



Annual Meeting Follow-Up

The Annual Meeting was held via zoom on May 20, 2021. Due to the collection of Absentee Ballots and homeowners who participated, we exceeded quorum and were able to carry out the Annual Meeting. *THANK YOU* to all the Willow Pointe homeowners who made this possible. The outcome of the Board election resulted in Raissa Conwell being re-elected for a 3-year term and Jacquie Landry was elected for a 1-year term. The Board of Directors elected Officers at the June 22nd Open Board Meeting and is pleased to announce the new officers for 2021-2022:

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

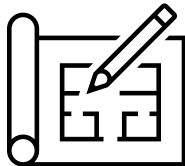
Calling All Volunteers

Are you looking for a way to serve our neighborhood? Do you have an interest in guiding the overall look of our community? Then you may be exactly who Willow Pointe needs.

The Architectural Review Committee (known as the Modifications Committee or ARC) has openings for additional volunteers. The ARC members assist fellow Willow Pointe homeowners by reviewing their improvement requests for compliance with our Architectural Guidelines and local regulations and advising on aspects of the projects that may require modifications.

This is a voluntary position, but an absolute essential role tasked with protecting our property values and overall aesthetics within Willow Pointe.

If you are interested in serving on the ARC, please send an email to wphoa.board@willowpointe.org and tell us about yourself and why you are interested in serving on this committee.



Open Board Meetings Schedule

During the Executive Session of the Board of Directors meeting held on June 22, 2021, a motion was made to hold Board Meetings quarterly instead of monthly and it was unanimously decided to adjust the meeting schedule on a trial basis. In the event that special circumstance(s) needs to be addressed, the Board agreed to schedule a supplemental meeting to address any urgent matter.

The next Board Meeting scheduled for **Tuesday, September 21, 2021 at 6:30p.m.** via zoom.

Meeting ID: 818 3288 0661
Passcode: WP

Or by phone, call: 346 248 7799
Meeting ID: 818 3288 0661
Passcode: 848553

You may also join by the meeting by clicking on the link provided on our homepage www.willowpointe.org

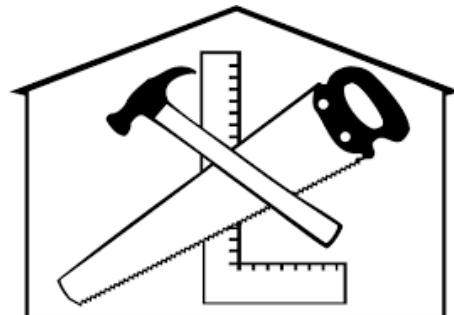
Willow Pointe by the Numbers (as of 06/30/21 unless otherwise noted)

- 588 total homes in the community
- 96% of 2021 assessments collected
- \$107,993 in operating account
- \$224,426 in reserve account
- 38 deed violation letters sent
- 130 previously noted violations corrected
- 29 new deed violations as of 07/06/21 (Landscaping issues are the most common violation)
- 106 pool tags issued for 2021

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. No modifications can begin without prior written approval of an ARC application is received.



National Night Out

Mark your calendar - Tuesday, October 5, 2021 is Texas National Night Out (NNO). The rest of the nation holds NNO celebrations in August; however, Texas waits until the temperature outside cools off and there are fewer mosquitoes. WPHOA has registered our plans to participate with the Harris County Sheriff's Office and Cy-Fair Fire Department's Public Relations Department. More details to be shared on our website, social media, and during the September board meeting.

Committees

A short history lesson: WPHOA, along with its committees, has existed since the late 1990's. At the time, less than half of the population had cell phones or a personal computer, even fewer had the internet. Letters and newsletters were printed and mailed via USPS or sent via fax.

Of the 588-homes in Willow Pointe, some have been bought and sold up to 5-times while others remain occupied by the original homeowner.

Over the years, membership within the established committees has dwindled down some with only one or no members to assist with the different committee responsibilities.

Due to the lack of volunteers, the Board of Directors held a lengthy discussion, during the Executive Session of June 2021, concerning the organizational structure and viability of our committees, and unanimously agreed to restructure and/or dissolve committees as follows:

- Dissolve the Newsletter Committee;
- Dissolve the Website Committee;
- Split the Recreation/County Liaison Committee;
- Recreation will now be part of the newly restructured Recreation & Social Committee;
- Sheriff Patrol/Crime Watch Committee will be redesigned to the new Safety Awareness & County Liaison Committee;
- Landscape & Modifications (ARC) Committees remain the same

Members may serve on more than one committee but may only serve as chairperson of one committee at a time.



