



# Willow Pointe Newsletter

June 2011  
Volume 7, Number 5

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## WILLOW POINTE COMMUNITY CALENDAR

### June 2011

- June 1 CFISD – Last Day of School
- June 2 Community Pool Opens for Season
- June 6 Landscape Committee Meeting @ 6:30 pm
- June 11 Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am
- June 19 Father's Day

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.

## LOOKING TO MAKE IMPROVEMENTS?

### *ACC Application process*

***If you are going to make a change to the exterior of your home or your lawn, you need to fill out an ACC Application. The process is quite simple and can prevent costly mistakes.***

#### Overview

- 1) Decide what project you want to undertake.
- 2) Go to [www.willowpointe.org](http://www.willowpointe.org) and click on the Documents section.
- 3) Print out and fill out the ACC Application COMPLETELY.
- 4) Submit the application either by email, fax, or postal mail to the address/number on the form
- 5) The Application is scanned by RMI, dated, and forwarded to the Architectural Review Committee (ARC - a group of homeowners who volunteer to review and comment on all applications)
- 6) The ARC submits their recommendations/suggestions and the decision is sent to RMI to be relayed to the Homeowner.
- 7) The process can take up to one month, however, we work to get most processed within a week or two.

### *Helpful Suggestions*

If you are modifying your home with an addition, sidewalk to your backyard, shed/play structure, etc., a COPY of the 'Survey of Plat' is excellent to include. This would be found with your closing documents when you bought your home...it is usually legal sized and has the property lot and all easements shown. Just make a copy of this document and then draw in the location of the proposed improvement.

#### More is Better

If you are installing a patio cover like your neighbors, submit a picture if possible. If you are buying a playstructure, send the image from the manufacturer. Anything you can provide will prevent the ARC from having to deny the application for lack of information.

#### Sheds and Play Structures

Sheds are limited to a height of 10' from grade and playstructures limited to 12' from grade. This is NOT a blanket approval. An ACC Application still needs to be completed to show WHERE on the property the addition is going to be placed.

*(Continued on Page 3)*

## 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 .....jgodwin@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	Tim McKee	2009 - 2012
Secretary	Brenda Jackson	2009 - 2012
Treasurer	Steve Mueller	2010 - 2013
Director	Angie Wilson	2009 - 2011

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

## President's Message

### The Houston Dustbowl?

Hopefully, by the time this goes to press, we will have been inundated with rain and all this will be a moot point. But, since I am writing this in early May and there is no rain in sight for the next 10 days it does not look good...especially given July and August are right around the corner and the last appreciable rain was in February.

So, firstly, please do your best to maintain your lawn by watering and fertilizing. We know nature might be against keeping a lush and green lawn, but please do the best you can. We know this can be difficult given the circumstances and the Board will be as understanding as we can.

And while on the topic, please do your best to water smart. Water in early the morning hours before the sun rises. Fix any sprinkler heads that are broken. And make sure run-off is minimized by avoiding watering the concrete.

### Go Speed Racer

The main drive has been a regular source of Homeowner complaints given the traffic...specifically speeding and ignoring of stop signs. The Board will be looking into ways to step up the patrols along this route to stop this reckless behavior.

## Bashans Painting & Home Repair

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- Cabinet Painting
- Wallpaper Removal and Texturizing
- Pressure Washing
- Fence Repair/Replacement
- Garage Floor Epoxy
- Custom Staining
- Roofing
- Gutter Repair/Replacement
- Faux Painting

**References Available • Fully Insured**  
**NO PAYMENT UNTIL COMPLETION**  
[bashanspainting@earthlink.net](mailto:bashanspainting@earthlink.net)

## Improvements - (Continued from Cover)

### ***Give us a Sample***

All homes must be painted an approved color with approved roof shingles. The approved colors/shingles may be found in the Documents section of the Community Website. ANY applications deviating from this list **MUST** submit a sample with the application to speed up approval. The sample will be compared to the approved shingle list to see if it sufficiently matches approved colors.

