



WILLOW POINTE News August 2022

Annual HOA Meeting & Board of Directors Election Results

The Reconvened Annual HOA Meeting was held June 26, 2022, via zoom. Per WPHOA's Bylaws, at least 10% - or over 59 - of the owners must be in attendance or represented by Absentee Ballot. Fortunately we had 61 owners represented via zoom or Absentee Ballot and the Board was able to hold the annual meeting, elect board members, and carry out important business on behalf of all 588-owners.

Two-2 homeowners have joined the Board by acclamation since there were 2-positions open and no other candidates. We are pleased to welcome new board member, Beant Lamba, and returning board member, Jacquie Sedgwick-Landry. After electing new officers, here is WPHOA's Board of Directors for 2022-2023:

President	Leo Feldman
Vice President	Beant Lamba
Secretary	Regina Wall
Treasurer	Jacquie Sedgwick-Landry

CyFair ISD Students Return to School Monday, August 22, 2022

All students in Cy-Fair ISD return to school for in-person learning on Monday, August 22nd. Students in Willow Pointe are zoned to attend one of the following schools, depending on the child's age and street address.

Elementary Schools:

Bang	281-897-4760
Willbern	281-897-3820

Middle Schools:

Campbell	281-897-4300
Cook	281-897-4400

High School:

Cy-Ridge	281-807-8000
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For the most current information about Cy-Fair ISD, schools, attendance zones, registration, school supplies and bus routes, please visit their website at www.cfid.net or call 281-897-4000.

WPHOA's Community Pool Closes for the Season September 6, 2022

WPHOA issued 130+ pool passes to Willow Pointe residents in 2022. As the summer winds down, so does swim season. Pool hours and days of operation will be reduced starting Sunday, August 21st to coincide with CyFair ISD's school calendar. Details can be found on the Association website by clicking on the "Pool" tab, and reading "*Pool Rules, Days & Hours of Operation*".



Clean Out Your Closets for Willow Pointe's Fall Community Garage Sale

WPHOA's fall community garage sale is scheduled for **Friday, October 21 - Sunday, October 23, 2022**. Homeowners are invited to take part in the garage sale by setting up items to sell in your own garage or driveway. You can participate 1-day or all 3-days, with suggested hours between 8am - 3pm. Volunteers will put up signs at the entrances to the subdivision. You can make your own sign to put at the end of your street but DO NOT attach your sign to any street sign, pole, light fixture or mailbox. Please remember to remove your signs at the end of the garage sale so we can keep Willow Pointe looking great.

Committee Volunteers Needed

Some of you have questioned why WPHOA no longer recognizes the yard of the month or gives prizes for the best decorated house during holidays. The answer is simple: We Need You! Willow Pointe HOA needs volunteers to offer their talents in a variety of roles to support our HOA functions and activities. Whether your interest is Landscaping (to help redesign the flower beds), Safety Awareness, or Modifications-Architectural Review, there is a place for you to serve your community. Send the Board an email with any questions or to volunteer.

**Reminder: WPHOA's Next Open Board Meeting is
Tuesday, September 27, 2022, at 7:00 p.m., via Zoom
Log-in Details Posted on the Website**

Architectural / Exterior Modifications:

One of the primary roles of the HOA is to help maintain property values. An important aspect of this is ensuring that homes look reasonably uniform; that is to say, making certain one homeowner doesn't build a large, unsightly addition that stands out like a sore thumb from the rest of the neighborhood.

Most HOA's – including Willow Pointe - have an Architectural Review Committee (ARC) in place. Essentially, this is a group of volunteer Willow Pointe homeowners that are tasked with reviewing and enforcing the community's architectural standards. **Before** making any changes to the exterior of your home or property, homeowners **ARE REQUIRED** to submit an application to gain approval from the ARC. This allows the Willow Pointe HOA to keep the community attractive for the enjoyment of its residents and to preserve property values.

