunteered to send the letter inviting the homeowners to the next meeting.

##### Approval of the Minutes: January 9, 2008 Minutes

The minutes to the January 9, 2008 meeting were presented for review. A motion was made by Greg Decker, seconded by Noah Herrera, and it was unanimously decided to adopt the minutes as presented.

##### Committee Reports:

**Modification Committee** – Greg Decker informed the Board of Directors that there were three ACC applications that were approved and two applications that were rejected.

**Newsletter Committee** – Judith informed the Board of Directors that she will notify the Homeowners in the newsletter about the recent break ins in the neighborhood. Noah Herrera suggested that the owners should be made aware not to keep excessive amounts of money in their homes. Judith Schwartz will also post the 2008 pool hours in the newsletter.

**Web Report** – Greg Decker informed the Board and Randall Management that Steven Lewis's name was taken off the website.

(Continued on Page 4)



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# Willow Pointe

## Board of Directors Meeting - (Continued from Page 3)

**Courtesy Patrol & Crime Watch** – Noah Herrera briefly notified the Board of Directors of the importance of being a “Responsible Homeowner”. Judith requested that Noah prepare an article for the newsletter educating Willow Pointe residents of the appropriate behavior to reduce the risk of crime and precautions to implement to minimize the impact of crime.

**Landscaping Committee** – Greg Decker informed the Board of Directors that Paul was the Head of Landscape committee. The committee is working on specifications for landscape bids.

**Management Report** – Jane Godwin reviewed the Financials for the month of January 31, 2008 in great detail. The following are the account balance as of January 31, 2007. The Prosperity checking account balance was \$10,039, Prosperity Money Market was \$65,000, Smith Barney reserve account was \$81,341, and Countrywide Money Market account was \$50,000. The administrative expense for the month of January was \$2,462, Utilities were \$8,154, Recreation Center was \$574, Grounds Maintenance was \$2,192, and Community Services was \$2,522. The Total Expenses for the month of January were \$36,772 and year-to-date the expenses are \$36,772.

**Collections** – Jane Godwin briefly discussed the collections with the Board of Directors. She presented the Lambright collection report.

**Deed Restriction Report** – The Board of Directors reviewed the deed restriction report in great detail. The items under “Oversized Change” were discussed. Greg Decker requested to obtain an updated list with the owner’s phone numbers. In addition, Randall Management was

instructed to continue to send letters to the homeowners on the list.

## Unfinished Business:

**Pool Hours** – Judith presented a chart with three options for the 2008 pool season. A motion was made by Noah Herrera, seconded by Greg Decker, and it was unanimously decided to go with option two.

Months	2007 Last Year	Option 1 Closed M-T Wednesday, Thurs., Sun. 12-8 p.m. Fri./Sat. 12-9 p.m.	Option 2 Closed Monday Tues.-Sun. 12-8 p.m.	Option 3 Closed Mon. & Tues. Wed.-Sun. 11-9 p.m.
May	31	34	32	40
June	189	176	208	210
July	208	184	176	220
August	179	161	200	240
September	9	9	8	10
Total	616	564	624	720

**RFP Landscape** – Greg Decker informed the Board of Directors that the Landscape committee is putting together a RFP. Greg Decker explained that the new document is required to better define the common areas and the description of services.

**Amendment Project Work** – Judith Schwartz will draft a letter and mail it to the homeowners with the oversized play structures and out buildings. These homeowners will be asked to attend the March 5, 2008 meeting at the pool.

**Eagle Scout Project** – Dylan Owens attended the meeting to discuss his Eagle Scout project. He is proposing to build benches for Willow Pointe common areas. The design and location where the benches will be installed was discussed. A motion was made by Noah Herrera, seconded by Judith Schwartz, and it was unanimously decided to accept Dylan Owens’ request.

## New Business:

Nat – Sweetwater Pools

The Board discussed the Sweetwater billing statements and Judith presented a spreadsheet comparing the amount billed by Sweetwater compared to the pool contract. After reviewing the spreadsheet, the Board of Directors also requested that Nat with Sweetwater Pools attend the next meeting to discuss the pool contract.

## 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 8:47 p.m.

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## Check out the talent in the Center for the Arts at Lone Star College-CyFair

### World Music Festival

April 4  
Choral production

### Hollywood Boulevard

April 11  
Student Activities talent show

### Spring 2008 Student Exhibition

April 15 - May 8  
Art in the Bosque Gallery

### A Piece of My Heart

April 17 - April 27  
Drama for mature audiences



[cyfair.lonestar.edu](http://cyfair.lonestar.edu)  
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Cypress, TX 77433

## Spring is Coming

*Submitted by Paul Morgan and the Landscape Committee*

Spring is coming. It will be here before you know it. Now is the time to begin planning your yard projects and research the plants you may need to replace. This is the time to plant bulbs, weed flower bed and be prepared for planting new plants.

The Landscape committee is starting a new project this year. We want to start a group called the "Trash Patrol". Every resident of Willow Pointe is a member. The responsibilities are very simple and easy to do. All ages can participate. Whenever you are walking or bicycling through the neighborhood and see trash in the street or on the common areas--pick it up and put it in your garbage.

Also, the second Saturday of every month the Landscape Committee wants everyone interested in keeping the flood control ditches clean of trash to meet at the Willow Crossing Bridge at 8 am. We will walk the ditches to pick up the trash. Wear rubber boots and bring a plastic bucket. The trash in these ditches washes downstream when it rains. This trash travels the bayous and ends up in the ocean. Evidence of this can be seen if you take the navigational tour of the ship channel. Everyone should be ashamed of the amount of litter washed down the bayous.