### ***Emergency Situations***

We are reasonable people and we just need to know when an emergency situation presents itself. If your roof is leaking, we are not going to make you wait 2 weeks to get an application approved. But we need to know the situation so that we can help process the application. This may involve a direct Board approval, but we know that sometimes stuff just comes up and needs immediate attention.

## Yard of the Month

The heat is almost here and the water is nowhere to be found. Somehow, these homes are still looking great. Congratulations to the family at 10219 White Oak Trail Lane who received first place for the month. Also congratulations go to the family at 10523 Encino Pass Trail who receive second place this month.



## It's Heating Up!

Save on Your Energy Costs with StarTexPower.

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*Listen to Alan "Petrodamus" Lammey, host of 'Energy Week', every Sunday on 1070 KNTH in Houston.*

*To speak to Alan Lammey about your electricity needs, call: 281-658-0395*



PH: 866-917-8271  
PUCT #10089



# Willow Pointe

## Willow Pointe HOA, INC

### Balance Sheet

April 30, 2011

#### ASSETS

Checking—Prosperity	\$ 31,639.95
Temp Transfer—Prosperity M/M	\$100,000.00
Temp Transfer—Bank of America	\$ 40,000.00
Reserves	
Prosperity M/M	\$ 55,994.92
Smith Barney	\$146,312.41
Bank of America M/M—	\$ 50,694.73
Total Reserves	\$253,002.06
Accounts Receivable	
2009 Owner Assessments	\$ 448.00
2010 Owner Assessments	\$ 4,032.00
2011 Owner Assessments	\$19,251.05
A/R Collection Fees	\$ 6,469.42
A/R Lawn Fees	\$ 101.76
A/R Late charges—	\$ 571.76
A/R Legal fees	\$ 5,262.29
A/R Opening balance	\$19,391.50
A/R Other	\$ 100.00
	\$ 55,627.78
Total Assets	\$480,269.79
Pre-paid insurance	\$1,980.24
Total other assets	\$ 980.24

Total Assets \$482,250.03

#### LIABILITIES AND MEMBER'S EQUITY

Current Liabilities	
—Prepaid-HOA Fees	\$ 590.00
—Total Liabilities	\$ 590.00
Reserves	
—Beginning balance	\$248,782.13
—2011 Reserves	\$ 15,936.00
—Interest Income—	\$ 109.52
—Capital Expenses	\$ -11,825.59—
—Total Reserves—	—\$253,002.06
Member Capital	
Prior Years equity	\$ 93,512.77
Accrual basis equity	—\$ 55,037.78
Total homeowners capital	\$ 148,550.55
YTD excess/deficit	\$ 80,107.42
Total member's equity	\$ 228,657.97
TOTAL LIABILITIES AND MEMBER'S EQUITY	\$482,250.03

## 4th of July Block Party

Monday, July 4  
6:00-9:30pm

**Everyone's Invited!**

Fun for the whole family!

Live Music!

Great Food!

Free Drawings!

**Fireworks Display!**



## Mother's Day Out & Pre-School

Tuesdays & Thursdays, 9am - 2pm  
ages 3 months to 5 years

**Register Now!**

Start Date: August 30

OPEN HOUSE: August 26, 9-11am



**houston first church of the nazarene**

10001 W. Sam Houston Pkwy. N. (Beltway 8 between Fallbrook & West)  
phone: 281-897-0300 • web: [www.hfcnaz.org](http://www.hfcnaz.org) • email: [office@hfcnaz.org](mailto:office@hfcnaz.org)



## 2011 POOL SCHEDULE

### May 28th - June 1st

Mondays - Fridays Closed  
Saturdays & Sundays 12:00 PM – 8:00 PM

### Exceptions:

Monday, May 31st  
(Memorial Day)  
12:00 PM – 8:00 PM

### June 2nd - August 14th

Mondays Closed  
Tuesdays – Sunday 12:00 PM – 8:00 PM

### Exceptions:

Monday, July 4th 12:00 PM – 8:00PM  
Tuesday, July 5th Closed

### August 15th -

### September 5th

Mondays - Fridays Closed  
Saturdays & Sundays 12:00 PM – 8:00 PM

### Exceptions:

Monday, September 5th  
(Labor Day)  
12:00 PM – 8:00 PM



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## COLIN'S HOPE

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the age of 5  
are at especially  
high risk.



