

Willowlake Watch

www.willowlake.siteblast.com

February 2011

Volume 8, Issue 2

The Official Publication of the Willowlake Homeowners Association

CONTEST WINNERS HOLIDAY DECORATIONS

Congratulations to all our winners!

Judging was a true pleasure this year. The neighborhood as a whole participated more than I've seen in years past. Driving through our streets and seeing all the wonderful decorations truly kept me in a festive spirit this holiday season. I look forward to next year.

Santa's Favorite: 9622 Bending Willow Ln.

Winter Wonderland: 9506 Bending Willow Ln.

Holiday Magic: 9807 Mossy Tree Ln.

Spirit of the Season: 9602 Summer Run Dr.

-By Annette & John Rathgeber

WILLOWLAKE UNDER NEW MANAGEMENT

Beginning February 1, 2011

After a thorough search and interview process, the Board of Directors of Willowlake Homeowners' Association, Inc. has selected Randall Management, Inc. as your new association management company.

Randall Management has been in business since 1980 and has been providing homeowner association services in Houston since 1985. Randall Management begins services at Willowlake on February 1, 2011. Jane Godwin will be your new Property manager and is responsible for the day-to-day management of Willowlake HOA. Janet Bonura will be her assistant manager.

Note from the editor: All contact information for Randall Management, Inc. has been added to page 2 of this newsletter.

COMMUNITY UPDATE

By Stacey Ward, HOA Treasurer

The community update section is one more way to let the residents know what is going on in the Willowlake subdivision. It is the hope of the board that this helps answer some of the questions you may have on certain subjects.

1. Lake: This has been an on going project. The well pump went down in the summer. While the lake was going down, it was noticed there was some foundation issues regarding the retaining walls at the dock and far side of the pond closest to fields. The lake had to come down further so these items could be repaired. After this, the pump was replaced and the lake was filled to get the fountain operating. Slowly, the lake will be returned to its normal level.

2. Park Bench: The bench at the gazebo parking that has a sagging seat is scheduled to be replaced.

3. Gazebo Landscaping: The gazebo was refurbished in 2010 and the plan is now to re-landscape around the gazebos where some bushes and plants have died off. This should get the gazebos looking like the cornerstone of our community as they should be.

4. Pool: The baby pool pump is being replaced due to motor failure. The new pump is a variable speed-version that will help save on energy requirements and energy cost over the upcoming years. One of the pool lights is also scheduled to be replaced with a new LED version that requires less energy and isn't hot to the touch. As the other pumps and lights for the pool need replacing, they will be replaced with these type products which will help reduce energy cost and increase safety.

HAPPY VALENTINE'S DAY

Love is like an hourglass with the heart filling up as the brain empties. *-Jules Renard*

Lots of people want to ride with you in the limo, but what you want is someone who will take the bus with you when the limo breaks down. *-Oprah Winfrey*

IMPORTANT NUMBERS

All Emergencies.....	911
Bratton Pools.....	281-988-7700
Cypress-Fairbanks Hospital	281-897-3300
Harris County Sheriff.....	713-221-6000
Department of Public Safety	281-890-5440
Fire Department (non-emergency)	713-466-6161
Center Point Energy - Power Outages Only ...	713-207-2222
Center Point Energy - Gas.....	713-659-2111
Harris County Animal Control	281-999-3191
Memorial City Hospital	713-932-3000
MUD #11	281-807-9500
Poison Control Center	800-222-1222
Post Office Central.....	800-275-8777
Harris County Road & Bridge	281-353-8424
VF Waste Services, Inc.	713-787-9790
Harris Co. Public Health & Environ. Svcs.	713-920-2831
Cable/Internet/Phone...COMCAST	713-341-1000

MANAGEMENT INFO

Your Randall Management, Inc. Team..... 713-728-1126
 Association Manager
 Jane Godwin jgodwin@randallmanagement.com, ext. 11
 Assistant Manager
 Janet Bonura jbonura@randallmanagement.com, ext. 17
 Deed Restriction Coordinator
 Lucy Mora..... deed@randallmanagement.com, ext. 18
 Accounting Contacts
 Janeth Flores collections2@randallmanagement.com, ext. 25
 Lily Flores collections@randallmanagement.com, ext. 22
 Answering Service: 713-850-4729 - After Business Hours
 (For Emergencies)