For Willow Pointe homeowners preparing to submit a home improvement application to the ARC, it may be helpful to know a bit more about what the ARC process entails. Together with your completed home improvement application homeowners **MUST** supply the following information as instructed on the application:

- The type of improvement or modification you are proposing
- The types of materials you propose to use for the improvement or modification
- Blueprints, plans, or other detailed drawings describing the improvement (Plot Plan, Plat, Survey – extremely necessary for approval. **See examples included on this page**)
- Contact information for contractor or remodeler (if you are doing it yourself, write that on the application)
- Start date and timeline for the project's completion

Willow Pointe HOA's Governing Documents-CCR's, Architectural Review Guidelines and Home Improvement Application may all be found on the Association website at www.willowpointe.org and clicking on the "Documents" tab.

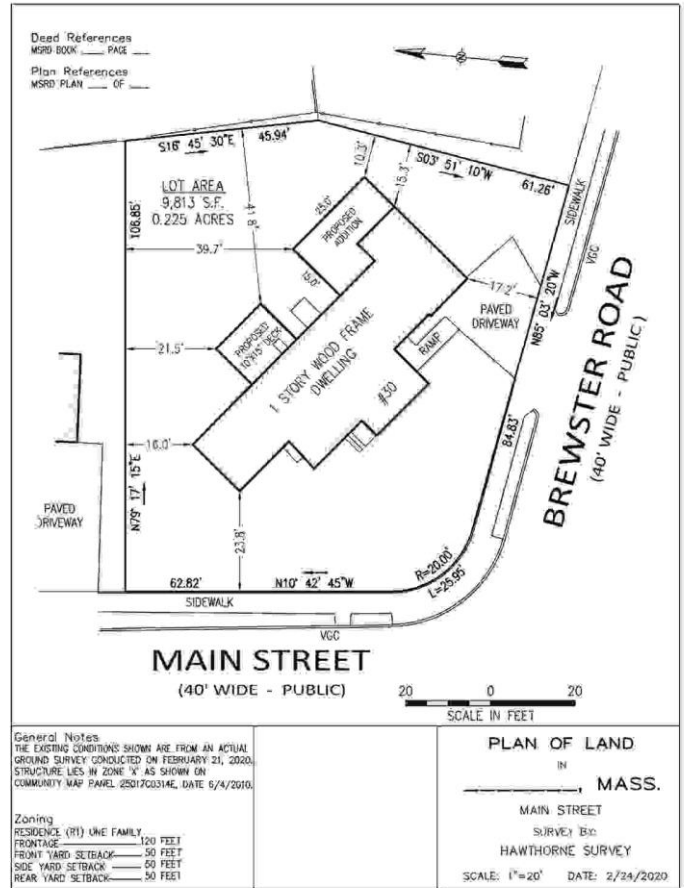


Reporting Maintenance Issues

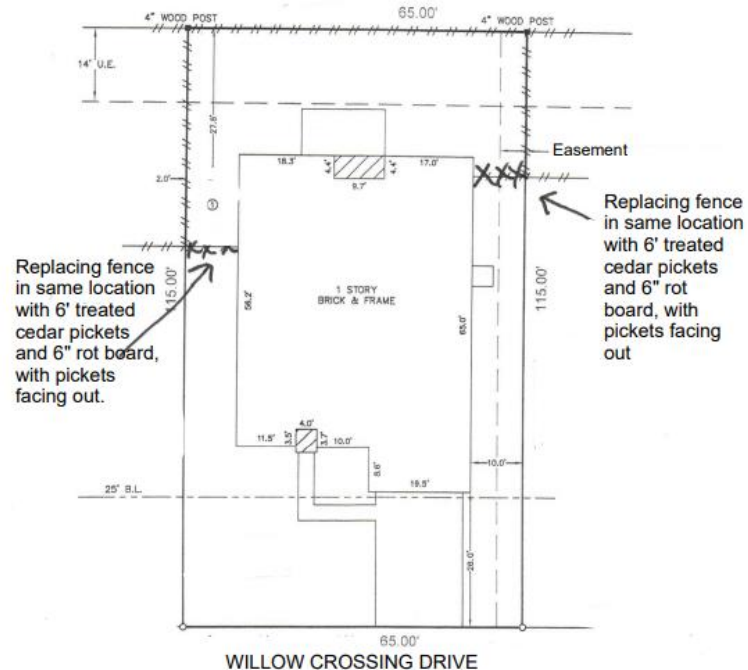
If you notice a broken sprinkler, water leaking from the pool, lights out at the park, broken playground equipment, damaged or fallen trees, or a similar problem in the common areas, please report it by calling Dee Jarvis at 832-702-4528 during normal business hours or call 713-850-4729 after hours/weekends.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

