



Willow Pointe Newsletter

November 2009
Volume 5, Number 11

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

Message from the President

Goodbye Judith!!

Judith Schwartz will be moving back home to Seattle this month and we will have a large void to fill in her absence. As many Willow Pointe residents are aware, Judith has been volunteering her time to help our community for the past 5 years. Many of you may not know her in person, but you would be hard pressed not to recognize her name and what she provided to our community.

Judith served on the Board starting in 2005. She has worked as a liaison for the landscape committee, maintained and updated the community web page, and edited the community newsletter. Judith has spent summers working with the pool management company and lifeguards to make sure a safe pool environment was being maintained. And when the time came to gather signatures, Judith spent many evenings pounding the pavement and getting to know her neighbors.

On a personal note, Judith was the first person to stop by after my wife and I moved into Willow Pointe to welcome us to the community. She gave us a couple of stickers for our vehicles, some pool passes, and her phone number in case we needed anything. After a few months, I had a problem and needed the Board. It was Judith who encouraged me at this time to consider joining the Board. I told Judith that I had one baby at home and one on the way and that there was no way I would have time for it. Somehow, here I am...and I think I have Judith to thank for that as well.

Her true magic was displayed following Hurricane Ike. With our community severely damaged, Judith devised a game plan. She orchestrated the posting of signs at the community entrances and created a central information location at the community pool. She posted pertinent information, clean up services, listings for approved shingles, and contact phone numbers. Out of her home, Judith had people contacting her day and night, stopping by with shingle samples. During this, she helped approve over 200 roof replacements in a rapid timeframe to allow people to move forward with repairs.

In the end, Judith is one of those open hearted individuals that we are blessed to know very few of in our lives. You could always count on Judith to give you a well reasoned and honest answer. I had some great conversations and learned a lot from Judith and I am going to miss her dearly...and the cookies she brought to all of our Board meetings.

Help Wanted

With Judith's impending departure, we are going to have an open position on the Willow Pointe HOA Board in the coming months. The Board meets monthly for about 2-3 hours on the first TUESDAY of each month. Between meetings, we conduct business via email when possible. We are looking for someone with a positive attitude who works well with others and wants to give some of their time back to the community.

2010 Assessment

In 2001, the Willow Pointe assessment was \$396. It increased yearly until 2005, where it peaked at \$448. The Board has worked very hard to maintain the assessment at this rate and has thus far been successful. After reviewing our year to date budget and looking forward to the 2010 year, the decision was made to NOT increase the 2010 assessment, maintaining it at \$448.

Meeting Date Change

To better accommodate the schedules of the Randall Management and the Board members, monthly HOA meeting has changed to the FIRST TUESDAY of each month. Homeowners wishing to address the Board should still schedule a time slot through Randall Management.



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 &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

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 at wphoa.board@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.

WILLOW POINTE HOA, INC

Balance Sheet

September 30, 2009

ASSETS

Checking	Prosperity	\$ 12,891.02
Temp Transfer	Countrywide M/M	\$ 40,000.00
Reserves		
Prosperity M/M		\$ 26,896.52
Smith Barney		\$146,191.04
Countrywide M/M		\$ 50,563.25
Total Reserves		\$223,650.81

ACCOUNTS RECEIVABLE

2008 Owner Assessments	\$ 766.17
2009 Owner Assessments	\$ 4,948.14
A/R Collection Fees	\$ 268.80
A/R Lawn Fees	\$ 428.72
A/R Late charges	\$ 247.27
A/R Legal fees	\$ 9,857.50
A/R Opening balance	\$19,391.50
A/R Other	\$ 125.00
	\$ 36,033.10
Total Assets	\$312,574.93
Pre-paid insurance	\$ 5,895.80
Total other assets	\$ 5,895.80
Total Assets	<u>\$318,470.73</u>

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 602.37
Total Liabilities	\$602.37

Reserves

Beginning balance	\$ 218,371.60
2009 Reserves	\$ 2,834.00
Interest income	\$ 2,495.21
Bank Charges	\$ -50.00
Total Reserves	\$223,650.81

Member Capital

Prior Years equity	\$ 72,159.42
Accrual basis equity	\$ 35,430.73
Total homeowners capital	\$107,590.15
YTD excess/deficit	\$ 13,372.60
Total member's equity	\$ 94,217.55
TOTAL LIABILITIES AND MEMBER'S EQUITY	<u>\$318,470.73</u>

FREE
Skin Care Analysis
and Consultation

Discover the Advanced way to look and feel great!

