



Willow Pointe Newsletter

October 2008
Volume 4, Number 10

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Calling all Willow Pointe Weekend Warriors!!!

Do you like sports? Do you want to have some fun, meet neighbors and get some exercise too?

Looking for all Adult neighborhood residents interested in some pick-up basketball games. I would like to organize some friendly games or at least connect neighborhood players. All skill levels welcome. If interested email me your information -- name, email, phone, preferred available days and times, comments, etc. Spread the word to your neighbors, the more responses the better.

See you on the court

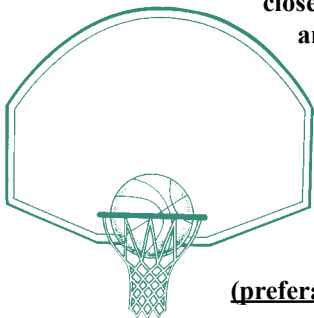
Ron Watson

cjrwatson@yahoo.com

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 on the street when not in use. **Equipment must be stored at minimum at the corner of your house (set back) when not in use (preferably out of sight).**

Summer 2008 Pool Use

**Based on Sign-In Data*

May	346	(4 days)	
June	1225	(25 days)	
July	998	(26 days)	1 full day closure due to rain
August	582	(17 days)	2 full day closures due to rain; week prior to school opening closure because no guards were available.
Total	3151	average of 44 a day	



Willow Pointe Board New Garage Sale Policy

We have had feedback from a number of Willow Pointe residents regarding Garage Sales. Their concerns are that there seem to be a good number of these taking place each week-end which brings in unwanted traffic and congestion.

In April, 2001 the Board of Directors set a policy prohibiting any garage sale by an individual other than the two Association organized/sponsored events each year (the week-end following Easter and Labor Day).

The current Board has reviewed the above policy and has modified it to allow for one (1) additional g. sale per residence per year. If you conduct an additional g. sale you must **request approval in ADVANCE via** www.wphoa.board.willowpointe.org.

We will put in place an "honor system" and ask for your cooperation. Be a good neighbor and inform those you live nearby of your plans so as to avoid blocked driveways and other street congestion. Please notify the Board if you are aware of "too frequent" garage sale activity in your area. As always, if you have questions, comments or concerns about this change in policy, let us know.

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 (Business).....	281-290-2100
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 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@sbeglobal.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.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

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Honoring Willow Pointe Residents in Military

To celebrate Veterans Day, we hope to honor active duty military members who live in Willow Pointe in our November newsletter. If you have a family member or neighbor currently serving, please send information to : judithschwartz@sbeglobal.net no later than October 10, 2008. Please include name, branch of service and where they are serving.



Harris County Sheriff's Office

Patrol Report

July, 2008

Category	Number
Accident/Minor	1
Assault/Family	1
Criminal Mischief	2
Theft/Residence	1
Disturbance/Family	1
Disturbance/Other	4
Fraudulent Use ID	2
Property Found/Lost	1
Vehicle Suspicious	2
Theft/Other	1
Traffic Stop	11
Burglary/Motveh	2
Suspicious Person	1
Unknown Medical Emergency	1
Vehicle Speeding	1
Vehicle Suspicious	2

Note: The report represents all call that were handled/ worked by the officer.

Community Calendar - October

October 1	Board Meeting 6:30 p.m.
October 8	Landscape Committee 6:30 p.m.
October 11	Walk the bayou and pick up trash - meet @ Willow Crossing Bridge @ 8 a.m.
October 13	CFISD School Holiday
October 31	Halloween Beware of Ghosts and Goblins



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



YARD OF THE MONTH

Because so many yards across the Willow Pointe Community were **OUTSTANDING** we had to select three! Thank you for making our neighborhood shine!

FIRST Place

The Marcia Family
10202 Sable Meadow Lane

HONORABLE MENTION

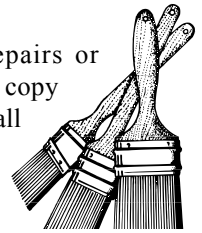
The Coats Family
9922 Elm Meadow
The Berumen Family
9310 Willow Crossing

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.

ACC Application

Before making any improvements/repairs or additions to your 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.



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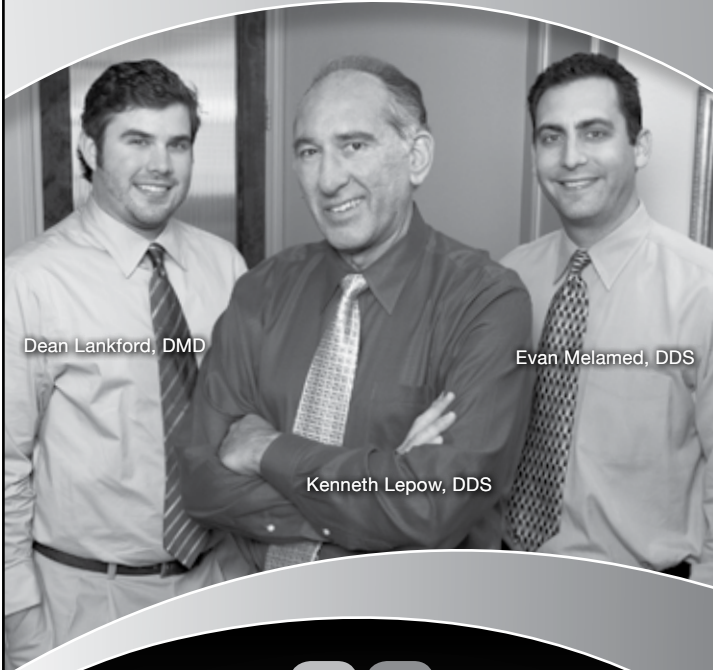
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Dean Lankford, DMD

