



Willow Pointe Newsletter

July 2008
Volume 4, Number 7

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Willow Pointe Annual and Special Meeting Overview *Special Meeting - May, 2008*

416 homeowners were present or represented by proxy

The Amendment to the Covenant to change the height of play structures and sheds has passed! This means you may now have a shed up to 10 feet from grade and a play structure up to 12 feet from grade.

Here are the specifics on how to proceed

1. if you have an unapproved shed, you **MUST** submit another ACC. Once reviewed, your shed/play structure will be officially legal.
2. if you are planning to add a shed or play structure, you must complete an ACC giving the dimensions of the structure) length, width, height (FROM GRADE) and a diagram showing where it will be placed on your property. Please attach a brochure describing the structure including color/type of material. If roofing is involved, you must send a sample of the proposed roofing.

If you have questions, please contact RMI (713-728-1126) or the Board via www.wpha.board@willowpointe.org.

Annual Meeting

Scott Ward was elected to the Board. Scott recently led the effort to collect signatures for the Amendment change. A graduate of Texas A&M, Scott and his wife and daughter have resided in Willow Pointe for over a year. He will bring a multitude of skills and talent to the leadership team. Noah Herrera, current Board member, was also re-elected.

There have been numerous areas where “graffiti” or “tagging” has been found including the children’s play structure, a wall on Trail Ridge near White Oak, a wall on Round-Up and Willow Crossing and multiple mail boxes and traffic signs. **IF YOU SEE SUSPICIOUS ACTIVITY, PLEASE CONTACT THE SHERIFF.** It was expressed by those in attendance that this is being done by Willow Pointe residents.

Accomplishments this past year include:

- Pressure washing the pool house, brick wall and columns.
- Community/common area trees trimmed.
- Repair of Canopy(s) at the Pool
- Entrance lighting at Trail Ridge and Round-up repaired and enhanced.
- Landscape enhancements including color plantings at the entrances.
- Evaluated and renegotiated the contract to include the quarterly lawn maintenance of the easement areas.
- Standardization of paint colors and distribution of a color chart.
- Standardization of asphalt shingles (type and color)
- Incited the amendment to the covenant to increase height of sheds and play structures.

The minutes of the 2008 Special Meeting and Annual Meeting can be found on the www.willowpointe.org website.

Don't want to wait for the mail?

View the current issue of the Willow Pointe
Newsletter on the 1st day of each month online at
www.PEELinc.com

Willow Pointe

Important Telephone Numbers

Emergency	911
Sheriff's Department.....	713-221-6000
Sheriff's Department Storefront (Clay Road).....	281-463-2648
Fire Department (Non-Emergency)	713-466-6161
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
Entex (gas)	713-659-2111
Centerpoint Energy (Power Outages Only)	713-207-7777
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	Scott Ward	2008 – 2011
Secretary/Treasurer	Judith Schwartz	2007 – 2010
Director	Noah Nerrera	2008 – 2011
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.*



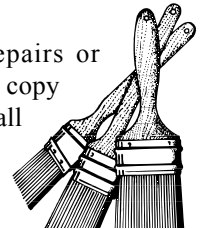
Harris County Sheriff's Office Patrol Report

February 2008

Category	Number
Criminal Mischief	1
Burglary/Home	1
Disturbance/Loud Noise	1
Disturbance/Other	1
Vehicle Suspicious	2
Traffic Stop	24
Burglary/Motveh	7
	(Winchester 9)
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.



Community Calendar - July

July 4	Fourth of July (Independence Day)
July 4 - 6	Collection of votes to prohibit overnight parking of commercial vehicles (see article)
July 7	Landscape Committee 6:30 p.m.* Pool Closed
July 9	Board Meeting 6:30 p.m.*
July 14	Pool Closed
July 21	Pool Closed
July 28	Pool Closed

***Meeting Location – Pool Meeting Room**
ALL HOMEOWNERS ARE WELCOME TO ATTEND ANY OF THE ABOVE MEETINGS.

We open doors FOR 50,000 STUDENTS

Register NOW for summer and fall ...
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Summer classes start July 10
Fall classes start Aug. 25

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Barker Cypress Campus
9191 Barker Cypress
Cypress, TX 77433
Lone Star College-Fairbanks Center
14955 Northwest Freeway
Houston, TX 77040



Willow Pointe

Willow Pointe Yard of the Month



Congratulations to Alex and Kathleen Cuclis who reside at 9203 Willow Crossing Drive. Honorable mention goes to Jose and Beatrice Carillo at 10835 Oak Bayou Lane.

Willow Pointe Website Pardon Our Dust!

