



Willow Pointe News Fall 2025

We'd like to welcome all new homeowners to the Willow Pointe community! We mail out the Newsletter with yearly statements. So, stay in the loop throughout the year by signing up for our digital Newsletter by emailing Newsletter@willowpointe.org. We will send out information and dates for all upcoming events like our Bi-Annual garage sales, pool pass distribution and pool opening date, National Night Out (1st Tuesday in October), and Holiday events.

2026 ANNUAL ASSESSMENT STAYS AT \$499!

At the September 25th Open Board Meeting, WPHOA's Board of Directors approved the 2026 operating budget and Annual BOD Assessment. **For the 5th year in a row, there will be NO increase in the Annual Assessment: it remains at \$499 per lot.** We do anticipate a budget shortfall in 2026; however, instead of raising the annual assessment, the Board of Directors approved a motion to fund any budget shortfall in the operating account from interest we've already earned on the Association's reserve funds. The interest we've made by moving the operating and reserve fund accounts to higher interest-bearing accounts has helped offset higher costs associated with running the BOD the last three years.

The 2026 BOD Assessments are due on January 1, 2026, and deemed delinquent if not received before February 1, 2026. 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, BOD assessments are NEVER a component of a mortgage escrow and pay. Please keep in mind that your account must be in good standing to receive a pool pass.

VOLUNTEERS NEEDED: Your community desperately needs volunteers to support your BOD functions and activities. 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. BOD 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.

We'd like to give a special thanks to the volunteers who helped with National Night Out, Kids R Kids daycare, I9 Sports, & Kim's White Tiger TaeKwonDo, as well as the donors who made our door prizes possible.

STREETLIGHTS: Help reduce crime and keep our streets illuminated by reporting streetlight outages to CenterPointe at 713-207-2222 or by visiting 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.

HOLIDAY TRASH SCHEDULE: There will be no trash pick-up Thanksgiving, Christmas or New Year's Day.

PARKING & TRAFFIC VIOLATIONS: 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. Some of these parking habits are not only illegal; they contribute to an unsafe environment. 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. 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 including a description, license plate, and location of the vehicle. We ask that you also email that info to venecia.perez@randallmanagement.com.

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.

REPORTING WILLOW POINTE 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 emailing wphoa.board@willowpointe.org.

USPS / MAILBOX CLUSTER UNITS: The USPS location that services Willow Pointe is the Willow Place Post Office located at 12955 Willow Place Drive West, Houston, TX 77070. The phone number is 281-890-2392. The WPHOA Board of Directors and Management Company cannot provide you with keys to your mailbox or change your lock: You must contact USPS directly.

Tips to safeguard your mail:

- Sign up for Informed Delivery at www.usps.com
- Check your mail daily, don't leave it in the box overnight.
- Don't put anything in the outgoing mail slots or blue collection boxes outside. Bring your mail inside a USPS facility or to an alternate location such as a retail pack and ship store.

If you suspect that you are the victim of mailbox theft, there are several agencies you should contact: USPS – report suspected mail losses to Postal Inspectors by calling 877-876-2455 or report online at <http://www.uspis.gov>. Call HCSO at 713-221-6000 and file a report or Harris County District Attorney at 713-755-5800.

SOCIAL MEDIA: Find us on NextDoor and Facebook (Willow Pointe BOD in 77064). These groups are managed by a Willow Pointe board member and are places to connect with neighbors and share news affecting our community.

Friendly Reminders:

- 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.
- 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 Point HOA’s Board of Directors

Jacquie Sedgwick-Landry - President
 Bill Brune - Vice President
 Leo Feldman - Treasurer
 Eugenia Lozovanu - Secretary
 Michele Hernandez- Director

If you have questions or comments for the Board, please email us through the link on the Association website, www.willowpointe.org.

Next Board Meeting: Our last open board meeting of 2025 is scheduled for **Wednesday, December 3, 2025, at 7:00 p.m.** via Zoom. The login details are below, and all homeowners are welcome and encouraged to attend. You’ll find zoom log in information on our website at www.willowpointe.org.

Randall Management Company Contacts:

Venecia Perez, Property Manager	713-728-1126, Opt. 4	venecia.perez@randallmanagement.com
Alexander Ramirez, Asst. Manager	832-702-4528	alexander.ramirez@randallmanagement.com
After Hours Emergencies	713-850-4729	

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.

Important Numbers & Websites

Agency	Phone Number	Email/Website
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Animal Control	281-999-3191	Countypets.com
Center Point - Electric (Outages)	713-207-2222	Centerpointenergy.com
Center Point - Natural Gas	713-659-2111	Centerpointenergy.com
Fire Department (Non-Emergency)	281-550-6663	Cyfairfd.org
Garbage & Recycling	281-368-8397	Gflenv.com
Harris County Commissioner Pct. 3	713-274-3000	Pct3.com
HCSO (non-emergency)	713-221-6000	Harriscountysoc.org
HCSO Patrol Division District 5	281-290-2100	
Household Hazardous Waste Disposal	346-286-4299	Eng.hctx.net (click on hhw)
Poison Control	800-222-1222	Poison.org
Water & Sewer	281-807-9500	Sienviro.com
Willow Pointe Post Office	281-890-2392	Usp.com



RE: Exciting News – Randall Management Joins The Management Trust

Dear Homeowner,

We are excited to announce that, as of **September 1, 2025**, Randall Management has joined **The Management Trust**.

This partnership allows us to combine our personalized service with The Management Trust’s innovative resources, ensuring even better support for your community.

What You Need to Know:

1. **Same Team:** Your current community Association Manager remains in place.
2. **Same Office:** Contact information will remain the same.
6200 Savoy Dr., Suite 420,
Houston, TX 77036.
(713) 728-1126
3. **More Information to Come:** Please look out for further updates as we integrate our teams to be of service to your community. As we are transitioning over your association, you will receive a Welcome Letter confirming your start date in the new system and information on how to set up your new homeowner account.

We look forward to serving you with enhanced capabilities and continued dedication.

Sincerely,
Randall Management – A Division of The Management Trust