



Willow Pointe Newsletter

February 2010
Volume 6, Number 2

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

WILLOW POINTE

Community Calendar February 2010

- February 1 Landscape Committee Meeting @ 6:30 p.m.
- February 2 Board Meeting @ 6:30 p.m.
- February 13 Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 a.m.
- February 15 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.

PRESIDENTS MESSAGE

LANDSCAPING IMPROVEMENTS

The Landscape Committee has suggested improving the esplanade flowerbeds located at the Round-Up entrance to Willow Pointe. Multiple unsuccessful attempts have been made to improve the appearance of the plants in this area by planting different varieties and modifying watering schedules. In contrast, esplanade bed located at the Jones Road entrance has similar plants and aesthetically looks great. The Board is looking into improving the soil in this area and changing the plants for some more native plants and grasses. Hopefully, we can get this area looking great before the Houston summer tests all living things in our area.

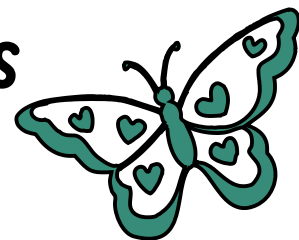
CRIME WATCH

Last month, burglars kicked in the front door of a Willow Pointe residents home. Law officers arrived, investigated, and were looking to leave the scene. The problem was that the front door could not be shut...let alone secured. Officers spoke with neighbors in an attempt to contact the homeowner, but none had any contact information. Fortunately, neighbors were conscientious enough to take the time to nail a sheet of plywood up to the damaged door frame and prevent both the weather and any other criminals looking for an easy target. I could not imagine a target much easier target than a home with a kicked in and open door...half the burglary work is already done.

In another instance last summer, a stay at home mom in our neighborhood walked to her back window to see a man standing at her back door...about to kick it in would be my guess as most desirable visitors go to the front door. The individual saw her and took off running and jumped fence into the neighbor's lot behind her. So here is the question...would you be able to contact the neighbor behind you if this happened to you? Or better yet, would they be able to get a hold of you?

As a community, we need to work towards better communications between neighbors for just reasons such as these. This includes all neighbors, both beside you, across the street from you, and even behind you. Please take the time to read the 'Model Block' article in this newsletter to see what you can do get to know those around you.

Happy Valentines Day



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.

MODEL BLOCK PROGRAM

Courtesy Patrol and Crime Watch is on the lookout for neighbors who want to help develop this program in Willow Pointe. This is a call to action for any and all neighbors who are interested in developing a new committee that would focus on leading our community and developing activities to keep us on the leading edge of deterring crime and getting organized in programs with neighbors helping neighbors

We are already in the process of developing a 'Model Block' of neighbors who are watching out for each other and each other's property. This block is beginning to put up sensor lights in the front and back, that would alert homeowners if someone walks up. Neighbors are talking with each other to get emergency phone numbers and email addresses in case they need to be contacted while at work, on vacation or away from home for any reason.

Other steps being taken to find out family patterns; when the homeowner goes to work, what time neighbors get up, if kids are home alone, if other neighbors are home all day, and needs they have that other neighbors might be able to help with. It has already been discovered that there are neighbors getting up as early as 3am and going to bed after 1am. It seems as though there is someone up on the street nearly all the time. The model is also trying to have occasions when they all meet outside, to catch up or watch the kids play. There is still much work and communication to be done, but if each block would try to incorporate a similar program, we could get to know each other, be better prepared and take an active roll in prevention.

This has been a great neighborhood for my family we would like to make it even better by being more aware and getting more people involved.

Perhaps you feel you could be a block captain, or maybe you have some ideas on how to keep our streets safer for our kids. Maybe you are good at organizing people and have a passion and ideas to create this Courtesy Patrol and Crime Watch Committee to have an even safer neighborhood and more involved neighbors. If you are interested, please email us your name, email address, physical address and phone number and how you might be able to help. We will contact you back and set up a time to get together and get this committee started.

Along these same lines, we want to be proactive as a Board for our community and would also like those of you who are interested to send in your emergency contact numbers so you can be contacted through the Emergency Alert System if needed. This has nothing to do with the Courtesy Patrol and Crime Watch Committee, but would help us help you. If you are not on the Alert Contact System please email your information to the wphoa.board@willowpointe.org and we can add you to the list.

Happy New Year Everyone and Meet a Neighbor!

2009 CLARK GRISWOLD

Holiday Light Contest

The landscaping committee would like to thank all the homes in Willow Pointe who took the time and effort to brave the elements and decorate their homes this holiday season. This was the first year that we were able to photograph and place the decorated homes on our community website (www.willowpointe.org). The winners of the Home Depot gift cards for 2009 are the Milner Family at 10030 Elm Meadow Trail, the Moreno Family at 10303 Willow Crossing Court, and Hawpe Family at 10211 Elm Bluff Court. Again, thanks for all the participation and we look forward to another 'holiday spirited' contest next year.

