



Willow Pointe Newsletter

July 2009
Volume 5, Number 7

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Willow Pointe 2009 Annual Meeting Overview

The 2009 Annual Meeting was held May 21 with only 28 homeowners in attendance. Fortunately we had 135 proxies to help satisfy our need for a quorum.

Although the group was small we had a lively exchange of ideas and shared specific concerns. We'll provide a list of all of the concerns when the Board has an opportunity to review and respond. Watch the newsletter and website for this information next month.

Accomplishments this past year include:

- No increase in the 2009 Assessment fees and improved collections.
- Improved and expanded the content of the website.
- Installed new drains in large and small pool to comply with the Virginia Baker Act.
- Added a lap lane in the pool.
- Pressure washed areas in the common areas.
- Enhanced and added color plantings at both entrances.
- Enhanced the meeting room space; painted walls and floors in meeting room and restrooms.
- Replaced lights and fixtures at the entrances.
- Standardized roofing colors.
- Finalized and implemented the new Amendment (Sheds/play forts).
- Finalized and implemented a tree variance process.
- Established a rapid response ACC Processing Program in order to quickly respond to Ike related matters.
- Modified, filed and mailed the Architectural Guidelines to all homeowners.
- Established a new ACC (architectural control committee) to review all improvement applications and make recommendations for approval. The ACC is made up on non-board members.
- Encouraged better communications amongst homeowners and increased community involvement.

Year End Budget Performance

2006	2007	2008	Projected 2009
(\$32,443) (over)	\$36,714	\$10,607	\$4,486

(Continued on page 2)

April 31, 2009 Assets Year to Date

Assets	Total
Operating Funds – Prosperity Checking	\$17,456
Operating Transfer – Prosperity M/M	\$65,000
Operating Transfer – Countrywide	\$70,000
Total 2009 Operating Funds	\$152,456
Prosperity M/M (Savings)	\$26,781
Smith Barney (Reserves)	\$85,177
Citibank CD (Savings)	\$60,000
Countrywide M/M (Savings)	\$49,887
Total Savings & Reserve	\$221,845

Annual Cost - Electric & Water

Category	2006	2007	2008
Electric	\$59,617	\$48,758	\$54,042
Water	\$16,321	\$11,667	\$14,619

Community Calendar

July 1	Board Meeting @ 6:30 p.m.
July 4	Independence Day
July 6	Pool Close
July 6	Landscape Committee meets @ 6:30 p.m.
July 11	Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 a.m.
July 13	Pool Closed
July 20	Pool Closed
June 27	Pool Closed

***Meeting Location – Pool Meeting Room**

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

It's always a good idea to confirm the meeting date as they can change periodically. Call Randall Management or go on-line wphoa.board@willowpointe.org.

IMPORTANT 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
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HOMEOWNERS ASSOC.

BOARD OF DIRECTORS

President	Scott Ward	2008 - 2011
Vice President	Hollis Miles	2009 - 2012
Secretary/Treasurer	Judith Schwartz	2007 - 2010
Director	Greg Decker	2009 - 2011
Director	Brenda Jackson	2009 - 2012

Please contact us via our community website at www.willowpointe.org if you have questions, comments or concerns.

ADVERTISING INFO

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.

Annual Meeting Overview - (Continued from Cover Page)

WHERE DO MY DUES GO?

	Annually Per household	Monthly Per household
Utility	\$117.75	\$9.81
Street lights, electricity, water/sewer, phone		
Grounds	\$107.19	\$8.93
Irrigation repair, grounds maintenance, mosquito control		
Administrative	\$63.12	\$5.26
Insurance, Audit, mgmt company, taxes, postage		
Recreation Center	\$49.95	\$7.08
Pool, club house/pool repairs, supplies		
Community Service	\$51.57	\$4.30
Patrol		
Legal Fees (net recovery)	\$10.55	88 cents
Deed Enforcement	\$4.28	35 cents
(net recovery)		
Capital Reserve Expense	\$18.28	\$1.52

Based on 2008 Audited Financial Statement

(Continued on page 3)

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Annual Meeting Overview - (Continued from Page 2)

Do We Anticipate A Dues Increase In 2010?

