



Willow Pointe Newsletter

May 2008
Volume 4, Number 5

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Willow Pointe Annual Meeting, Board Election and Special Meeting

Date: May 21, 2008
MUD 9 Building 9431 Rio Grande Dr.
6:30 p.m.

We continue to seek Board candidates. If you are interested, please contact Randall Management at 713-728-1126 or contact the Board via wphoa.board@willowpointe.org. Please give some thought to supporting your community by running for the Board.

2008 Pool Season

The Willow Pointe Pool will be open Memorial Day Week-end and then again Saturday May 30th. Regular pool hours will be noon to 8 p.m. Tuesday through Sunday throughout the summer.

The registration process has been redesigned this year in a way that we hope is more efficient and cost effective. One 2008 Pool Pass will be mailed to each household which is in good standing on or before May 20, 2008. A new resident to the community can contact RMI for assistance in obtaining a pool pass. There will be no processing fee. Homeowners who become eligible for pool privileges after May 15th, have lost their pool pass or wish an additional pass are asked to contact Randall Management at 713-728-1126. The fee will be \$10.00 for each pool pass.

You will be required to show your 2008 Pool Pass to the lifeguard upon entering the pool area. We will continue to ask you to sign in at the front gate.

If you do not have a pool pass, you may not swim. No exceptions.

The 2008 Pool rules will be included in the mailing. Please review these with your family.

If you have questions or concerns about the change in process, please contact the Board at [www.wphoa.board@willowpointe.org](mailto:wphoa.board@willowpointe.org).

Spring and Summer Home Projects

If you are replacing your fence or painting your home or any other addition or repair, please be reminded that you need to complete an ACC application. This can be found on the website www.willowpointe.org or by calling Randall Management at 713-728-1126.

Just as a reminder, fences can be 6 ft 6 inches (six feet fence post/pickets) and a 6 inch rot board. If you need a color chart for the approved paint colors for Willow Pointe, give Randall Management a call – 713-728-1126.



Congratulations go to Travis and Sharon Johnson at 10023 Rio Bravo Road. Eligia Croes at 10307 Willow Crossing Circle received Honorable Mention.



Community Calendar

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 and Special Meeting** MUD Building 6:30 p.m. 9431 Rio Grande Dr.
- May 24-26 Pool Open 12 – 8 p.m.
- May 26 School Holiday CFISD
- May 27 Green Thumb Gardening Series 6:30 "Lawn Care" **
- May 29 Last Day of School CFISD
- May 31 Pool Open for Summer

**Meeting Location – Pool Meeting Room*

***Sponsored by Harris Country Master Garden Association Foundry Education Building 8350 Jones Rd.*

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
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
.....	jcgodwin@randellmanagement.com
Newsletter Publisher	
Peel, Inc.....	advertising@PEELinc.com
.....	888-687-6444

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	
Director	OPEN	

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.



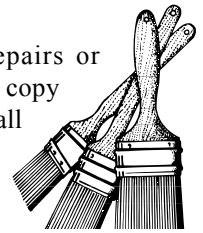
Harris County Sheriff's Office Patrol Report

February 2008

Category	Number
Criminal Mischief	1
Discharge, Firearm	1
Burglary/Home	1
Disturbance/Loud Noise	4
Disturbance/Family	4
Burglary/Motor vehicle	2
Solicitors	1
Vehicle Suspicious	4
Traffic stop	20
Suspicious person	1

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.



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
affirmative action/eo college
Barker Cypress Campus
9191 Barker Cypress
Cypress, TX 77433

41

USA

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

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

Special Recognition to a Deserving Pair

Evan Koenig's (1st Grade - Bang Elementary) and Macy Suddath (2nd Grade - Danish Elementary) have collected 160 brand-new bears and animals to be donated to Spaulding for Children. Evan and his parents (Dan and Cris) reside in Willow Pointe.

Spaulding for Children is a non-profit agency dedicated to placing abused and neglected children with permanent adoptive families. The organization provides pre-adoptive education and preparation to help parents meet the children's formidable needs, as well as comprehensive support services after the adoption to ensure the permanence of the adoptive family.

Evan and Macy raised these in conjunction with the Children's Ministries at The Foundry United Methodist church. They began their campaign in early February and will be delivering all of the bears – which include scripture tied to their hands – to Spaulding later this month. These bears will be used when a foster child is introduced to the process and may need extra comfort during a very difficult time in their lives.