For information on your homeowner's assessments, deed restriction violations or questions in general please contact:

Randall Management, Inc.
 6200 Savoy, Suite 420, Houston, TX 77036
 Phone: 713-728-1126 Fax: 713-728-5015
 www.rqsmith@randallmanagement.com

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NEWSLETTER INFO

Newsletter Publisher

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Board Announces New Waste/Recycle Company

Services Begin February 2, 2011

Dear Willowlake Residents,

I am writing to remind you once more of a change in our neighborhood. The Board of Directors of the Willowlake Homeowners Association has been working hard to control costs in this climate of inflation. After several months of deliberation, we have decided to retain the services of a different waste services company. This change, we believe, should impact our neighborhood in a positive manner and makes us more fiscally responsible, but we realize it will also affect each family and the manner in which they deal with household trash. We will no longer have two pickups each week; instead we will have a pickup each Wednesday. On the same day, every week, we will also have curbside recycle pickup. The new company, V.F. Waste Services, Inc., will be distributing an 18 gallon recycle bin to each home and will start our once a week service (Wednesdays) on February 2, 2011. Their recycle program is extensive and includes newspapers, telephone books and many other items that other companies do not pick up. So, although we are changing from twice per week garbage pick up to once per week, we are gaining weekly recycling services from our current semi - monthly recycling program. The board feels that this change is a great way for us to not only save the Association's funds, but also for all of us to do our part to create less waste and "Go Green" in a fairly easy manner.

While we understand that this change will be an adjustment for all of us, we have been hit with increasing costs in all areas of the budget and are striving to keep our annual dues at the current rate. Please bear with us in this transition time and help remind your neighbors to get their trash out on Wednesday mornings at 7:00 a.m. beginning Feb. 2.

Note: The waste/recycle information printed in the January newsletter for Royal Disposal & Recycle should be disregarded after February 1st. The detailed information for VF Waste Services is listed in the February newsletter to reflect the changes made by the board after the articles for the January newsletter had been submitted. However, the information in the 'Additional Recycle Facilities' article printed in January remains valid. We apologize for any confusion in this matter.

-Sincerely, Debi Bon

Vice-President Willowlake HOA

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Residential Waste Collection - Guidelines for Willowlake HOA

WASTE COLLECTION GUIDELINES

Beginning Wednesday, February 2, 2011, VF Waste Services will provide curbside service for normal household garbage, landscape debris, grass clippings, bundles and heavy trash with a maximum combined limit of eight (8) items per each scheduled trip. For example, if you place 2 garbage cans, 4 bags of grass clippings, and 2 bundles of branches then all these items would total a combination of 8 items. Heavy trash items must be placed curbside and are included as part of the (8) item limit. Your recycle bins are not part of the 8 item limit.

To insure that your trash is picked up regularly and on time, please read the following detailed instructions.....

1. Please have your trash (including heavy trash) ready by 7:00 AM every Wednesday only. Make sure to place your trash within 3 feet of the curb.
2. Please do not let your trash cans or bags exceed a weight of forty five (45) pounds each when full. If you are using trash cans make sure to not use any cans that are 50 gallons or more. These large cans will get too heavy to lift. We do not require you to use trash cans if you do not want to but please refer to your association guidelines for specific rules. Furthermore, you are not required to bag your lawn clippings in biodegradable bags at this time.
3. Branches must be tied and bundled and cut to 4 foot lengths or less and tied with a sturdy string. Each bundle must be no more than 18 inches in diameter and not weighing more than 40 pounds.
4. Remember that you are limited to a maximum of 8 trash items that will be collected every Wednesday. Any excess trash will be collected on the next scheduled pick up. We can also haul away all the excess debris at one time for an extra fee. Please contact our office at 713-787-9790 or email your request to vwaste@vwasteservices.com. You may also visit our website at www.vwasteservices.com and upload your request.
5. **Heavy/Bulky trash items that may be placed at the curb for removal include: (Please remember that any heavy/bulky trash items are part of the daily 8 item maximum combined limit.)**
 - White goods (stoves, washers, hot water heaters) (Make sure water heaters are completely drained)
 - Refrigerators (Refrigerators or appliances containing refrigerants must have a tag attached to them certifying that a qualified technician has removed the refrigerant.) (Items not having this certification can be hauled away for \$65.00 per item.)
 - Mattresses, box springs, small sofas and chairs. Each item is considered one (1) item. For larger items please contact our office.
 - Very small amount of construction material (sheetrock, drywall etc.) properly prepared in organized bundles at the curb that can be easily handled by our employees. Excessive amount of construction material can be hauled away for a fee. Please contact our office for a quote.
 - Items such as lumber, fence boards, carpeting, etc, must be cut into 4 foot lengths and bundled prior to pick up.
 - Bulk items need to be placed at the curb neatly and dismantled.

