

# WILLOW POINTE

Official Publication of the Willow Pointe Homeowners Association, Inc.

## PRESIDENT'S MESSAGE

*By Scott Ward*

### 2017 Assessment

At the September meeting, the Board will review over our 2016 expenses to date and began budgeting for 2017. I don't expect at this time that our assessment will increase from the current rate of \$488.

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.

### 2016 Clark W. Griswold, Jr. Holiday Light Contest

Don't forget to get out and decorate!!! Tis the season to show that holiday spirit with an exorbitant amount of illuminated lights. The Landscape Committee will be judging homes mid-December. 1st, 2nd, and 3rd prizes will be awarded in the form of Home Depot gift cards in the following amounts along with 5 Honorable Mention homes receiving \$25 gift cards.

First prize - \$100 Second prize - \$75 Third prize - \$50 Honorable Mention (x5) - \$25

### Late Fees

All assessments are due January 1st and are delinquent if not received thirty (30) days after the due date. Our late policy states that approximately forty-five (45) days after the due date, all delinquent Owners will receive a late letter 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.

### Reporting lights out

The street lights in our neighborhood provide...well light...which

*(Continued on Page 2)*



## Willow Pointe Community Calendar NOVEMBER 2016

- November 6 .....Daylight Savings Time Ends - Fall Back
- November 7 ..... Landscape Committee Meeting @ 6:30pm
- November 11 ..... Veteran's Day
- November 12 ..... Walk the bayou and pick up trash- meet @ the Willow Crossing Bridge @ 8am
- November 15 ..... Board Meeting @6:30pm
- November 21-25 ..... CFISD Student Holiday
- November 24 ..... 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 11:00 am the third Thursday of the month at the offices of Attorneys Young and Brooks. The address is 10000 Memorial Drive, Suite 260.

# 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
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
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## HOMEOWNERS ASSOC.

### BOARD OF DIRECTORS

President	Scott Ward	2014 - 2017
Secretary	Brenda Jackson	2015 - 2018
Treasurer	Steve Mueller	2013 - 2016
Director	Cynthia McDonald	2015 - 2018
Director	Angie Wilson	2014 - 2017

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.

(Continued from Cover)

increases visibility in the neighborhood and helps to reduce crime and increase safety. If you see street lights out in the neighborhood, please notify CenterPoint to make the repairs...it is a very easy process... just write down or take a picture of the number on the pole. Some have numbers missing, so you might have to look around at other poles close by to fill in the gaps. On the website, you can report the light as out, damaged, or the classic 'goes off and on'...this one I have reported most often as the lights would go on and off all night long. The repairs are usually completed within 2 days!!! Go to [slo.centerpoint.com](http://slo.centerpoint.com) (slo = Street Light Outage) to make a report when you see an outage.



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## Harris County SHERIFF'S OFFICE Patrol Report SEPTEMBER 2016

Category	No.
Burglary/Habitat .....	1
Burglary/Vehicle .....	2
Criminal Mischief .....	0
Disturbance/Family .....	0
Local Alarms .....	3
Suspicious Person .....	6
Traffic stop .....	5
Vehicle suspicious .....	2

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## Cigarette & Drugstore Beetles



Cigarette and drugstore beetles are pests of stored products and can become a pest in the home. These beetles are small, around 1/8" long, reddish-brown with an oval shape. If you disturb the

beetles, they often will tuck in their legs and lay motionless.

Adults enjoy dark cracks and crevices, but will fly in brightly lit areas to locate a place to hide. The beetles are most active at dusk and continue activity through the night. Adults do not eat solid food, but will drink liquids. Larvae are small, grub-like and creamy white.

Cigarette and drugstore beetle larvae infest a variety of products such as tobacco, flour, dried fruit, herbs and spices, nuts, rice and pet food. These pests may also infest non-food items such as potpourri, dried flower arrangements, papier-mâché, prescription

drugs, cosmetics and bookbinding paste.

The life cycle is dependent upon temperature and availability of resources- with warmer temperatures and adequate resources the life cycle will be faster. Mated females lay eggs in food sources. After hatching from the egg, larvae begin to feed on the food and grow. Eventually, larvae pupate and form a protective cocoon in the food item. Adults live from 1-4 weeks.

To manage these beetles, you must find the source, double bag it and throw it away. All stored food items should be inspected, even those that have not been previously opened. If you do not want to throw away infested food items it can either be heated or cooled to kill any insects and then sifted to remove any insects. To freeze, put the items in a sealed plastic bag and place in the freezer for about a week. To heat the items, spread on a large cookie sheet and place in a 200 oF oven for 1-2 hours.

To prevent infestations, inspect all food items before buying; do not buy damaged food products. Dried goods can be stored in sealed, air-tight containers. If leaving the home for extended periods store items in the freezer or refrigerator. While inspecting stored food items

*(Continued on Page 7)*

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- Eagle Springs
- Fairfield
- Grand Lake Estates
- Lakeshore
- Lakes of Fairhaven
- Lakes of Rosehill
- Lakes on Eldridge
- Lakes on Eldridge North
- Laurel Creek
- Legends Ranch
- Meyerland
- Normandy Forest
- North Lake Forest
- Park Creek
- Park Lakes
- Riata Ranch
- Shadow Creek Ranch
- Silverlake
- Steeplechase
- Sterling Lakes
- Stone Forest
- Summerwood
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- Villages of Decker Oaks
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## Finding Balance

