



WILLOW POINTE News October 2022

2023 Annual Budget & HOA Assessment

At the September 27th Open Board Meeting, WPHOA's Board approved the 2023 operating budget and Annual HOA Assessment. We are happy to say there will be NO increase in the Annual Assessment: it will remain at \$499 for 2023. Managing costs has been a Board priority, accomplished by changing several vendors, renegotiating contracts, closely monitoring utilities and maintenance, and by making some of the repairs ourselves. Randall Management has done an outstanding job of collections.

The 2023 HOA Assessments will be mailed out in November and 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. 2023 assessments are due on January 1, 2023 and deemed delinquent if not received before February 1, 2023.

What does our Annual Assessment pay for?

- Landscape and Mowing of all 30+ common areas and utility easements
- Seasonal Flowers
- Streetlights
- Pool Cleaning, Repairs, Lifeguards
- Playground Equipment and Repairs
- Mosquito Abatement
- Sprinklers
- Utilities (electricity, water for pool & sprinklers, 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.
- Community Events

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

**Reminder: WPHOA's Next Open Board Meeting is Tuesday, October 25, 2022, at 7:00 p.m., via Zoom
Log-in Details Posted on the Website**



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

WPHOA's next 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.



Cy-Fair Fire Department Fire Fest 2022 Saturday, Oct. 15th, 10a-2p

Make plans to meet your local fire fighters and medics. There will be food trucks, music, live fire scenarios and the chance to learn CPR in two minutes. See Fire Trucks and a Life Flight Helicopter Up Close. Fire Fest 2022 will be held at:

18134 West Road (at the Cy-Fair Volunteer
Cypress, TX 77433 Fire Department Station 11)

More info can be at www.cyfairfd.org or on their Facebook page at www.facebook.com/cyfairfd.

Town Hall / Public Meeting North Harris County Regional Water Authority Tuesday, October 11, 2022, at 6:30 p.m.

The North Harris County Regional Water Authority (NHCRWA) is holding a public meeting on October 11th to discuss the massive projects that have been completed and are in progress, including the conversion from ground water to surface water (includes West Harris County MUD No. 10, Willow Pointe's water and sewer provider).

The meeting location is: Cypress United Methodist Church, 13403 Cypress N Houston Rd. NOTE: RSVP is requested to attend www.nhcrwa.info/townhall. If you have any questions, contact the NHCRWA at 281-440-3924 or email lisa@nhcrwa.com.



Election Day is Tuesday, November 8, 2022

The last day to register to vote for the November election is October 11th. The deadline also applies if you need to make changes to your name or address on voter registration rolls. You must be registered to vote in the county where you live. If you are unsure whether your voter information is correct, you can use [this link](#) to check their registration. The Nov. 8th election includes governor, railroad commissioner and Supreme Court of Texas races, plus a host of local, state and federal races. Early voting begins Oct. 24th and runs through Nov. 4th. Voters in Harris County can vote at any polling center in the county during both the early voting period and on Election Day. More information, including polling locations, may also be found at www.harrisvotes.com.

Architectural / Exterior Modifications:

BEFORE making exterior changes or improvements to your home and property, you **MUST** submit an Architectural Review Form, also called the Home Improvement Application, to the Modifications Committee 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 **BEFORE** making exterior changes. Also, the Application must be signed by the property owner, not the lessee or contractor.

If your Application does not include the necessary information it will be **DENIED**. Once you submit a completed application with all necessary information, the Modifications Committee, or 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 at www.willowpointe.org and clicking on the "Documents" tab. If in doubt about what to include with your Application, **ASK**. Send an email to wphoa.board@willowpointe.org and we will forward to the Modifications Committee-ARC so they can assist you.

Generators: Permanent & Portable Installation, Maintenance & Safety Tips

Severe weather, hurricanes, flooding, and power grid failures have many homeowners considering whether to buy home generators to supply temporary electrical service to our homes. Whether you're just starting to look at a permanent or portable generator, or you've had one for years, it's always a good idea to review safety tips for setting up and maintaining generators.

