



Willow Pointe Newsletter

November 2013
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www.willowpointe.org

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

PRESIDENT'S MESSAGE

2014 ASSESSMENT

At the September meeting, the Board looked over our 2013 expenses to date. In 2013, we accomplished a tremendous number of things needed in the community. I personally want again thank my fellow Board members for working so hard to watch our expenses while still getting so many things accomplished.

While not wanting to break tradition, the Board has decided that we will NOT be increasing the Annual Assessment for 2014...and it will remain at \$448. This will be 10th consecutive year we have been able to avoid an increase. You should expect to receive your Assessment from Randall Management in November. And don't forget, you can now pay on-line...and if you use an e-check, there is no additional cost!!! All assessments not received within 30 days of the January 1st due date will result in late fees.

CHRISTMASTREE NEEDED

The landscape committee is looking for an artificial Christmas tree donation. The Christmas tree used at the community pool has seen better days and they're looking to replace it. Please email wphoa.board@willowpointe.org if you have one you can part with.

ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES CHANGES

The Board and Modifications Committee has reviewed and made some modifications to the ARC Guidelines for our Community. The ARC Guidelines specify the standards, requirements and thought processes used in evaluating an ACC application by the Modifications Committee and the Board. This document is separate from the Declaration of Covenants, Conditions and Restrictions (generally referred to as the Deed Restrictions) and used to delineate the overall aesthetic quality of our Community. The ARC Guidelines are also amended from time to time as the circumstances, conditions or opinions of the ARC dictate. In doing this, two primary sections were identified as in need of updating to better reflect the desires of the Community.

The first section modified deals with Basketball Goals...specifically portable ones. The previous iteration of the ARC Guidelines required portable goals, when not in use, to be stored behind the setback line

on the property and on their side. From aesthetic point of view, this did not lend itself to an overall good image...it looked trashy. The following are excerpts that address this:

2.4 8' pole-mounted basketball goals may be behind the building setback line of the lot or not closer to the street than half the distance from the front of the garage to the street. In the case of an attached garage, the pole-mounted basketball goal must not be closer to the street than half the distance from the front of the garage to the street; this also applies to detached garages on corner lots.

2.5 Portable basketball goals must be stored upright and must also conform to the foregoing for maintenance, appearance and placement.

2.6 No basketball goal may be placed adjacent to a street within public right-of-way or placed in the street

Overall, this allows goals in good condition to remain upright in the driveway so long as they are at least halfway up the driveway towards the garage. The ARC Guidelines cannot and do not allow for goals to be placed in the public right of way or in the street, as this is a violation of the laws of Harris County.

The other major area where a change was made was in the dealings with fence treatments... 'staining' or using water-repelling treatment. Previously, these were not allowed. Given the fact that treating the fencing can add to the lifespan of a fence and this will prove beneficial for the environment in the long run, a modification to the guidelines was made.

11.3 Film-forming materials such as paints, solid-color stains, and varnishes are NOT allowed.

11.4 Fencing may be treated with approved finishes or treatments that penetrate the wood surface. Penetrating finishes include preservatives, water repellents, and both transparent and semi-transparent stains. Product specifications must be provided with the improvement application

All other changes were minor clarifications and typographical corrections. A copy of the new ARC Guidelines will be mailed with the Annual Assessment as well as published on-line along with a copy of the old ARC Guidelines.

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)	713-207-2222
Allied Waste Customer Service - Garbage & Recycle.....	713-635-6666
Recycle/Hazardous Waste Disposal.....	281-560-6200
West Harris County MUD.....	281-807-9500
Jane Godwin @ Randall Management, Inc Voice Mail nights or week-ends	713-728-1126 ext 11 jgodwin@randallmanagement.com
Newsletter Publisher Peel, Inc	advertising@PEELinc.com 888-687-6444

HOMEOWNERS ASSOC.

BOARD OF DIRECTORS

President	Scott Ward	2011 - 2014
Vice President	Craig Perez	2012 - 2015
Secretary	Brenda Jackson	2012 - 2015
Treasurer	Steve Mueller	2010 - 2013
Director	Angie Wilson	2011 - 2014

Please contact us at wphoa.board@willowpointe.org if you have questions, comments or concerns.

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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.

Willow Pointe COMMUNITY CALENDAR

NOVEMBER 2013

November 2

Craft Show (9am-1pm) at Community Pool

November 4

Landscape Committee Meeting @ 6:30 pm

November 9

Walk the bayou and pick up trash – meet Paul @ the Willow Crossing Bridge @ 8 am

November 19

Board Meeting @ 6:30 pm

November 25-29

CFISD Holiday

November 28

Thanksgiving

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 10000 Memorial Drive, Suite 260.

Yard of the Month

Finally the temperature has dropped and we get to enjoy this beautiful Fall weather and these beautiful lawns. Congratulations to the family at 10011 Encino Cove who received first place for the month. Also congratulations go to the family at 10215 White Oak Trail who receive second place this month.



