



# Willow Pointe Newsletter

September 2010  
Volume 6, Number 9

[www.willowpointe.org](http://www.willowpointe.org)

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## President's Message

The Board held our meeting for the month of August and made several relevant items were discussed:

### Meetings

In the past, the Board usually met monthly to discuss community business. These consist of committee reports, financial and contract reviews, deed restriction violations, community projects, and legal matters. Early in the neighborhoods history, these meetings were necessary as so many things needed to be tended to on a regular basis.

As time has passed, we have developed processes to tend to matters much more rapidly. We are able to respond to homeowner requests and concerns very rapidly...thank you internet. We have found that monthly meetings are no longer as necessary as they have been in the past. The Board is required to hold meetings at least quarterly, but has opted to adopt a bi-monthly meeting schedule, starting in September. The plan is to meet during odd numbered months unless necessity requires otherwise.

In doing this, Randall Management will still provide the Board with financial information and deed restriction reports on a monthly basis for review.

### Jones Road Entrance

Currently, several brick structures with wire connecting them exist on the south side of Trail Ridge (on the right as you enter the community from Jones Road) We get regular complaints as to how much of an eye sore this is for the community, especially since it is located along a visible community entrance. After taking several suggestions, the Board is currently seeking bids for the addition of Crepe Myrtles along this stretch to improve the aesthetic appeal of the area.

### National Night Out (NNO)

Mark your calendar – Tuesday, October 5th 2010. The nation outside of Texas holds NNO celebrations the first week of August. After doing this for 24 years, the state of Texas in 2008 opted to hold ours during the first week of October. It has fewer mosquitoes and is on average 11 degrees cooler. The Board is hoping to get the community out of their homes to meet one another on this night. We have planned to provide Block Captains \$50 for supplies for the event. Please read more in the newsletter for more information.

## BLOCK CAPTAINS

*We are looking for you.*

Your neighborhood, in particular your block, needs a leader and "Block Captain" to help coordinate street activities and provide neighborhood information. Do you want to receive up to \$50.00? We want Block Captains to plan a street party for Texas National Night Out on Tuesday, October 5th. If you are interested in being your block leader, email the Board at [wphoa.board@willowpointe.org](mailto:wphoa.board@willowpointe.org) and give us your address, telephone number and email address. Let us know of your plans and most importantly, let your neighbors know of your plans and have a great celebration on your street and get to know each other. We will be taking photos of the street parties and want you to keep your receipts for the party and we will give you up to \$50.00 to help with the expense.

Let us know as soon as possible and we can put you on our address book to communicate more effectively with you about events and news in the neighborhood that you can share with your neighbors.

Thank you for volunteering and we look forward to hearing from you. Please feel free to share your block party ideas with us.

*Hope You Had a Great Summer.*

**Brenda Jackson, Board of Directors Secretary**

## National Night Out

National Night Out is a time to get outside and meet and greet your neighbors - it is an anti crime and drug prevention event held throughout the nation on Tuesday, October 5th

- Get outside and have a light show for the kids (flashlights, sparklers, etc)
- Have a street meeting place and have ice cream social or cook hotdogs with your neighbors
- See how many neighbors you can get outside
- Hand out school brochures or information from local crime and drug prevention organizations

Have a contest with the kids to do crime and drug prevention posters

Great time to discuss upcoming fun events on your street for Halloween and Safety for your children

## 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.....	281-807-9500
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	Brenda Jackson	2009 - 2012
Treasurer	Steve Mueller	2010 - 2013
Director	Greg Decker	2009 - 2011

*Please contact us at [wphaa.board@willowpointe.org](mailto:wphaa.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](mailto:advertising@peelinc.com). The advertising deadline is the 8th of each month for the following month's newsletter.