It is a bit early in the year to answer this question however here are some things that might drive an increase:

1. We fall short in our 2009 dues collections. Currently we are at approximately 79%.
2. Major repairs needed at the pool.
3. Major irrigation system failures.
4. Increases in power/water rates.
5. A need to protect our Reserve funds.

Issues we know about and anticipate a need to fund include the replacement of bonnet on the play equipment, potential for the replacement of the small slide, replacement of aging and deteriorating metal pool furniture, repair of power supply issues at the pool (one outlet and one light), the potential installation of irrigation of parking strips on Pony Express and Willow Crossing and power to the areas not illuminated on Willow Crossing and Round-Up.

Deed Restrictions

After Ike, we had a tremendous amount of damage to our community and about half of us were without power for almost two weeks. Community landscape was damaged, homeowner trees were down and structural/roof damage prevailed across the community. We made every effort to make available pertinent information available by placing signs across the community and posting updates at the pool. In the future, if we should have another community crisis, we will make every effort to keep you informed.

Areas of focus this year have been in the area of the number of trees per lot, roofing, fences, lawns and forced mows, basketball hoops, mold and home painting including front doors.

Roof shingle and paint colors have been standardized and are strictly enforced. Of note, there are many front doors in need of refinishing. Our homes are aging and many need repainting.

Homeowners who do not regularly maintain their lawns/landscape will receive a deed restriction violation. We will be very aggressive with our forced mow policy.

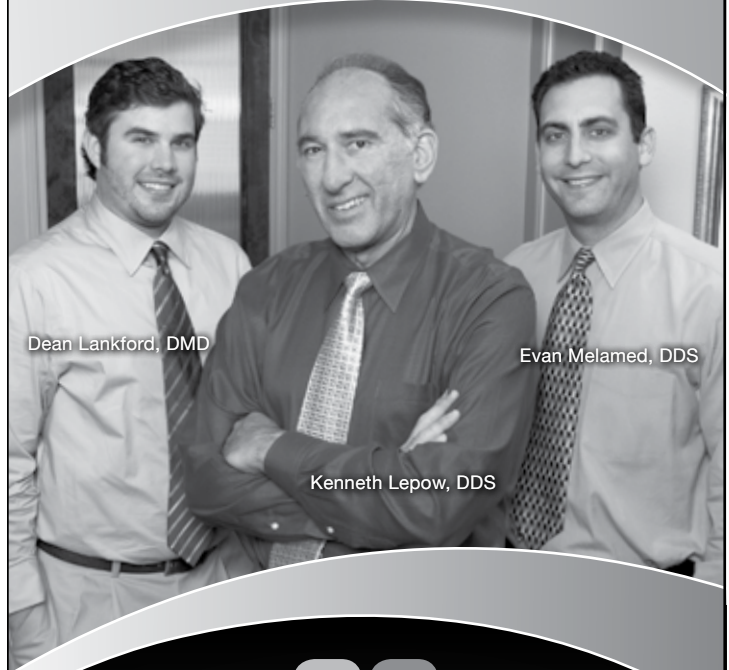
Fence height has been adjusted to 6 ft. 6 in from grade which allows the use of a rot board.

Basketball hoops must be stored behind the setback line of a house and not visible from the street when not in use. Goals should never be in the street or stored on the parking strip.

Willow Pointe Scrap bookers

I'd like to meet you! I would like to get an informal group together to meet, scrap, trade ideas, swap secrets and make some new neighborhood friends! I'm not a consultant and I'm not looking to sell anything. Just needing some creative inspiration! Email me at hebert.denise@gmail.com and we'll see when we could get our neighborhood group together!"