Trash & Recycling Service

Our trash provider is WCA/GFL, so while the familiar blue WCA trucks are still servicing our community, you may begin seeing trucks with GFL's signature green paint and logo, and employees will get new uniforms. The normal trash pickup schedule for Willow Pointe is:

Mondays: Household waste & heavy trash

Thursdays: Household waste, heavy trash & recycling

WCA/GFL Holiday Schedule: No Pick-Up on New Year's Day, Thanksgiving or Christmas.

For information about household waste, heavy trash, recycling, or to request a new recycling bin, please call 281-368-8397 or visit the website at www.gflenv.com. Please note: West Harris County MUD No. 10 is the entity that pays for trash & recycling, not WPHOA. *This is not part of your annual HOA assessment.*

Trash cans should be placed curbside on Sunday and Wednesday evening, respectively, or before 7:00 a.m. the day of trash collection. Trash cans need to be collected that evening and stored out of sight from the street.

Cy-Fair ISD Students Return to School on Monday, August 23, 2021

All students in Cy-Fair ISD are to return to school August 23rd. Due to the continued rise of COVID-19 cases in our area, the district announced recently that virtual learning option will be available for students in grades K-6. Since this is a rapidly evolving situation, please contact Cy-Fair ISD directly for the most accurate information. Students in Willow Pointe are zoned to attend one of the following schools, depending on the child's age & street address.

Elementary Schools:

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

Middle Schools:

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

High Schools:

Cy-Ridge	281-807-8000
Jersey Village	713-896-3400

To find out which school your student(s) will attend, you may call 281-517-2198 or 281-987-4013.

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

Be a Good Neighbor - Don't Throw Debris Over the Fence

Please do not toss debris and garbage over your fence into your neighbor's yard, HOA common areas, trails, or easements. Not only is this a violation of Willow Pointe's deed restrictions, littering is against the law. It is unsightly for our fellow neighbors, encourages rodents and critters, and is an extra cost to the HOA for cleanup. Help us keep Willow Pointe beautiful by disposing of waste properly. **DON'T MESS WITH WILLOW POINTE!**

Completed Projects & Upcoming Maintenance, Repairs

Some of the maintenance and repairs completed so far in 2021 in Willow Pointe along with upcoming projects planned for the fall.

- Leveled and/or raised 19-sections of common area sidewalks.
- Power-washed the entrance monuments on Willow Crossing and Trail Ridge Drive.
- Power-washed the entire pool building including the roof and decking around the pool.
- Repaired plumbing, fixtures, sheetrock, doors, and re-painted parts of the pool house building.
- Replaced pumps and shade net at the pool.
- Repaired damage to playground equipment.
- Replaced back-flow preventer at the pool.
- Repaired cracks in concrete around the pool.
- Renegotiated contract for phone and internet service at the pool.
- Prune and removed dead plants and trees in common areas; 4-more trees will be removed in August 2021.
- Repair, scrape & paint the wrought iron fence around community swimming pool (in progress).
- Working on a plan to alleviate flooding around mailbox pad on Trail Ridge near Elm Knoll (in progress).
- Expansion joints to be filled on common area sidewalks (fall 2021).
- Continue the landscaping ground cover program in 3-areas on Trail Ridge Drive and Willow Crossing to prevent erosion (fall 2021).
- Bid out job to vendors to level 2-small sections of common area sidewalks on Willow Crossing (fall 2021).
- Replenish fall zone material/mulch at the playground (September 2021).
- Evaluate current HOA management software to integrate and link information to improve communication, ARC application process, access to information, and create a private homeowner portal (in progress).
- Reserve Study of HOA common area improvements to plan for future repairs and expenditures (October 2021).