Our Website is undergoing some remodel and updates. We encourage you to log on and watch our progress.
www.willowpointe.org

Unsightly Commercial Trucks

Submitted by Sal Dominguez

Volunteer residents of Willow Pointe will be positioned at the entrances to the subdivision in support of enforcing House Bill 327. This bill prevents overnight parking of commercial vehicles in the subdivision between the hours of 10PM – 6PM in any 24 hour period. If you are a homeowner in Willow Pointe, we encourage you to sign the petition which will allow for the posting of signs and the enforcement of the law in our neighborhood.

A team will be located at the Round Up/Willow Crossing Entrance on Sat – July 5th between 12-2 PM. The Trailridge/Jones Rd entrance will be manned on July 6th between 12-2pm. Additionally, a petition drive will be located at the Willow Pointe Pool during the month of July until all required signatures are obtained.

For more information contact Sal at Dominguez.sal@gmail.com.

2008 Pool Season

Summer is in full swing and it is apparent folks are enjoying the pool. During the first two weeks of June our census was about 80 swimmers per day.

Please take the time to give us feedback on the staff, the condition of the pool or issues you would like to have addressed. An evaluation tool is located on www.willowpointe.org or we can forward you one to you when requested via the wphoa.board@willowpointe.org.



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(at N. Eldridge in front of Target)
281-517-0023

25905 Hwy. 290
(at Spring Cypress next door to Target)
281-256-8774



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With purchase of complete pair of prescription glasses with premium lenses*
* Poly carbonate, high index & progressive. Includes tinted, single vision CR-39. Some restrictions may apply. Coupon must be presented at time of service. Cannot be combined with any other promotion or insurance benefits. Expires 6/7/08.

Exam, Glasses & Contacts
\$199*
*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.

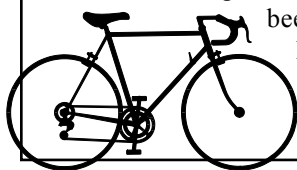
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\$25 OFF
With purchase of complete pair of prescription glasses with premium lenses*
New Patients only. \$15 Off existing patients. Dilation extra. Coupon must be presented at time of service. Cannot be combined with any other promotion or insurance benefits. Expires 6/7/08.

Willow Pointe

Garbage Reminders

- Please do not place any garbage at curbside until after 6 p.m. Sunday and Wednesday evenings.
- If the regular collection day falls on a holiday there will be **NO SERVICE and NO make up day.**
- Secure all brush and tree trimmings – tie in a bundle of no longer than four feet.
- **ALL BOXES MUST BE FLATTENED.** If you are new to the community this one is an important one to remember!
- If you evacuate due to the potential for severe weather or hurricane, **DO NOT LEAVE YOUR GARBAGE AT CURBSIDE.**
- To request a recycle bin call Customer Service at 713-635-6666.
- For questions about garbage collection services call 713-937-9955.
- **PLEASE KEEP TRASH CANS AND OTHER GARBAGE OUT OF VIEW ON DAYS WE DO NOT HAVE TRASH PICK UP.**

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.

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

*See solution at PEELinc.com

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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?

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

Willow Pointe HOA, INC

Balance Sheet - May 31, 2008

ASSETS

Checking	Prosperity	\$14,251.74
Temp Transfer	Prosperity M/M	\$65,000.00
Temp Transfer	Countrywide M/M	\$50,000.00
Reserves		
Prosperity M/M		\$ 30,004.53
Smith Barney		\$ 79,873.06
GMAC CD		\$ 60,000.00
Countrywide M/M		\$ 48,396.61
Total Assets		\$218,274.20

ACCOUNTS RECEIVABLE

2007 Owner Assessments	\$ 1,792.00	
2008 Owner Assessments	\$16,437.40	
A/R Collection Fees	\$ 784.00	
A/R Lawn	\$ 150.00	
A/R Late charges	\$ 1,353.25	
A/R Legal fees	\$ 2,193.50	
A/R Opening balance	\$22,244.65	
	\$ 44,954.80	
Total Assets		\$392,480.74
Pre-paid insurance	\$ 554.57	
Total other assets		\$ 554.57
Total Assets		\$393,035.31

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	\$ 3,442.18	
Total Reserves		\$218,274.20

Member Capital

Prior Years equity	\$ 68,527.66	
Accrual basis equity	\$ 43,770.04	
Total homeowners capital	\$112,297.70	
YTD excess/deficit	\$ 61,278.65	
Total member's equity		\$173,576.35
TOTAL LIABILITIES AND MEMBER'S EQUITY		\$393,035.31

Garbage Tip of the Month



- On a windy day, place the contents of your recycle box in a plastic bag before placing it at the curb. This will help cut down on debris being blown around the neighborhood.
- The coyotes are hungry this time of year. Wait until morning before putting your garbage out.