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Willow Pointe

Willow Pointe HOA, INC Balance Sheet

September 30, 2013

ASSETS

Checking	Comm Assoc Banc	\$ 24,140.07
Reserves	Comm Assoc Banc	\$120,223.07
M.Stanley/S. Barney		\$146,158.53
Total Reserves		\$266,381.60
Accounts Receivable		
2010 Owner Assessments		\$ 429.19
2011 Owner Assessments		\$ 1,344.00
2012 Owner Assessments		\$ 5,081.00
2013 Owner Assessments		\$ 13,051.94
A/R Collection Fees		\$ 14,375.46
A/R Lawn Fees		\$ 340.00
A/R Late charges		\$ 1,387.25
A/R Legal fees		\$ 11,563.77
A/R Opening Balance		\$ 19,391.50
		\$ 66,964.11
Total Assets		\$357,485.78
Pre-paid insurance		\$ 7,899.20
Total other assets		\$ 7,899.20
Total Assets		\$365,384.98

LIABILITIES AND MEMBER'S EQUITY

Current Liabilities

Prepaid-HOA Fees	\$ 200.00
Total Liabilities	\$ 200.00

Reserves

Beginning balance	\$ 240,185.79
2013 Reserves	\$ 35,004.00
Interest Income	\$ 258.65
Capital Expenses	\$ -9,066.84

Total Reserves \$266,381.60

Member Capital

Prior Years equity	\$ 76,307.28
Accrual basis equity	\$ 66,764.11

Total homeowners capital \$143,071.39

YTD excess/deficit \$ -44,268.01

Total member's equity \$ 98,803.38

TOTAL LIABILITIES

AND MEMBER'S EQUITY \$ 365,384.98



SEND US YOUR EVENT PICTURES!!

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue. Email the picture to wphoa.board@willowpointe.org. Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at www.PEELinc.com.

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References Available • Fully Insured
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Harris County Sheriff's Office Patrol Report

SEPTEMBER 2013

Category	Number
Burglary/Habitat	0
Criminal Mischief	0
Disturbance/Family	0
Local Alarms	8
Suspicious Person	2
Traffic stop	3
Vehicle suspicious	2
Vehicle stolen	1

REACHING YOUR NEIGHBORS

and many others...

- Atascocita CIA
- Blackhorse Ranch
- Briar Hills
- Bridgeland
- Chelsea Harbour
- Coles Crossing
- Copperfield
- Cypress Creek Lakes
- Cypress Mill
- Eagle Springs
- Fairfield
- Kleinwood
- Lakemont
- Lakes of Fairhaven
- Lakes of Rosehill
- Lakes on Eldridge
- Lakes on Eldridge North
- Lakewood Grove
- Legends Ranch
- Longwood
- Meyerland
- Normandy Forest
- North Lake Forest
- Park Lakes
- Riata Ranch
- Shadow Creek Ranch
- Silverlake
- Steeplechase
- Sterling Lakes
- Stone Forest
- Stone Gate
- Summerwood
- Sydney Harbour
- Terranova West
- Terra Nova HOA
- Towne Lakes
- Village Creek
- Villages of NorthPointe
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- Willowbridge
- Willow Pointe
- Wimbledon Champions
- Winchester Country
- Woodwind Lakes
- Wortham Villages

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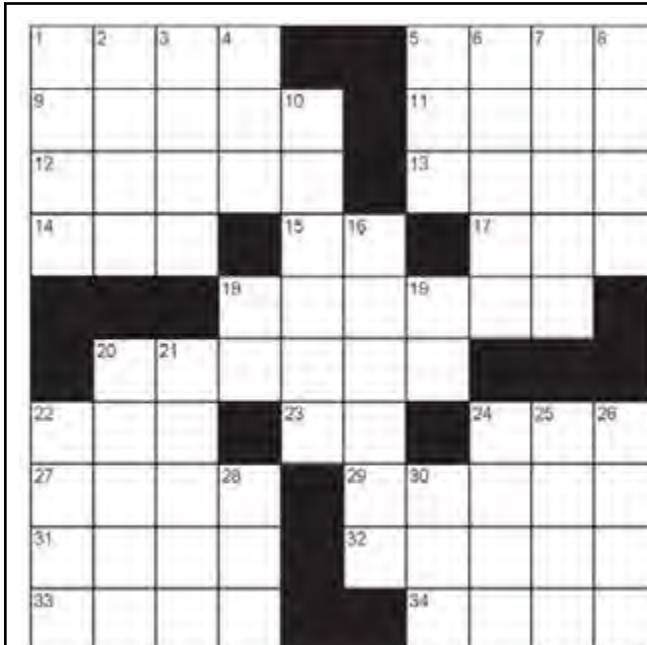
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18. Make better
20. Pre-Nissan
22. Electric spark
23. Miss lang
24. Tire
27. Saloons
29. Immense
31. Shine
32. Santa's helpers
33. Madam
34. Ribald

DOWN

1. Tides
2. Cafe
3. Far away
4. Day of wk.
5. Sup
6. Mont __
7. Ms. Winfrey
8. Curious
10. City
16. Toil
18. Movie alien
19. Fashionable
20. Play
21. Smoky
22. Cain killed him
24. Skimp
25. Afresh
26. Posttraumatic stress disorder
28. Pigpen
30. Unwell

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Texas National Night Out

The WPHOA sponsored several Texas National Night Out neighborhood gatherings on October 1st. Neighbors gathered and were able to get to know one another in an effort to help prevent crime in our area. The gathering on our 2 Cul-de-sacs brought in about 40 residents from about 15 different homes. Thanks again to all those who participated!!!



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