Remember: Your Annual HOA Assessment pays for common area expenses such as: sprinkler repairs; water for the pool & irrigation system; pool management & lifeguards; streetlights; grounds maintenance/landscaping for 30+ common areas; mosquito abatement; subdivision insurance; and more.

Example 1: Plot Plan Submitted with Application for Proposed Deck and Room Addition Delineated



Example 2: Plat Submitted with Application to Replace Fence in Same Location as Existing Fence





Safety Awareness

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 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 with you.

Willow Pointe continues to receive additional patrol 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 contract / beat activity reports are posted to our website. Here is a summary of the June 2022 incidents-calls for Willow Pointe:

Auto Accidents – Major & Minor.....	1
*Local Alarms.....	0
Burglary Residence.....	0
Burglary Motor Vehicle.....	0
Disturbance - Family or Loud Noise	1
Domestic Prevention.....	0
Mental Health Call.....	0
Suspicious Person	0
Suspicious Vehicle.....	0
Theft-Other.....	0
Traffic Stops.....	6
Vehicles Stolen	0
Nuisance-Graffiti Abatement.....	2

*False alarms not included.

Parking Do's and Don'ts

Parking in the neighborhood can be challenging and we strongly encourage all homeowners to park in your own garage or on your driveway, especially if you live on Willow Crossing Drive, Pony Express Road and Trail Ridge Drive, as these main, "spine" streets cross the entire neighborhood.

Cars parked on the street can create a hazard for other cars, pedestrians and bicycles. Additionally, when cars are parked on each side of the street, it may render the street impassable or passage unreasonably inconvenient or hazardous for emergency vehicles (like fire trucks), and law enforcement officers can issue citations for these kind of violations.

Many homeowners are unaware that seemingly simple things we do each day are against the law. **Texas state law prohibits:**

- Blocking driveways.
- Parking less than 15-feet from a fire hydrant.
- Parking less than 20-feet from a crosswalk.
- Parking less than 30-feet from a stop sign.

(continued in next column)

Texas State Law also prohibits:

- Parking more than 18-inches from the curb.
- Inoperable or stored vehicles on the street for more than 48-hours.
- Not parking parallel to curb (you must park in the same direction of traffic flow & cannot pull-in or back-in straight on the curbs on cul-de-sacs).

The HOA and Management Company cannot direct law enforcement officers to write citations; however, you may be ticketed by HCSO for any of these violations.

If you see any of these violations in Willow Pointe, please report it to HCSO at 713-221-6000. Note: you will need the location and description of the vehicle including the license plate number when making the report.

A few homeowners have asked if "No Parking" signs can be installed on Trail Ridge and Pony Express. The streets in Willow Pointe are owned and maintained by Harris County, and the County does not place "No Parking" signs on their streets within subdivisions.

Many of us are also unaware that our parking practices are causing an inconvenience to our neighbors. Some of those nuisances are also deed restriction violations, such as parking on the grass or blocking the sidewalk.

