



## WILLOW POINTE News

### December 2023 (Website Edition)

#### 2024 Annual Assessment & Budget

At the Open Board Meeting held on October 27, 2023, the Board of Directors adopted the 2024 Annual Budget and Base Annual Assessment amount. We are pleased to announce NO increase in the 2024 Annual Assessment: it will stay at \$499 for the third year in a row. This is only possible because the Board is actively involved in the administration and oversight of all the vendor contracts; repairs and maintenance; collections; and more. The operating and reserve fund bank accounts were moved to higher-interest bearing accounts in 2023 and the interest earned has helped to offset higher costs associated with running the HOA.

The Board has also worked hard to build up the Association's reserve fund, which is critical for maintaining and updating the infrastructure in our 25+ year old, 588-home subdivision. The reserve fund positions us to manage both planned and unforeseen capital expenses which are not paid from the regular operating account. Since the decision was made to not raise the annual assessment, we will be challenged like never before to stay within budget. All repairs and improvements will be carefully evaluated and discussed in open board meetings so the Board can gather input from all homeowners to ensure that any proposed improvements would benefit and add value to the entire Willow Pointe community.

Randall Management will mail out the 2024 Assessment Statements in early December. Your 2024 Annual Assessment is due on January 1, 2024, and deemed delinquent if not received before February 1, 2024. 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 the WPHOA or Randall Management website. If you have questions about how to pay your 2024 assessment, contact Randall Management at (713) 728-1126 and ask for Venecia Perez, Property Manager for Willow Pointe HOA.

#### Ezee Fiber

After a 5-month disruptive construction period, Ezee Fiber has finished installing their fiber optic network in Willow Pointe. If there is any remaining damage or repairs Ezee Fiber needs to finish on your property (smooth out dig areas, fix sprinklers, add sod, pick up trash, etc.) caused by their workers, contact Ezee Fiber at:

- Construction: (346) 644-3788
- Scott Hartsell, Director of Construction: (512) 934-7499
- Email: [construction@ezeefiber.com](mailto:construction@ezeefiber.com)
- Website: [ezeefiber.com](http://ezeefiber.com)

## CANCELLED

~~Winter Wonderland at Willow Pointe!~~  
~~Saturday, December 9, 2023~~  
~~2:00 – 4:00 p.m.~~

~~Willow Pointe's Recreation & Social Committee is planning the 3rd Annual Winter Wonderland event to be held at the community pool parking lot from 2-4 p.m., on Saturday, December 9th. Santa will be there and WPHOA's Recreation & Social Committee is providing snacks, games, and crafts for the whole family. There may even be a chance of snow! Bring cookies for a holiday treat potluck and join us to welcome winter (Houston style) and get in the holiday spirit!~~

#### What Does Our Annual Assessment Pay For?

- Landscape and Mowing of all 30+ common areas (42 times/year) and utility easements (8 times/year)
- Seasonal Flowers (60 flats, twice per year)
- 195-Street Lights (Electricity & Maintenance)
- Pool Management, Cleaning, Repairs & Lifeguards
- Playground Equipment and Repairs
- Mosquito Abatement (Weekly, March - November)
- Irrigation System (50+ sprinkler zones)
- Utilities (9-electric accounts for 195 street lights, monument lights, irrigation system controls, lights for pool & playground, pool equipment & facility; 17-water & sewer accounts for irrigation system & community pool; phone & internet at community pool)
- Maintenance of Common Area Fencing, Walls and Monuments
- Professional Management Company
- HOA Website
- Subdivision Insurance
- Enforcement of Deed Restrictions
- Maintaining a sufficient Reserve Fund for large scale maintenance, repairs, unexpected damage or emergencies, and improvements
- Community Events

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

#### Next Board Meeting - December 12, 2023

Our last open board meeting of 2023 is scheduled for Tuesday, December 12, 2023, at 7:00 p.m. via Zoom. The login details and meeting agenda may be found on our website, and all homeowners are welcome to attend.

## Volunteers Needed!

Your community desperately needs volunteers to help in a variety of roles to support HOA functions and activities. The Board combined and redesigned several committees; however, the Landscape Committee and Safety Awareness & County Liaison Committee have been without active members and chairpersons for almost 2-years. The Modifications Committee-ARC has committee members, but no chairperson. The Board President updates the website at no cost to the Association, and there is a contract webmaster available, but we still need help writing and editing content. Without volunteers we cannot recognize the yard of the month or the best decorated homes during the holidays.

**NEW: We also need volunteers to help with the 2024 Pool Season so we can open the pool for use over Memorial Day weekend and continue to offer the community swimming pool as an amenity to all eligible Willow Pointe residents.** Most of the board members are seniors and don't use the community pool,

so if you and your family enjoy using the community swimming pool, please consider helping out in this area.

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 and make a difference in the community where you live.

## 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 email us through the link on the Association website.

## Updates and Reminders at a Glance

- Landlords in Willow Pointe must submit information to the Association prior to initiating a lease (short-term or long-term) in Willow Pointe. Failure to comply may result in a \$100 fine per violation. More information can be found on the home page of the Association's website.
- Remember, **BEFORE** making **ANY** exterior changes or improvements to your home and property, you **MUST** submit an Architectural Review Form, also called the Home Improvement Application, for review and approval. More information including the governing documents and related Application can be found by clicking the "Documents" tab on our website.
- HCSO patrol officers have advised us of several recent car burglaries in the community. The best prevention is to park all vehicles in your garage, but if you do park in the driveway or on the public street, remember to: (1) bring all valuables including tools and guns inside; (2) don't leave anything of value in view; (3) lock your car; (4) close the car windows; and (5) light up your house.
- The National Night Out community event in October was a big success thanks to the Recreation & Social Committee who coordinated the event, organized activities and provided refreshments. Firefighters and medics from the CyFair Fire Department were there with the fire truck, and HCSO deputies who patrol Willow Pointe were also in attendance.
- Painting of the final section of aluminum fencing panels along Round Up Lane was completed in November.
- The rotted & damaged part of the pergola situated inside the pool fencing closest to the building was replaced.
- SiEnvironmental continues to perform water & sewer maintenance and repairs; replace/repair sidewalks.
- Seasonal flowers were planted at all 6-entrance monuments and 3-medians in November.
- Harris County Precinct 3 trimmed trees and lifted canopies along Round Up Lane; repaired several curbs; cleaned the spine streets; and replaced a barricade. A work order was submitted to re-stripe the lane markings on the spine streets.
- CenterPoint repaired underground lines for streetlights on Pony Express Road, trimmed trees in the easement, and performed preventive maintenance tasks.
- Ezee Fiber repaired irrigation valves and replaced sprinkler heads/nozzles in several HOA common areas, and will be replacing sod along Round Up Lane.
- Governing Documents, Board Meeting Minutes, FAQ's, HCSO Patrol Contract Reports, Newsletters, and more can be found on the Association website. Financials and audits can be accessed by logging into Frontsteps (if you haven't set up your Frontsteps account, contact Randall Management).

**Willow Pointe is professionally managed by *Randall Management*.**  
**Call their office at 713-728-1126 or visit their website at [www.randallmanagement.com](http://www.randallmanagement.com)**

Venecia Perez, Property Manager

[vperez@randallmanagement.com](mailto:vperez@randallmanagement.com)

Jaime Ramirez, Association Assistant Manager

[am3@randallmanagement.com](mailto:am3@randallmanagement.com)

(832) 702-4528

Mailing Address:

6200 Savoy Drive, Suite 420, Houston, TX 77036