Drowning is a leading cause of unintentional injury-related death ages 1-14.

### DROWNING IS PREVENTABLE



For more information,  
check out our website at

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

### JOIN US IN GETTING READY FOR A SAFE SUMMER IN THE WATER!

#### June 14th World's Largest Swim Lesson at Schlitterbahn Waterpark in New Braunfels.

Join Colin's Hope as we partner with Schlitterbahn to try and break the world record for the World's Largest Swim Lesson on Tuesday, June 14th. Visit [www.Schlitterbahn.com](http://www.Schlitterbahn.com) for more information.



#### June 26th Open Water Swim benefits Colin's Hope

Splash into Lake Travis for the Red Licorice Events Open Water Swim at the Mansfield Dam on June 26. The swim benefits Colin's Hope and you can choose from 800m, 1.2 mile or 2.4 mile options. Visit [www.redlicoriceevents.com](http://www.redlicoriceevents.com) for more information.

#### August 27th & 28th 3rd Annual Colin's Hope Kids Triathlon

Athletes ages 5-15, mark your calendars for August 27th & 28th. Our Kids Triathlon will once again take place in the Lake Pointe neighborhood. Registration opens in early June and will fill up very quickly! Visit [www.colinshope.org](http://www.colinshope.org)

Download a  
QRcode App  
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& scan me!



Children who drown often do not **scream, splash, or struggle**. They can silently slip beneath the water, even with adults & lifeguards present.

## Harris County Sheriff's Office Patrol Report *March 2011*



CATEGORY	NUMBER
Burglary/Habitat	0
Burglary/Motor vehicle	0
Criminal Mischief	0
Disturbance/Family	0
Disturbance/Loud Noise	0
Local Alarms	8
Suspicious Person	4
Traffic stop	3
Vehicle suspicious	3

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

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## Willow Pointe Homeowners Association, Inc. *Board of Directors Meeting Tuesday, April 5, 2011*

### 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: Absent:  
Scott Ward, President Brenda Jackson, Secretary

Tim McKee, Vice President

Steve Mueller, Treasurer

Angie Wilson, Director At Large

#### **Management Company:**

Jane Godwin, Randall Management

Janet Bonura, Randall Management

#### **Call to Order:**

Scott Ward called the meeting to order at 6:31 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 Steve Mueller, 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: March 1, 2011 Board of Directors Meeting-** The March 1, 2011 minutes were previously presented for review. A motion was made by Scott Ward, seconded by Steve Mueller, and it was unanimously decided to approve the minutes as presented.

#### **Committee Reports:**

**Modification Committee** – There were no updates or issues to report.

**Newsletter Committee** – The Board was advised that Vernon Autrey will provide a monthly article about lawn care and Greta Hart will write articles about local venues.

**Web Report** – Scott advised that he had updated the webpage and Joel is doing a fine job.

**Courtesy Patrol & Crime Watch** – No report was given.

**Landscaping Committee** – Scott advised that there were no recent reports from the committee and everything was going well.