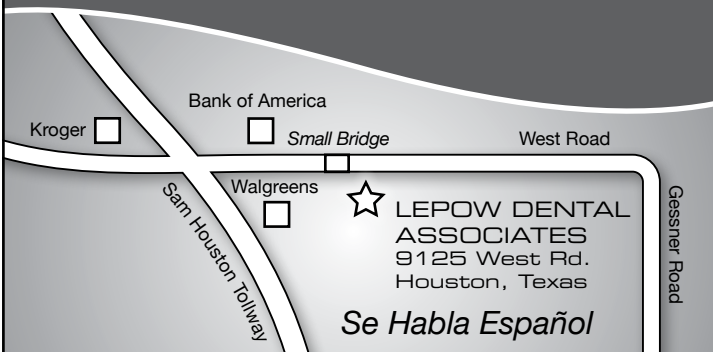
Evan Melamed, DDS

Kenneth Lepow, DDS



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Willow Pointe homeowners Association, Inc.

*Board of Directors Meeting, Wednesday, August 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
Judith Schwartz, Treasurer
Noah Herrera, Director at Large
Scott Ward, Vice President

Absent:

Guest:

No guest present for the meeting.

Management Company:

Maria Maldonado, Property Manager
Jane Godwin, Randall Management

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, seconded, and it was unanimously decided to adopt the agenda as amended.

Open Forum:

No homeowners were present for the Board meeting.

Approval of the Minutes: July 2, 2008 Minutes

The Board of Directors reviewed the July 2, 2008 minutes. A motion was made by Scott Ward seconded by Judith Schwartz and it was unanimously decided to accept the July 2, 2008 minutes with minor corrections.

Committee Reports:

Modification Committee – Greg Decker viewed all ACC applications and the Board approved as appropriate.

Newsletter Committee – Judith Schwartz stated that the regular Board meeting minutes will be posted on both the website and newsletter. She will include information on the shed/play structure amendment and communicate to homeowners their need to take action.

Web Report – Judith Schwartz informed the Board of Directors that the website required some remodeling and extensive updating. A motion was made by Judith Schwartz, seconded by Scott Ward and it was unanimously decided to have the website remodeled for \$250.00.

Courtesy Patrol & Crime Watch – Noah Herrera provided some information to the Board of Directors regarding the overnight parking and the signs.

Landscaping Committee –

Irrigation Repairs - Scott Ward presented two irrigation bids from

(Continued on pg. 6)

PREPARING FOR FALL

Submitted by Paul Morgan

A season change is coming to town. The high temperatures of summer are leaving. Mornings and evenings will become pleasant. It will once again be fun to walk through the neighborhood.

The arrival of fall tells the homeowner to get outside and check out the lawn. If you haven't applied grass fertilizer yet, do it now. I prefer the organic type which is less harmful to the environment. Use a drop spreader when you fertilize. This type of spreader, as the name implies, does not broadcast the fertilizer, it drops it. Broadcast spreaders throw a lot of fertilizer on the sidewalks and into the street. Any fertilizer which does not fall on the grass has to be swept up to keep it from getting into the storm water system. If you use a weed and feed fertilizer be sure to notice the warnings printed on the bag. It can be harmful to existing plants.

If you notice a circular brown spot which is growing, you may have a condition known as brown patch. One of the causes of this problem is excessive use of nitrogen. Brown patch is a fungus. A fungus likes a cool, moist condition. Watering your lawn in the evening this time of year will create a condition in your lawn which is ideal for a fungus. A fungus can be controlled by using a fungicide. Fungicides come in granular or liquid form. Follow the directions on the container.

While looking over your lawn it will be a good time to actually measure the square footage of your grass. This information will come in handy when figuring the amount of fertilizer you need.

Take a look at your trees. Start planning what trimming, if any, is going to be needed when winter arrives. It is too early to trim trees now. Don't forget, if you make any landscape changes to your yard, be sure to get approval of the Willow Pointe HOA.

Calling ALL Babysitters

If you are interested in babysitting for residents of Willow Pointe and want to be placed on our resource list; please e-mail dhwillowpointe@yahoo.com.

If you are looking for child care for that special evening out or football game, e-mail Denise and she will pass along names and numbers.



Please drive slowly and watch out for "Trick-Or-Treaters" on Friday, October 31st!