### WILLOW POINTE HOA, INC BALANCE SHEET

AUGUST 31ST, 2016

#### ASSETS

##### Checking

Comm Assoc Banc .....\$19,177.31

##### Reserves

Comm Assoc Banc .....\$115,728.58

M.Stanley/S. Barney.....\$145,920.14

Total Reserves..... \$261,648.72

##### Accounts Receivable

2011 Owner Assessments .....\$ 20.00

2012 Owner Assessments .....\$ 448.00

2013 Owner Assessments .....\$1,491.08

2014 Owner Assessments .....\$3,575.00

2015 Owner Assessments .....\$5,107.76

2016 Owner Assessments .....\$10,411.00

A/R Collection Fees.....\$16,846.50

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

A/R Late charges .....\$1,928.91

A/R Legal fees .....\$18,236.90

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

A/R Other.....\$325.00

.....\$78,016.65

Total Assets .....\$358,842.68

Other Assets – Prepaid Insurance .....\$10,259.13

Prepaid Expense.....\$45.00

Total Assets .....\$369,146.81

#### LIABILITIES AND MEMBER'S EQUITY

##### Current Liabilities

Prepaid-HOA Fees .....\$2,152.00

Total Liabilities .....\$2,152.00

##### Reserves

Beginning balance.....\$245,947.13

2016 Reserves .....\$25,416.00

Interest Income.....\$272.56

Capital Expenses.....\$- 9,986.97

Total Reserves.....\$261,648.72

##### Member Capital

Prior Years equity.....\$68,641.16

Accrual basis equity .....\$75,864.65

Total homeowners capital .....\$144,505.81

YTD excess/deficit.....\$-39,159.72

Total member's equity .....\$105,346.09

#### TOTAL LIABILITIES AND MEMBER'S EQUITY

.....\$369,146.81

I know, work-life balance has been discussed to death. Yet how many of you find yourself nodding and saying, “Yes, I know I need to do find a better balance. It totally makes sense that I feel tired and unhappy because I’m rushing around all the time. I’ll find a way to make some time for myself”? You tell yourself you’ll schedule some free time later, but does later ever come? I know I’ve been waiting for later for years now. I decided it was time for a change. Here are a few thoughts that have helped me along the way:

1. **What’s really important?** It’s time to decide what is really necessary and important in your life. Pick 5 priorities that you feel are absolutely vital to your well-being (e.g. family, religion, work, friends, and hobbies).

2. **How can you cut back?** Now, that you’ve chosen your top 5 priorities it’s time for the hard part—cutting back. Find ways to negate, or decrease, of the things that are stressing you out. Maybe you don’t have to do \_\_\_\_\_ for so and so. Or is there a certain person in your life who’s been causing more stress than happiness? You don’t have to cut that person out of your life, but maybe it’s time you take a step back and re-evaluate whether or not the friendship is healthy at this time in your life.

3. **Scheduled spontaneity.** I know, scheduled spontaneity seems like an oxymoron, but it’s incredibly important. Create a routine that works for you, but be sure to block out some free time. This time can be as long, or as short, as you’d like and is time where you can do whatever you want to do. Just make sure it’s fun!

As always, I turned to the pasture for inspiration. As I sat and watched my horses going about their day, I made some interesting observations. Horses are masters of prioritizing what’s important. Their top priorities fall into line as: safety, comfort, and play. Everything else falls by the wayside if these priorities aren’t met. They are terrific partners with a healthy work ethic, while still relishing in their freedom do run and play. Their exuberance is captivating and beautiful to watch.

Once I took a step back to look at the bigger picture, I was amazed at how easy finding balance could be. I didn’t need to run myself into exhaustion to please everyone. Doing so always ended with me feeling like I was trying to do so much, but doing none of it as well as I wanted. Finding a new work-life balance would not be possible without the support of great friends (both human and horse!), family, and God. These pillars of support help me stay on track and keep me motivated. I highly recommend you find pillars of your own to utilize in your own transition.

Tara Chatterson works at Five Horses, LLC. Please visit the Five Horses’ website, FiveHorses.com, for more information about Natural Horsemanship lessons or Equine Assisted Learning.

# Willow Pointe

## YARD OF THE MONTH

Those first cold fronts have begun to move into the area as the holiday season begin to ramp up. Congratulations to the family at 9831 Willow Crossing Drive who received first place for the month. Also congratulations go to the family at 10035 Briar Park Trail Lane who receive second place this month.



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(Continued from Page 4)

for infestation, clean the pantry as you go. Vacuum or sweep up any spilled food items. Wipe down shelving with a cleaning product and use caulk to seal any shelf areas where small bits of food may collect.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

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## RECIPE OF THE MONTH New England Clam Chowder

- 3/4 ounce salad oil
- 1/2 teaspoon chopped garlic
- 1 cup diced celery
- 1 cup diced carrots
- 1 cup diced onions
- 1/2 teaspoon basil
- 1/2 teaspoon oregano
- 1 teaspoon thyme
- 1/2 teaspoon salt
- 3/4 gallon clam stock or juice
- 3 large peeled and diced potatoes
- Roux (3/4 pound butter and 1 1/2 cups flour)
- 2 cups drained, chopped clams

*Yield: 10 to 12 servings.*

*Prep Time: 20 minutes*

*Cook Time: 1 hour 20 minutes*

In large pot, sauté the oil and garlic about 2 minutes. Add diced vegetables and sauté for 10 minutes or until vegetables are tender. Add herbs and salt. Add clam stock and bring to a boil. Add potatoes and bring to a boil again. Add roux and chopped clams, reduce heat and simmer for one hour.

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