Larger volumes of these materials may be picked up at an additional charge

- Small televisions
 - Lightweight bath tubs
 - Thin wood and metal doors.
 - Swing sets must be completely taken apart. No pipes longer than six (6) feet. All concrete ends of the poles must be knocked off. Slides must have legs removed.
 - Workbenches, picnic tables, awnings, must be taken apart, tied and bundled. No more than forty (40) lbs per bundle.
 - Kitchen tables - remove legs and bundle. No more than forty (40) lbs per bundle.
 - Fence posts - three (3) of four (4) in a bundle, concrete must be broken off bottom of poles.
 - All glass from shower doors, storm doors, windows, door walls, and mirrors must be removed from the frames. The glass must be broken up and placed inside a cardboard box labeled GLASS and securely taped closed. Frames to these items need to be bundled securely and placed with the trash.
- 6. Items that can NOT be picked up:**
- Stone, brick, dirt, cement & concrete
 - Gas tanks or cans
 - Hazardous material (paints, pesticides, driveway sealer, tires, rims, batteries, oil, antifreeze etc.)
 - Dead animals
 - Excessive amounts of landscape debris generated by residents and/or contractors
 - Excessive amounts of construction debris generated by residents and/or contractors
 - Trash generated as a result of hurricanes, floods, earthquakes, fires, or any other acts of God
 - Commercial refrigerators and commercial freezers
 - Engine blocks, car fenders, transmissions, engines etc.
 - Concrete laundry tubs
 - Wooden sheds
 - Items with Freon
 - Welding tanks
 - Railroad ties
 - Large and extremely heavy tree trunks
 - Roof shingles



TRASH PICKUP WILL BE DELAYED TO THE NEXT SCHEDULED COLLECTION DAY WHEN THE FOLLOWING HOLIDAYS FALL ON WEDNESDAY: NEW YEAR'S DAY & CHRISTMAS DAY.

We greatly appreciate your time and cooperation. If you have any further questions about our service, please contact our Customer Service Department at 713-787-9790 or email us at vwaste@vwasteservices.com or visit our website at www.vwasteservices.com. Our hours of operation are Monday thru Friday from 8:00 AM to 5:00 PM. We are also open on Saturdays from 9:00 AM to 12:00 PM. Our mailing address is V.F. Waste Services, Inc., PO Box 773107, Houston, Texas 77215. V.F. Waste Services, Inc. Customer Service Department

Residential Recycle Collection - Guidelines for Willowlake HOA

RECYCLE COLLECTION GUIDELINES

Beginning Wednesday, February 2, 2011, VF Waste Services will provide curbside recycle service to Willowlake. VF Waste will provide (1) – 18 gallon recycle bin to each household. In addition, each household can add two more of their own containers for recycling similar to our bins. Each additional container may be no more than 20 gallons and must be made of plastic and must be clearly labeled with the word(s) “Recycle” for identification by VF employees. You can purchase extra recycle bin(s) from us at \$15.00 or purchase your own at a hardware store or online. Your recycle bins are not part of the eight (8) item trash limit. Please place your recycle bin(s) at least three feet apart from your regular trash to avoid any confusion by our employees.

