



2021 Swim Season

Preparations are underway to re-open the Willow Pointe community swimming pool for use on Saturday, May 29, 2021. *New this year:* All homeowners will be required to complete and sign a Pool Registration Form and Waiver of Liability, Disclaimer and Indemnity Agreement before receiving Pool Passes. Information that includes the Pool Registration form, Waiver of Liability, Disclaimer and Indemnity Agreement, Pool Days & Hours and Pool Rules can be found in the accompany documents and/or our website.

There will be a pool Sneak Preview on Saturday May 22nd from 11:00am to 4:00pm. We invite you to come meet some of your board members and enjoy some hotdogs. During the Sneak Preview, you will have the opportunity to pick up your pool pass in person, provided that your pool forms are returned to Randall Management by the 14th of May.

If you cannot pick up your Pool Pass on May 22nd, a tag will be mailed to you by Randall Management after May 22nd.

Attention: All swimmers between the ages of 4-18: Come join YOUR area Swim Team!

Did you know that the Winchester Hurricanes Swim Team serves hundreds of neighborhood kids each year, including Willow Pointe? The Hurricanes are excited and doing lots of fun planning for the 2021 swim season! Details and registration information can be found at: <http://www.winchesterhurricanes.swimtopia.com>.



The Winchester Hurricanes Swim Team is affiliated with the Northwest Aquatic League ("NWAL"). This activity is not related to or sponsored by the Willow Pointe Homeowners, Inc., or Cypress-Fairbanks Independent School District.

Calling on Volunteers to Serve on the Board of Directors

We are looking for two (2) volunteers to serve the Willow Pointe community as members of the Board of Directors. Any owner in good standing with the Willow Pointe Homeowners Association, Inc., is eligible for consideration. If you are an owner and would like to be a candidate, please submit your name, contact info, and a short bio to Carlos Mata at Randall Management via email to cmata@randallmanagement.com or via first class mail to 6200 Savoy Drive, Suite 420, Houston, TX 77036. Your request must be received no later than April 28, 2021, so your name can be placed on the ballot for the 2021 annual meeting in May.

Volunteers Needed

The Board invites you to work on the various committees in Willow Pointe. We are always interested in new ideas and welcome your input. If interested, please send an email to the board.

Community Garage Sales

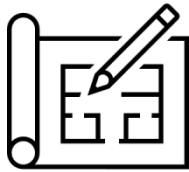
There will be a community garage sale this spring sponsored by WPHOA on the weekend of May 15th. Homeowners are invited to take part in the garage sale by setting up to sell and maybe get rid of some clutter. In addition to this you are still welcome to hold an additional garage sale not sponsored by WPHOA as long as you please make sure you put in a request with WPHOA board by sending an email to the board for approval.

Upcoming Election & Annual Homeowners Meeting - Annual Meeting Notice

The 2021 Annual Meeting of owners will be held on Thursday, May 20, 2021 at 6:30 p.m., via Zoom videoconferencing. The election of two (2) Board Members will be held at this meeting: All voting will take place by absentee ballot. The Annual Meeting Notice, Agenda, Absentee Ballot and Letter to Homeowners regarding Electronic Meeting and Absentee Ballot form will be mailed to all homeowners by the first week of May.

Important Information regarding ACC Applications, Modifications Committee

Springtime is the season to make repairs and upgrades to the exterior of your home and yard. Remember to submit your ACC Application BEFORE making any changes to the exterior of your home including, but not limited to: Landscaping, painting, roofing, fence work, room or patio additions, pool or shed additions, and siding/brick work. You can find a copy of the Architectural Review Guidelines on our website. The ACC/Modifications Committee has streamlined the process of reviewing applications and appreciates your cooperation by supplying specifications of your proposed improvement along with a sample or detailed list of materials to be used. Make sure to include your email address and cell number on the ACC application. You can download an application at either www.willowpointe.org or www.randallmanagement.com.



Landscaping After Snowpocalypse 2021!