Harris County Precinct 4, Constable Mark Herman

The Harris County Precinct 4 Constable's Office works collaboratively with HCSO and other area law enforcement, commissioner's court, the community, and contract holders to prevent crime, enforce the law, increase mobility and target violent offenders for prosecution. Our Constable's office has introduced "C4Now", an app for your smart phone designed to keep residents of Precinct 4 informed of real time crime in our area. You can find the app at the Apple App Store or Google Play store and install on your smart phone. The reports are lengthy, but you may find information that interests you.



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.

Sidewalk Extension on Round Up between Willow Crossing and Cedar Edge

After several homeowners brought this up for discussion at the annual meeting, the Board researched the matter with Harris County and Commissioner Jack Cagle's office. The County's sidewalk policy is limited to the installation of sidewalks from subdivision entrances to existing sidewalks on school property along curbed major thoroughfares. The county may consider sidewalks that do not meet these guidelines if an association participates in the funding (50% of the cost); however, County funds are extremely limited and there is no money left in the County's budget to consider additional sidewalks at this time. We may revisit in 2022

Safety Tip

Here is an additional security tip you might like. **Google Street View** offers a view of your home to anyone, anywhere, anytime. Sometimes Google even captures a photo of you, or the license plate of your vehicle. Did you know you can blur the view by pulling up your address in Street View, clicking on the three vertical dots on the toolbar, and choosing "Report a Problem". Then select the option to "Blur" and select "My Home" and drag the red box over the part of the view you want to obscure. You may be required to add more information, and then click "Submit". Anonymity will soon be yours.

WPHOA Board of Directors is Conducting a Survey – Please Respond!

WPHOA needs your help. The Board is looking for your input and assistance in making some key decisions to grow and maintain a community that is enjoyable for everyone. Included with this mailer is the survey for you to complete. It will be a great way for you, our neighbors, to have your voice heard!

Please complete the survey and return to Willow Pointe HOA, c/o Randall Management no later than September 15, 2021. You can send it via first class mail; scan it and email; or take a photo & text it:

Via USPS: 6200 Savoy Drive, Suite 400, Houston, TX 77036

Via E-Mail: survey@willowpointe.org

Via Text: 832-271-7501

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. The HCSO patrols the unincorporated areas of Harris County. Do not be afraid to call HCSO to report a suspicious person, vehicle, activity, or for Vacation Watch. If possible, obtain license plate numbers, color, make and model of vehicle along with a description of the person(s). Note if the suspicious person was walking, riding a bike, their location, etc. 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 receives additional coverage through a contract between West Harris County MUD No. 10 and Harris County for two (2) deputies to provide law enforcement services to Willow Pointe, Winchester Country and Winchester Village. The monthly service call reports for the Willow Pointe - Winchester Contract are posted to Willow Pointe's website and list the type, time, date and location of incidents. Service calls specific to Willow Pointe are shown as "EO38" (Winchester calls are all EO39). No personal or private information is included. Here is a brief recap of the June calls for service from HCSO's Patrol Report for Willow Pointe:

Local Alarms.....	3
Burglary/Motor Vehicle.....	0
Burglary/Residence, Thefts.....	0
Family Disturbance.....	2
Loud Noise Disturbance.....	2
Suspicious Persons.....	2
Traffic Stops.....	3
Welfare Checks.....	1



The HCSO website offers residents many helpful tips and tricks for safekeeping your property and finances at https://www.harriscountysoc.org/Programs/programs_BurglaryAndFinancialCrimes.aspx.

Please visit Willow Pointe Homeowners Association, Inc.'s website at www.willowpointe.org to access important documents such as the Deed Restrictions, By-Laws, Architectural Review Guidelines, Board Meeting Minutes, Financial Information, HCSO Patrol Reports, Pool Information, and much more. If you have questions or comments for the board, please email us at wphoa.board@willowpointe.org.

Willow Pointe is professionally managed by **Randall Management**. You can call their office at 713-728-1126 option 4, or visit their website at www.randallmanagement.com.

Additional contact info:

Carlos Mata, Property Manager

Dee Jarvis, Association Assistant Manager - (832-702-4528)

cmata@randallmanagement.com

cmassistant@randallmanagement.com

Randall Management's Mailing Address:

6200 Savoy Drive, Suite 420
Houston, Texas 77036

Disclaimer: 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 we have made every attempt to ensure that the information contained in this newsletter was obtained from reliable sources, WPHOA is not responsible for any errors or omissions, or from the results obtained from the use of this information.