Courtney Snook
Medical Spa
Marketing Liason

Janies Rummel
Medical Spa
Marketing Manager

Diana Malone, MD
1960 Family Practice

**Brandi
Valenzuela, PA-C**
1960 Family
Practice

Huong Le, MD
Medical Spa Director
1960 Family Practice

MELT FAT WITH THE LATEST
Liposculpture SmartLipo™

REMOVE UNWANTED HAIR
Laser Hair Removal

REMOVE UNSIGHTLY VEINS
Laser Vein Removal, Vein Ablation, Sclerotherapy

ADVANCES IN WRINKLE REDUCTION
Fillers and Botox®

TIGHTEN LOOSE AND SAGGING SKIN
Titan™

ERASE YEARS OF SUN-DAMAGED SKIN
FotoFacial®

REDUCE ACNE BREAKOUTS AND SCARS
Acne Light Treatments, Chemical Peels, Microdermabrasion

MINIMIZE PORES & FINE LINES
Laser Toning



281-453-7085

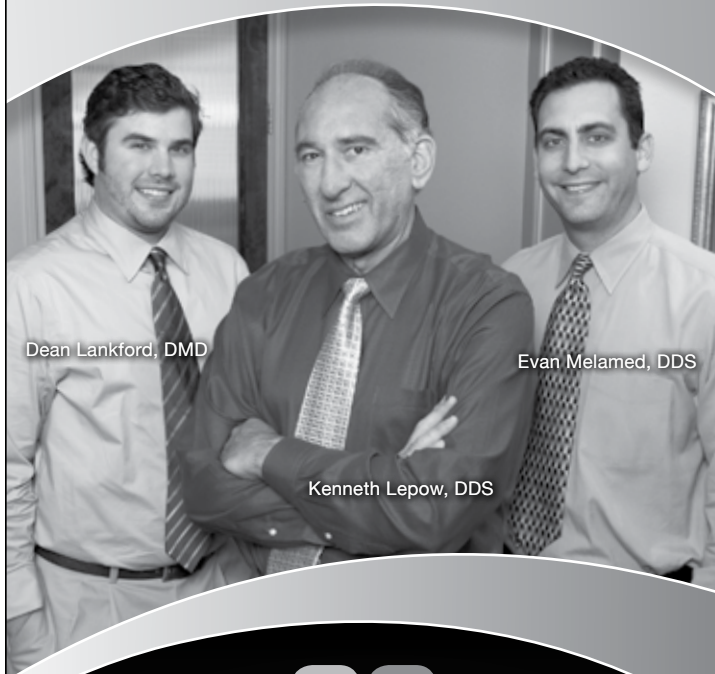
Huong Le, M.D.
Medical Director
Board Certified Physician

Phu Do, M.D.
Board Certified
Surgeon

20320 Northwest Freeway, #550 | Houston, TX 77065
837 FM 1960 West, #105 | Houston, TX 77090

WWW.ADVANCEDCOSMETICLASER.COM • WWW.1960FP.NET

All of Your Dental Needs Under One Roof



Dean Lankford, DMD

Evan Melamed, DDS

Kenneth Lepow, DDS



LEPOW DENTAL ASSOCIATES

- Team of Dental Specialists
- Family Dentistry
- Cosmetic Dentistry
- Orthodontics and Invisalign
- Periodontal (Gum) Treatment/Surgery
- Root Canal Treatment
- Wisdom Tooth Removal
- Dentures and Partials
- Dental Implants



Now Welcoming New Patients!
(713) 937-0050 ■ **www.lepowdental.com**

Community Calendar November

- November 2 Landscape Committee Meeting @ 6:30 p.m.
- November 3 Board Meeting @ 6:30 p.m.
- November 11 Veteran's Day
- November 14 Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 a.m.
- Nov. 25-27 CFISD Student Holiday
- November 26 Thanksgiving Day
- No Garbage/Recycle Pick-Up*

***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.

MUD Meeting Information – The normal date/time is 11:30 a.m. the first Thursday of the month @ the offices of Attorneys Young and Brooks. The address is 1415 Louisiana 5th floor.