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Willow Pointe

A Message from the Board President

It has come to the Board's attention that a good number of you received a certified letter regarding the two trees per lot issue. On behalf of the Board, I apologize to you. Rather than get into a "he said, she said" discussion, let me give you a little history and where we are today with this issue.

The Board has the responsibility to enforce the By-Laws and Covenant. That is the bottom line and we can't walk away from this responsibility. The subject of "two trees per lot" became an issue when we found, upon inspection, that a good number of lots were not meeting the requirements called out by the Covenant. The process to address the "missing trees" has unfortunately been drawn out over the past two years. Throw in a hurricane and we soon realized we had a nightmare on our hands. We attempted to tackle the issue on multiple fronts initially by sending out violation letters and then by developing new standards. These standards were adopted last fall and reset the parameters to one tree per lot of 750 square feet or smaller. We communicated this information via the newsletter and website and asked for your cooperation in completing a "Tree Variance" request. We received little to no response.

Based on your feedback to us, it is apparent that many of you did not receive the initial warning and now understand that in this convoluted melodrama, individuals were unintentionally sent certified letters without having received letter one and two. When approval was given by the Board to send the certified letters, we were assured proper notification had been given hence we have asked Randall Management Company to remove the \$15 charge to your account and send you a letter of apology.

By the time you receive this message we hope to have adopted a blanket variance for all lots within a cul-de-sac and some regular lots without you having to submit a variance request. If you meet the criteria stated above you will receive variance document by mail and ask that you keep it in your home file for future reference.

We will update you on our progress next month. If you have specific questions, please do not hesitate to contact us via wphoa.board@willowpointe.org.

In closing we want to thank the many homeowners who came to us with their concerns and appreciate your patience as we resolve this issue.

Scott Ward

Board President

Website

New Feature Added

A new section is being added to our website! It will contain space for items Lost and Found including animals. To submit either lost or found notice, please contact Judith Schwartz @ judithschwartz@sbcglobal.net. Include your name and address and a picture of the item/animal if you have one available. Your listing will run for one month.

Willow Pointe HOA, INC

Balance Sheet - May 31, 2009

ASSETS

Checking	Prosperity	\$19,058.26
Temp Transfer	Prosperity M/M	\$45,000.00
Temp Transfer	Countrywide M/M	\$70,000.00
Reserves		
Prosperity M/M		\$ 26,820.19
Smith Barney		\$ 85,176.95
Citibank CD 05/19/09		\$ 60,922.36
Countrywide M/M		\$ 49,994.63

Total Reserves \$222,914.13

Accounts Receivable

2008 Owner Assessments	\$ 1,454.49
2009 Owner Assessments	\$14,957.35
A/R Collection Fees	\$ 803.00
A/R Late charges	\$ 309.38
A/R Legal fees	\$10,012.00
A/R Opening balance	\$19,391.50
	\$ 46,927.72

Total Assets	\$403,900.11
Pre-paid insurance	\$ 1,651.98
Total other assets	\$ 1,651.98

Total Assets \$405,552.09

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 418.60	
Total Liabilities		\$ 418.60

Reserves

Beginning balance	\$ 218,371.60
2009 Reserves	\$ 2,834.00
Interest income	\$ 1,758.53
Bank Charges	\$ -50.00
Total Reserves	\$222,914.13

Member Capital

Prior Years equity	\$ 72,159.42
Accrual basis equity	\$ 46,509.12
Total homeowners capital	\$ 118,668.54
YTD excess/deficit	\$ 63,550.82
Total member's equity	\$182,219.36

Total Liabilities And Member's Equity \$ 405,552.09

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290 LOCATION:

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Saturday 9am-12pm

meet our team

Huong T Le, MD
Quoc Le, MD
Alex Nguyen, MD
Blandina Sison, MD
Marian Allan, MD
Anthony Yee-Young, MD
Diana Malone, MD
Shital Patel, MD
Heidi Nashed-Guirgis, MD
Luz Marquez, MD
Jennifer Dong, MD
Haley Nguyen, MD
Tami Berckenhoff, PA-C
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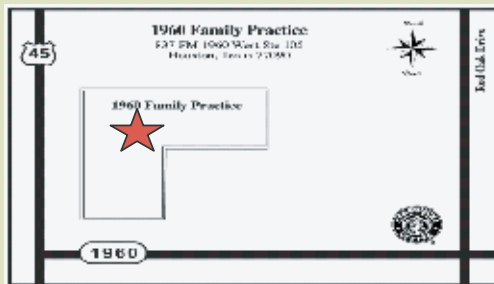
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Willow Pointe

Recycle Collection Day Change

PLEASE READ

Effective the week of June 29, our collection day will move to Thursday. Our first pick-up day will be Thursday, July 2nd.

Willow Pointe residents are way ahead of other communities in the area as it relates to recycling. We have increased the number of homes recycling from 14% in early spring to 25%.

If you want a recycle bin, give Judith Schwartz a call at 832-237-4992 or check for a supply at the pool.

Please remember that grocery bags, glass and plastic coated cups and plates are NOT to be placed in the recycle bin. Grocery bags can be recycled at your local grocery store.

Tree Trimming

Tree trimming has been completed along Trail Ridge, Pony Express and Willow Crossing. Common area and residential trees have matured and branches were overhanging into the street causing right of way issues. A total of 44 common area and 55 residential trees were trimmed at a cost of just under \$3,000 or \$30 per tree.

The appearance of the community was greatly improved as a result of this important initiative.

Yard of the Month



Congratulations to homeowner A. Lewis at 10023 Briarpark Lane for capturing the attention of the Landscape committee this month and is our first place winner! Second place goes to the M. Codalla family at 10030 Encino Cove Court.

Thank you for your outstanding contribution to our neighborhood.

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Bridgeland	Riata Ranch
Coles Crossing	Shadow Creek Ranch
Cypress Mill	Steeplechase
Cypress Point	Stone Gate
Enchanted Valley	Summerwood
Fairfield	Village Creek
Harvest Bend The Village	Willowbridge
Lakes of Fairhaven	Willowlake
Lakes on Eldridge	Willow Pointe
Lakes on Eldridge North	Winchester Country
Lakewood Grove	Winchester Trails
Legends Ranch	Windermere Lakes
Longwood	Wortham Villages



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4th of July Celebrations

It's a great time for a cookout with friends and neighbors but please be cautious when lighting off your fireworks.

There can be consequences when errant fireworks lands on your neighbor's roof or yard and damage or fire results.

There is a "noise ordinance" in place in Harris County and we asked that you be courteous and wrap up your fireworks display by 10 p.m. Also, please take the time the next day to clean up all of the debris in front of your house or street.



Crime Alerts

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

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

If you are a victim of crime or know of a crime that has occurred within Willow Pointe we encourage you to share this information by communicating via the following e-mail address willowpointealert@willowpointe.org. Sharing your information may prevent a similar crime in the community.

Harris County Sheriff's Office Patrol Report May, 2009



Category	Number
Assault/Family	2
Burglary/Habitat	1
Burglary/Motor vehicle	1
Criminal Mischief	2
Disturbance/Loud Noise	2
Disturbance/Other	1
Domestic/Prevention	1
Local Alarms	12
Suspicious person	1
Traffic stop	11
Vehicle suspicious	4