Remember: **BEFORE** installing a permanent standby electric generator outside your home, you **MUST** submit a Home Improvement Application (also called an Architectural Review Form) with all the necessary specifications and measurements.

No matter what type of generator you have; (a) always read, follow and maintain generator according to manufacturer's operating instructions; (b) **NEVER** use a generator inside your home, garage or any partially enclosed area; and (c) **ALWAYS** use a battery-powered carbon monoxide (CO) detector in your home. Here are a few more safety measures you may find helpful.

Portable Gas or Diesel Generator Safety Tips:

1. Only use portable generators outdoors in well-ventilated areas at least 20 feet away from any homes or dwellings, and point exhaust away from your home.
2. Keep generator on a dry surface & run in a dry space.
3. Allow at least 5-feet of clearance around running generator to avoid injury or property damage.
4. Look for places air can enter the home near your unit and ensure that those are properly closed. These include, but are not limited to, windows, doors, air intakes, dryer vents or crawl spaces.
5. Allow hot engine to cool at least 2-minutes before removing gas cap and refueling to avoid fires.
6. Use the proper cord for the wattage being used, and always use GFCI protection.
7. Give it a break. Avoid overloading your generator by following the manufacturer's directions for load capacity. Overloading can serious damage your appliance and electronics. Open your windows and doors during this break.

Permanent Gas or Diesel Generator Safety Tips:

1. Obtain approval from WPHOA's Modifications Committee (ARC) **BEFORE** installation.
2. Install the generator outdoors only and work with a professional installer to ensure that all manufacturers' specifications, applicable governmental health, safety, electrical and building codes, and WPHOA's governing guidelines are followed.
3. Install all parts of the generator enclosure at least 5-feet from any openings in walls including, but not limited to, doors and windows; not less than 18-inches from the owner's house or improved structure; and not less than 3-feet from the adjoining property or fence.
4. Look for any places air can enter the home near your unit and ensure that those are properly closed and sealed off.
5. Give the generator a break that allows for any concentrated exhaust to clear away from the area. Open windows & doors during this break to air out any concentration that may have collected in your home.
6. Check the exhaust system for corrosion, obstruction, and leaks every time you start the generator and every 8-hours when run continuously.
7. Ensure that your generator is being appropriately maintained, including regular oil changes, and perform periodic tests in accordance with the National Fire Protection Association.



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. Don't be afraid to report a suspicious person, vehicle, or activity, and 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.

Complete HCSO monthly contract / beat activity reports are posted to our website. Here is a summary of the August 2022 incidents-calls for Willow Pointe:

Auto Accidents – Major & Minor.....	1
*Local Alarms.....	0
Burglary – Residence or Motor Vehicle	0
Theft - Other.....	1
Disturbance – Family, Loud Noise, Other	0
Domestic Prevention.....	1
Mental Health Call, Welfare Check.....	0
Suspicious Person	0
Suspicious Vehicle	2
Terroristic Threat.....	1
Traffic Stops.....	16
Vehicles Stolen	0

*False alarms not included.

Traffic Safety

If you've attended a Board Meeting this year or read recent Newsletters, you've heard discussions about traffic, speeding cars and street parking in Willow Pointe.

Homeowners and residents are strongly encouraged to park in your own garage or driveway, especially if you live on Willow Crossing Drive, Pony Express Road or Trail Ridge Drive. But, the HOA cannot prohibit parking on public streets: ALL of the streets in Willow Pointe are operated and maintained by Harris County. Here is a recap of recent communications with Harris County including Precinct 3 staff, traffic engineers, deputies, plus actions taken by the Board.

Harris County's Engineering Department reviewed the streets in Willow Pointe and determined they are ALL eligible to lower the speed limit to 20 MPH, BUT 51% of residents (300-homes) must sign a petition endorsing this change. The Board is facilitating the petition process on behalf of homeowners who want the speed limit to be lowered. If 300 or more signatures are obtained, the Board will provide a signed affidavit to Commissioner Tom Ramsey's office for presentation to Commissioner's Court.

