



WILLOW POINTE News Fall 2024

2025 Annual Assessment & Budget

At the September 30th Open Board Meeting, WPHOA's Board of Directors approved the 2025 operating budget and Annual HOA Assessment. **There will be NO increase in the 2025 Annual Assessment: it will stay at \$499 for the fourth year in a row.** The Board continues to use cost savings practices and has worked hard to keep expenses down while also building up the reserve fund. We've renegotiated contracts and stay in close contact with vendors that provide goods and services to the Willow Pointe community. The interest earned from moving the operating and reserve fund accounts to higher interest bearing accounts has helped offset higher costs associated with running the HOA the last two years.

The 2025 HOA Assessments will be mailed out the end of October 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. **2025 assessments are due on January 1, 2025 and deemed delinquent if not received before February 1, 2025.**

If you anticipate difficulty paying your assessment all in one lump sum, payment plans are available for most owners. If you have an outstanding balance now, please make arrangements to pay it off ASAP. Note: the Association will not waive any late, collection, legal, or related fees that have been charged to an account in collections. Finally, HOA assessments are NEVER a component of a mortgage escrow and payments to WPHOA will not be made by your mortgage company.

Brick Wall Repairs

Did you know the Association is responsible for the maintenance of more than 200-common area brick panels, brick columns, plus the 6-entrance monuments in Willow Pointe? Earlier this year, we began identifying areas that needed repairs and contracted with a brick restoration contractor. As of October 21st, brick restoration work has been completed at the (1) south side of Round-Up near Tallowbend Court (2) northeast corner of Willow Crossing Drive & Round Up; (3) south side of Trail Ridge Drive near Elm Knoll Trail; and (4) Willow Crossing Drive across from the community swimming pool. Repairs are ongoing: the next walls and columns scheduled for restoration are located on Willow Crossing Drive at Cottonwood Bend Ct.

Parking & Traffic Violations

The most common complaint the Board of Directors receives is about homeowners not utilizing their private driveway or garage to park their vehicles.

Homeowners sometimes park on the street across from a neighbor's driveway; too close to an intersection or stop sign; face the wrong direction (into traffic); or park in a manner that prohibits the safe movement of traffic, especially on Willow Crossing Drive, Pony Express and Trail Ridge Drive. Some of these parking habits are not only illegal; they contribute to an unsafe environment. Most streets are wide enough to accommodate a vehicle or vehicles parking on one side of the street; however, vehicles parked on both sides of the street can impede lines of sight. It can also inhibit the safe movement of fire trucks, ambulances, law enforcement vehicles, school buses, USPS, garbage trucks, and utility vehicles, i.e., on Willow Crossing Circle & Bayou Trail Court. All violations of traffic laws will be strictly enforced by law enforcement, and if your vehicle is deemed to be a traffic hazard or violates traffic laws, it can be ticketed or moved at the owner's expense.

ALL of the streets in Willow Pointe are public streets, operated and maintained by Harris County. Reporting illegally parked, abandoned, inoperable and suspicious vehicles to the Sheriff's Office is every homeowner's responsibility. Please call HCSO at 713-221-6000 to make a report and include a description, license plate and location of the vehicle.

The Association is not a law enforcement agency, although per the Declaration of Covenants, Conditions and Restrictions, the Association may make and enforce reasonable rules and regulations, and sanctions may include reasonable monetary fines. The process for imposing fines is further defined in the Amended Deed Enforcement & Fining Policy which is posted on the Association's website.

We must take a multi-prong approach to effectively address the street parking issues in Willow Pointe, and we need your help. In addition to reporting abandoned and inoperable vehicles to HCSO, please also report abandoned or inoperable vehicles that have not moved in 7-days and/or vehicles that hinder traffic directly to Randall Management, Attn: Venecia Perez, email vperez@randallmanagement.com. You must include a description of the vehicle, license number, and exact location so we can document and notify the owner of the deed violation. If the deed violation is not cured per the governing documents, owners may be subject to a \$100 fine, per month, per violation.

Homeowners are strongly encouraged to park in your own private driveway or garage; however, 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.

Important Numbers & Websites

Emergency	911	
HCSO (Non-Emergency)	713-221-6000	harriscountysoc.org
HCSO Patrol Division District 5	281-290-2100	
Fire Department (Non-Emergency)	281-550-6663	cyfairfd.org
Poison Control	800-222-1222	poison.org
Animal Control	281-999-3191	countypets.com
Harris County Commissioner Pct. 3	713-274-3000	pct3.com
Center Point - Natural Gas	713-659-2111	centerpointenergy.com
Center Point - Electric Outage, Lines Down, Street Lights	713-207-2222	centerpointenergy.com
Water & Sewer	281-807-9500	sienviro.com
Garbage & Recycling	281-368-8397	gflenv.com
Household Hazardous Waste Disposal	346-286-4299	eng.hctx.net (click link to HHW)
Willow Place Post Office	281-890-2392	usps.com
Contact the Management Company: Randall Management		
Venecia Perez, Property Manager	713-728-1126, Opt. 4	vperez@randallmanagement.com
Alexander Ramirez, Assistant Manager	832-702-4528	am3@randallmanagement.com
After Hours Emergencies	713-850-4729	

Next Board Meeting - November 7, 2024

Our last open board meeting of 2024 is scheduled for Thursday, November 7, 2024, 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 support your HOA functions and activities. The Modifications/ARC and Recreation & Social committees are WPHOA's only active committees. Both the Landscaping and Safety Awareness/County Liaison committees have been inactive for years because neither committee has a chairperson or active members.

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 Sedgwick-Landry - Treasurer
Eugenia Lozovanu - Director

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

- 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.
- 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 at www.willowpointe.org.
- It's time to evaluate the trees in your yard for pruning or removal and remember when having a tree removed; the stump must also be removed. 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.
- Sidewalk maintenance is the responsibility of the property owner unless the sidewalk damage is caused by a leak in the storm sewer or sanitary sewer manhole. If your sidewalk is uneven with trip hazards, it should be repaired and leveled. If you are unsure about who to contact, send the HOA an email and we will help you make a determination.
- 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).

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.