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

Summer Safety and Security Reminders

- ANY VEHICLE PARKED IN THE POOL PARKING LOT AFTER 10 P.M. WILL BE TOWED.
- The park is closed at 10 p.m. If you see mischief occurring, please contact the sheriff's department.
- The pool is closed at 8 p.m. Unauthorized swimmers after hours or those loitering should be reported.
- Vacation Watch – Harris County Constable's office, precinct 4, offers a Vacation Watch program. The can be reached at 281-290-2100 or <http://www.cd4.hctx.net>. Constables on duty in our neighborhood will closely monitor your home while you are away. It's also a good idea to alert a trusted neighbor. Be sure and stop your paper or have someone remove it from your drive-way. Multiple papers laying in your drive-way are a RED FLAG for potential robbers.
- Keep a look-out for unfamiliar or suspicious individuals and vehicles and report your concerns to the sheriff's office.
- Keep your doors and windows locked and make sure your fence is closed. It might be tempting to open the windows in hope of catching a rare breeze on summer nights but it's easy to forget and very tempting to would be robbers.
- Maintain your yard and shrubs. Thieves look for densely overgrown bushes around your property to hide in.
- Report solicitors you see walking the community. Do not answer your door if you do not know the individual. Be sure your children know not to open the door when you are away.
- Get into the practice of driving into your garage and staying in the car until your garage door is closed.
- Remove ALL VALUABLES from your vehicle if you park outside and lock it.
- Make sure your address is visible so that fire/police can find you if need help.

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Willow Pointe

Board Meeting Summary - April and May, 2009

(Please see the website for the full minutes)

April

Action Items:

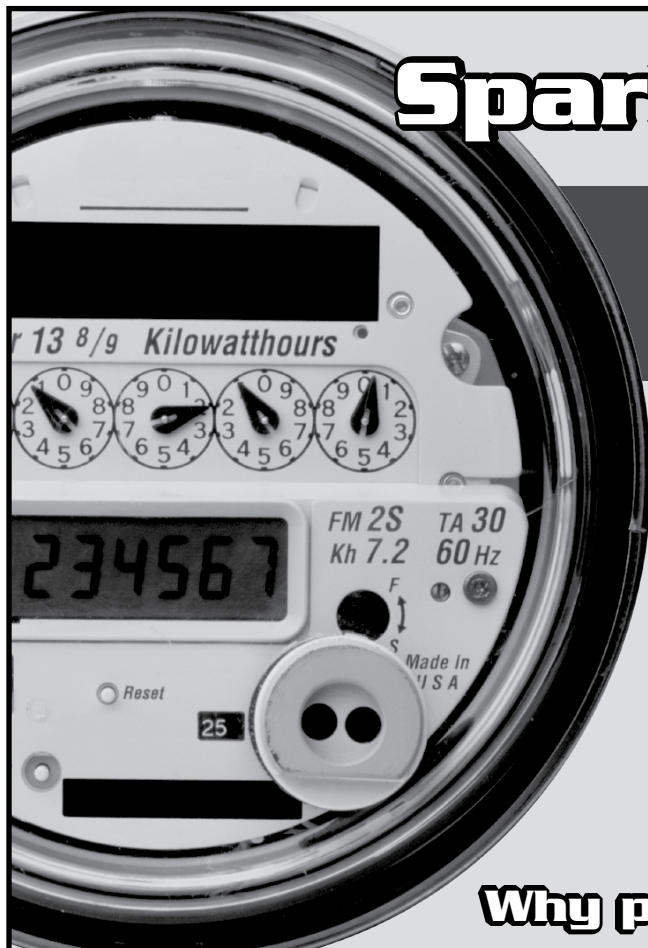
1. Hollis Miles was appointed to the Board with the understanding he will have to run for election at the annual meeting.
2. ACC (Improvement Applications) were reviewed and processed by the Board.
3. Several incidents of crime have occurred. The Board of Directors discussed several options for future patrols and supplemental coverage.
4. The Willow Tree at the Jones entrance was donated by John and Judith Schwartz and the Dan Koenig's family in memory of family members who passed away last year.
5. The Board reviewed several deed restriction violations and forwarded several on the community attorney.
6. Pool equipment needs were approved for purchase.
7. The Board discussed the policy for private pool parties and it was determined that a deposit of \$75 is required. This will be refundable if no damages are identified. Renters will not be allowed to host pool parties unless the owner of the home is willing to sign an agreement and be responsible for damages exceeding \$75.