## WILLOW POINTE COMMUNITY CALENDAR

*September 2010*

September 4-6	Labor Day Weekend
September 6	Labor Day CFISD School Holiday Pool OPEN
September 7	Board Meeting @ 6:30 pm Pool CLOSED until next summer
September 11	Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am
September 13	Landscape Committee Meeting @ 6:30 pm
October 5	Texas National Night Out
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 [wphaa.board@willowpointe.org](mailto:wphaa.board@willowpointe.org).

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

## Harris County Sheriff's Office Patrol Report *July 2010*



CATEGORY	NUMBER
Burglary/Habitat	2
Burglary/Motor vehicle	0
Criminal Mischief	0
Disturbance/Family	0
Disturbance/Loud Noise	1
Illegal Dumping	1
Local Alarms	15
Suspicious Person	3
Traffic stop	7
Vehicle suspicious	3

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

## Yard of the Month



A very hot August has been giving us a final taste of summer before fall makes its appearance. Congratulations to the family 9822 Willow Crossing Drive who received first place for the month. Also congratulations go to the family at 10238 Sable Trail Lane who receive second place this month.

## Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at [www.StarTexPower.com](http://www.StarTexPower.com)

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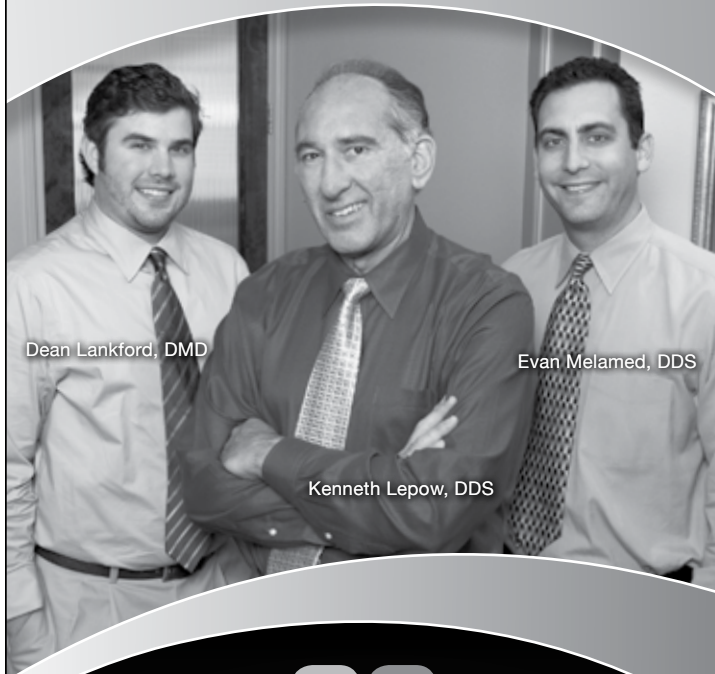
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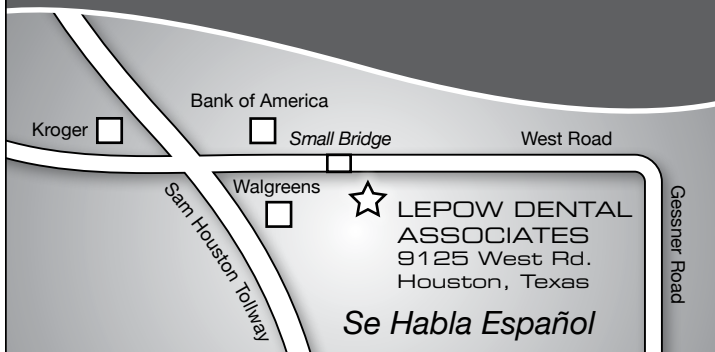
Evan Melamed, DDS

Kenneth Lepow, DDS



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## Willow Pointe HOA, INC *Balance Sheet, July 31, 2010*

### ASSETS

Checking	Prosperity	\$ 20,158.25
Temp Transfer	Prosperity M/M	\$ 50,000.00
Temp Transfer	Bank of America	\$ 60,000.00
Reserves		
Prosperity M/M		\$ 16,129.61
Smith Barney		\$146,198.49
Bank of America M/M		\$ 50,638.09
Total Reserves		\$212,966.19

### ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 539.25
2010 Owner Assessments	\$ 8,285.02
A/R Collection Fees	\$ 3,339.42
A/R Lawn Fees	\$ 254.98
A/R Late charges	\$ 274.27
A/R Legal fees	\$ 2,944.60
A/R Opening balance	\$19,391.50
A/R Other	\$ 150.00
	\$ 35,179.04
Total Assets	\$378,303.48
Pre-paid insurance	\$ 23.34
Total other assets	\$ 23.34
<b>Total Assets</b>	<b>\$378,326.82</b>

### LIABILITIES AND MEMBER'S EQUITY

#### Current Liabilities

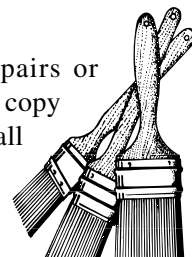
Prepaid-HOA Fees	\$ 210.15
Total Liabilities	\$ 210.15
Beginning balance	\$ 235,379.09
Interest income	\$ 324.50
Bank Charges	\$ -75.00
Capital Expenses	\$ 2,662.40
Total Reserves	\$212,966.19

#### Member Capital

Prior Years equity	\$ 80,099.61
Accrual basis equity	\$ 34,968.89
Total homeowners capital	\$ 115,068.50
YTD excess/deficit	\$ 50,081.98
Total member's equity	\$165,150.48
<b>Total Liabilities And Member's Equity</b>	<b>\$378,326.82</b>

### 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.



## WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting - Tuesday, June 1, 2010

### 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 77064.

#### Board of Directors:

Present: Scott Ward, President; Steve Mueller, Treasurer; Brenda Jackson, Secretary; Greg Decker, Director at Large

Absent: Hollis Miles – Vice President

#### 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 6:43 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 Scott Ward,

seconded by Greg Decker, and it was unanimously decided to approve the agenda as presented.

#### Open Forum:

The Open Forum is the time provided for the owners of Willow Pointe to address the Board, ask questions, or make suggestions. There were no owners present.

**Approval of the Minutes:** May 4, 2010 Board of Directors Meeting and the Executive Session of the Board of Directors- The May 4, 2010 minutes were presented for review. A motion was made by Greg Decker, seconded by Brenda Jackson, and it was unanimously decided to approve the minutes as presented.

#### Committee Reports:

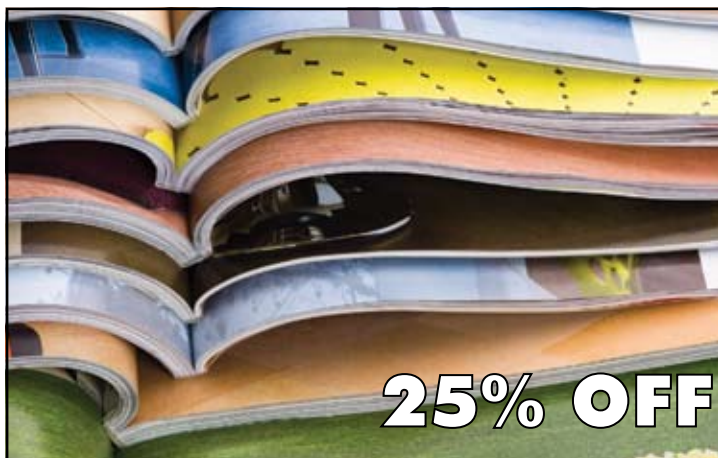
**Modification Committee** – A brief discussion was held regarding specific applications submitted.

**Newsletter Committee** – Scott Ward reviewed the upcoming newsletter and articles were discussed.

**Web Report** – There was no report given.

**Courtesy Patrol & Crime Watch** – Greg Decker reported on the

*(Continued on Page 6)*



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# Willow Pointe

## Minutes - (Continued from pg. 5)

recent activity in the neighborhood.

