



WILLOW POINTE News

November - December 2022

2023 HOA Assessment

WPHOA's Board approved the 2023 operating budget and Annual Assessment with **NO** increase in the Annual Assessment: it will remain at \$499 for 2023. The Board will continue to closely monitor all expenses and work with vendors to keep costs down in 2023.

Next Board Meeting - November 29, 2022

Our last open board meeting of 2022 is scheduled for Tuesday, November 29, 2022 at 7:00 p.m., via zoom. Log-in details and the agenda may be found on our website, and all homeowners are welcome to attend.

Winter Wonderland at Willow Pointe! Date TBD in December

Willow Pointe's Recreation & Social Committee is planning an event for the entire family to welcome winter (or Houston's version of winter) and all its joys! We're just waiting for Santa to confirm a date, so keep an eye out for more information on our website and social networks.

USPS Mailbox Cluster Units

Several of Willow Pointe's mailbox cluster units have been vandalized and/or broken into recently. The Board notified USPS' Willow Place Post Office and our regular mail carriers and was told there's little USPS can do to stop the break-ins except change the locks & re-key USPS mailboxes nationwide. Some of you have asked the HOA to fix or change the locks; however, associations are prohibited from making these kinds of repairs, per the Postal Operations Manual. Here are some tips to help safeguard your mail:

- Sign up for Informed Delivery at www.usps.com.
- Check your mail daily: don't leave it in the box overnight.
- Don't put anything in the outgoing mail slots or blue collection boxes outside. Bring your mail inside a USPS facility or to an alternate location such as a retail pack and ship store.

If you suspect that you are the victim of mailbox theft, there are several agencies you should contact:

1. USPS - Even if you have already spoken to your mail carrier, report suspected mail losses to Postal Inspectors by calling 877-876-2455 or report online at <http://www.uspis.gov>.
2. HCSO at 713-221-6000 and file a report.
3. Harris County District Attorney at 713-755-5800.

Attention: All Landlords in Willow Pointe

WPHOA's Board of Directors recently adopted a Leasing Policy requiring Owners to submit the following information to the Association prior to initiating a lease (short-term and long-term) in Willow Pointe:

- A blank copy of the lease form utilized by Owner for the lease;
- The name, mailing address, phone number, and email address of each person who will reside at a property in the subdivision under a lease;
- The commencement date and term of the lease; and
- The duration of the lease.

Failure to comply and provide the information to WPHOA may result in a \$100 fine per violation. You may find a copy of the recorded policy on the association website at www.willowpointe.org.

As a convenience, landlords can complete the form on the reverse side of this newsletter and return along with a copy of the blank lease form to rentals@willowpointe.org. We will also post the form on the association website.

Finally, if you are a landlord in Willow Pointe, you are responsible for ensuring that your lessees-tenants have copies of Willow Pointe's rules, regulations, covenants and restrictions, and that your lessees-tenants abide by these governing documents while they reside in your Willow Pointe property.

Architectural / Exterior Modifications

BEFORE making **ANY** exterior changes or improvements to your home and property, you **MUST** submit an Architectural Review Form, or Home Improvement Application, to the Modifications Committee-ARC for review and approval. The Application **MUST** include all applicable plot plans/surveys, dimensions, location of easements, description of materials or colors to be used, and project details.

If your Application does not include all the necessary information it will be **DENIED**. Once you submit a completed application, the ARC has 30-days to render a decision, but turnaround time can be faster depending on the type of request and whether **all the required information** is submitted with your original application.

Willow Pointe's Governing Documents, Architectural Review Guidelines and Home Improvement Application may all be found on the Association website. If in doubt about what to include with your Application, **ASK**: send an email to wphoa.board@willowpointe.org.

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HCSO Patrol Contract Report

Below is a summary of the September 2022 incidents-calls for Willow Pointe. Complete HCSO monthly contract/beat activity reports for the Willow Pointe – Winchester Country Patrol Contract are posted on the association website.

Auto Accidents – Major & Minor.....	1
Local Alarms (False alarms excluded).....	0
Burglary – Residence or Motor Vehicle	0
Theft-Other, Criminal Mischief	1
Disturbance – Family, Loud Noise, Other	1
Mental Health Call, Welfare Check.....	0
Suspicious Person	0
Suspicious Vehicle	3
Traffic Stops.....	12
Vehicles Stolen	0

Willow Point HOA’s Board of Directors

Leo Feldman - President
Beant Lamba - 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.

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: it’s not part of your annual HOA assessment. Please remember:

1. Place trash cans curbside on Sunday and Wednesday evening, or before 7am on the day of trash collection. Collect trash cans that evening.
2. Store trash cans, recycle cans-carts, yard debris, and heavy trash out of public view to avoid deed restriction violations.
3. GFL will pick up small tree limbs, branches and bushes, but they **must be tied and bundled, and be no more than 4-foot in length.**

Willow Pointe is professionally managed by **Randall Management**.
Call their office at 713-728-1126 or visit their website at www.randallmanagement.com

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 expense to Willow Pointe homeowners. While every attempt has been made to ensure that information contained herein 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.

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Owner and Tenant Information - Willow Pointe Homeowners Association, Inc.

Property Address in Willow Pointe _____

Owner(s) Name _____

Mailing Address, if different from above _____

Phone _____ Email _____

Renter-Tenant (Name on Lease) _____

Phone _____ Email _____

List all other persons who will reside at the property, their phone number and email (attach another page if necessary)

Commencement Date, Term & Duration of Lease _____

Return this completed form with a blank copy of the lease form by email to rentals@willowpointe.org or by first class mail to Randall Management, 6200 Savoy Drive, Suite 420, Houston, TX 77036, Attn: Carlos Mata, Property Manager.