



Willowlake Watch

www.willowlake.siteblast.com

January 2012

Volume 9, Issue 1

The Official Publication of the Willowlake Homeowners Association

Introducing Board Member Dave Bannen

Dave has been a resident in the Willowlake community since August of 2000. He works as a Manufacturer's Rep in the semiconductor industry; supporting many of the manufacturing companies in the Houston area. His hobbies include golf, tennis and just about anything outdoors. As Director of the Willowlake Board, Dave is focused on two primary objectives; home valuation and neighborhood safety. He is currently recruiting volunteers to join a Willowlake neighborhood watch program. He would like to encourage you to take an active role in this new program. The benefits include networking with others on your block, and making new friends; while helping to participate in the continued safety of our neighborhood. Feel free to write Dave about the Watch Program.

Willowlake Homeowners Association, Inc.

Minutes of the Annual Meeting - Thursday, October 27, 2011

PRESENT:

A Quorum of Owners - Ninety three owners were present or represented by Proxy.

Board of Directors - The entire Board of Directors was in attendance.

Management Company

Jane C. Godwin, Randall Management, Inc.
Janet Bonura, Randall Management, Inc.

Association Attorney - Casey Lambright

CALL TO ORDER:

With a quorum present, Annette Rathgeber called the 2011 Annual Meeting to order at 7:15 p.m. The meeting was held at the First Church of the Nazarene, located at 10001 W. Sam Houston Pkwy, Houston, TX 77064.

ADOPTION OF THE AGENDA:

A motion was made, seconded, and it was unanimously decided to adopt the agenda with one modification. The Open Forum time allotment was increased allowing each owner five (5) minutes to address the Association.

ROLL CALL:

Per Article XI, Section 11.4 of the Bylaws, at least 10% or over 51 of the owners must be in attendance or represented by proxy. The management company certified that an official quorum was in attendance with 93 lot owners represented in person or by proxy.

WELCOME & INTRODUCTIONS:

Annette Rathgeber welcomed the owners to the meeting. The Willowlake Board of Directors and the management company

were then introduced.

APPROVAL OF THE MINUTES:

Minutes of the 2010 Annual Meeting were reviewed. A motion was made, seconded, and it was unanimously decided to adopt the minutes.

OFFICER AND COMMITTEE REPORTS:

President's Report – State of the Association

Association President, Annette Rathgeber presented the President's Report.

President Annette Rathgeber provided an overview of the accomplishments for 2011 and the goals for the upcoming year. She encouraged all the owners in the room to volunteer to serve on a committee and make a difference in the community.

Treasurer's Report – Financial and Budget Report:

Association Treasurer, Stacey Ward presented the Treasurer's Report.

Stacey Ward provided an overview of the financial status of the association. The financial portion of the meeting package included the audited 2010 financial statement which was reviewed and a bar chart was included to illustrate the actual expenses verses the budget. A year to date financial statement as of September 30, 2011 was presented and a bar chart was included to illustrate the actual expenses verses the

(Continued on Page 3)

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
Willowplace Post Office	281-890-2392
Harris County Road & Bridge	281-353-8424
VF Waste Services, Inc.	713-787-9790
Harris Co. Public Health & Environ. Svcs.	713-920-2831

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

BOARD OF DIRECTORS

President - Debi Bon	debibon@sbcglobal.net
Vice President - Nancy Kapell	nancykapell@yahoo.com
Treasurer - Stacey Ward	w.stacey@sbcglobal.net
Secretary - Daniel Flores	dsflores10@sbcglobal.net
Director - David Bannen	dbannen@att.net

NEWSLETTER INFO

Newsletter Publisher

Peel, Inc.	888-687-6444
Sales Office.....	advertising@PEELinc.com, 888-687-6444

2012 COMMITTEES

Architectural Control Committee	
Mark Lackey	markl@comcast.net
Social Events	OPEN
Newsletter	
Linda O'Pry	mommyma1422@sbcglobal.net
Yard of the Month	
.....	OPEN
Security Chairman	
.....	OPEN
Block Captains	
James Deitiker	deitikerj@yahoo.com
Gazebo Rental - Randall Management	713-728-1126
Pool Chairman	
Lynn Piwonski	LMP4040@yahoo.com
Park Chairman	
Diego Lamacchia.....	dmacchia@hotmail.com

**NOT AVAILABLE
ONLINE**

Mark Your Calendar

Jan. 1	New Years Day
Jan. 1	HOA Assessments Due
Jan. 4, 11, 18, 25	Waste/Recycle Pickup
Jan. 12	Board Meeting
Jan. 31	Holiday Decorations Down

Minutes of the Annual Meeting - (Continued from Cover Page)

budget. The 2012 budget was reviewed and Stacey Ward was pleased to announce that Willowlake had maintained a healthy financial position.

