



WILLOW POINTE News May 23, 2024

Notice: Annual Homeowners Association Meeting, Board of Directors Election, and Vote on Second Amended By-Laws

The 2024 Annual Meeting and Board of Directors Election for the Willow Pointe Homeowners Association, Inc. (“WPHOA”) is scheduled for **Tuesday, June 11, 2024 at 7:00 p.m., electronically via Zoom videoconferencing**. You can join the meeting with any computer, tablet or smartphone and all owners are encouraged to ask questions during the open forum.

Since no homeowners responded to the recent “Willingness to Serve Notice” there will be no named candidates listed on the Absentee Ballot that will be included in the 2024 Annual Meeting packet.

At the upcoming Annual Meeting of Owners, the Association will also vote to adopt the Second Amended By-Laws of the Association. The By-Laws set out the framework for how the HOA operates including the procedures for electing officers, conducting meetings, and making decisions. There have been many changes in the neighborhood and in the laws pertaining to how HOA’s operate in Texas. The original 1995 By-Laws were last amended in 2010 and after careful review, the Board of Directors identified areas that should be updated and consulted with legal counsel to ensure compliance with state laws and the Association’s governing documents.

A detailed packet about the upcoming Annual Meeting, including a copy of the proposed Second Amendment to the By-Laws of the Association, has been mailed to all owners. For your convenience, details and documents pertaining to the Annual Meeting have also been posted on the Association website. Note: All voting will be done by Absentee Ballot and your Absentee Ballot must be returned and received no later than June 10, 2024. There will be no live voting at the meeting.

Please take a few minutes to review the annual meeting documents, complete, sign, and return your Absentee Ballot no later than June 10th so a quorum can be assured (no less than 59 ballots) and we can hold the Annual Meeting on June 11th as scheduled. If a quorum is not reached, the meeting cannot take place and must be reconvened at a later date, resulting in an unnecessary expense for the Association.

Answers to many homeowners’ questions can be found on the Association website by clicking on the “FAQ” tab at the top, then opening the “Breaking News & FAQ” tab.

2024 Pool Season & Pool Opening Party Saturday, May 25, 2024

The Willow Pointe Community Swimming Pool opens Memorial Day weekend, on **Saturday, May 25th at 9am**. Since the Sneak Preview Event had to be canceled after the recent derecho weather event, the Recreation & Social Committee is holding a **Pool Opening Day Party on May 25th from 11am - 3pm**. Committee members will be serving hot dogs, snow cones, snacks and sodas. Please have your pool card in hand and sign-in when you enter the pool area.

Pool Cards were mailed to all eligible homeowners on May 8, 2024; however, we have learned that some homeowners in good standing did not receive their card. A limited number of pool cards will be handed out at the pool on May 25th between 11a - 3p to eligible residents that have a photo ID with a valid Willow Pointe address.

After May 25th, eligible owners and residents can only obtain a pool card by contacting Randall Management during normal business hours. There is a \$10 charge for replacement or additional cards. Details about the 2024 Pool Season including the Pool Rules, Days and Hours of Operation may be found on the Association website by clicking on the “Pool” tab.

Attention: All Swimmers Up to Age 18!

Come Join YOUR Area Swim Team!



Did you know the Winchester Hurricanes Swim Team serves hundreds of neighborhood kids each year, **including Willow Pointe?** 2024 registration is

open now and information about the swim team can be found at <http://www.winchesterhurricanes.swimtopia.com>.

Spring is the Time to Tackle Yard Work!

It’s time for homeowners to prune shrubs, remove dead plants, plant new sod, and work on your spring landscaping projects. Remember: major landscape changes such as xeriscaping and removing or planting new trees require prior ARC approval.

Update on Re-Striping Trail Ridge Drive and Willow Crossing Drive

As previously reported, last December the Board submitted a work order to Harris County Precinct 3 and requested the roads in Willow Pointe to be re-striped. Precinct 3 informed us that only roads with divided cross-sections in subdivisions could be re-striped: at Trail Ridge, east of Jones Road, and Willow Crossing Drive at Round Up Lane. The work on Trail Ridge Drive was completed in February; however, the ramp configuration and crosswalk markings at Willow Crossing Drive at Round Up Lane were not up to the County's current standard, and the Willow Crossing Drive medians had to be pulled back 8-9 feet. The work began earlier this month and we anticipate it being completed before June 1st. We lost some of the landscaping on the Willow Crossing medians and there has been minor damage to the irrigation system, but we are working closely with the contractor to resolve these issues. When the contractor completes his work, the County will restripe the intersection.

Architectural / Exterior Modifications

There is some confusion among homeowners about what type of exterior improvement or modification needs prior approval. Owners **MUST** submit a completed Home Improvement Application - or ACC Form - **BEFORE making any exterior changes to your home and property: EVEN if you are replacing your fence, roof, or repainting.** The application must include all applicable plot plans/site plans/surveys/sketches, photos, and project details. You may find this form, along with WPHOA's Architectural Review Guidelines and related documents, on the Association website. Click on the "About" tab, open "Documents", and scroll down to "ARC, Modifications & Home Improvements" to find the Application.

If you do not include a plot plan/site plan/survey/sketch, design details, material samples or colors, dimensions, etc., with your application, it will be DENIED. Once you submit a completed application with all necessary information, the Modifications Committee-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 included with the application.

If you have questions or concerns about improvements you are considering for your home, or about what information should be included with your application, please email the Board for assistance.

Safety Awareness

In case of an emergency, always call 911. Get to a safe place away from immediate danger or threat. For non-emergencies, call the Harris County Sheriff's Office (HCSO) at 713-221-6000. Do not be afraid to report a suspicious person, vehicle, or activity, and provide the dispatcher with 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 patrol contract between West Harris County MUD No. 10 and Harris County for 2-deputies to provide law enforcement services to Willow Pointe, Winchester Country and Winchester Village. Complete monthly service call reports are posted on the Association website.

Reporting Common Area Maintenance Including Swimming Pool 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 Johany Lainez at 832-702-4528 during normal business hours or call 713-850-4729 after hours/weekends. Any issues concerning the pool condition, pool maintenance, or pool staff should also be reported directly to Randall Management.

Willow Pointe Volunteers Needed!

Willow Pointe HOA needs volunteers to serve on all our standing committees, but there is a critical need on the Modifications Committee/ARC. This is the HOA's most active committee that oversees architectural requests and compliance with the HOA's ARC guidelines. Committee members must have an understanding of the governing documents and be in good-standing with the Association. Be part of the team that ensures the community retains its appeal, uniformity and overall property value for the benefit of all homeowners. If you have an interest in joining the ARC, send an email to the Board.

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.

Randall Management

Willow Pointe is professionally managed by **Randall Management, Inc.** You can visit their website at www.randallmanagement.com or call 713-728-1126. Additional contact info:

Venecia Perez, Property Manager
vperez@randallmanagement.com

Johany Lainez, Association Assistant Manager
am3@randallmanagement.com
Phone: (832) 702-4528

Mailing Address: 6200 Savoy Drive, Suite 420
Houston, TX 77036