*Don't be the "Trashy House" on the Street.
Remove Your Cans after trash pick-up.*

Harris County Sheriff's Office Patrol Report September 2009



CATEGORY	NUMBER
Burglary/Motor vehicle	9
Criminal Mischief	2
Disturbance/Family	0
Disturbance/Loud Noise	0
Runaway	0
Local Alarms	4
Suspicious Person	1
Traffic stop	5
Vehicle abandoned	0
Vehicle suspicious	1

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

Home Inventory

by Scott Ward

So, we always are putting this off until a weekend we get time – making a home inventory. It is one of the things that in the event of a fire, burglary, flood, tornado, or hurricane can be incredibly valuable.

The easiest way to accomplish this task is to either video or photo each room in your home. Create a list, either paper or digital, of all major items. Record brand, model, date/amount of purchase and any serial numbers of all valuable items. This would be a great time to engrave any items with your Drivers license number. Don't forget your closets and your attic.

As a good consumer, you always keep receipts for big-ticket items (hint-hint)...pull them and make a copy of each to include with your home inventory. For antiques and jewelry, written descriptions or appraisals are important. Do not engrave jewelry, paintings, silverware, or antiques.

Finally, remember to update your inventory every year or so, and keep it in a safe location away from your dwelling. Keeping your inventory up to date can help you in work with your insurance company and maximizing your recovery should you have the need.

This weekend, go ahead and bite the bullet...you'll be glad you did.

Actively Seeking Newsletter Editor

The Board is actively seeking a new editor. If interested, please submit a letter of interest (or if you have questions) to the Board at willowpointe.board@willowpointe.org or contact Randall Management at 713-728-1126.

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 willowpointe.org and download the form.



Spark Power Bank

**We Challenge What
You Pay For Electricity**

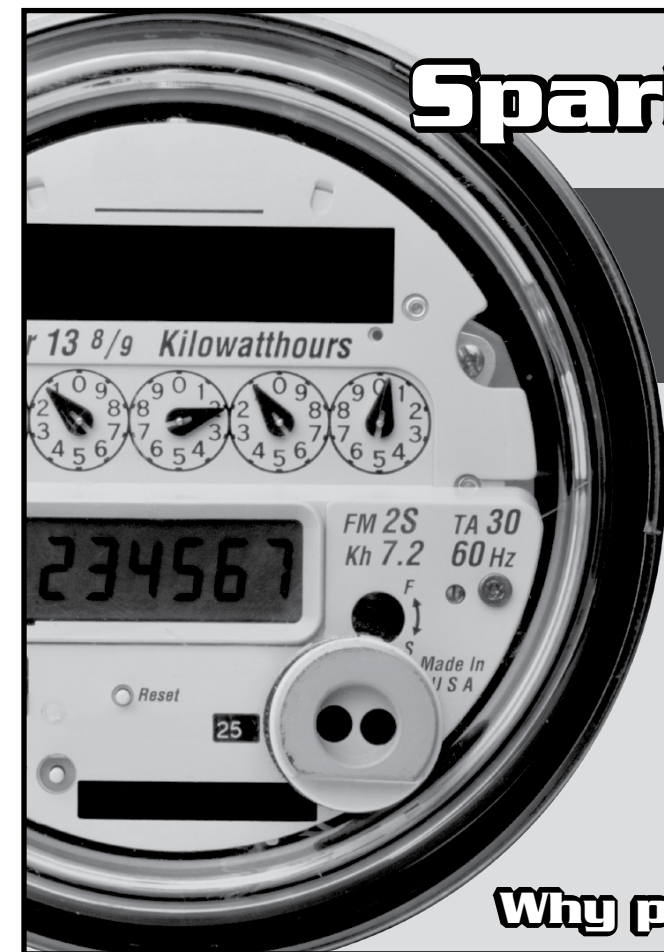
SIGN-UP ONLINE TODAY!

WWW.SPARKPOWERBANK.COM

Please choose "Newsletter Ad" as your referral

I'm Texas Energy Analyst Alan Lammey. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore!

Why pay more than you have to?



