



Willow Pointe Newsletter

February 2011
Volume 7, Number 2

www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

WILLOW POINTE COMMUNITY CALENDAR

February 2010

- | | |
|-------------|--|
| February 7 | Landscape Committee Meeting @ 6:30 pm |
| February 12 | Walk the bayou and pick up trash –
meet Paul @ the Willow Crossing Bridge
@ 8 am |
| February 14 | Valentine's Day |
| February 21 | President's Day
CFISD Holiday |

All meetings are held in the pool meeting room. All Homeowners are welcome to attend any of the above meetings. Please call Randall Management to be placed on the agenda if you would like to address the Board at the meeting.

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



Presidents Message

STOLEN HOLIDAY CHEER

Well, 'tis the season, but some Grinches and Scooges still can't get in the holiday spirit. As per the norm, we had a few community decorations stolen from the entrances. This year it was 5 or so wreaths...at least the theft happened after Christmas this year.

Each year, the idea of not putting decorations up is suggested as it seems they regularly get stolen. In the end, I used my home as an example. If someone took my decorations, I would not let them 'win'. I would just go out and redecorate. But, if I have anything to say, I hope Santa delivered a few lumps of coal to the culprits.

But I want to extend a HUGE thanks to the Landscape Committee for taking the time to decorate the pool area and the entrances this year. They looked great and we appreciate the hard work that went into it.

LOOKOUT BELOW

We are in the process of burying our Pressure Vacuum Breaker's (PVB's) {backflow preventers} on the community sprinkler system. The PVB's are the white n-shaped sections of PVC pipes that you will see sticking out of the ground. If you have a sprinkler system in your home, you will have the same thing somewhere in your lawn.

The rationale for doing this is multifaceted. In the winter the above PVB's can freeze and break, as many of us found out last winter. If you took all the precautions and kept yours from freezing, that does not prevent someone from taking a reciprocating saw and 'excising' the working portion from yours to reattach to their broken one. We had several stolen this way last year...as well as losing one to a car driving over it.

In the long term, the best solution is to get the below ground PVB's so that we don't have to worry about freezes, thieves, or bad drivers.

EASTER EGG HUNT

We are tentatively looking to have an Easter egg hunt sometime around, well Easter. The details are going to be fleshed out, but any individuals wishing to lend a hand should send an email to the Board.

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.....	281-807-9500
Jane Godwin @ Randall Management, Inc Voice Mail nights or week-ends	713-728-1126 ext 11jgodwin@randellmanagement.com
Newsletter Publisher Peel, Inc	advertising@PEELinc.com 888-687-6444
Cable/Internet/Phone...COMCAST	713-341-1000

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 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.

Santa Sightings in Willow Pointe?



WILLOW POINTE - Santa Claus was sighted on Christmas Eve riding a motorcycle with his Holiday Gang through streets of Willow Pointe and Winchester Country. While spreading holiday cheer, some neighborhood children ran outside and gave Santa his customary milk and cookies.

When asked how he could take time away from the North Pole at his busiest time of the year, Santa said "Well, on Christmas Eve, the elves are the really the busiest. I just mostly watch weather forecasts and plan the route I am going to take that night. The elves spend the day loading the toys in the sled and harnessing the reindeer...which is why I take my motorcycle when I need to get out. It is nice to be able to drive the streets of Willow Pointe during the day so I can see where I am going later that evening."

Santa told the boys and girls that he and his Holiday Gang plan to make this trip a regular tradition in Willow Pointe. Hopefully, we can give an early warning in 2011 so boys and girls can be on their best behavior when Santa and his Holiday Gang return.

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The grass may be brown, but these lawns still look great. Congratulations to the family at 10231 Pony Express Road who received first place for the month. Also congratulations go to the family at 10238 Sable Meadow 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

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PUCT #10089



Willow Pointe

Willow Pointe Homeowners Association, Inc. *Board of Directors Meeting MINUTES*

Wednesday, November 3, 2009

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

(Continued on Page 5)

BOD Meeting Minutes - (Continued from Page 4)

status until Greg obtains a second bid for the installation of eight 7 gallon Oleanders to obstruct the view of the water tower.

- **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.

Harris County Sheriff's Office Patrol Report December 2010



CATEGORY	NUMBER
Burglary/Habitat	1
Burglary/Motor vehicle	5
Criminal Mischief	2
Disturbance/Family	1
Disturbance/Loud Noise	1
Local Alarms	16
Suspicious Person	5
Traffic stop	14
Vehicle suspicious	5

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

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Willow Pointe

Willow Pointe homeowners association, Inc. *Board of Directors Meeting EXECUTIVE SESSION MINUTES*

Wednesday, November 3, 2009

GUESTS:

