



Willow Pointe Newsletter

January 2010
Volume 6, Number 1

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

WILLOW POINTE

Community Calendar January 2010

- January 1 New Year's Day
- January 4 Board Meeting
@ 6:30 p.m.
- January 5 Landscape Committee
Meeting @ 6:30 p.m.
- January 10 Walk the bayou and
pick up trash – meet
Paul @ the Willow
Crossing Bridge @ 8 a.m.
- January 18 Martin Luther King
Day - CFISD Student
Holiday

**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.

PRESIDENT'S MESSAGE

Lets be Friends and Tweet

As we ever expand our attempts to communicate with the homeowners, the idea to have Willow Pointe communications established on both Facebook and Twitter was discussed. This communication is used by one of the surrounding communities and has had success. Both communication forms will prevent homeowners from receiving unsolicited communications. Homeowners must setup their own Facebook or Twitter accounts to participate in communications.

For those unfamiliar, both free internet sites allow for communication between interested parties. Facebook is a social networking site that allows people to communicate information about themselves or send messages to one another. Twitter, another free social networking site, also allows users to send and receive messages, called tweets. These both would allow rapid transmission of information that can be sent to someone's email or cell phone. Messages might include suspicious activity/burglary reports, cook-out at the pool, or annual meeting reminders.

To follow Willow Pointe on Twitter, go to <http://twitter.com/willowpointe>

To find us on Facebook, go to <http://www.facebook.com>, login and then search for "Willow Pointe HOA"...you will see our Willow Pointe symbol. Click the link click 'Join Group' to the right and you are set.

Park Update

I was able to attend a community meeting last month where plans are in the works to create a community park in the area adjacent to Wilburn Elementary School. The undertaking is a joint effort of both Reid Road MUD #2 and Cy-Fair ISD. The potential land site is a roughly 2 acre section of land behind the detention pond on Legacy Park Drive adjacent to Wilburn Elementary School. Funding for the project is being provided by the Reid Road MUD #2 with additional funds (hopefully) provided by grant money. The park area does NOT include the 16 acres of land directly on the corner of Round-Up Drive and Legacy Park Drive. This land is still owned by Cy-Fair ISD and will probably be sold for development in the future.

At the meeting, the design firm of Schrickel, Rollins, and Associates presented several possible structures which could be included in the 2 acre park area. These included picnic tables, grills, covered canopies, outdoor amphitheater, learning trails/gardens, and playground equipment. The community favored educational facilities taking priority over recreational ones, especially given the proximity to the elementary school itself, which has a large amount of playground equipment. The 'priorities' feedback provided to Schrickel, Rollins,

(Continued on Page 2)

Willow Pointe

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	Brenda Jackson	2009 - 2012
Director	Greg Decker	2009 - 2011
Director	VACANT	2009 - 2010

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 8th of each month for the following month's newsletter.

President's Message - (Continued from Cover Page)

and Associates will allow them to create a conceptual park plan for presentation at a December Special Public Meeting. The anticipated earliest ground breaking would not occur until Spring 2011.

Annual Assessment Reminder

All homeowners should have received their annual assessment at this time. Please note that payment is due by January 31, 2010. All delinquent Owners will receive a late letter requesting payment. An interest charge of ten percent (10%) will be posted to the Owners account, together with a \$35 administrative charge for the late letter, and an administrative fee of \$30 per month for each month the account remains unpaid.

Scott Ward
WPHOA President

Yard of the Month

While winter has a firm grasp on our area, we still have some able to maintain beautiful lawns. Congratulations to the Yokubaitis family at 10207 White Oak Trail who received first place for the month of December. Also congratulations go to the Phan family at 10207 Bayou Trail Lane who receive second place this month.



Congratulations
10207 Bayou Trail Lane!

LANDSCAPING COMMITTEE UPDATES

As always, the Landscape Committee has been working hard to keep the community looking great. As many of you know, now it the time to start planning for next years plants and trees. The Landscaping Committee has been working with Brookway, our landscape maintenance service, to improve the aesthetic appearance of our community.

The Committee is looking into replacing the last of the trees that did not survive Hurricane Ike and getting our landscaping looking its best. Currently, trees are at an all time low in terms of cost, so it is an excellent time to make any additions or changes to the trees in our community.

