



Willow Pointe Newsletter

June 2008

Volume 4, Number 6

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Traffic Revisions

Harris County Precinct 4 has made the following changes in our community.

- Due to the congestion caused by over-flow parking coming from the Cypress-Fairbanks Funeral Home, NO PARKING signs have been installed along both sides of the entrance/exit at Trail Ridge and Jones Road. There have been several occasions when cars were double parked along both sides of the road causing hazardous conditions. Following an inspection conducted by Precinct 4 staff it was decided that signs were necessary for the following reasons. A) Impediment of traffic flow for homeowners B) blocking of the right of way for school buses and emergency vehicles and C) the need to enforce the existing traffic law 545.302 which prohibits parking within 30 feet of a signal light.
- Due to poor visibility in the area of a school bus pick-up/drop off-site at Pony Express and Encino Cove, a stop sign was added on Pony Express.

If you have concerns about traffic safety or suggestions for improving traffic flow within the community, contact Harris County Precinct 4 Community Assistance Department at 281-353-8424

2008 Pool Season

By now you should have received your 2008 Pool Pass and packet. If you are in good standing and did NOT receive a packet, please contact Randall Management at 713-728-1126.

Replacement cards can be purchased at a cost of \$10.00. If you are new to the community, there will be no charge. Call 713-728-1126 for assistance.

In order to use the pool you must be a member of the Association. You must be current in all fees owed the Association.

Any unauthorized use of the pool by non-residents, residents not in good standing, or individuals not strictly adhering to pool rules or policy may lose all pool privileges. Any unauthorized use of the pool after closing will be considered trespassing resulting in loss of pool privileges, fines or criminal charges.

Pool rules are posted in the meeting room adjacent to the pool.

A "Lost and Found" box will be located near the entrance. Please check it for lost items.

You must show your Pool Pass to the guard. If you do not have your Pool Pass you may NOT use the pool. Sign-in will be required.



**Willow Pointe
Yard of the Month**

Congratulations to the Thomas Vo family at 9219 Willow Crossing Drive. Honorable Mention goes to the Ronald Palencia family at 9423 Willow Crossing Drive.

Be a Good Neighbor

Over the past several months there have been many complaints regarding loose dogs and cats in the neighborhood as well as excessive dog barking.

Nothing is more annoying than a barking dog! Please make sure your dog(s) is not left outside unattended during the day and is brought inside at night if they are barkers. Excessive barking is very disruptive to the neighborhood so please be considerate.

Please be aware that the Harris County Animal Control Ordinance requires that dogs and cats be physically restrained at all times, without access to the sidewalks and streets and most important, your neighbors yard and garden. Violations need to be reported to HCPHES Rabies and Animal Control at 281-999-3191. For more information about the Harris County Lease Law and other regulations go to <http://www.hcphe.org/vph/Laws/regulation/htm>.

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@sbglobal.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 | 2 |
| Distrubance/Juvenile | 2 |
| Domestic/Prevent | 1 |
| Solicitors | 1 |
| Vehicle Suspicious | 4 |
| Traffic Hazard | 1 |
| Traffic Stop | 17 |
| Assault/Sexual | 1 |
| Suspicious Person | 1 |

Bike Safety

Here is great tip! In order to report a bike that has been stolen the sheriff requires that you have the serial number. Please write down your serial numbers and store in a safe place.



YARD GREETINGS

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SURPRISE YOUR FAMILY & FRIENDS
8 FT. SIGN DELIVERED 7 NIGHTS A WEEK
BIRTHDAYS, ANNIVERSARY, BIRTHS, GRADUATION

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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

Willow Pointe Homeowners Association, Inc.

Board of Directors Meeting - Wednesday, April 2, 2008

Not approved due to delay in May Board meeting date - 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
Judith Schwartz, Treasurer
Noah Herrera, Vice President

Guest:

Scott Ward – 10103 Sable Trail Ct.

Management Company:

Maria Maldonado, Property Manager

Call to Order:

Greg Decker, President of the Willow Pointe Board of Directors called the meeting to order at 6:35 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 Judith Schwartz, seconded by Noah Herrera, and it was unanimously decided to adopt the agenda as amended.

Open Forum:

Scott Ward – 10103 Sable Trail Ct – Scott attended the meeting to demonstrate the yellow reflective vest to the Board of Directors that

he purchased. The purpose for the vest was to be able to identify the volunteers for the proxy collection. Scott suggested that we notify the homeowners in the newsletter that volunteers will be walking the property collecting signatures for the play structure/shed amendment. He also notified the Board of Directors that he would like to include a letter in the mailing that will include a picture of his daughter and the purpose of the amendment.

Approval of the Minutes: March 5, 2008 Minutes

The minutes to the March 5, 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 as presented.

Committee Reports:

Modification Committee – Greg Decker informed the Board of Directors that there was one ACC applications denied and three that were approved.

