



# Willow Pointe Newsletter

September 2008  
Volume 4, Number 9

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

Deed Restrictions Enforced

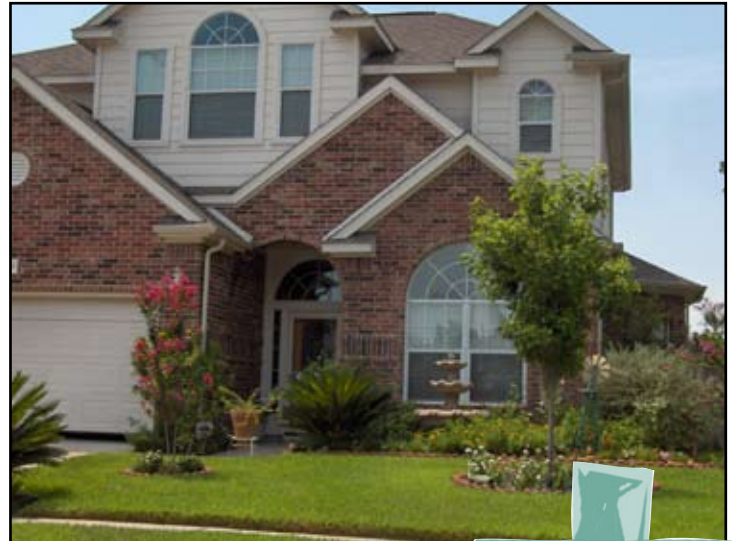
Official Publication of the Willow Pointe Homeowners Association, Inc.

## Willow Pointe Community Updates

- A request for bid for 2009 Pool Services has been finalized and sent to a number of pool companies requesting their participation.
- Several in the community had requested that the pool be open on week-ends in September. Sweetwater quoted a cost of \$2,019 for three additional week-ends. Due to the cost, the Board decided not to pursue this option.
- We encourage you to check out the website face lift and give us your feedback.
- A Neighborhood **National Night Out** event including a Pool Party and BBQ is being considered for late September. If enough volunteers come forward to assist, we will move forward with the planning. Watch the website for updates. Contact the Board if you are willing to volunteer some of your time and talent via [wpboa.board@willowpointe.org](mailto:wpboa.board@willowpointe.org). no later than September 5th.
- As of August 6, 2008 we have had **2,673** individuals visit the Willow Pointe Pool. Average per day is approximately **49**.
- **Reminder** – If you have an UNAPPROVED shed or play structure that pre-dates the June Amendment to the Covenant, you **MUST** complete an ACC form and submit it to Randall Management. The form can be found on [www.willowpointe.org](http://www.willowpointe.org).
- The required number of signatures has been collected to allow for the posting of signs **to prohibit overnight parking of commercial trucks** in the community. Sal Dominguez will file the petition and request the signs. A big THANKS to Sal, Allius and others who helped collect signatures.
- **No trespassing signs** will be posted around the pool, parking lot and play area. All areas are for the use of Willow Pointe residents only and are **CLOSED** at dusk. Anyone found on the property after dark will be subject to police intervention. Any unauthorized vehicle parking in the lot between 10 p.m. and 10 a.m. will be towed.

*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](http://www.PEELinc.com)



**Congratulations** to the Ashan Hosein Family at 10819 Elm Bayou Court for an outstanding yard. Honorable mention goes to Alavarces family at 10022 Encino Cove Court and the Robert Herbert family at 10011 Encino Cove Court.

**Willow Pointe  
Yard of the Month**

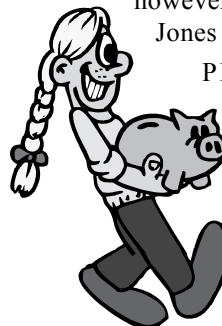
## Community Garage Sale

The Willow Pointe Garage Sale is scheduled for Friday through Sunday, September 5-7th.

We will place signs at both entrances of the community. You may place your own signs **ON THE STREET** near your home however we ask that you not place them at either the Jones or Round-Up entrances.

PLEASE TAKE YOUR SIGNS DOWN  
IMMEDIATELY  
FOLLOWING THE  
GARAGE SALE!

*Good Luck!*



# Willow Pointe

## Important Telephone Numbers

<b>Emergency</b> .....	<b>911</b>
Sheriff's Department.....	713-221-6000
Sheriff's Department Storefront (Business).....	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
Allied Waste Customer Service - Garbage.....	713-937-9955
Recycle .....	713-635-6666
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 Herrera	2008 – 2011
Director	OPEN	

*Please contact us via our community website at [www.willowpointe.org](http://www.willowpointe.org) if you have questions, comments or concerns.*

### 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.*

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## Landscape Committee Overview

At the last Landscape Committee meeting, August 4, we discussed the coming holidays and decorating ideas. We want to come up with something in the way of a decoration for fall. The committee feels what we did last year with the hay and scarecrows was very good. The only problem was vandals. This year will probably be something more subdued and less of an attraction for the destructive element in our area. We are thinking of something like large fall wreaths to be placed on the brick walls at the major entrances to Willow Pointe.