*(Continued on Page 7)*

## BOD Meeting Minutes - (Continued from Page 6)

### Management Report:

**Financial Report** - Jane reviewed the financial statement for the month ending March 31, 2011 in great detail. The following are the account balances as of March 31, 2011; the Prosperity checking account balance was \$39,883; the reserves located at Prosperity, Smith Barney, and Bank of America Money Market accounts total \$255,103. There was \$140,000 placed in operating transfers which are designated for 2011 operation, but the funds were placed in the money market accounts to earn additional interest until the funds are needed for operation. The administrative expense for the month was \$4,223, Utilities were \$4,808, Grounds Maintenance was \$4,276, and Community Services were \$1,501. The Total Expenses for the month of March were \$18,529, and year-to-date the total expenses for the Association are \$60,378, which is \$16,114 under budget.

**Collection Report** - Jane reported that there were \$448 of the 2009 Assessment fees which have not been collected. The Association is 98% collected for 2010, with \$4,480 outstanding, and 89% collected for 2011.

**Legal Report** - Janet 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 several accounts under Board Review. The Board reviewed these items and instructed Randall Management on how to proceed.

### New Business:

**Lawn Issues**- A brief discussion was held regarding the landscaping issues and the Board requested that our deed inspections strongly enforce these matters.

**Early/Weekend Trash Exposure**- The Board advised that a chronic issue has arrived by residents placing their grass clippings out too far in advance and it has become unsightly. A request was made to

conduct an inspection after hours on a Friday or possibly on Saturday morning to investigate and note the violators.

**Willow Pointe Emergency Alert**- Scott explained the protocol to be followed for emergency alerts and the distribution of such. He will e-mail instructions to the Board.

**MUD 10**- A brief discussion was held regarding the lack of a MUD building for MUD 10. He suggested that a proposal be presented to establish one.

**MUD 9 Payment**- Janet advised that the check request had been submitted to cover the usage fee for the Annual Meeting.

**Bulkhead Walking Path**- For the safety of the community's children a discussion was held regarding the possible installation of a walkway across the median noses. It has been observed that children use these areas as a crosswalk when loading and unloading from the school bus.

### Unfinished Business:

**Annual Meeting Mail Out**- Janet presented a draft package for the Annual Meeting and the mail out date was discussed. The board decided to mail out the Annual Meeting Notice on May 6, 2011.

**Funeral Home Annexation**- A brief discussion was held regarding the annexation project and supporting documentation. Scott will follow up with Greg and request details.

### Adjournment:

With no further business to discuss, a motion was made by Steve Mueller, seconded by Scott Ward, and it was unanimously decided to adjourn the meeting at 8:01 p.m.

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Signature

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Date

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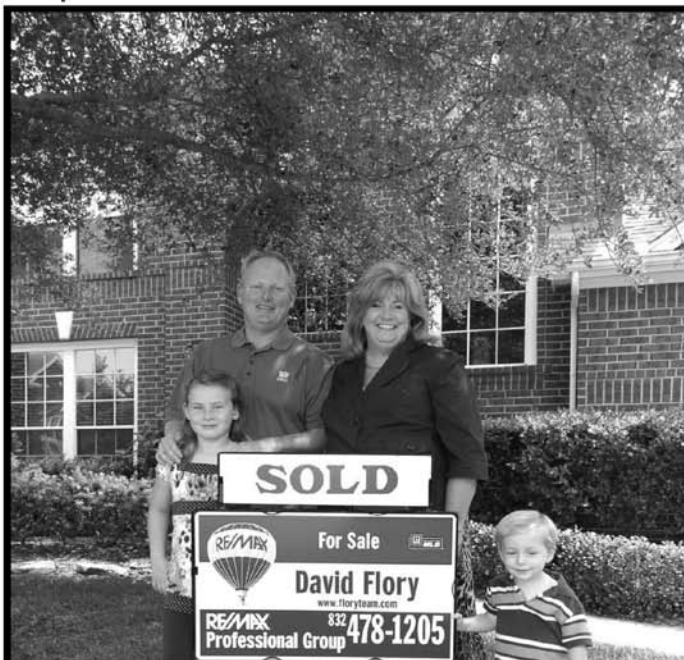
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## *Willow Pointe*

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