



# Willow Pointe Newsletter

January 2015  
Volume 11, Number 1

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

Deed Restrictions Enforced

Official Publication of the Willow Pointe Homeowners Association, Inc.

## President's Message

*By Scott Ward*

### HAPPY NEW YEAR

Your Homeowner's Association Board of Directors would like to wish you a Happy New Year. We have been working hard for you this past year and look forward to an exciting 2015.

### HARRIS COUNTY SHERIFF'S OFFICE READING INITIATIVE

There were several complaints received by HSCO regarding vehicles not stopping at the stop signs in Willow Pointe. This prompted officers to be on the lookout for stop sign running vehicles in our community. Thankfully, they were able to issue 42 citations to help address this problem. And if you did not get a ticket, but don't always believe what you read (like stop signs), please believe that they will be patrolling again.

### GOOD-BYE MR. PEREZ

Craig Perez handed in his resignation from the Board with a heavy heart this past month. He began to run short of time and felt that he could not commit enough time without having himself committed. We appreciate the time that he volunteered to the community. Thanks CRAIG!!

### PHYSICS 101

But fear not, for nature abhors a vacuum. We have someone that is stepping up from the on-deck circle to fill the void... more to come.

## WILLOW POINTE COMMUNITY CALENDAR

## JANUARY 2015

### January 1-5

CFISD Holiday

### January 5

Landscape Committee Meeting @ 6:30 pm

### January 10

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

### January 19

Martin Luther King Day  
CFISD Holiday

### January 20

Board Meeting @ 6:30 pm

### January 31

Last Day to Pay HOA Assessment with no penalty

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 third Thursday of the month at the offices of Attorneys Young and Brooks. The address is 10000 Memorial Drive, Suite 260.

## 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
WCA -	
Garbage & Recycle.....	281-368-8397
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](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.

## Harris County SHERIFF'S OFFICE Patrol Report

Category	No.
Burglary/Habitat .....	0
Burglary/Motor vehicle .....	0
Criminal Mischief .....	0
Disturbance/Family .....	1
Disturbance/Loud Noise .....	1
Local Alarms .....	9
Suspicious Person .....	2
Traffic Stop.....	42
Vehicle Suspicious .....	0

## Annual Assessment Reminder

All homeowners should have paid their annual assessment at this time. All assessments are due January 1st and are delinquent if not received thirty (30) days after the due date. All delinquent Owners will receive a notice requesting payment. An interest charge of ten percent (10%) will be posted to the Owners account, together with a \$35 administrative charge for the late letter, and an administrative fee of \$30 per month for each month the account remains unpaid.

As always, all homeowners who cannot pay the assessments by January 31st may setup a payment plan by contacting Randall Management and pay the assessment over a period of three months.





## YARD OF THE MONTH

Well, the calendar says it is winter, but it has yet to hit us hard... especially not these beautiful lawns. Congratulations to the family at 10515 Encino Pass Trail who received first place for the month. Also congratulations go to the family at 10326 N. Laurel Branch who receive second place this month.



# IT'S YOUR DESTINY



...SEE YOU IN 2015

## SELL US YOUR CAR!



## TEXASDIRECTAUTO.COM



# 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
- Walden on Lake Houston
- Willowbridge
- Willow Pointe
- Wimbledon Champions
- Winchester Country
- Woodwind Lakes
- Wortham Villages

## FOR ADVERTISING INFORMATION

*Call Today 1-888-687-6444*

www.PEELinc.com  
advertising@PEELinc.com

**PEEL, INC.**  
community newsletters



## WILLOW POINTE HOA, INC BALANCE SHEET

OCTOBER 31, 2014

### ASSETS

Checking Comm Assoc Banc.....\$ 17,014.57

### *Reserves*

Comm Assoc Banc.....\$102,977.18

M.Stanley/S. Barney.....\$146,081.89

Total Reserves.....\$249,059.07

### *Accounts Receivable*

2011 Owner Assessments.....\$ 448.00

2012 Owner Assessments.....\$ 2,240.00

2013 Owner Assessments.....\$ 3,909.48

2014 Owner Assessments.....\$ 11,204.00

A/R Collection Fees.....\$ 17,246.62

A/R Lawn Fees.....\$ 235.00

A/R Late charges.....\$ 1,676.87

A/R Legal fees.....\$ 10,337.56

A/R Opening Balance.....\$ 19,391.50

A/R Other.....\$ 50.00

.....\$ 66,739.03

Total Assets.....\$332,812.67

Pre-paid insurance.....\$ 7,668.00

Total other assets.....\$ 7,668.00

**Total Assets.....\$340,480.67**

### LIABILITIES AND MEMBER'S EQUITY

#### *Current Liabilities*

Prepaid-HOA Fees.....\$ 1,156.00

Total Liabilities.....\$ 1,156.00

#### *Reserves*

Beginning balance.....\$259,989.59

2013 Reserves.....\$ 16,428.00

Reserve Transfers.....\$-20,000.00

Interest Income.....\$ 308.15

Capital Expenses.....\$ -7,666.67

Total Reserves.....\$249,059.07

#### *Member Capital*

Prior Years equity.....\$ 57,499.33

Accrual basis equity.....\$ 65,583.03

Total homeowners capital.....\$143,082.36

YTD excess/deficit.....\$ -52,816.76

Total member's equity.....\$ 90,265.60

### TOTAL LIABILITIES AND MEMBER'S EQUITY

.....\$ 340,480.67



## 10 POWERHOUSE FOODS THAT WILL HELP YOU BURN FAT IN THE NEW YEAR

*Marissa Balch - CPT, Nutrition Coach  
-Texas Fit Chicks Boot Camp*

1. Oatmeal - Great source of soluble fiber and slow-digesting carbohydrates that will keep blood sugar and insulin in check so fat burning can stay high.