Traffic Safety

In an effort to slow down drivers in the community, the Board of Directors has asked Harris County to perform an engineering study to determine which, if any, streets are eligible for a lower speed limit of 20 MPH. This study will be returned to the Board for consideration. The next step would be to collect signatures for a petition from a minimum of 51% of the residents in Willow Pointe (300 signatures). Signatures may be obtained in person, by mail, email, or facsimile. If at least 300-signatures are obtained, the completed petition would then be submitted to Commissioner's Court. If approved, Precinct 3 would install speed zone signage at the entrances to the subdivision. We will keep you advised of the status.

The Board is also looking into installing traffic convex mirrors and safety signs along Trail Ridge Drive.

How Do I Report...Missing or Damaged Street Signs, Curbs, Potholes, and More

Contact Harris County Commissioner: Tom Ramsey. New boundary maps were drawn for Harris County, and Willow Pointe is now under the jurisdiction of **Precinct 3** (not Precinct 4). You can call or visit their website with any questions or to submit service requests:

Office 713-274-3000
 Website: www.pct3.com

Electricity Providers



Texas' **Power to Choose** (www.powertochoose.org) is the official electricity choice website run and owned by the Public Utility Commission of Texas (PUC). It provides consumers with

information to stay on top of energy choice options within the state. To shop for electricity providers, visit the official PUC website www.powertochoose.org. (Make sure you use the right URL, as some utility providers have bought similar domain names to promote their own services.)

No matter which electric provider you choose, always report electricity outages or downed power lines to CenterPoint Energy at 713-207-2222.

Natural Gas Provider

CenterPoint Energy sells natural gas to all homes in Houston. To sign up for, or transfer existing service, visit www.centerpointenergy.com or call 713-659-2111.

To report a suspected natural gas leak, immediately leave your home, go to a safe location and call 911. Then call 713-659-2111 or 888-876-5786 to report the leak.

Streetlights

As a Willow Pointe homeowner, a portion of your annual HOA assessment pays for the streetlights in the community. Help reduce crime and keep our streets illuminated by reporting street light outages to CenterPoint at 713-207-2222 or by visiting 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.

Water & Sewer Services

West Harris County MUD No. 10 provides water and sewer services for the community and the contractor for water/sewer maintenance is TOPS (Texas Operations & Professional Services). For service or billing inquiries, call TOPS at 281-807-9500 or visit their website at www.topswater.com. (continued in next column)

Electronic water meters are active in the community and the website to monitor water usage and potential leaks is available for use by all homeowners. Create and set up your account by visiting the website at www.eyeonwater.com by using your personal computer or smart phone app.

Trash & Recycling Service

Willow Pointe's trash provider is GFL (Green for Life Environmental) and the normal trash pickup schedule 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

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 sight from the street. *Please store your trash cans, recycle cans-carts, yard debris, and heavy trash out of public view to avoid deed restriction violations. The Board is receiving complaints about garbage being left on the curb for days, so your help in addressing this issue is appreciated.*

Household Hazardous Waste Disposal

The Harris County Household Hazardous Waste Facility provides a free service that allows Harris County residents a safe way to dispose of chemicals and other non-hazardous recyclable items used in your home. There is no home pick-up service: You must bring your items to the facility and drop-off is by appointment only. Contact them directly for more information:

Location: 6900 Hahl Road (near 290 & Gessner)

Phone: 346-286-4299

Website: www.eng.hctx.net (Click the Link to HHW)

If you have questions or comments for the Board, please send an email to wpha.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

cassistant@randallmanagement.com

(832) 702-4528

Mailing Address:

6200 Savoy Drive, Suite 420, Houston, TX 77036

This newsletter was developed and written by WPHOA's Board of Directors and Volunteers for informational purposes only at no additional expense to Willow Pointe homeowners. While every attempt has been made to ensure that the information contained in this newsletter was obtained from reliable sources, WPHOA and Randall Management are not responsible for any errors or omissions, or from the results obtained from the use of this information.