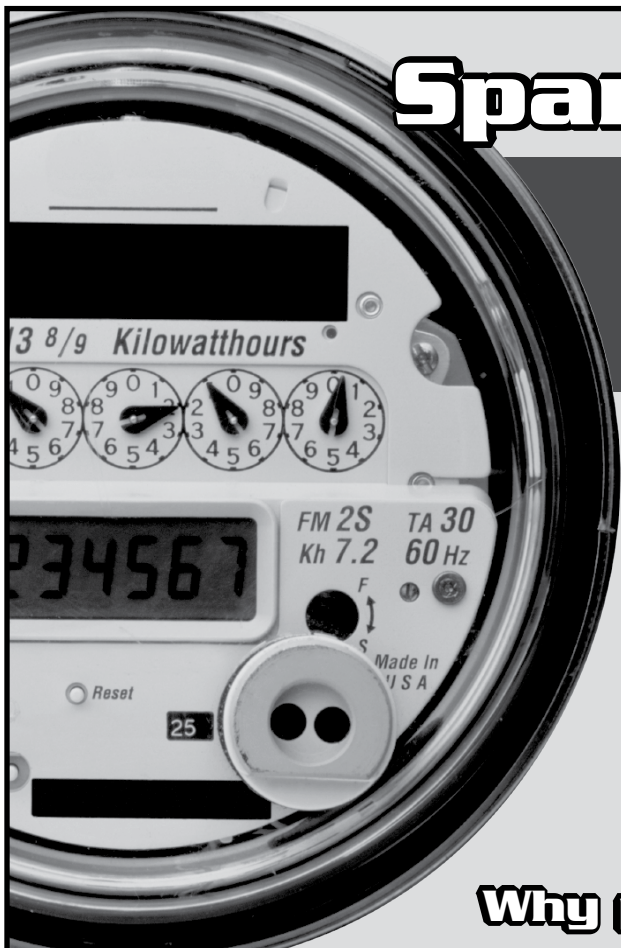
Water consumption, especially, during the summer is always a huge community cost. The Committee is working with Brookway to slowly over time modify our existing sprinkler system so that it waters with the maximum efficiency and minimal water loss. Also, we are looking when possible to utilize native plants to the area in an effort to reduce total water consumption.



The median areas at Round-Up Drive and Willow Crossing Drive One have continually been problem areas. The soil is very poor and shallow and as a result the plants do not thrive (or sometimes survive). Brookway will be presenting some ideas for improving these areas and hopefully create a more pleasing and hearty median area.

Finally, the Landscape Committee working with Brookway would like to collect your pine needles. If you are like us, you get bags and bags of the stuff that just ends up in the trash. Brookway mentioned that pine needles are beneficial and help to

acidify the soil in certain areas. While over time in your yard, this acidity can do damage (too much of a good thing), it is great for areas that are in need. For the next couple of months, we will be collecting trash bags full of pine needles. Bags can be dropped off Friday, January 8th at the curbside area in front of the swimming pool gate. They will be collected Saturday, January 9th in the afternoon and sent to Brookway for distribution in our community flower beds.



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Willow Pointe

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.



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Harris County Sheriff's Office Patrol Report

November 2009



CATEGORY	NUMBER
Burglary/Motor vehicle	0
Criminal Mischief	2
Disturbance/Family	0
Disturbance/Loud Noise	2
Runaway	0
Local Alarms	3
Suspicious Person	0
Traffic stop	5
Vehicle abandoned	0
Vehicle suspicious	2

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

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WILLOW POINTE HOA, INC

Balance Sheet November 30, 2009

ASSETS

Checking Reserves	Prosperity	\$35,528.73
Prosperity M/M		\$ 26,911.57
Smith Barney		\$146,202.57
Bank of America M/M		\$ 50,586.07
Total Reserves		\$223,700.21

ACCOUNTS RECEIVABLE

2008 Owner Assessments	\$ 448.00	
2009 Owner Assessments	\$ 3,806.12	
A/R Collection Fees	\$ 201.60	
A/R Lawn Fees	\$ 714.49	
A/R Late charges	\$ 211.24	
A/R Legal fees	\$ 9,868.50	
A/R Opening balance	\$19,391.50	
A/R Other	\$ 50.00	
		\$ 34,691.45
Total Assets		\$293,920.39
Pre-paid insurance	\$ 4,833.34	
Total other assets		\$ 4,833.34

Total Assets \$298,753.73

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 16454.42	
Total Liabilities		\$ 16,454.42

Reserves

Beginning balance	\$ 218,371.60	
2009 Reserves	\$ 2,834.00	
Interest income	\$ 2,544.61	
Bank Charges	\$ -50.00	
Total Reserves		\$223,700.21

Member Capital

Prior Years equity	\$ 72,159.42	
Accrual basis equity	\$ 18,237.03	
Total homeowners capital	\$ 90,396.45	
YTD excess/deficit	\$ 31,797.35	
Total member's equity		\$ 58,599.10

TOTAL LIABILITIES AND MEMBER'S EQUITY \$298,753.73

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Willow Pointe

WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

Wednesday, November 3, 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
Greg Decker, Director at Large
Brenda Jackson, Director at Large

Absent:

Judith Schwartz, Secretary-Treasurer

Management Company:

Jane Godwin, Randall Management
Janet Bonura, Randall Management

CALL TO ORDER:

Greg Decker, Director of the Willow Pointe Board of Directors, called the meeting to order at 6:47 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 Greg Decker, seconded by Brenda Jackson, 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: October 6, 2009 Board of Directors Meeting and the Executive Session of the Board of Directors- The October 6, 2009 minutes were presented for review. A motion was made by Greg Decker, 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 activity since the last Board Meeting. He explained that everything was running very smoothly and efficiently.