May

1. Scott Ward will take the lead on posting our By-Laws and other documents on the website in a PDF format.
2. The Board requested that communication be sent to homeowners who have stop signs on their property where trees require trimming.
3. Yard signs – a request was made to place a future article in the newsletter regarding restrictions on yard signs on private property.
4. The Forced mow procedure was discussed and suggestions were made for improvement.
5. Several landscape issues were discussed including the need to replace some lantana and refinish the benches.

Please Be a Considerate Neighbor

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2009 Annual Meeting Open Forum

The following questions were raised by residents at the Annual Meeting. Included are the questions, comments and responses to date:

1. *Is moving the due date for the annual assessment fee possible?*

Response: The due date of January 1 is not something we want to change for a variety of reasons including needing to assure we have sufficient funds at our disposal to cover expenses during the first part of the year. One option to consider is paying some money each month in advance of the due date. The management company will credit these dollars to your account until they are needed. You can send money weekly, monthly or even make a one time deposit to your account. You can also participate in a payment plan. Please contact Randall Management if you wish to discuss further.

2. *The tree on the corner of Rio Bravo and Pony express is obstructing the stop sign.*

Response: The tree was trimmed Saturday, June 6th. All other stop signs were evaluated and corrections were made as needed.

3. *Poor relationships/communications seem to exist between homeowners and the management company.*

Response: This is being addressed by the Board.

4. *The stretch of pipeline property behind Willow Crossing Court and Willow Crossing needs to be mowed.*

Response: The area was mowed Friday, June 5th by our landscape company. All other pipelines appear to be in good shape and were recently mowed.

5. *Why can't a correction letter and an apology be sent to homeowners when an error is made (specifically the recent two tree letter)?*

Response: A letter of apology will be sent by Randall Management Company.

6. *A concern was voiced regarding the change in contract coverage for "heavy hauling". Many complaints were heard over cans being thrown in the street.*

Response: As you know BFI recently became AW and while every attempt was made to keep this change seamless to the customer, issues like "heavy hauling" was subject to a policy change.

We have communicated our interest in having the cans placed back at curbside rather than being thrown in the street. *Please remember that on a windy or stormy day, cans most often fall over and roll into the street.*

Please visit the newsletter next month where we will address the remainder of the questions or comments.

2009 Willow Pointe Pool Pass

By now you should have received your 2009 Pool Pass. It was mailed along with the Annual Meeting notice last month. If you did not receive it and are in "good standing", please contact Maria at Randall Management. The telephone number is 713-728-1126

The Board Welcomes Brenda R.C. Jackson

In May the Nominating Committee interviewed Brenda and fully endorsed her as an outstanding candidate for Board election.

Brenda has lived in the community for five years. She is active in the NW Chamber of Commerce, Board Member of Galleria Rotary and a member of the Houston Women Contractors Association. In addition she helps raise money for scholarships through the School of Art Auction Committee for the Houston Rodeo. Brenda is a financial advisor for Morgan Stanley.

Brenda wants to work on getting more neighbors involved to protect, preserve and keep our neighborhood clean, safe and well kept and to help build a more cohesive community.

For relaxation, Brenda likes to spend her time riding her horse or walking her two dogs.

Brenda was elected to the Board at the Annual Meeting.

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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 08	Jan 09	Feb 09	Mar 09	Apr 09	May 09
\$220,000 +	0	0	0	0	0	0
\$200,000 - 219,999	0	0	0	1	0	0
\$180,000 - 199,999	0	0	1	0	0	0
\$160,000 - 179,999	0	0	0	0	1	0
\$140,000 - 159,999	0	0	0	0	1	0
\$140,000 -	0	0	0	0	1	0
TOTAL	0	0	1	1	3	0
Highest \$/Sq Ft			62.69	55.24	82.16	

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 500 Homes A Year
- #16 America's Top 200 Real Estate Professionals
(Teams by Sides, Wall Street Journal 11/8/08)

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



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* According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 6/2008