**Landscaping Committee** – Scott Ward informed that the sprinklers were in and everything looks great. A bid will be obtained to install Oleanders in front of the wire at the entrance.

### Management Report:

**Administrative-** Jane Godwin provided the board with dates of her upcoming vacation and also discussed the Fourth of July holiday. A motion was made by Greg Decker, seconded by Brenda Jackson, and it was unanimously decided to cancel the July 2010 Board meeting.

**Financial Report** - Jane Godwin reviewed the financial statement for the month ending May 31, 2010 in great detail. The following are the account balances as of May 31, 2010; the Prosperity checking account balance was \$21,824. There was \$90,000 in the Prosperity Money Market account as well as a \$60,000 operating transfer was placed in the Bank of America Money Market account. These funds are designated for 2010 operation, but placed in the money market accounts to earn additional interest until the funds are needed for operation. The reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$214,960. This balance does not reflect the operating transfers. The administrative expense for the month was \$4,603, Utilities were \$5,500, Grounds

Maintenance was \$4,045, and Community Services were \$324. The Total Expenses for the month of May were \$22,822 and year-to-date the total expense for the Association are \$98,226, which is \$20,720 under budget.

**Collection Report** – Jane reported that there were \$1,064 of the 2009 Assessment fees which have not been collected. The Association is 99% collected for 2009 and with \$11,423 outstanding the Association is 96% collected for 2010.

**Legal Report** – Jane Godwin presented the updated legal report from Casey Lambright's Office. Updated photos of all uncorrected deed violations 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:

**By-Law Modification** - A brief discussion was held regarding the Board Policy Resolution which adopts the Amendment to the By-Laws. RMI will forward such document to the Board for signatures.

**Sidewalks** - An update was provided on the installation of the new sidewalks and also the proposal of additional locations to be addressed in the future.

*(Continued on Page 7)*

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## Minutes - (Continued from pg. 6)

**Pool Information of Website** – Hollis Miles is to download the pool hours, rules and details on swim lessons. An update was not provided due to his absence.

## New Business:

**Election of Officers and Committee Positions-** A motion was made by Greg Decker, seconded by Brenda Jackson, and it was unanimously decided to appoint the same officers and committee members as in 2009.

**Website Corrections-** The Board discussed corrections that need to be made on the website. Jane reported that her email address was incorrect.

## Adjournment:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 8:21 p.m.

## Please Be a Considerate Neighbor

Please do not place your garbage on the curb until Sunday and Wednesday evening. After pick-up, please store your cans on the side of the house or in your garage.

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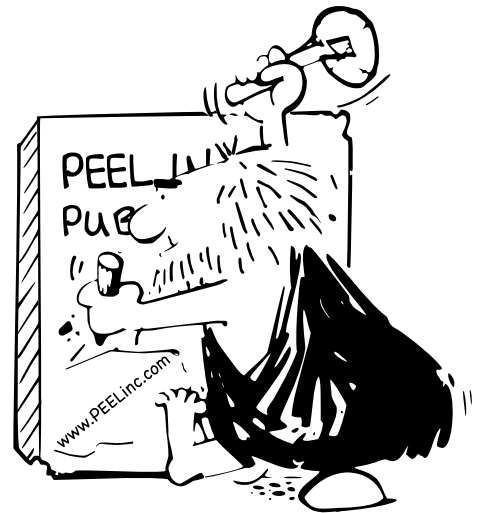
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## Real Estate Market Report

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<b># of Listings</b>	14	3	11
<b>Price Range:</b>	\$129,900 \$219,500	\$149,900 \$225,000	\$127,000 \$169,000
<b>Average Price</b>	\$172,942	\$174,933	\$153,990
<b>Avg Price/sq.ft.</b>	\$67.95	\$67.78	\$59.85
<b>Avg DOM</b>	73	62	66
<b>High Price/sq.ft.</b>			\$81.88
<b>Low Price/sq.ft.</b>			\$41.99



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