Christmas decorations will probably be similar to previous years. The committee will place wreaths and lights on the entrance walls. If anyone has an idea for future holiday decorations, the committee would like to hear from you.

### The committee also discussed possible projects for the coming year.

1. Adding irrigation to some of the common areas.
2. Having colorful plants added in the winter.
3. Adding a pathway from the parking lot to the entrance to the pool.
4. Eliminating the mulch rings around trees for economic reasons

The Landscape Committee's next meeting will be September 8, 6:30 pm, at the pool. We would like to see you there.

## Harris County Sheriff's Office

### Patrol Report

June 1-30 2008



Category	Number
Accident/Minor	1
Criminal Mischief	1
Theft/Residence	1
Disturbance/Loud Noise	1
Disturbance/Weapon	1
Disturbance/Other	1
Runaway	1
Vehicle Suspicious	2
Traffic Stop	27
Burglary/Motveh	1
Suspicious Person	4
Terristic Threat	1

## Community Calendar - September

September 1	Labor Day (Pool closes for season at the end of the day)
September 3	Board Meeting 6:30 p.m. *
September 5,6,7	<b>Community Garage Sale</b>
September 8	Landscape Committee 6:30 p.m.
September 13	Walk the bayou and pick up trash - meet @ Willow Crossing Bridge @ 8 a.m.

**\*Meeting Location – Pool Meeting Room**

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

# Willow Pointe HOA, INC

Balance Sheet - July 31, 2008

## ASSETS

Checking	Prosperity	\$ 7,955.39
Temp Transfer	Prosperity M/M	\$20,000.00
Temp Transfer	Countrywide M/M	\$50,000.00
Reserves		
Prosperity M/M		\$ 29,137.53
Smith Barney		\$ 80,205.72
GMAC CD		\$ 60,000.00
Countrywide M/M		\$ 48,859.74
Total Assets		\$218,202.99

## Accounts Receivable

2007 Owner Assessments	\$ 896.00
2008 Owner Assessments	\$13,037.08
A/R Collection Fees	\$ 560.00
A/R Lawn	\$ 130.00
A/R Late charges	\$ 962.94
A/R Legal fees	\$ 5,746.00
A/R Opening balance	\$21,341.25
A/R Other	\$ 250.00
	\$ 42,923.27

Total Assets \$339,081.65

**Total Assets** \$339,081.65

## Liabilities And Member's Equity

### Current Liabilities

Prepaid-HOA Fees	\$ 1,774.76
Prepaid-Legal Fees	\$ 125.00
Total Liabilities	\$ 1,899.76

### Reserves

Beginning balance	\$198,471.02
2008 Reserves	\$ 16,361.00
Interest income	\$ 4,372.88
Capital Expenses	\$ -1,001.91
Total Reserves	\$218,202.99

### Member Capital

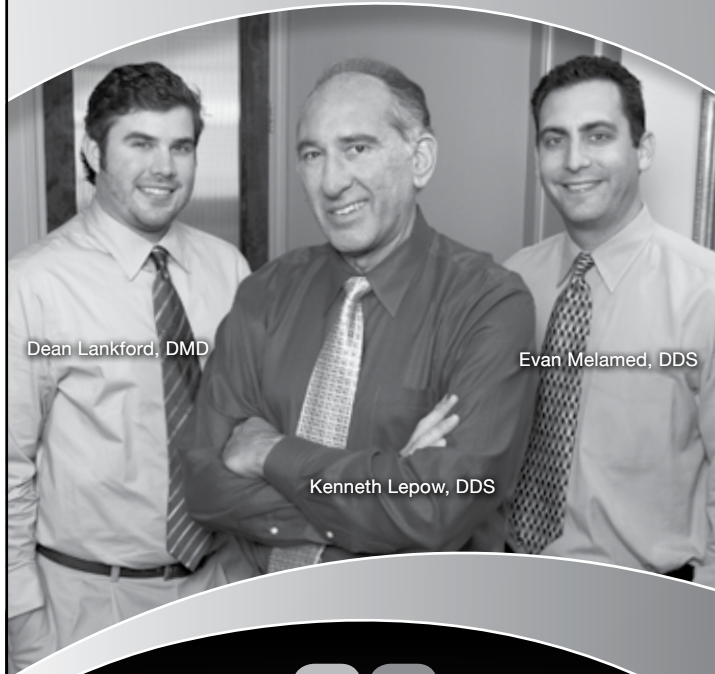
Prior Years equity	\$ 68,527.66
Accrual basis equity	\$ 41,023.51
Total homeowners capital	\$109,551.17
YTD excess/deficit	\$ 9,427.73
Total member's equity	\$118,978.90

**TOTAL LIABILITIES AND MEMBER'S EQUITY** \$339,081.65

## 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](mailto:advertising@peelinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.