1960 Family Practice

837 FM 1960 West Ste 105
Houston, Texas 77090
(Right behind Starbucks @ Red Oak)
(281) 586-3888

Board Certified Physicians in Family Medicine and Pediatrics dedicated to providing quality care for the entire family

office hours

Mon-Fri 8am-5pm
Saturday 8am-1pm
Sunday Noon-3pm

290 LOCATION:

Mon-Fri 8am-5pm

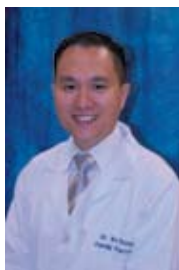
meet our team

Huong T Le, MD
Quoc Le, MD
Alex Nguyen, MD
Blandina Sison, MD
Anthony Yee-Young, MD
Diana Malone, MD
Shital Patel, MD
Heidi Nashed, MD
Luz Marquez, MD
Jennifer Dong, MD
Asma Ahmad, MD
Vu Anh Phung, MD
Annie Hoang, MD
Tami Berckenhoff, PA-C
Brandi Valenzuela, PA-C
Sydney Payne, PA-C

*providing
quality care
for the
entire family*



1960 Family Practice Is Pleased To Introduce Our Newest Physicians



Dr. Vu Phung joined 1960 Family Practice in July 2009. Dr. Phung graduated from Texas Tech University and is board certified in Family Medicine. He completed his residency in Family Practice and in pursuing his special interest; he completed his fellowship in Geriatric Medicine. Dr Phung welcomes patients of all ages to his practice.



Dr. Annie Hoang joined our practice in August of 2009. She graduated from Texas A & M University and finished her training in Family Practice at Texas Tech University. She is board certified in Family Medicine and has been providing comprehensive care for adults and children with compassion and kindness for the past 10 years. She welcomes all new patients to her practice.

Ann
evalu
tions
have
blood
shou
once

Don
W
Flu Se
can c

& Urgent Care Center

Family Practice, Internal Medicine
to your healthcare needs.

20320 Northwest Frwy Ste 500
Houston, Texas 77065
(turn right at the Firework Warehouse)
Located at 290 and 1960

1960



FAMILY PRACTICE

\$10.00 OFF
Well Woman Exam
or Physical Exam

Routine Screening
MAMMOGRAM
\$105.00

The physicians of 1960 Family Practice follow the recommendations of the American Cancer Society for a healthy life style.

Annual Physical - A physical is the examination of the body and its function. During a physical you will also have your cholesterol, diabetes, and blood pressure evaluated. Individuals should have a physical examination once a year.

Well Woman Exam - This is a comprehensive gynecologic and obstetric evaluation. Including the evaluation of the cervical epithelial cells for abnormalities that could cause cancer. Women of child bearing age should have a well woman exam once a year.

Mammograms - 1960 Digital Imaging offers Digital Mammograms. Women should have a baseline mammogram beginning at age 35. Mammograms are recommended every 2 years through age 45. Women over the age of 45, should have a mammogram every year.

**Don't get caught
with the flu!!**

Season starts in October and
continue well into spring!!
Flu Shots \$20.00

281-586-3888

Appointment press option 1

www.1960fp.net

Accepting New Patients
No appointment Necessary
Most Insurance Accepted
Walk-In Clinic
Same Day Appointments

Willow Pointe

YARD OF THE MONTH

As we ease into fall Texas style, we still have plenty of outstanding yards in Willow Pointe. Congratulations to the Moreno family at 10303 Willow Crossing Circle who received first place this month. The Campbell family at 9515 Willow Crossing takes second place for the month.



Visit the Willow Pointe Website

www.willowpointe.org

New content is added on a regular basis so don't forget view the website periodically. There is a lot of information available to you including current updates, ACC applications, old newsletters and meeting minutes and financial reports.

Be sure and check out a recent contribution by Dr. Paul Nester, of Texas A & M - Fireants rule!



PROMOTE YOUR BUSINESS *in Style!*

- BUSINESS CARDS / BUSINESS CARD MAGNETS / MAGNETS
- POST-IT® NOTES / CUBES & MEMO PADS / DECALS
- BUMPER STICKERS / MEMBERSHIP CARDS & ID BADGES
- PERSONALIZED WRITING INSTRUMENTS / CALENDARS
- HEALTHCARE PROMOTIONS / DRINKWARE & KOOZIES®
- NEWSLETTERS / BOOKLETS / FLYERS
- ENVELOPES / LETTERHEADS / RUBBER STAMPS
- BUSINESS FORMS / AND MUCH MORE....