Harris County Sheriff's Office Patrol Report

December 2009



CATEGORY	NUMBER
Burglary/Habitat	2
Burglary/Motor vehicle	4
Criminal Mischief	0
Disturbance/Family	2
Disturbance/Loud Noise	5
Runaway	1
Local Alarms	15
Suspicious Person	3
Traffic stop	4
Vehicle suspicious	2

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

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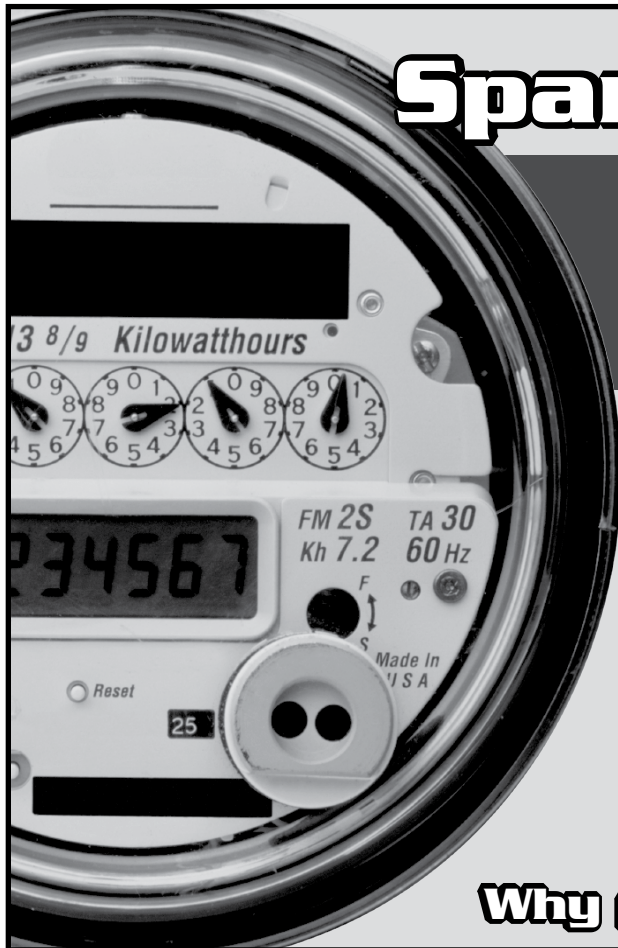
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Willow Pointe

Yard of the Month

The bitter cold did not prevent the some homeowners from keeping their lawns looking great. Congratulations to the family at 9515 Willow Crossing Dr. who received first place for the month of January. Also congratulations go to the family at 10218 Sable Trail Lane who receive second place this month.



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WILLOW POINTE HOA, INC

Balance Sheet
December 31, 2009

ASSETS

Checking Reserves	Prosperity	\$87,530.72
Prosperity M/M		\$ 26,919.57
Smith Barney		\$146,202.57
Bank of America M/M		\$ 50,593.75
Total Reserves		\$223,715.89

ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 3,505.74	
A/R Collection Fees	\$ 156.80	
A/R Lawn Fees	\$ 619.22	
A/R Late charges	\$ 159.13	
A/R Legal fees	\$ 8,643.75	
A/R Opening balance	\$19,391.50	
A/R Other	\$ 200.00	
		\$ 32,676.14
Total Assets		\$343,922.75
Pre-paid insurance	\$ 4,232.09	
Total other assets		\$ 4,232.09
Total Assets		\$348,154.84

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 84,869.40
Total Liabilities	\$ 84,869.40

Reserves

Beginning balance	\$ 218,371.60
2009 Reserves	\$ 2,834.00
Interest income	\$ 2,560.29
Bank Charges	\$ -50.00
Total Reserves	\$223,715.89

Member Capital

Prior Years equity	\$ 72,159.42
Accrual basis equity	\$ -52,193.26
Total homeowners capital	\$ 19,966.16
YTD excess/deficit	\$ 19,603.39
Total member's equity	\$ 39,569.55

TOTAL LIABILITIES AND MEMBER'S EQUITY \$ 48,154.84

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Willow Pointe

WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting - Wednesday, Dec. 1, 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
Brenda Jackson, Secretary/ Treasurer
Greg Decker, Director at Large

MANAGEMENT COMPANY:

Jane Godwin, Randall Management
Janet Bonura, Randall Management

CALL TO ORDER:

Scott Ward, Director of the Willow Pointe Board of Directors, called the meeting to order at 6:51 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 Hollis Miles, 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:

November 3, 2009 Board of Directors Meeting and the Executive Session of the Board of Directors- The November 3, 2009 minutes were presented for review. A motion was made by Hollis Miles, seconded by Greg Decker, 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 was able to report no issues at this time.