The Landscape Committee meets at the pool the first Monday of each month, 6:30 pm--everyone is welcome.

## Volunteers Needed

In order to change our current covenant to allow for taller sheds and play structure, signatures need to be collected from 2/3 of the homeowners in our community. Taking the lead in gathering volunteers to assist with this task will be Scott Ward. If you can give some time to this important project please contact Scott directly via his e-mail [scottmward@gmail.com](mailto:scottmward@gmail.com). Even if you are only able to do your block, that would be a great help!

## Traffic Safety

*Reprint from September 2007 with additional comments*

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 or in front of a neighbors home or driveway.

The Texas Department of Transportation code **restricts parking on streets where there is less than 200 feet of clear visibility in each direction**. Examples of where this is most problematic are in the area of Pony Express near Encino Cove and beyond. Street parking in this area also compromises school bus pick-up and drop-off thus a significant safety concern.

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.

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## Willow Pointe HOA, INC

### Balance Sheet

February 29, 2008

#### ASSETS

Checking	Prosperity	\$27,620.39
Temp Transfer	Prosperity M/M	\$65,000.00
Temp Transfer	Countrywide M/M	\$50,000.00
Reserves		
Prosperity M/M		\$29,723.18
Smith Barney		\$97,702.97
Smith Barney CD		\$40,000.00
Countrywide M/M		\$47,673.04

Total Assets \$215,099.19

#### Accounts Receivable

2007 Owner Assessments	\$ 3,566.00
2008 Owner Assessments	\$53,365.00
A/R Collection Fees	\$ 2,531.20
A/R Late charges	\$ 1,647.22
A/R Legal fees	\$ 4,802.50
A/R Opening balance	\$23,622.85
A/R other	\$ 325.00
	\$ 89,859.77

Total Assets \$447,579.35

Pre-paid insurance \$ 2,218.28

Total other assets \$ 2,218.28

**Total Assets** \$449,797.63

#### LIABILITIES AND MEMBER'S EQUITY

#### Current Liabilities

Prepaid-HOA Fees	\$ 1,138.36	
Total Liabilities		\$ 1,138.36

#### Reserves

Beginning balance	\$198,471.02	
2008 Reserves	\$ 16,361.00	
Interest income	\$ 267.17	
Total Reserves		\$215,099.19

#### Member Capital

Prior Years equity	\$ 67,347.66
Accrual basis equity	\$ 88,721.41

Total homeowners capital \$156,069.07

YTD excess/deficit \$ 77,491.01

Total member's equity \$233,560.48

**TOTAL LIABILITIES AND MEMBER'S EQUITY** \$449,797.63

## 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.

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

\*Solution at [www.PEELinc.com](http://www.PEELinc.com) © 2006. Feature Exchange

## Scouts to Aerate Lawns for Adventure

Varsity Team 1830 Boy Scouts will be aerating neighborhood lawns on March 29 and April 12 for their annual fundraiser to support the boys' summer high adventure trip. They will carry out the fundraiser in neighborhoods where they live – Steeplechase, Willow Pointe, Winchester Country, Winchester Trails, Winchester Village and surrounding communities.

Lawn aeration is a recommended service that involves pulling plugs of soil out of the ground using a lawn mower-like machine. After sprinkler heads and other sensitive objects have been marked, older scouts maneuver the aerator around the yard creating holes about an inch wide and 2-4 inches deep that allow air, water and nutrients to reach the roots more easily. It is a good idea to fertilize the lawn shortly after it has been aerated. Lawn aeration only takes a few minutes and helps improve the lawn's springtime growth and beauty.

Each year, the Venture and Varsity Scouts (14-18 years old) plan and carry out a high adventure trip where they put into practice the outdoors skills they have learned throughout their scouting experience. This summer they will travel to Big Bend National Park where they will participate in hiking, camping, canoeing, and cycling activities. By supporting the Scouts in this fundraiser, you will help them earn the money they need to participate in this great activity.

The Scouts are asking for \$65 to aerate both the front and back of an average-sized yard, or \$40 for just the front or back. Anyone wishing to support the fundraiser by having a lawn aerated or by making a donation may contact Vaughn Jorgensen at 281-955-7274 or sending an email to [cvjorgensen@yahoo.com](mailto:cvjorgensen@yahoo.com).

## Join us for the Association's Board of Directors Meetings

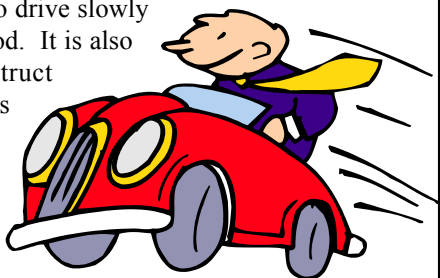
The meetings are the first Wednesday of each month. They are held at 6:30 p.m. In the meeting room by the pool.

**Contact Randall Management on the day of the meeting to confirm the meeting and the room, or if you wish to address the board.**

## 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.



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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.

	Sep 07	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08
\$220,000 +	0	0	0	1	0	0
\$200,000 - 219,999	1	1	0	0	0	0
\$180,000 - 199,999	0	0	0	0	0	1
\$160,000 - 179,999	2	0	0	1	0	1
\$140,000 - 159,999	0	2	0	2	0	0
\$140,000 -	3	0	2	1	1	2
<b>TOTAL</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>4</b>
<b>Highest \$/Sq Ft</b>	<b>70.93</b>	<b>86.15</b>	<b>82.42</b>	<b>80.01</b>	<b>73.80</b>	<b>79.50</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

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