NEED AN ADVERTISING SPECIALITY ITEM?

1-888-687-6444 ext. 24

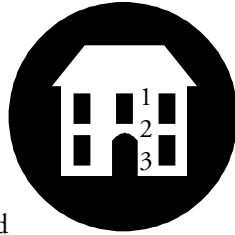
Quality
PRINTING COMPANY

Experience Matters
Doing business for
30+ years.



Can YOU See Your House Address?

To assure timely response by the sheriff and the fire department, it is imperative that your House Numbers be highly visible. Over time our front yard landscape has matured and, in many cases, is now obstructing the house numbers. We encourage you to assess the visibility of your address and make the necessary corrections immediately.



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 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 we encourage you to share this information as it may prevent a similar crime in the neighborhood.

At no time will any source be allowed to use the Willow Pointe Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Willow Pointe Homeowners Association and Peel, Inc. The information in the Willow Pointe newsletter is exclusively for the private use of Willow Pointe residents only.

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.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

Recipe of the Month String Bean Casserole

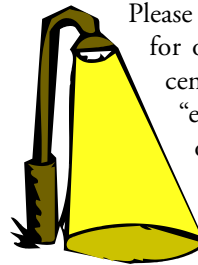
- 4 cans French style green beans, drained
- 1 lb. Velveeta cheese
- 1 medium jar pimentos
- 1 large can mushrooms
- ¼ lb. butter or margarine
- 1 large green pepper, chopped
- Ritz crackers or sliced almonds



Melt butter. Saute green peppers. Add cheese to melt. Add beans, mushrooms, and pimentos. Put into baking dish and sprinkle with Ritz cracker crumbs or sliced almonds. Bake at 350° for 25 minutes.

If you would like to submit YOUR recipe email it to articles@peelinc.com.

Is Your Street Light Out?



Please contact Center Pointe Energy @ 713-207-2222 for outages or damaged lights/pools OR via www.centerpointenergy.com. Click on "services" then "electricity" and then "residential" and you will see on the left side of your screen a box for reporting street light outages. This is the preferred way as then you will have a tracking number.

Peel, Inc.
COMMUNITY NEWSLETTERS

Kari Harrison

Sales Representative • kari@peelinc.com
713-855-1731 • 713-634-5212 fax
www.PEELinc.com



Willow Pointe

Willow Pointe Homeowners Association, Inc. *Board of Directors Meeting, Wednesday, September 2, 2009* 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: Scott Ward, President, Hollis Miles – Vice President, Judith Schwartz, Secretary-Treasurer, Brenda Jackson, Director at Large; Absent: Greg Decker, Director at Large

Management Company: Jane Godwin, Randall Management

Call to Order: Scott Ward, President of the Willow Pointe Board of Directors, called the meeting to order at 6:34 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: The agenda was reviewed, and a motion was made by Judith Schwartz, seconded by Scott Ward, and it was unanimously decided to approve the agenda as amended.

Open Forum: The Board adjourned into executive session to discuss specific items concerning homeowners and their accounts.

Approval of the Minutes: August 5, 2009 Board of Directors Meeting and the Executive Session of the Board of Directors. The August 5, 2009 minutes were presented for review. A motion was made by Judith Schwartz, seconded by Scott Ward, and it was unanimously decided to approve the minutes as presented.

Committee Reports:

Modification Committee – Hollis Miles updated the Board on the ACC application procedure. He explained that everything was running pretty smoothly and he was hopeful that Ivan would attend the Board meeting.

Newsletter Committee – Judith Schwartz notified the Board that she was still waiting on newsletter articles to complete the newsletter. She also mentioned that a new editor was needed for the newsletter.

Web Report – Hollis reviewed the procedure for processing emergency notices and alerting the owners. The new system has an authorization process. Hollis also reviewed the costs associated with the website.

Courtesy Patrol & Crime Watch – Brenda Jackson notified the Board that she was working on developing the committee for Crime Watch. This month an article was submitted by the committee for the next Willow Pointe Newsletter.

Landscaping Committee – Scott Ward informed the Board of Directors that the landscape committee reported several lights that were not working. Scott also notified the Board that some of the common areas were not being properly irrigated. He provided the Board with a map of the areas that were not being watered. A motion was made by Judith Schwartz, seconded by Hollis Miles, and it was unanimously decided to approve Brookway's bid to repair the sprinklers for \$586.82.