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# Willow Pointe

## Guideline for the Modification Committee & Board for Granting a Single Tree Variance

The Willow Pointe covenant states in Article 10 Section 22 – “Each front yard shall have a minimum of two (2) trees of as least a 2 inch trunk caliber”.

Front lot sizes vary across the community and as a result adequate space to accommodate two trees per front lot is problematic. A lot should be large enough to accommodate the spreading canopy, in the case of the oak, which typically spreads twice it's height as the tree matures. Both pines and oaks grow rapidly when young and unless aggressively trimmed, poor lawn performance will result.

The Board of Directors has developed the following guideline to assist the Modification Committee in the future as variances are considered.

**The requirement for a minimum of two (2) trees each on a front lot is modified to one (1) for each contiguous seven hundred-fifty (750) square feet of front yard. This does not include the curb area. The curb**



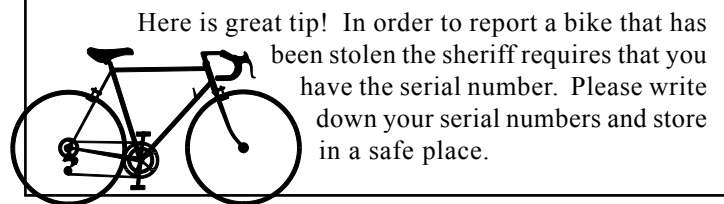
**area should be maintained according to the original developers plan. A tree shall be a minimum of 2 inch caliper.**

If you currently do NOT have two trees in your front lot due to lot size and believe you meet the above criteria we asked that you complete the request form found on our website ([www.willowpointe.org](http://www.willowpointe.org)) and submit it to Randall Management @ 9000 West Belfort Suite 311 Houston, Texas 77031.

Failure to formally request the variance will result in a deed restriction violation.

Any front lot without a single tree will receive a deed restriction violation. Curb side trees are to be maintained by the homeowner including pruning, watering or tree replacement if necessary.

### 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.



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

## Willow Pointe Homeowners Association, Inc.

Board of Directors Meeting - July 2, 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, Texas 77084 at 6:30 p.m.

### Board of Directors:

#### Present:

Scott Ward – Vice President  
Judith Schwartz – Secretary/Treasurer  
Noah Herrera – Director

#### Not Present:

Greg Decker

#### Guest:

None

### Management Company:

Neither Jane Godwin or Maria Maldonado were present.

### Call to Order:

Noah Herrera, Director, 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 noted above.

### Adoption of the Agenda:

The agenda was approved with modifications.

### Open Forum:

None

### Approval of the Minutes June 4, 2008

The minutes were presented for review. A motion was made by Scott Ward and seconded by Judith Schwartz to approve the minutes with modifications.

### Committee Reports:

**Website** – those in attendance reviewed the proposed website redesign and agreed to proceed. The Board requested a full prototype by our next meeting 7/23/08. Judith will notify Mr. Rupert.

The Board reviewed a proposal submitted by Judith Schwartz to develop a “classified” ad section within the website. The Board approved the proposal. Judith will submit a detailed description of

how we will operationalize this process. It will contain language stipulating the Board has full discretionary rights to deny any ad submitted for posting.

**Security/Courtesy Patrol** – Noah requested that the Board consider two actions: **1)** posting of “no trespassing” signs in both the parking lot and children’s play area and **2)** put in place a signed affidavit in place which allows the sheriff to take action as necessary. The Board agreed on the above. Noah will f/u with the correct language for the signs and obtain a template for the affidavit and then get it signed.

The Board agreed upon the hours of 10 p.m. and 10 a.m.

The Board agreed to revisit the concept of placing a chain across the parking lot entrance if the above actions do not resolve the current situation.

### Unfinished Business:

**Parking lot maintenance** – the \$443 bid to restrip the parking lot was approved. An additional \$97 was approved by Judith Schwartz for one more handicapped parking spot.

### New Business:

The Board agreed to begin to identify alternative pool management companies and request bids for service beginning in January, 2009. The Board agreed to have Scott Ward pursue solutions (and costs) associated with providing irrigation in areas where there is none. Areas discussed were the section on Pony Express between Encino Cove Court and Elm Meadow Trail and between 9803 Willow Crossing and North Laurel Branch off Willow Crossing.

The Board agreed that in absence of a Modifications Committee, the Board would serve in this capacity with Greg as chair. The Board will review all ACC requests and approval will require a majority vote.

