



2022 Assessment

For the last few months, the Board has been reviewing the association's 2021 expenses and anticipated expenditures for 2022. It has been 5-years since there was any change in Willow Pointe's assessment. Your Board and Management Company have worked very hard to keep expenses down, but costs have been climbing and the community's infrastructure is over 20- years old. The Board believes it is necessary to increase the 2022 assessment to \$499. This increase will help cover costs and replenish the reserve fund, which is at the lowest balance in over a decade. You should expect to receive your assessment from Randall Management at the end of November. There are several options available to pay your assessment including by credit card or e-check. Detailed payment instructions will be included on your statement and may also be found on WPHOA or Randall Management's websites. 2022 assessments are due on January 1, 2022 and deemed delinquent if not received before February 1, 2022.

Winter Wonderland at Willow Pointe! Saturday, December 11th, 2:00 - 4:00 p.m.

Come join us in welcoming winter and all its joys! Be prepared for a snowball fight, and enjoy some hot cocoa, and apple cider. Keep an eye out for more information on our website and social networks – including instructions about a cookie exchange. We'll see you at the pool parking lot!



Next Open Board Meeting

Our next open board meeting is scheduled for Tuesday, January 25, 2022 at 6:30 p.m., via zoom. Log-in details may be found on our website, and all homeowners are welcome to attend.

Reporting Maintenance Issues

If you notice an issue such as a broken sprinkler, water leaking from the pool, lights out at the park, broken playground equipment, damaged or fallen trees, or a similar problem in the common areas, please report it by calling Dee Jarvis at 832-702-4528 during normal business hours, or call 713-850-4729 after hours/weekends. You can also email the Board or Randall Management.

What does our Annual Assessment pay for?

- Landscape and Mowing of all common areas and utility easements
- Streetlights
- Security
- Pool Cleaning, Repairs, Lifeguards
- Playground Equipment and Repairs
- Mosquito Abatement
- Sprinklers
- Utilities (electricity, water for pool, gas, phone for pool, internet for security cameras)
- HOA Website
- Enforcement of Deed Restrictions
- Subdivision Insurance
- Maintenance of common area Fencing, Walls and Monuments
- Maintaining a sufficient reserve fund for large-scale maintenance, repairs, and unexpected damage or emergencies.

And a host of other improvements and repairs to the neighborhood.

Committee Volunteers

The Board is always looking for volunteers to serve on one of our newly structured committees. Whether your interest is Landscaping, Social-Recreation, Safety Awareness or Modifications-Architectural Control, there is a place for you to serve your community. Just send the Board an email with any questions or to let us know your area of interest.

Architectural / Exterior Modifications

You **MUST** submit a completed Architectural Review Form, also called the Home Improvement Application, with all applicable plot plans, photos, and project details **BEFORE** making exterior changes to your home and property. You may find this form, along with Willow Pointe's Architectural Review Guidelines and other related home improvement and modifications documents at www.willowpointe.org. Click on the "About" tab and open "Documents".

The Modifications Committee, or ARC, has 30-days to render a decision, but turnaround time for approval can be faster depending on the type of request and whether **all the required information** is submitted with your original application.



Safety & Crime Watch

In case of an emergency, always call 911. For non-emergencies, call the Harris County Sheriff's Office (HCSO) at 713-221-6000. Do not be afraid to call HCSO to report a suspicious person, vehicle, or activity. Provide as much information as possible. The call can be anonymous, or you can leave your contact information so deputies can follow-up.

Willow Pointe receives additional coverage through a contract between West Harris County MUD No. 10 and Harris County for 2-deputies to provide law enforcement services to Willow Pointe, Winchester Country and Winchester Village. Complete monthly service call reports are posted to our website. Here is a summary of the September 2021 calls for Willow Pointe:

Accidents Minor.....	2
*Local Alarms.....	0
Burglary/Residence, Habitation, Thefts.....	1
Family Disturbance.....	1
Disturbance Other.....	1
Suspicious Persons.....	2
Traffic Stops.....	2
Vehicles Stolen.....	1
Vehicles Suspicious.....	1

*False alarms not included.

Results from WPHOA Community Survey

In August, the Board asked for homeowner feedback on 4-topics: (1) continuing the ground cover program on Trail Ridge & Willow Crossing; (2) short term rentals; (3) definition of leasing; and (4) homes used for business or business purpose. Only 22-homeowners completed and returned the survey, or less than 4% of homeowners. The ground cover program will continue in the spring, but the Board has postponed discussions on the other matters at this time.

Keep our Streetlights Lit Up!

As a homeowner, you are paying for the streetlights. Help reduce crime and keep our streets illuminated by reporting street light outages to Center Pointe at 713-207-2222 or by visiting at their website at www.centerpointenergy.com/outage. You will need the 6-digit number on the front of the pole or nearby address/intersection to make the report.

Trash & Recycling Service

Our trash provider is WCA/GFL, so while the blue WCA trucks still service our community, you may begin seeing trucks with GFL's green paint and logo. The normal trash pickup schedule for Willow Pointe is:

Mondays: Household waste & heavy trash

Thursdays: Household waste, heavy trash & recycling

Holiday Schedule: No pick-up on New Year's Day, Thanksgiving or Christmas.

Special Note: Since Thanksgiving is a holiday, our next trash pick-up day is Mon., Nov 29th. Recycling will resume Thurs. Dec. 2nd.

For more information, call 281-368-8397 or visit the website at www.gflenv.com. West Harris County MUD No. 10 is the entity that pays for trash & recycling. This is not part of your annual HOA assessment.

Trash cans should be placed curbside on Sunday and Wednesday evening, or before 7am the day of trash collection. Trash cans need to be collected that evening and stored out of site from the street.

WPHOA Website

Want to know when the next Board meeting is? Read minutes from past meetings? Read the latest financials? Find a form or catch up on the latest news? Then, check out our website at www.willowpointe.org.

Your WPHOA Board of Directors:

Leo Feldman - President
Raissa Conwell - Vice President
Regina Wall - Secretary
Jacquie Landry - Treasurer

If you have questions or comments for the Board, please send an email to wphoa.board@willowpointe.org or visit the website at www.willowpointe.org

Willow Pointe is professionally managed by **Randall Management**. You can call their office at 713-728-1126 or visit their website at www.randallmanagement.com. Additional contact info:

Carlos Mata, Property Manager
Dee Jarvis, Association Assistant Manager

cmata@randallmanagement.com
cmassistant@randallmanagement.com
(832) 702-4528

Mailing Address:

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Houston, TX 77036