The families are very proud of the work that Evan and Macy have done on this project – they came up with it on their own in January and worked it through to the very end! These two will go on to do amazing things in their lives with their kind and generous hearts.

If you have a special interest story please forward it to Newsletter Editor Judith Schwartz @judithschwartz@sbcglobal.net.



Macy Suddath and Evan Koenig with 160 Brand-new Bears and Animals to be Donated to Spaulding for Children

From your Willow Pointe HOA...

ALL PURPOSE PRESSURE WASHING

Willow Pointe HOA Board of Directors recommends All Purpose Pressure Washing for all of your pressure washing needs.

Special rates and guaranteed low rates are being offered to the residents of Willow Pointe ONLY during the month of May and June. Their services include residents, driveways and porches.

Estimates are free.

If you need any form of pressure washing call Rodney Bordelon - 713-530-7358 or Rhonda Bordelon - 713-269-5798.

Bashans Painting & Home Repair

Commercial/Residential
Free Estimates

281-347-6702



281-731-3383 cell



- Interior & Exterior
- 20 Years Experience
- Hardiplank Installation
- Wood Replacement
- Pressure Washing
- Sheetrock Repair & Texturing
- Cabinet Painting
- Door Refinishing & Replacement
- Wallpaper Removal
- Custom Staining
- Fence Replacement or Repair

**References Available • Fully Insured
NO PAYMENT UNTIL COMPLETION**

bashanspainting@earthlink.net

We Challenge What You Pay For Electricity!

If SparkPowerBank isn't your current electricity provider...chances are you're paying too much!



By Spark  Energy



I'm Texas Energy Analyst Alan Lammey. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore! **Stop it.**

Some electric companies talk about "**Simple**" rate plans – that just means it costs you more!
Others brag that they'll "**Send you a Rebate**" – that just means you're already paying too much!!

Come to the **Power Bank** – www.SparkPowerBank.com
Why pay more than you have to? Those days are over!

Why would you want to go with an electric provider that charges you more, when you can go to www.sparkpowerbank.com and pay far less for the same electricity?

Make sense?

SparkPowerBank
www.sparkpowerbank.com

By Spark  Energy

SIGN-UP TODAY
Right Online!

Please choose "Newsletter Ad" as your referral on the SparkPowerBank.com website.

Willow Pointe HOA, INC

Balance Sheet
March 31, 2008

ASSETS

Checking	Prosperity	\$43,421.86
Temp Transfer	Prosperity M/M	\$65,000.00
Temp Transfer	Countrywide M/M	\$50,000.00
Reserves		
Prosperity M/M		\$ 29,823.47
Smith Barney		\$139,609.57
Countrywide M/M		\$ 47,833.88
Total Assets		\$217,266.92

Accounts Receivable

2007 Owner Assessments	\$ 2,821.37	
2008 Owner Assessments	\$31,345.25	
A/R Collection Fees	\$ 1,433.60	
A/R Lawn	\$ 150.00	
A/R Late charges	\$ 1,882.30	
A/R Legal fees	\$ 4,403.00	
A/R Opening balance	\$23,457.85	
A/R other	\$ 150.00	
	\$ 65,643.37	
Total Assets		\$441,332.15
Pre-paid insurance	\$ 1,663.71	
Total other assets		\$ 1,663.71
Total Assets		\$442,995.86

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 1,557.76	
Total Liabilities		\$ 1,557.76

Reserves

Beginning balance	\$198,471.02	
2008 Reserves	\$ 16,361.00	
Interest income	\$ 2,434.90	
Total Reserves		\$217,266.92

Member Capital

Prior Years equity	\$ 67,347.66	
Accrual basis equity	\$ 64,085.61	
Total homeowners capital	\$131,433.27	
YTD excess/deficit	\$ 92,737.91	
Total member's equity		\$224,171.18
TOTAL LIABILITIES AND MEMBER'S EQUITY		\$442,995.86

CPR/First Aid Class

Sunday, May 4th or 12th
at 6:00pm
Cost: \$10

Pre-Registration required.
Contact Rhonda@hfcnaz.org

Learn new techniques of CPR for adults and babies, and basic first aid concepts. Classes led by a certified trainer.



Kidstuf...

Where KIDS
bring their PARENTS
to LEARN!

Saturday, May 10th, 7:00pm

Last performance of the school year!
Don't miss it!