Below is a list of the items that we will accept and not accept for recycle collection:

ITEMS ACCEPTED

Paper

- (Place in paper bag. Do not put in plastic bags)
- Carbonless forms, tissue role cores
- Clean pizza boxes, soda and beer boxes
- Envelopes, junk mail, paper bags
- Newspaper, magazines, catalogs, annual reports
- Shredded paper strips
- Telephone books, paper egg cartons
- White, colored and fax paper

Metals

- Aluminum beverage cans, tin/steel food &

pet food cans, aluminum foil, pie pans and trays, and metal jar lids rinsed out prior to placing in recycling bin

Flattened Cardboard

- Corrugated cardboard boxes broken down, cereal, food, detergent, pet food, etc.

Plastic Containers

- (Check for recycling seal #1- #7, please rinse and remove the lid – lid can go in bin)
- Bleach & detergent containers
- Butter & ice cream tubs
- Clean plastic flower pots
- Dish, shampoo, lotions, soap bottles
- Household cleaning containers
- Milk, juice and cooking oil jugs
- Soda & water bottles
- Yogurt cups & microwave trays
- Orange prescription pill bottles (please double check recycle # on bottom and must wash out residue)

Thin Plastic

- Grocery store bags, dry cleaning bags, produce bags, plastic sleeve from newspaper

ITEMS NOT ACCEPTED:

- Biohazard
- Ceramic items or porcelain
- Computer Parts
- Medical Waste
- Styrofoam
- Glass
- **PAPER not accepted:** Disposable diapers, food-encrusted pizza boxes, cereal box liners, food/seed bags, photographs, foil greeting cards, slick-coated frozen food boxes, tissue paper, foil gift wrap, hardback

books, Tyvek envelopes, food contaminated paper plates, cups and napkins.

- **METALS not accepted:** Paint and aerosol containers, pesticide & chemical containers, oil filters & batteries, syringes & needles.
- **PLASTICS not accepted:** anti-freeze & motor oil containers, pesticide & chemical containers, plastics with no recycling symbol, toys, laundry baskets, and unsanitary containers.

The bins must be placed by the curb by 7:00 am on your scheduled pick up day. The recyclable items must be placed inside the bins and must not overflow.

RECYCLE PICKUP WILL BE DELAYED TO THE NEXT SCHEDULED COLLECTION DAY WHEN THE FOLLOWING HOLIDAYS FALL ON WEDNESDAY: NEW YEAR'S DAY & CHRISTMAS DAY.

We greatly appreciate your time and cooperation. If you have any further questions about our service, please contact our Customer Service Department at 713-787-9790 or email us at vfwaste@vfwasteservices.com or visit our website at www.vfwasteservices.com. Our hours of operation are Monday thru Friday from 8:00 AM to 5:00 PM. We are also open on Saturdays from 9:00 AM to 12:00 PM. Our mailing address is

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Mark Your Calendar!

- Feb. 1** New Management
- Feb. 2** Trash Pickup/Recycle
- Feb. 9** Trash Pickup/Recycle
- Feb. 10** Board Meeting
- Feb. 12** Lincoln's Birthday
- Feb. 14** Valentine's Day
- Feb. 16** Trash Pickup/Recycle
- Feb. 21** Presidents' Day
- Feb. 22** Washington's B-Day
- Feb. 23** Trash Pickup/Recycle
- Mar. 2** Trash Pickup/Recycle

Harris County Sheriff's Office Crime Report

MUD #11 Willowlake
12/01/2010 - 12/31/2010

Pro-Active Calls

- Meet the Citizen 1
- Suspicious Person 2
- Vacation Watch 4
- Vehicle Suspicious 2

Re-Active Calls

- Burglary/Hab 0
- Burglary/Motveh 0
- Credit Card Abuse 0
- Crim. Mischief 1
- Forgery 0
- Fraudulent UseID 0
- In Progress 0
- Open Door/Window .. 0
- Robbery/Agg 0
- Theft/Residence 0
- Vehicle Stolen 1



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KIDS' CORNER

Did you hear about the new baby camel that didn't have a hump?
- *His parents named him Humphrey.*

The brain knows: Tickling is not something people can do to themselves. When someone gets tickled by another person, the brain is taken by surprise and reacts to it. But, if people plan on tickling themselves, their brains expect it and won't react.