Newsletter Committee – Judith informed the Board of Directors that the newsletter will have Annual Meeting information, yard of the month and information on the amendment proxy.

Web Report – The Board discussed the various options for updating the website. Greg Decker notified the Board of Directors that Bill Brune has volunteered to maintain the website. Noah Herrera also notified the Board that he knows someone that is willing to maintain

(Continued on page 4)

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*Some restrictions apply. Includes standard eye exam & contact lens fitting. Glasses from select frames, single vision CR39 lenses, contacts from select lines-upgrades at add'l cost. Coupon must be presented at time of service. Cannot be combined with any other promotion or insurance benefits. Expires 6/7/08.

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New Patients only. \$15 Off existing patients. Dilation extra. Coupon must be presented at time of service. Cannot be combined with any other promotion or insurance benefits. Expires 6/7/08.

Willow Pointe

MINUTES - (Continued from page 3)

the website for \$150.00 per month as long as he is supplied with the content for the updates.

Courtesy Patrol & Crime Watch – Noah Herrera notified the Board of Directors the incidents that occurred in the property. He informed the Board that there was the following activity: one (1) family disturbance, one (1) Burglary, one (1) Car Break In. Judith informed the Board of Directors that the sheriff was notified that the Funeral home is double parking vehicles.

Landscaping Committee – Judith Schwartz notified the Board of Directors that Paul would like to purchase flags for the entrances. A motion was made by Greg Decker, seconded by Noah Herrera, and it was unanimously decided to appropriate the funds for Paul purchase the flags.

Management Report – Maria Maldonado reviewed the Financials for the month of March 31, 2008 in great detail. The following are the account balance as of March 31, 2007. The Prosperity checking account balance was \$43,421, Prosperity Money Market was \$65,000, Smith Barney reserve account was \$139,609, and Countrywide Money Market account was \$47,833. The administrative expense for the month of March was \$2,496.89, Utilities was \$1,094.42, Grounds Maintenance was \$2,855.41, and Community Services was \$2,546. The Total Expenses for the month of March were \$9,357.31 and year-to-date the expenses are \$65,453.

Collections – Maria Maldonado presented an update on the collection report. She notified the Board of Directors that the 2008 assessment outstanding as of 4/108 was \$30,813.94. The percentage collected 87%.

Deed Restriction Report – The deed restriction report was reviewed in great detail.

Unfinished Business:

2008 Pool Season – Judith provided Maria Maldonado with a brochure on pool rules & pool safety. Judith informed Maria Maldonado that a pool pass along with the pool rules should be mailed to the homeowners in good standing. Judith notified the Board of Directors that Sweetwater Pools was not willing to provide 588 pool brochures.

Brookway Landscape Contract – The Board of Directors reviewed the contract between Willow Pointe and Brookway. A motion was made by Greg Decker, seconded by Noah Herrera and it was unanimously decided to renew the contract with Brookway. The Board of Directors requested that we coordinate the pipeline mow with Brookway.

New Business:

Patrol Contract – The Board of Directors presented the patrol contract for review. Greg Decker briefly informed the Board of Directors of some changes.

Garage Sale Signs – Judith presented a quote from “Yard Greetings” which provides Garage Sale Signs and Annual Meeting Signs. The cost for each sign will be \$29.95 for three days. A motion was made by Greg Decker, seconded by Noah Herrera, and it was unanimously decided to have Yard Greeting provide the signs for the entrances.

Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:40 p.m.



4th of July Block Party

Friday, July 4
5:30-9:30pm

Everyone Is Invited!

Live Music

Rock | Country | Contemporary Christian

Food

BBQ | Chick-fil-A | Nachos | Snowcones | Ice Cream
Popcorn & Drinks

Free Drawings

Gift Certificates | Family Fun

Games & Fun

Giant Inflatable Slide | Twin Peaks Climbing Wall
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Willow Pointe HOA, INC

Balance Sheet - April 30, 2008

ASSETS

| | | |
|---------------------|-----------------|---------------------|
| Checking | Prosperity | \$24,687.72 |
| Temp Transfer | Prosperity M/M | \$65,000.00 |
| Temp Transfer | Countrywide M/M | \$50,000.00 |
| Reserves | | |
| Prosperity M/M | | \$ 29,920.11 |
| Smith Barney | | \$ 79,609.57 |
| GMAC CD | | \$ 60,000.00 |
| Countrywide M/M | | \$ 48,123.41 |
| Total Assets | | \$217,653.09 |