Newsletter Committee – Scott Ward updated the Board on the formatting of the current newsletter and time line requirements for processing the monthly edition. A brief discussion was held regarding different items to be included. Brenda Jackson volunteered to assist him with the publication.

Web Report – Monthly updates to the Webmaster were discussed and Hollis Miles advised that he would continue to send the monthly updates.

Courtesy Patrol & Crime Watch – Brenda Jackson advised that she had three residents interested in the “Model Block” program. A brief discussion was held regarding the need to create a committee for the program. Establishing “Block Captains” was also discussed.

Landscaping Committee – Scott Ward informed the Board that the landscaping committee members held their meeting last night, but he has not received a formal report. He offered to forward the update to the other Board Members as soon as it was received.

MANAGEMENT REPORT:

Financial Report - Jane Godwin reviewed the financial statement for the month ending October 31, 2009 in great detail. The following are the account balance as of October 31, 2009. The Prosperity checking account balance was \$10,863 the Prosperity Money Market was \$26,903, the Bank of America – Temporary Transfer balance was \$20,000. The total reserves equal \$223,677. The administrative expense for the month was \$2,564, Utilities were \$10,273, Grounds Maintenance was \$4,202, and Community Services were \$2,584. The Total Expenses for the month of September was \$23,076 and year-to-date the total expense for the Association are \$229,020.

Collection Report – Jane reported that there were \$766 of the 2008 and \$4,904 of the 2009 Assessment fees which have not been collected. The Association is 99% 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 several accounts under Board Review that were discussed. The Board advised RMI of the next steps to be taken on each account.

UNFINISHED BUSINESS:

Play Structure - Bid for the Canopy Repair – The Board has requested that Brookway amend their estimate to include the deck covered under warranty as a line item when they submit the new estimate that is also to include installation. Once that revised estimate is received it is to be e-mailed to the Board for approval.

Irrigation Bid- The Board discussed the necessity of making the repairs to the sprinkler system’s main line leak. A motion was made by Scott Ward, seconded by Greg Decker, and it was unanimously decided to approve the Brookway bid as presented.

Installation of Oleanders- The Board reviewed the bid presented by Brookway and it was decided to leave this project in pending status until Greg obtains a second bid for the installation of eight 7 gallon Oleanders to obstruct the view of the water tower.

(Continued on Page 7)

Board of Directors Meeting - (Continued from Page 6)

Sale Signs- There was no update given and it was decided to table this matter until December's meeting.

Open Position and Tasks to be Delegated- The tasks that were previously handled by Judith Schwartz and the details of such were discussed as well as the need to reassign those tasks. Greg Decker volunteered to assist with the financial and invoice approval tasks until the Association appoints a new Secretary and Treasurer for the Association. RMI is to temporarily handle all maintenance issues with their in-house maintenance team. Scott Ward has agreed to continue to coordinate the monthly newsletter project.

NEW BUSINESS:

Spine Road Trees- Scott Ward explained the term of "Spine Road" and discussed the need to readdress the trees that should be replanted. Several homeowners have previously received a letter advising them of the need to replant their trees along this road. A letter is to be mailed to the homeowners informing them of the timeframe to replant these trees and giving them a deadline of March 31, 2010. In the event these trees are not planted, the Board has approved RMI to send a thirty day demand advising the owners that the Association will plant the necessary trees and each account will be invoiced accordingly.

Community Park near Willbern Elementary- Scott Ward advised the Board of a letter he received advising him of a public park to be built near the elementary school. The letter stated that Cy-Fair ISD and a local MUD have joined together to create the new park.

Collection Policy- Mr. Lambright prepared a Collection Policy for the Board to review and adopt. The Board reviewed the policy as presented and discussed the details of the fining procedure. A motion was made by Scott Ward, seconded by Brenda Jackson, and it was unanimously decided to adopt the Collection Policy without a fining procedure.

2010 Statement- A sample of the statement was presented to the Board for review and a discussion was held regarding additional inserts for the mail-out. It was decided to include the above mentioned Collection Policy with the 2010 statement.

2009 Audit Proposal & Appointment of Brenda Jackson as the Secretary Treasurer - The proposal from Nagesh & Carter to perform the annual audit of the Association's financial records was reviewed. It was also proposed that Brenda Jackson become the Secretary and Treasurer for the Association. After brief discussion, a motion was made by Scott Ward, seconded by Hollis Miles, and it was unanimously decided to appoint Brenda Jackson as the Association's Secretary & Treasurer and to retain the CPA firm of Nagesh & Carter to conduct the 2009 Audit.

ADJOURNMENT:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:15 p.m.

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Price Range:	\$124,900 \$208,000	\$159,000 \$179,900	\$87,900 \$190,000
Average Price	\$172,874	\$169,450	\$147,864
Avg Price/sq.ft.	\$63.21	\$56.60	\$67.98
Avg DOM	86	25	41
High Price/sq.ft.			\$87.11
Low Price/sq.ft.			\$38.43



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