If the Board has your email address, you will receive an email with all the pertinent information, including the petition, later this month. However, Board members will not be going door-to-door to solicit signatures for the petition. **Homeowners who want the speed limit lowered to 20 MPH need to volunteer to canvass the community and collect signatures.** Send the Board an email for information and to volunteer. Note: If you don't want the speed limit lowered, then don't sign the petition.

Next is the excessive number of cars parked on the streets, especially on Trail Ridge Drive. Many of the cars are parked legally, and the County has repeatedly told the Board that they won't post *No Parking* signs or install speed bumps within subdivisions. But, during a recent call with Precinct 3's Traffic Engineer, he said that the County RARELY posts *No Parking* signs in subdivisions. He reviewed detailed street maps of Willow Pointe and said that even if the County approved *No Parking* signs for portions of Trail Ridge Drive, cars could still legally park on Oak Bayou, Bayou Trail Court, Bayou Trail, etc. Same goes for Pony Express. If *No Parking* signs were installed there, cars could park on Encino Cove, Redoak Pass, Elm Meadow Trail, etc.

We discussed placing warning signs and a traffic safety convex mirror on Trail Ridge Drive, and were told that Harris County, not the HOA or homeowners, is responsible for traffic control, signs, signals, etc. Based on all the concerns raised, the County agreed to conduct a thorough traffic study in Willow Pointe to see what actions the County could take to calm traffic in the community. The study won't be completed for 2-3 months (or the end of 2022). When the Board receives the report, we will share the findings with all homeowners.

The Board has also discussed traffic concerns and parking violations with HCSO deputies who patrol Willow Pointe. The deputies regularly issue citations and warnings, and we have asked them to conduct more traffic initiatives to discourage speeding and illegal street parking. But the HOA and Management Company cannot direct law enforcement officers to issue citations. Every homeowner has a responsibility to report illegally parked vehicles to HCSO so the deputies can take the appropriate actions. Texas state law does prohibit vehicles from:

- 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.
- 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 (vehicles must park in the same direction of traffic flow & cannot pull-in or back-in straight on the curbs on cul-de-sacs).

This is only a partial list. If you see any of these violations in Willow Pointe, please report them to HCSO by calling the non-emergency number 713-221-6000. Note: you will need the location and description of the vehicle including the license plate number when making the report.

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; blocking the sidewalk; parking your trailer, camper, boat or other recreational vehicle on your property in public view for 48-hours or more within 7-consecutive days. You may receive deed violation letters for these types of infractions.



National Cyber Security Awareness Month

October is recognized as National Cyber Security Awareness Month, so here are 3-simple steps to help you protect your computer from unwanted Cyber Threats.

1. Install a reputable safeguarding program (antivirus program) on your computer.
2. Use complex and secure passwords that are not easily identifiable.
3. Check the security settings of your browser. The internet allows you to get any information at the click of a button. Using good solid judgment along with a reputable security program installed on your computer can significantly cut your risk of exposure.

Inflation's Silver Lining: Fixed-Income Outlook

The Federal Reserve has raised interest rates several times in its bid to fight high inflation and signaled more increases are likely. In response, banks have significantly increased the rates they pay to consumers on products like money market accounts, savings accounts and certificates of deposit (CDs), all of which plunged to near 0% early in recent years.

Federally insured banks and credit unions are now offering, higher-yield savings and money market accounts paying between 2.00% - 3.25% interest. Some of these accounts require relatively low opening balances to get started, and most accounts can be opened online.

The beauty of savings and money market accounts is your money is liquid: Your cash can easily be transferred between banks in as little as 2-3 business days. Plus, if the Federal Reserve continues to increase interest rates, banks may continue to raise the interest they are willing to pay you to hold your money. The interest paid for opening CDs has also increased, but CDs are less liquid, and may be subject to penalties if you redeem them early.

So the good news is: Your savings is worth something again. Evaluate your own finances; review your accounts; and talk to a trusted financial advisor. We're not recommending any specific investment product or strategy, but nobody should leave money in the bank and not get paid for it sitting there, especially since your bank is lending it out and making money on it.