### Adjournment:

With no future business to discuss, a motion was made by Scott, seconded by Noah and unanimously decided to adjourn the meeting at 8:20 p.m.



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Photo by  
Amanda Wintenburg

## Meet Samantha and Marissa

The 2008 Heart Gallery of Central Texas is almost here! It will be unveiled at SPAZIO's on September 18, 2008. This picture is featured on our invitation this year, with the hopes that someone will see them and give us a call. You see, Samantha is 16, turning 17 in September and Marissa is 10. These two girls are full of life, hope and plans.... but they need a permanent, forever family to help them grow and learn. Even at 17, Samantha still needs a family. She's missed out on the fun things girls get to do with their parents. While she has learned a lot of life's lessons, they are not the kind that create memories for a happy childhood. Each of these girls still have a lot of room to grow and a lot of love to give. Help them to believe!

**About Samantha and Marissa:** Samantha and Marissa are beautiful siblings who enjoy listening to music. Samantha is funny and sweet, she loves playing softball, drawing and writing in her journal. She will be going into the 9th grade and participates in special education. Marissa is energetic and friendly, she likes to color and play board games. She will be going into the 3rd grade and participates in special education. Both girls hope to attend college at the University of Texas in the future. These sisters hope for a family that enjoys going to church as much as they do. They also hope that their adoptive family enjoys to swim. Samantha and Marissa are legally free for adoption and look forward to meeting their adoptive family.

If you would like to learn more about adopting from foster care, Samantha and Marissa or hear more about The Heart Gallery of Central Texas Gala on September 18th, please call us at 512-301-2825 or [tracyeilers@adopttexas.org](mailto:tracyeilers@adopttexas.org)

## Great Lunchbox Treat

*From Martha Sappington, Our favorite  
Pampered Chef Lady*

### Chocolate Peanut Clusters

#### Ingredients:

- 1 package (8 ounces) semi-sweet  
chocolate squares for baking
- 3/4 cup sweetened condensed milk  
(not evaporated milk)
- 1 cup cocktail peanuts
- 1 cup raisins



#### Directions:

1. In Small (2-qt.) Saucepan, melt chocolate squares over low heat, stirring with Nylon Spoon until melted and smooth. Slowly stir in sweetened condensed milk, stirring until well blended. Remove from heat.
2. Stir in peanuts and raisins. Using Small Scoop, drop about 36 scoop fulls onto an 15 x 18-inch piece of Parchment Paper.
3. Refrigerate until set. Store in airtight container in cool dry place.

**Yield:** About 3 dozen

**Nutrients per serving:** (1 cluster): Calories 90, Total Fat 5 g, Sodium 25 mg, Fiber less than 1 g



# THE FOUNDRY

A UNITED METHODIST CONGREGATION

## Judy Dierker Holiday Market

**A Shopper's Heaven on Earth! The Foundry United Methodist Church** will host over 100 vendors at its annual Judy Dierker Holiday Market on **Saturday, October 18, 2008, 9 a.m. to 4 p.m.** You'll find terrific values on a wide array of goods from vendors offering handcrafted items, fall & Christmas specialties, gourmet baked goods, children's toys, clothing, jewelry and more in a fun and friendly marketplace. You can also shop The Foundry General Store where every cent you spend benefits local and foreign missions. And, when you're hungry, be sure to stop by our Texas Tea Room, open 10:30 a.m. to 1:30 p.m., and enjoy salads, desserts, and coffees. Admission to the market is FREE; purchase tea room tickets at the event for \$10 each (all proceeds benefiting missions). Come rain or shine! Foundry is located at 8350 Jones Road, 1-1/2 blocks north of Hwy 290. For more information, call 713-937-9388 or see [www.foundryfamily.org](http://www.foundryfamily.org).



## Correction - Crime Alerts

If you would like to receive crime alerts or other pertinent neighborhood information please let us know via [WPHOA.board@willowpointe.org](mailto:WPHOA.board@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.

## Boy Scout Sign Up

Cub Scout sign-up will be held at Willbern Elementary School on September 9th at 7:00 p.m. The Scout Rally for Pack 200 (Bang Elementary) is scheduled the same date. For more information, visit the Pack 200 website at:

[Http://pack200.homestead.com](http://pack200.homestead.com).



## Did You Know?



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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.

	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	0	0	0	2	0
\$180,000 - 199,999	1	0	1	0	0	0
\$160,000 - 179,999	1	0	0	0	1	0
\$140,000 - 159,999	0	1	0	4	1	3
\$140,000 -	2	0	0	0	0	0
<b>TOTAL</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>3</b>
<b>Highest \$/Sq Ft</b>	<b>84.91</b>	<b>85.52</b>	<b>74.04</b>	<b>83.19</b>	<b>79.55</b>	<b>74.69</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

\*\*Realtor Teams per Remax 9/2007

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