First Place Mother's Day Out

Tuesdays & Thursdays
9:00am—2:00pm
Ages 3 months through preschool

Now Registering for the Fall Semester

Contact Rhonda Milligan, Early Childhood Director
Rhonda@hfcnaz.org
281-897-0300



Houston First Church of the Nazarene

10001 W Sam Houston Pkwy North
Houston, TX 77064
(Beltway 8 between Fallbrook & West)

281-897-0300
www.hfcnaz.org

Willow Pointe

WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting - Wednesday, March 5, 2008

MINUTES (approved 4/2/2008)

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
Judith Schwartz, Treasurer

Absent: Noah Herrera

Guest:

Nat Sosienski & John – Sweetwater Pools

Prior to the meeting the Board met with Sweetwater to discuss the 2008 pool season. Contract and billing issues were discussed. Sweetwater promised to research various items and respond to the Board by email.

Several Homeowners were present to discuss the shed/plays structure amendment.

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 8:25 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 Judith Schwartz, and it was unanimously decided to adopt the agenda as amended.

Open Forum:

The Board of Directors requested the homeowners that had unapproved play structure and sheds attend the meeting. The Board of Directors suggested that the homeowners contact Scott Ward to help collect proxies to change the documents to allow larger structures. Each of the owners was provided with an opportunity to discuss their specific situation and make suggestions to the Board.

Approval of the Minutes: February 6, 2008 Minutes

The minutes to the February 6, 2008 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 with a minor correction.

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 reviewed the next issue of the newsletter and made article assignments.

Web Report – Greg Decker presented the website update.

Courtesy Patrol & Crime Watch – Noah Herrera was not present and no report was given.

Landscaping Committee – Judith Schwartz provided specifications for the landscape maintenance for future bidding purposes. Judith

requested to meet with Brookway to discuss the billing, mulching, and the mowing of the easement in Willow Crossing.

Management Report – Jane Godwin reviewed the Financials for the month of February 29, 2008 in great detail. The following are the account balance as of February 29, 2007. The Prosperity checking account balance was \$27,620, Prosperity Money Market was \$65,000, Smith Barney reserve account was \$97,702, and Countrywide Money Market account was \$47,673. The administrative expense for the month of February was \$4,406.10 Utilities were \$4,472 Recreation Center was \$2,637, Grounds Maintenance was \$2,522, and Community Services was \$2,522. The Total Expenses for the month of February were \$18,764 and year-to-date the expenses are \$55,537.

Collections – Jane Godwin briefly discussed the collections with the Board of Directors. She presented the Lambright collection report. She also informed the Board that the 2008 collections are going well. The Association should be at least 87% collected by the end of the month.

Deed Restriction Report – The deed restriction report was reviewed in great detail. Maria Maldonado informed the Board of Directors that Cruz was not responding to her calls for the force mows. Greg will get a contact number for his son so that we can reach him.

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.

New Business:

Pressure Wash Bids – The Board of Directors reviewed the revised bids for the pressure cleaning project. The only revised bid that has been received was from All Purpose Pressure Washing. Maria Maldonado explained to the Board that there was an additional bid that should be submitted by Friday, March 7, 2008. The Board of Directors instructed Maria Maldonado to send the bid to the Board of Directors via email as soon as it was received. A motion was made by Greg Decker, seconded by Judith Schwartz, and it was unanimously decided to review the additional bid. If the additional bid was greater or in the event that the additional bid did not arrive by March 7, 2008, the contract to pressure wash the entrances shall be awarded to All Purpose Pressure Washing. In the event the second bid was lower than the current bid, the matter would be decided by an email vote of the Board.

Pool Tags – Judith Schwartz presented a sample of what could be the 2008 Pool tags. Judith suggested simplifying the process by mailing pool tags to owners that are eligible to receive pool tags. No on-site pool tag registrations will be held. There will be a replacement cost for owners that misplace their tags.

Adjournment:

With no further business to discuss, a motion was made by Judith Schwartz, seconded by Greg Decker, and it was unanimously decided to adjourn the meeting at 9:45 p.m.

Dear Neighbor,

As many of you are aware, there have been attempts to change the community Declarations (deed restrictions) regarding the height of backyard play structures and sheds. The last attempts received enough community support to make the change, but regrettably the wording in the proxy was ruled to be legally incorrect and invalid. The verbiage has been corrected in the current proxy and the initiative is moving forward. The initiative is again calling for:

1. Our current Declarations (deed restrictions) limiting sheds to 8 feet needs to be changed to (not to exceed) 10 feet.
2. Our current Declarations (deed restrictions) limiting play structure to 8 feet needs to be changed to (not to exceed) 12 feet.