Newsletter Committee – Scott Ward requested article suggestions from each committee.

Web Report – Monthly updates to the Webmaster were discussed and Hollis Miles advised that he was currently working on updates.

Courtesy Patrol & Crime Watch – Brenda Jackson provided an update for the “Model Block” program and suggested that the Board have a pre- approval for the motion lights to be installed. She will present the specifications of such at the January meeting.

Landscaping Committee – Scott Ward advised of a meeting with Brookway to be held on December 7, 2009.

MANAGEMENT REPORT:

Financial Report - Jane Godwin reviewed the financial statement for the month ending November 30, 2009 in great detail. The following are the account balance as of November 30, 2009. The Prosperity checking account balance was \$35,529 and the Prosperity Money Market was \$26,911. The total reserves equal \$223,700. The administrative expense for the month was \$2,142, Utilities were \$5,099, Grounds Maintenance was \$4,090, and Community Services were \$2,584. The Total Expenses for the month of November was \$15,521 and year-to-date the total expense for the Association are \$244,541.

Collection Report – Jane reported that there were \$448 of the 2008 and \$3,806 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 – A motion was made by Scott Ward, seconded by Hollis Miles, and it was unanimously decided to approve the Game Time bid including installation.

Installation of Oleanders- The Board discussed their options and the different types of Oleanders to be planted. A motion was made by Greg Decker, seconded by Brenda Jackson and it was unanimously decided to approve Brookway’s bid for the installation of eight Calypso Oleanders.

NEW BUSINESS:

Judith Schwartz Resignation- Scott Ward advised the Board that he has received Judith Schwartz’s formal resignation from the Board of Directors. A motion was made by Greg Decker, seconded by Hollis Miles, and it was unanimously decided to accept the resignation.

Christmas Decoration Reimbursement- A motion was made by Scott Ward, seconded by Brenda Jackson, and it was unanimously decided to reimburse Jill Gregory for the decorations in the amount of \$259.64.

Christmas Decoration Contest- The Board held a brief discussion regarding prizes for the contest. A motion was made by

(Continued on Page 7)

Minutes - (Continued from pg. 6)

Greg Decker, seconded by Brenda Jackson, and it was unanimously decided to award Home Depot gift cards in the amount of \$50 to the 1st place winner, \$25 to the 2nd place winner, and \$25 to the 3rd place winner.

Holiday Pictures on Website- The Board was advised that the Landscape Committee would like to put pictures of the decoration winners on the website. The details of such were discussed and the suggestion was approved.

Association Keys- A brief discussion was held regarding the keys to the common areas. Scott Ward volunteered to identify and label all of them accordingly.

Jones Road Electrical Outlet- The electrical outlet at Jones Road and Roundup is not functioning. Greg advised that he would have Mike repair such outlet.

Pump Room Door- Scott advised that the door was difficult to operate and secure and volunteered to discuss this matter with Mike directly.

West Road Alliance Security- Greg Decker attended the meeting with the neighboring communities and provided an update on the Crime Watch Program. Crime updates via Facebook and Twitter were discussed. Hollis suggested that the Association establish an account once he completed his research regarding the feasibility of such site.

ADJOURNMENT:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:51 p.m.

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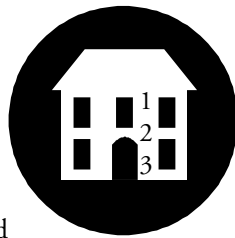
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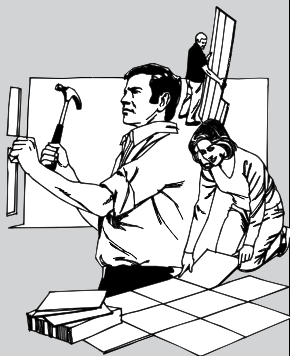
Can You See Your House Address?

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.



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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	ACTIVE	PENDING	SOLD Last 6 Mos
# of Listings	9	3	15
Price Range:	\$146,000 \$208,000	\$124,900 \$179,900	\$87,900 \$195,000
Average Price	\$168,699	\$158,233	\$148,340
Avg Price/sq.ft.	\$61.46	\$67.47	\$67.95
Avg DOM	75	77	41
High Price/sq.ft.			\$87.11
Low Price/sq.ft.			\$38.43



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*According to information taken from the HAR MLS Computer

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