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Willow Pointe

Minutes - (Continued from pg. 4)

Brookway to the Board for approval. A motion was made by Scott Ward, seconded by Greg Decker and it was unanimously decided to approve irrigation repairs for controllers 7 and 9 for the amount of \$488.99. A motion was made by Scott Ward, seconded by Greg Decker and it was unanimously decided to approve the bid from Brookway for repairs to controllers 1-11 for \$861.97.

Flags – Judith Schwartz notified the Board of Directors that Paul would like to purchase 4 Flags for the entrances. A motion was made by Judith Schwartz, seconded by Greg Decker, and it was unanimously decided to approve \$400.00 toward flags.

Fall Decorations – A motion was made by Judith Schwartz, seconded by Greg Decker and it was unanimously decided to approve the landscape committee to spend \$500.00 on fall decorations.

Management Report – Jane Godwin briefly reviewed the Financials for the month of July 31, 2008 in great detail. The following are the account balance as of July 31, 2008. The Prosperity checking account balance was \$7,955, Prosperity Money Market was \$20,000, Smith Barney reserve account was \$80,205, and Countrywide Money Market account was \$48,859. The administrative expense for the month of July was \$1,645, Utilities was \$10,401, Grounds Maintenance was \$4,331, and Community Services was \$2,522. The Total Expenses for the month of July was \$27,774 and year-to-date the expense is \$170,717.

Collections – Jane Godwin presented an update on the collection report. She notified the Board of Directors that the 2008 assessment outstanding as of 8/06/08 was \$13,037.08. The percentage collected 96%.

Deed Restriction Report – The deed restriction report was reviewed in great detail. The Board of Directors reviewed the items under Board Review. Several accounts were turned over to the Associations attorney.

Unfinished Business:

Tree Requirement – A motion was made by Judith Schwartz that the requirement for a minimum of two (2) trees each on a front lot be modified to one (1) tree for each contagious seven hundred-fifty (750) square feet of front yard. This does not include the curb areas that should be maintained based on the developers planting. Trees shall be a minimum of 2 inch caliper. Greg Decker seconded that motion and it was unanimously accepted to add the requirement to

the 2001 ARC guidelines.

Sal Commercial Signs – The Board of Directors reviewed Sal's request to purchase signage relating to the collection of votes for the Oversized Truck initiative. A motion was made Judith Schwartz, seconded by Scott Ward and it was unanimously approved up to \$50.00 for the signage.

Update on filing status for amendment changes – Greg Decker informed the Board of Directors that he contacted Casey Lambright to obtain the status of the amendment. Casey notified Greg Decker that he should have an answer by Friday.

New Business:

RFP Pool Service 2009 –

Judith provided a document with specifications for the 2009 pool season. She requested that we obtain three bids for the 2009 pool season. She requested that we send the information to Greater Houston Pool Management.

Pool Pass Expense – The Board of Directors reviewed the pool expense for the 2008 pool passes. A motion was made by Judith Schwartz, seconded by Scott Ward and it was unanimously decided to approve \$582.85 expense for the pool passes.

Force Mow Process – The Board of Directors discussed the options for the force mows. Jane Godwin suggested the Board of Directors to have a back up person in case Cruz wasn't be able to get to the force mows in a timely manner.

Proposal for Beta Sight – The Board of Directors discussed the issue of areas where there is no irrigation. The Board explained that in order to have sprinkler system a separate meter for each area was required. Scott Ward notified the Board of Directors that he will get bids to install the meters as well as explore other options.

Restrictions on Garage Sales – Past Decisions – Judith requested the minutes from 2001-2005 to review and find documented decisions made in regard to the number of garage sales allowed per year. She will notify the Board of Directors of her findings next month.

Homes with Mildew – Judith Schwartz notified RMI that several homes had mildew and where not on the DR report. She requested Lucy look closely for mildew violations on homes and send letters to the owners requesting that they remove it.

Review and approve changes to ARC guidelines – Judith provided the updated document to the Board. The Board of Directors will

(Continued on pg. 7)



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Minutes - (Continued from pg. 6)

review the guideline and make changes if necessary.

Solid Waste Contract – Greg informed the Board of Directors that the solid waste contract was up for renewal. Greg was concerned that the recycling was going to be dropped from the contract. He also mentioned that there was a charge for two dumpsters on the bill.

Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:18 p.m.



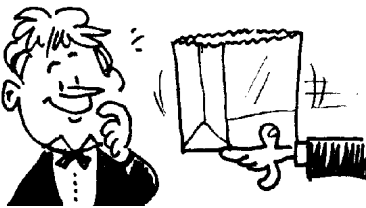
THE FOUNDRY

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, 1-½ blocks north of Hwy 290. For more information, call 713-937-9388 or see www.foundryfamily.org.

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7:00-8:30 pm

Ages 2 - 5th Grade

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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.

	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	0	0	2	0	0
\$180,000 - 199,999	0	1	0	0	0	0
\$160,000 - 179,999	0	0	0	1	0	0
\$140,000 - 159,999	1	0	4	1	3	3
\$140,000 -	0	0	0	0	0	2
TOTAL	1	1	4	4	3	5
Highest \$/Sq Ft	85.52	74.04	83.19	79.55	74.69	86.78

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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