At several previous meetings, all who were present unanimously agreed that our current Declarations are outdated and no longer work for our community. In addition, the Board expressed full support of the proposed change. A special meeting of the Homeowners Association will be held on Wednesday, May 21st at 6:30 p.m. at the MUD #9 Building located at 9431 Rio Grande Dr. to vote on the matter.

We will need 388 "yes" votes to support the recommended change to the Willow Pointe Declarations of Covenants, Conditions and Restrictions. We hope that you will join us with your support as well.

If you are homeowner, please vote YES by signing the proxy. If the property is co-owned, the signature of only one homeowner is required. Please print the Owner Name(s), Address of Property, Mailing Address, and Date. There is no need to complete the Legal Description line. Please mail the complete proxy to Randall Management or save a stamp and e-mail Scott Ward at scottmward@gmail.com to schedule a pickup time.

HELP NEEDED...

The collection of proxy votes is currently underway. Volunteers wearing yellow vests will be going door to door collecting signatures. If you are able to lend assistance by gathering a few signatures of your neighbors, please e-mail Scott Ward at scottmward@gmail.com. Your help would be greatly appreciated.

Sincerely,

Scott Ward
Shed and Play Structure Volunteer



Trash Patrol

Submitted by Paul Morgan
Landscape Committee Chair

Last month the Landscape Committee started a program to get Willow Pointe residents involved in removing trash from our neighborhood. While there has been some participation, it appears trash is winning. There are more people leaving trash in our neighborhood than are picking it up.



People driving through the neighborhood are tossing the packaging of fast food on our streets and common areas. The bridge on Willow Crossing seems to be a favorite target of trashers.

A variety of items are being tossed on our streets. We have found plastic drink bottles, plastic grocery bags, cups, food, broken glass, broken writing pens, straws, cans, nuts and bolts from automobiles, etc. We have even found money.

The residents who met at the bridge on the second Saturday to pick up trash in the flood control ditches found plenty of discarded items. There seem to be three sources of rubbish found in the ditches.

Trash can be washed from upstream. We can not do a lot about this problem. People walking the banks throw water bottles, food wrappers and other items onto the ground. Residents whose property abuts the drainage ditch occasionally throw trash over their fence. We have one resident who throws his empty dog food cans over the fence.

Other items found along the ditch include corks, fireworks debris, milk cartons, small pieces of plastic foam, shoes, balls, bags of dog poop, tree limbs, pieces of bicycles, etc. It seems some people treat the drainage ditches as their personal garbage dump.

Everything thrown in these ditches can end up in the ocean. Pieces of plastic can be very harmful to wildlife which live in or on the sea. The storm water running in flood control ditches is untreated. It can contain dangerous chemicals from fertilizers, motor oil, feces and pesticides. Anything on the ground can be washed into the ditches through our storm water drains. The Landscape Committee asks that you think before throwing anything on the ground.

Don't forget, every resident of Willow Pointe is on the Trash Patrol. If you see trash, pick it up. Also, 8 AM, the second Saturday of the month, meet at the bridge on Willow Crossing to pick up trash along the ditches. Let's make the world a better place for our kids and grandkids.

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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.

	Oct 07	Nov 07	Dec 07	Jan 08	Feb 08	Mar 08
\$220,000 +	0	0	1	0	0	0
\$200,000 - 219,999	1	0	0	0	0	0
\$180,000 - 199,999	0	0	0	0	1	0
\$160,000 - 179,999	0	0	1	0	1	0
\$140,000 - 159,999	2	0	2	0	0	1
\$140,000 -	0	2	1	1	2	0
TOTAL	3	2	5	1	4	1
Highest \$/Sq Ft	86.15	82.42	80.01	73.80	84.91	85.52

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!*

David "Super Dave" Flory



- #2 Realtor in Texas!**
- Top 1% of Realtors in the U.S.
- Selling Over 600 Homes A Year
- Over 96% of David's Listings Result in a Sale

**HIGHEST PRICE PER SQ.FT. resale homes
sold in Willow Pointe: \$89.21**



Direct line: 281-477-0345

*According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 9/2007

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