Accounts Receivable

| | | |
|------------------------|--------------|---------------------|
| 2007 Owner Assessments | \$ 2,785.65 | |
| 2008 Owner Assessments | \$21,380.91 | |
| A/R Collection Fees | \$ 1,008.00 | |
| A/R Lawn | \$ 150.00 | |
| A/R Late charges | \$ 1,898.47 | |
| A/R Legal fees | \$ 4,246.00 | |
| A/R Opening balance | \$23,457.85 | |
| A/R Other | \$ 175.00 | |
| | \$ 55,101.88 | |
| Total Assets | | \$412,442.69 |
| Pre-paid insurance | \$ 1,109.14 | |
| Total other assets | | \$ 1,109.14 |
| Total Assets | | \$413,551.83 |

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

| | | |
|-------------------|-------------|-------------|
| Prepaid-HOA Fees | \$ 1,184.76 | |
| Total Liabilities | | \$ 1,184.76 |

Reserves

| | | |
|-------------------|--------------|--------------|
| Beginning balance | \$198,471.02 | |
| 2008 Reserves | \$ 16,361.00 | |
| Interest income | \$ 2,821.07 | |
| Total Reserves | | \$217,653.09 |

Member Capital

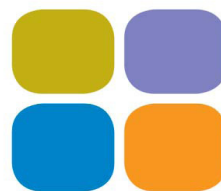
| | | |
|--|--------------|---------------------|
| Prior Years equity | \$ 67,347.66 | |
| Accrual basis equity | \$ 53,917.12 | |
| Total homeowners capital | \$121,264.78 | |
| YTD excess/deficit | \$ 73,449.50 | |
| Total member's equity | | \$194,713.98 |
| TOTAL LIABILITIES AND MEMBER'S EQUITY | | \$413,551.83 |

Eagle Scout Candidate

Congratulations to Eagle Scout Candidate Ryan Owen, BSA Troop 277. As part of his work to achieve Eagle

THANK
you

Scout Ryan and his team have built and installed two new park benches at Pony Express and Trail Ridge. Thank you Ryan!



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Storage Sheds

Submitted by Paul Morgan

When a homeowner in Willow Pointe fills his garage full of stuff, what is his next choice for storage? Many of your neighbors have decided to erect a storage shed in the back yard. Storage sheds are available in many different styles and building materials. There are plastic, metal and wooden sheds. You can choose the one you like best and that fits your needs. Sheds can be found in many lawn and garden supply stores. Many can be installed by the homeowner. The better ones usually require 2 people. Sheds vary from plastic snap together to wooden kits to metal kits sold by places like Sears.

Some shed kits require some site preparation. A level site and solid foundation may be required.

Placement of the shed should be one of the first decisions you make. Pick a location for convenience and aesthetics. After having made the choice of size, material and location you need to get approval of the Homeowners Association before proceeding any further. After installing your shed, spend some time organizing the items you want to store. It is a great place for any flammable materials you may be storing in your garage. Put your lawn and garden equipment in the shed. Children's toys and bicycles will be easily accessible. It is also a great place to store your outside cookers. Maybe you need a place for your pets items, especially food.

After installing your storage shed, you may be able to put a car in the garage.

Willow Pointe Collections Update

| Category | Amount Budgeted | Amount Outstanding as of 5/1/08 | % of Collection |
|-------------------|-----------------|---------------------------------|-----------------|
| Opening Balance | N/A | \$23,457.85 | |
| Assessment 2007 | \$236,424.00 | \$2,785.64 | 99% |
| Assessment 2008 | \$236,424.00 | \$20,932.31 | 91% |
| Total Receivables | | \$54,629.24 | |
| Total Prepaid | | \$1,334.76 | |
| Net Receivables | | \$53,294.48 | |

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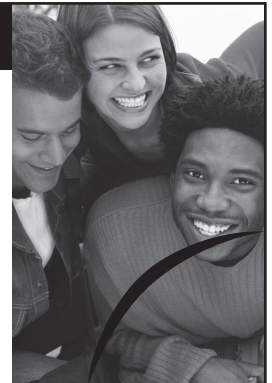
Fall classes start Aug. 25.

Register and pay EARLY ...

for fall college credit courses by Aug. 4 and you're entered to win a free semester of tuition.



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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.

| | Nov 07 | Dec 07 | Jan 08 | Feb 08 | Mar 08 | Apr 08 |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$220,000 + | 0 | 1 | 0 | 0 | 0 | 0 |
| \$200,000 - 219,999 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$180,000 - 199,999 | 0 | 0 | 0 | 1 | 0 | 1 |
| \$160,000 - 179,999 | 0 | 1 | 0 | 1 | 0 | 0 |
| \$140,000 - 159,999 | 0 | 2 | 0 | 0 | 1 | 0 |
| \$140,000 - | 2 | 1 | 1 | 2 | 0 | 0 |
| TOTAL | 2 | 5 | 1 | 4 | 1 | 1 |
| Highest \$/Sq Ft | 82.42 | 80.01 | 73.80 | 84.91 | 85.52 | 74.04 |

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!**
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* According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 9/2007

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