Since the sun is out and spring is here, many of us are working on the spring cleanup for our freeze damaged yards. Once you have cleared out the plants that did not survive the cold, consider it an opportunity to replace them with hardier substitutes that have a better chance of survival in freezing temperatures. Replacing a few dead plants here and there is something many of us do when seasons change, BUT a complete refurbishment of, or change to, your existing landscape design DOES require that you submit an ACC Application for approval before starting any major landscape renovation project.

As you have probably noticed, Willow Pointe's common areas did not escape the freeze. All the dwarf oleanders along Trail Ridge have died: some of the oleanders have already been replaced 1-2 times over the last several years, so the board will discuss other options.

Our landscape vendor has been clearing dead plants, trimming, mulching, and planting seasonal color based on our current contract. There is \$9,000 in the 2021 budget for landscape extras so if you have any ideas for landscape improvements at the entrances on Trail Ridge and Willow Crossing, please submit them to the board or consider joining the Landscape Committee.

What does our Annual HOA Assessment pay for?

- Landscape and Mowing of all common areas & utility easements.
- Streetlights
- Security
- Pool Cleaning, Repairs, Lifeguards
- Playground Equipment and Repairs
- Mosquito Abatement
- Sprinklers
- Utilities (electricity, water, gas, phone for pool, internet for security cameras at pool)
- HOA Website
- Enforcement of Deed Restrictions
- Subdivision Insurance
- And a host of other improvements & repairs to the neighborhood.

WPHOA's Board of Directors, both current and past members, together with Randall Management, have worked hard over the years to keep expenses down while continuing to fund ongoing capital repair projects and replenish the reserve funds, which is instrumental to the continued fiscal operation and maintenance of the Association. WPHOA's annual assessment of \$488 is one of the lowest in the area. Since taking office in November 2020, WPHOA's current Board of Directors has been busy evaluating vendor contracts and services provided while taking an active role in operations and administration. If you want to learn more about how your assessment dollars are spent, you can view monthly financials and prior annual audits on our website or email the board with your questions.

What is a “MUD” and why do I pay MUD taxes?

MUD is short for Municipal Utility District, a quasi-governmental organization that provides water, sewer, drainage, and garbage collection. The MUD for Willow Pointe is West Harris County MUD No. 10 and the contractor for our MUD’s water/sewer maintenance is TOPS (Texas Operational Professional Services). Our MUD also provides security services for all property owners within the MUD’s boundaries. The MUD tax is a property tax bill just like Harris County and Cypress Fairbanks ISD, and these taxes pay back bonds, maintenance, and operations of the district.

Sidewalks

The HOA has hired Leveled Concrete to address many of the sidewalks in the common areas of our neighborhood, but did you know? The maintenance of the sidewalks in each property are the responsibility of the property owner. You should take advantage of the warmer weather to inspect and take appropriate action to correct any leveling or re-pouring of sidewalks in your property. While WPHOA’s Board of Directors does not endorse any company, here are two companies you could contact for estimates:

Leveled Concrete
www.leveledconcrete.com
Ross Smith at 832-995-0390

Concrete Raising Corporation
www.crc-houston.com
Michael Sandoval @ 281-900-8839
msandoval@crc-houston.com

White Oak Bayou Federal Flood Damage Reduction Project

Many of you have asked what is happening with the construction crews and heavy equipment next to Willow Pointe on Trail Ridge and Jones Road. This is part of the White Oak Bayou Federal Project, a multi-year, \$124+ million project intended to reduce flooding risks along White Oak Bayou. The portion between F.M. 1960 and Hollister Street will widen White Oak Bayou and replace or modify storm pipes and outfall structures. Work will also be done on the inflow and outflow weirs to the storm water detention basins. This countywide project is in partnership with the U.S. Army Corps of Engineers and the Harris County Flood Control District is the lead. Improvements also include extending the White Oak Bayou Hike & Bike Trail from Hollister Street south to the Ranchstone Stormwater Detention Basin. For more information, go to <https://www.hcfc.org/Activity/Active-Projects/White-Oak-Bayou>

The Willow Pointe HOA Board is made up of the following volunteers:

President - Leo Feldman
Vice President - Raíssa Conwell
Secretary / Treasurer- Regina Wall
Director - Paul Morgan

To contact the Board, please email
wphoa.board@willowpointe.org