This is also good news for WPHOA. Your Board has negotiated higher savings interest rates for the Association's operating and reserve money market accounts at CIT Bank and Morgan Stanley. More details will be presented at the October 25th Open Board Meeting.

WPHOA's Board Meeting Minutes, Financial Documents, Audits, Governing Documents, Home Improvement Applications, Newsletters, and more can be found at www.willowpointe.org.

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 HOA functions and activities. Whether your interest is Landscaping (to help redesign the flower beds and select yard of the month), Safety Awareness, or Modifications-Architectural Review, there is a place for you to serve your community. If you like arts & crafts, the Recreation & Social Committee needs your help to refresh and update the holiday wreaths and decorations.

Remember, the Board is made up of volunteers, just like you. HOA work can be challenging but it is also incredibly rewarding. Send the Board an email today with any questions or to find out how you can volunteer.



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 with a description of the issue.

Low Hanging Branches; Sidewalks

Willow Pointe is fortunate to have sidewalks throughout the community for us to walk, run, exercise, etc. without worrying about dodging parked vehicles, cars coming down the street, etc. However, there are obstacles to using the sidewalks; for example, low hanging tree branches, unkempt bushes, uneven sidewalks, etc... Homeowners and renters: please trim your plants and trees so that the full width of the sidewalk is passable and provides a 7' to 8' height clearance for pedestrians. Your trees should be trimmed to provide adequate clearance for cars, fire trucks, school buses, etc. traveling or parking on the street.

Did you know that the maintenance of sidewalks in each property is the responsibility of the property owner? The sidewalks were originally installed by the developer as an amenity to the community, and most sidewalk repair is ultimately the homeowner's responsibility. However, if the sidewalk damage is caused by a leak in the storm sewer, Precinct 3 maintenance crews may repair the sinkhole and sidewalk. If the sidewalk damage is caused by a sanitary sewer manhole, then West Harris County MUD No. 10 may be responsible.

If your sidewalk is uneven with trip hazards, you need to have the sidewalk repaired and leveled. If you are unsure about who to contact, send the HOA an email and we will try to help make a determination.

Postal Service

The USPS location that serves Willow Pointe is the Willow Place Post Office at:

12955 Willow Place Drive
Houston, TX 77070.
Phone: (281) 890-2392 or (800) 275-8777
www.usps.com

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

Contact Harris County Precinct 3 Commissioner, Tom Ramsey. You can call or visit Precinct 3's 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.

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.

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.

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 on the day of trash collection. Trash cans need to be collected that evening and stored out of sight from the street.

Please store trash cans, recycle cans-carts, yard debris, and heavy trash out of public view to avoid deed restriction violations. Your help in addressing this issue is appreciated.

Mosquito Abatement Contract

WPHOA's contract with BUGCO Pest Control includes weekly neighborhood mosquito control fogging on every street in the community. Weekly applications are scheduled through mid-November, and mosquito spraying in Willow Pointe is done on Tuesdays between 9-10pm.

Some homeowners have asked why there are still so many mosquitos, or whether the pest control service can spray stronger chemicals.

DDT, the best pesticide ever used to kill mosquitos, was banned by the EPA in 1972 because of its devastating environmental effects and risks to the health of humans, pets and wildlife. The main ingredient in BUGCO's truck-mounted fogging unit is Permethrin, a widely-used, low odor pesticide used to control adult mosquitos.

Mosquitos only need 1-inch of stagnant water to lay their eggs. You can reduce mosquito breeding sites around your home by emptying, removing or covering any water-holding containers like open trash cans or buckets, planters, clogged gutters, toys, bird baths, and any area on or around your property that puddles after a rain.

If you see an area in Willow Pointe's common areas with standing water, please send an email to the Board so we can arrange for the area to be treated with larvicide.

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 wphaa.board@willowpointe.org or visit the website at www.willowpointe.org

Your WPHOA Board of Directors:

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

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

cmata@randallmanagement.com

Dee Jarvis, Association Assistant Manager

cmassistant@randallmanagement.com

(832) 702-4528

Mailing Address:

6200 Savoy Drive, Suite 420
Houston, TX 77036

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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.