2. Eggs - A form of well-absorbed protein, healthy fats and Vitamin D (found in the egg yolk). Eggs also contain lecithin, which promotes healthy liver function, thereby helping the body to burn fat.

3. Salmon - High in omega-3 fatty acids, salmon reduces inflammation in the body and lowers LDL and triglyceride levels while raising good HDL levels. Salmon also has a beneficial effect on leptin (hunger hormone) levels in the body, which means it helps to suppress your appetite.

4. Nuts - Another source of fiber and rich in omega-3s, these fats help to regulate blood sugar and protect the heart and the immune system.

5. Grapefruit & Berries - These fruits contain slow-digesting carbs and are rich in fat-fighting fiber. Strawberries, raspberries, blueberries and blackberries all are loaded with soluble fiber and antioxidants that protect blood vessels and promote healthy blood flow.

6. Avocado - It's got fat, yes, but the good kind! The monounsaturated fats found in avocado are burned readily for fuel during exercise and actually encourage fat burning. Good source of fiber and antioxidants.

7. Leafy Greens - Broccoli, specifically, is a fibrous carb that can make you feel full quickly—one reason why it's a great food for getting lean. Broccoli also contains phytochemicals that can help enhance fat loss.

8. Cinnamon - Helps to reduce blood sugar levels, which in turn prevents the body from storing sugar as fat. Add it to your oatmeal and yogurt to enhance flavor without adding calories.

9. Green Tea - Drink this! Not only is green tea packed with antioxidants, it also contains catechins, a phytochemical that helps speed up metabolism and burn more fat.

10. Beans & Legumes - Great sources of protein and they normalize insulin levels and help keep your blood sugar steady throughout the day. Black beans, Garbanzo beans, red beans and lentils are all great to incorporate into your diet.

At no time will any source be allowed to use the Willow Pointe Newsletter's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the Willow Pointe Newsletter is exclusively for the private use of the Willow Pointe HOA and Peel, Inc.

**DISCLAIMER:** Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

## BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
- HardiPlank Replacement
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Repair/Replacement
- Custom Staining
- Gutter Repair & Replacement
- Crown Molding
- Wallpaper Removal
- Wood Replacement
- Interior Carpentry
- Wallpaper Removal & Texture
- Garage Floor Epoxy
- Roofing
- Faux Painting

### NO MONEY UP FRONT

20 Years Experience • References Available

Commercial/Residential

~ FREE ESTIMATES ~

BashansPainting@earthlink.net

◆ FULLY INSURED

281-347-6702

281-731-3383 cell



HARDIPLANK®





## Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at:

Peel, Inc. - Kids Club

308 Meadowlark St

Lakeway, TX 78734-4717

We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.

DUE: January 31st

Be sure to include the following so we  
can let you know!

Name: \_\_\_\_\_

(first name, last initial)

Age: \_\_\_\_\_

**WINTER  
WONDERLAND**



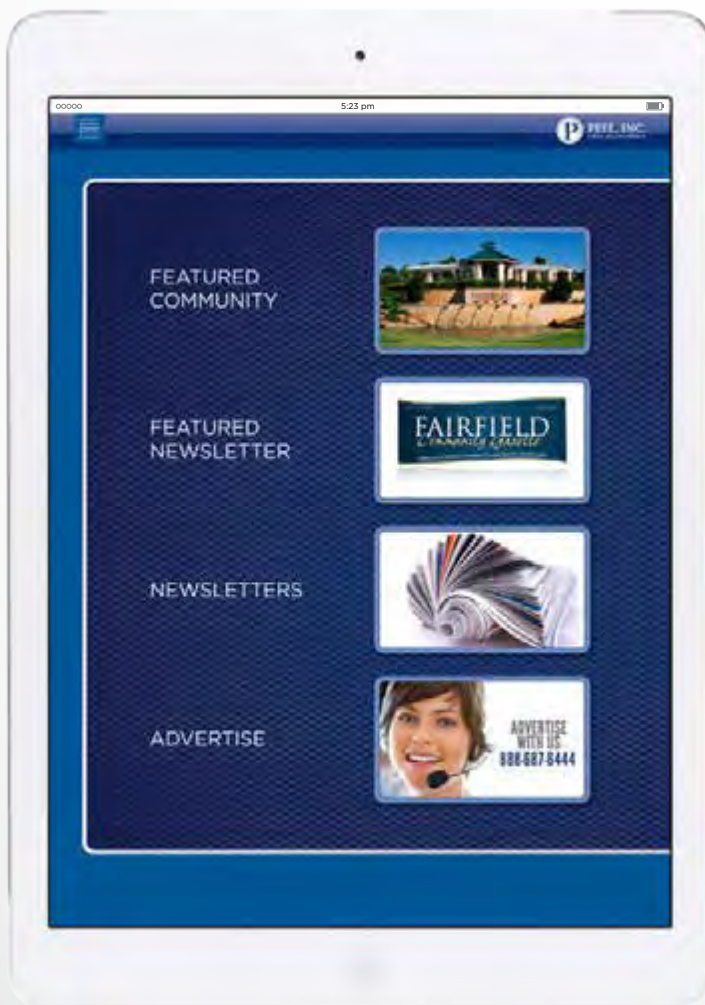
WP



# Your Community at Your Fingertips



Download the Peel, Inc. App Available for Your iPhone and iPad



[www.peelinc.com](http://www.peelinc.com)  
512.263.9181



**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

PRSR STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

WP



**PEEL, INC.**  
community newsletters

[www.peelinc.com](http://www.peelinc.com)  
**512.263.9181**