Crime Alerts

If you would like to receive crime alerts or other pertinent neighborhood information please let us know via willowpointealert@willowpointe.org.

Please provide your name, contact telephone number and your e-mail address. Once done you will receive alerts and updates.

If you are a victim of crime or know of a crime that has occurred within Willow Pointe, please pass this along using the above e-mail address. All who are on the distribution list will receive the information.

If you previously requested to be added to the contact list and have not been receiving alerts, please resend your information.

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.

Jones Road

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Contact:

Michael Armstead: 281-408-6820 (cell)
or Johnny Live: 832-748-4995 (cell)

Willow Pointe



Basketball Hoops

Willow Pointe Covenant Article 10 Section 23

"No basketball hoop and/or backboard shall be installed closer to the front side Lot lines facing on any adjacent street than the applicable building set-back line along such streets."

This requirement stipulates that you may not store basketball hoops/backboard on the street when not in use. Equipment must be stored at the corner of your house on or adjacent to the driveway.

Street Parking

Transportation Code Chapter 545

Street parking appears to be on the rise and with all of bends and curves in our community, hazardous conditions are resulting. The following aspects of the Transportation Code are enforceable:

An operator may not park in front of a private or public driveway, within 15 feet of a fire hydrant, within 20 feet of a crosswalk or intersection or within 30 feet on the approach to a flashing signal, stop sign, yield sign, or traffic control signal.

Please be considerate of your neighbors and all homeowners by adhering to the regulations.

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Pick up Thursday July 3rd between 9am & 7:30pm

@ St. Maximilian Catholic Church

10135 West Road

Customer Name: _____

Number of Briskets: _____

Scout Name: _____ DYLAN OWENS _____

PLEASE NOTE: Any briskets not picked up on Saturday afternoon will be donated to charity!

(10-12 lb. Beef brisket before cooking)

For any questions call Greg Lueb: 281-455-4031 or

Randy Thomas: 713-896-9540

Brisket Order Form

Please Print

Name: _____

Number of Briskets : _____

Home Phone: _____

Cell Phone: _____

Total \$ _____

Scout Salesperson: _____ OWENS _____

Paid by: Check Number _____

Cash: _____

All Order Forms & Monies Must Be

Turned in by June 24th

Purchaser Keeps This Portion

Return This Portion With Payment

Summer is Here

Submitted by Paul Morgan

Summer is here. That means rising electric bills. I don't know if my electric bill is high, low or average. If I tell you what my electricity cost me for the month of April it may give you something to compare your electric bill to.

Let me begin by telling you what I have changed on my 1500 square foot Beazer house.

- Solar screens were added on all windows.
- I added foil to the underside of the support beams in the attic where accessible. This created a dead space between the roof and the attic.
- A home-made end cap was added to the attic side of the stairway into the attic. This keeps hot attic air from getting into the house at this opening.
- Trees shade the house on the west side
- A gable-end fan was placed behind the opening on the front of the house. This is thermostatically controlled.
- I had a storm door put on the front door.
- Annual preventive a/c maintenance.

The thermostat stays at 76 degrees while we are home. I raise the temperature to 78 degrees when we leave. Ceiling fans are used a lot. We sleep under one.

We have a contract with Stream Energy for electricity with an energy rate of 0.1190 per kwh. I don't know if this is the best available rate.

If you suspect you are paying too much for electricity, there are some things you should do. First, have Centerpoint conduct an energy audit on your home. This should point you in the right direction in improving the efficiency of the house you live in.

You can spend a fortune improving your homes efficiency by having double-pane windows installed and buying a new central air conditioner. Electricity will have to cost a lot more to make these choices cost effective.

By the way, if you do anything to change the outside appearance of your home, you need to get approval of the Home Owners Association.

My electric bill for April's usage, and paid in May for 504 kwh, was \$60.08. You tell me, was that good, I don't know. I hope so.

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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.

	Dec 07	Jan 08	Feb 08	Mar 08	Apr 08	May 08
\$220,000 +	1	0	0	0	0	0
\$200,000 - 219,999	0	0	0	0	0	0
\$180,000 - 199,999	0	0	1	0	1	0
\$160,000 - 179,999	1	0	1	0	0	0
\$140,000 - 159,999	2	0	0	1	0	4
\$140,000 -	1	1	2	0	0	0
TOTAL	5	1	4	1	1	4
Highest \$/Sq Ft	80.01	73.80	84.91	85.52	74.04	83.19

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



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- Top 1% of Realtors in the U.S.
- Selling Over 600 Homes A Year
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**HIGHEST PRICE PER SQ.FT. resale homes
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Direct line: 281-477-0345

* According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 9/2007

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