- **William Capasso- 10006 Sable Meadow Ct:** Mr. Capasso addressed the Board and requested an explanation of their purpose for targeting basketball goals. He stated that he has currently removed the pole portion of the goal for repairs but wanted to resolve this matter with the Board prior to replacing it. After reviewing the Association's governing documents, Mr. Capasso expressed an interest in finding a permanent resolution for the documents that restrict basketball goals in the neighborhood.
- **Board's Response:** The Board advised Mr. Capasso that the Board is obligated to enforce the governing documents. They also informed Mr. Capasso of the option and ability to amend the documents accordingly. The proper procedures to amend the documents were briefly discussed. The Board decided to table this matter and allow Mr. Capasso time to take the initiative and follow up with Mr. Lambright's office regarding the procedure to be followed for the basketball goal amendment
- **Pam Ardoin- 10811 Oak Bayou Ln:** Mr. & Mrs. Ardoin addressed the Board requesting the waiver of legal fees incurred

for the display of inappropriate items on the side of their home. They explained their confusion with the timeline and different items that could have been an issue (basketball goal vs. bricks & other items visible). The Ardoins presented a series of letters regarding the multiple issues at hand and proof of correction for the basketball goal. They also informed the Board that the other items were removed from view prior to receiving the letter from Mr. Lambright's office.

- **Board's Response:** The Board held a brief discussion with the Ardoins and asked several questions regarding the timeline of events. The letter from the Ardoins with a picture providing proof of compliance with the basketball goal was reviewed and discussed. The Board decided to table this matter and allow RMI the opportunity to research letters sent prior to legal action and pictures that were taken of each violation.

Unfinished Business:

- **10003 Sable Trail – Formally Abbschier** – Scott Ward provided an update regarding the foreclosure of this property by a superior

(Continued on Page 7)

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BOD Executive Session Minutes - (Continued from Page 6)

lien holder. He explained that Mr. Lambright was researching the Freddie Mac foreclosure and its legitimacy. The Board expressed a concern regarding the HOA's foreclosure sales price and inquired about any funds that were spent regarding this transaction. Jane explained that the Association did not actually come out of pocket any funds. Instead, the Association simply raised the bid high enough to cover the amount owed the Association at the time of sale and discourage undesirable investors from purchasing the property. She further explained that the only monies forfeited due to the Freddie Mac foreclosure would have been the balance owed by the previous owner at the time of their foreclosure and that it may be in the best interest of the Association to proceed with the collection of any portion of dues owed the Association by Freddie Mac. A brief discussion was also held regarding the current deed restriction violations and lack of maintenance to the home. This matter was tabled until the December meeting to allow Mr. Lambright's office to complete the research of the Freddie Mac foreclosure.

New Business:

No New Business was discussed.

Adjournment:

With no further business to discuss the Executive meeting was adjourned into the Open Forum Monthly Board of Director's Meeting.

Lights Out?

How to report a streetlight outage

When neighborhood streetlights are not working, we depend on Homeowners to police these outages. The reporting process is quite easy. CenterPoint Energy maintains streetlights throughout our electric service territory in and around Houston. You will need only to collect the pole number... written vertically about 10 ft up on the pole facing the street. Write this number down. You may also select the streetlight from a map, but getting the number is much easier, especially if multiple lights are being reported.

Next, go to the following web address:

[http://www.centerpointenergy.com/services/electricity/
residential/reportastreetlightoutage/](http://www.centerpointenergy.com/services/electricity/residential/reportastreetlightoutage/)

You can click on one of the links to report a streetlight outage either by number or location. You will be asked to provide the 1) pole number 2) contact information (in case more information is needed) 3) an e-mail address (for status of repair request) 4) the number of streetlights you would like to report

Again, please report the streetlights that are out as you see them so they are repaired in a timely manner.

Finally, special thanks go to the Landscape Committee who took the time to find and report all streetlights out they noticed them while judging the Christmas Light contest.

Willow Pointe HOA, INC

Balance Sheet, December 31, 2010

ASSETS

Checking	Prosperity	\$ 89,966.81
Reserves		
Prosperity M/M		\$ 51,805.68
Smith Barney		\$146,363.73
Bank of America M/M		\$ 50,680.86
Total Reserves		\$248,850.27

ACCOUNTS RECEIVABLE

2009 Owner Assessments	\$ 448.00
2010 Owner Assessments	\$ 5,090.85
A/R Collection Fees	\$ 3,364.42
A/R Lawn Fees	\$ 40.64
A/R Late charges	\$ 310.51
A/R Legal fees	\$ 5,384.05
A/R Opening balance	\$19,391.50
A/R Other	\$ 50.00
	\$ 34,079.97

Total Assets	
\$372,897.05	
Pre-paid insurance	\$ 4,620.56
Total other assets	\$ 4,620.56
Total Assets	\$377,517.61

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities	
Prepaid-HOA Fees	\$ 89,966.81
Total Liabilities	\$ 89,966.81

Reserves	
Beginning balance	\$ 235,379.09
Reserve Transfers	\$ 38,018.51
Interest income	\$ 566.16
Bank Charges	\$ -75.00
Capital Expenses	\$ -25,038.49
Total Reserves	\$248,850.27

Member Capital	
Prior Years equity	\$ 80,099.61
Accrual basis equity	\$ -55,886.84
Total homeowners capital	\$ 24,212.77
YTD excess/deficit	\$ 14,487.76
Total member's equity	\$ 38,700.53
Total Liabilities And Member's Equity	\$ 377,517.61



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