QUOTES

"A pessimist sees the difficulty in every opportunity; an optimist sees the opportunity in every difficulty."

Winston Churchill

"I believe that imagination is stronger than knowledge, myth is more potent than history, dreams are more powerful than facts, hope always triumphs over experience, laughter is the cure for grief and love is stronger than death."

Robert Fulghum

"Nothing confuses a man more than a woman driver who does everything right."

Author unknown

DID YOU KNOW?

Introduced in 1847, the first two stamps issued by the USPS featured George Washington and Benjamin Franklin. Abraham Lincoln was the first president to have a beard.

BAD DRIVER

A policeman spots a woman driving and knitting at the same time. Pulling up beside her, he shouts out the window: "Pull over!" "No, she shouts back, "it's a scarf!"

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Original Statement Mailed.....	November
Assessments Due.....	January
Late Penalty & Interest Charged.....	February
Notice of Delinquency.....	March
Notice of Liens Filed.....	May
Attorney Demand Letters.....	July
Suits Filed.....	September

Incur Charges

2011 Assessments are due, late penalties and interest charges will be added after the 1st of February! To avoid continued collection fees, make your payment as soon as possible. To set up an installment plan, please call Randall Management (beginning February 1st) at 713-728-1126.

Please keep in mind that you may also, prior to January 1st of next year and at no additional costs, make payments toward your next year's assessment, giving you a head-start in paying off your balance.

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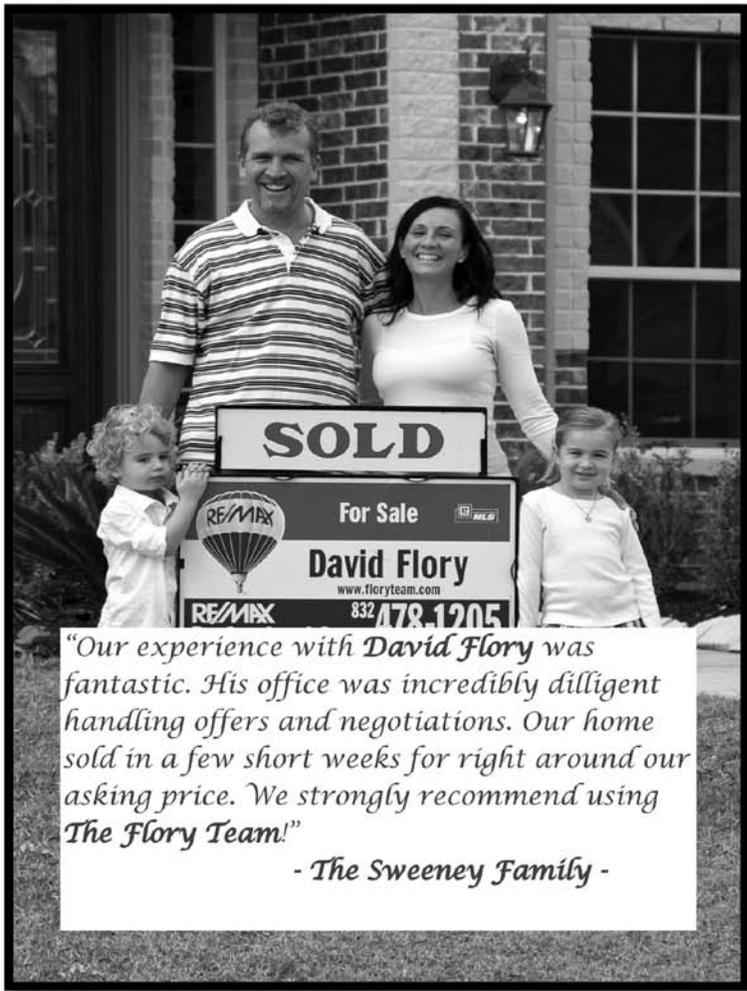
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- The Sweeney Family -



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