Management Report:

Financial Report - Jane Godwin reviewed the financial statement for the month ending August 31, 2009 in great detail. The following are the account balance as of August 31, 2009. The Prosperity checking account balance was \$18,397 the Prosperity Money Market was \$26,885, the Bank of America – Temporary Transfer balance was \$50,000. The total reserves equal \$223,337. The administrative expense for the month was \$3,387, Utilities were \$8,151, Grounds Maintenance was \$3,869, and Community Services were \$2,583. The Total Expenses for the month of August was \$21,981 and year-to-date the total expense for the Association are \$189,366.

Collection Report – Jane reported that there were \$766 of the 2008 and \$5,864 of the 2009 Assessment fees which have not been collected. The Association is 98% collected for 2009.

Legal Report – Jane Godwin presented the updated legal report from Casey Lambright's Office. Uncorrected deed violations that were already with the attorney were reviewed and discussed. The Board of Directors instructed RMI on how to proceed with those accounts.

Deed Restriction Report – The Board of Directors reviewed the deed restriction report. There were no accounts under Board Review.

Unfinished Business:

Year End Pool Utilization Chart – Judith presented an updated statistics on pool use for the 2009 pool season. She reported that pool usage had increased in 2009. The homeowners that use the pool made positive comments about the new pool furniture.

Implementation of the \$30 late fee – The Board of Directors discussed the Association's collection procedure. Jane explained how to legally implement the \$30 collection fee per month. The first step will be to prepare and execute an addendum to amend the management contract. The second step will be to amend, execute, and file the revised collection policy for Willow Pointe. The final phase will be to notify the homeowners of the change in the collection policy. A copy of the policy will also be mailed with the 2010 statements.

Ten (10) day force mow policy – The Board of Directors discussed the force mow policy and ways to better implement the Force Mow Policy at Willow Pointe. The Board of Directors decided not to send any warning letters prior to sending the ten (10) day force mow letter. The ten (10) day Force Mow Letter will serve as both a friendly reminder and a warning that the lawn will be forced if the violation is not corrected in ten (10) days. The Force Mow Letter will not be sent certified mail.

Play Structure - Bid for the Canopy Repair – Jane explained the process for having the canopy on the play structure repaired. Jane said that she has not seen a finalized bid for the replacement of the

(Continued on Page 11)

Minutes - (Continued from Page 10)

canopy, but she would check on the status of the work order and email the Board.

Cars parked on the streets – Judith updated the Board on her conversations with County Supervisor Bill Lee. He reported that most of the problems with streets were caused when the developer opted to install smaller sized streets in the subdivisions. Parking violations on the street should be referred to the Sheriff's Department. He offered to continue to review the situation and see if he could find a way for the county to assist Willow Pointe with the parking problem on the streets.

Liability Policy – The Board of Directors received a copy of the updated insurance binders.

New Business:

The Board received copies of the audit. Due to the time, the review of the audit was postponed until the October Board Meeting.

Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:40 p.m.

Recycle Bins

Need a bin? Contact wphoa.board@willowpointe.org. We still have a good number stored @ the pool.



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.

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

*Solution at www.PEELinc.com

© 2007. Feature Exchange

Peel, Inc.

COMMUNITY NEWSLETTERS

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

1-888-687-6444
advertising@PEELinc.com
www.PEELinc.com

Publishing Community Newsletters Since 1991

Real Estate Market Report

Willow Pointe Specialist

DAVID "SUPER DAVE" FLORY



- **#1** Realtor in Willow Pointe*
- **#2** Realtor in Houston & Texas**
- **#9** Realtor in United States**
- **Selling Over 500 Homes A Year**

	ACTIVE	PENDING	SOLD Last 6 Mos
# of Listings	11	2	11
Price Range:	134,900 214,900	138,000 200,000	111,500 215,000
Average Price	\$178,627	\$169,000	\$146,133
Avg Price/sq.ft.	\$61.15	\$73.37	\$71.42
Avg DOM	53	55	34
High Price/sq.ft.			\$87.11
Low Price/sq.ft.			\$50.82



RE/MAX

Professional Group
832-478-1205

Direct line: 281-477-0345

WWW.SUPERDAVE.COM

*According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 9/2008, 3/2009