ELECTIONS OF DIRECTORS:

NOMINATIONS

Annette Rathgeber announced that there were two positions open on the Board of Directors and that she would not be running for another term. The floor was opened for additional nominations, at which time three residents stepped forward. Debi Bon, David Bannen, Jesse King, and Karla Boulos were nominated from the floor to serve on the Board of Directors and the homeowners were instructed to write each name on the ballots. Annette Rathgeber made a motion, which was seconded by Daniel Flores, and it was unanimously decided to close the nominations.

ELECTIONS:

The homeowners were instructed to vote for two candidates.

NEW BUSINESS:

General Discussion - A question and answer session was held. Owners were given an opportunity to ask questions, express their concerns and make suggestions on ways to improve the community.

ELECTION RESULTS:

With the assistance of Debra Krause, the votes were tallied and the results were announced. The Board Members were Debi Bon and David Bannen.

ADJOURNMENT:

With no further business to discuss, a motion was made, seconded, and it was unanimously decided to adjourn the meeting at 9:17 p.m.

A FEW REMINDERS

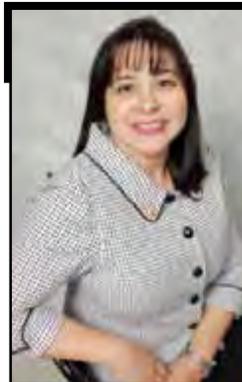
- 2012 Assessments of \$650 were due January 1, 2012 and remained the same as last year.
- All outside holiday decorations, including colored spotlights, should be removed by January 31, 2012.
- After the holidays, Christmas trees will be picked up along with other trash on the regular scheduled days, but live holiday trees will not be recycled by VF Waste.
- If you skipped the December newsletter, you missed the following articles: 'Bread and Ducks, Breaking the Bread Habit,' 'Willowlake Communication to Do List,' and lots more.
- Join the Willowlake Facebook; get free security email alerts.
- Volunteers are needed for the following: Social Committee, Security Coordinator, Yard of the Month, Welcoming Committee

ASSESSMENT COLLECTION SCHEDULE

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

2012 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 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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10 Ways to Protect Yourself from Identity Theft

Shielding your private information with no risk of a breakdown may be impossible these days. But there are some simple ways to protect you from becoming a victim of Identity Theft. Here are some simple, but very important, tips to protect you and your name.

1. Destroy private records and statements. Tear up – or, if you prefer, shred – credit cards statements, solicitations, and other documents that contain private financial information.
2. Secure your mail. Empty your mailbox quickly, lock it or get a P.O. Box, so criminals don't have a chance to snatch credit card pitches. Never mail outgoing bill payments and checks from home. They can be stolen from your mailbox and the payee's name erased with solvents. Mail them from the post office or another secure location.
3. Safeguard your Social Security number. Never carry your card with you, or any other card that may have your number, like a health insurance card. Don't put your number on your checks. It's the primary target for identity thieves because it gives them access to your credit report and bank accounts.
4. Don't leave a paper trail. Never leave ATM, credit card or gas station receipts behind.
5. Never let your credit card out of your sight. Worried about credit card skimming? Always keep an eye on your card or, when that's not possible, pay with cash.
6. Know who you're dealing with. Whenever anyone contacts you asking for private identity or financial information, make no response other than to find out who they are, what company they represent and the reason for the call. If you think the request is legitimate, contact the company yourself and confirm what you were told before revealing any of your personal data.
7. Take your name off marketers' hit lists. In addition to the national Do-Not-Call registry (1-888-382-1222), you can also cut down on junk mail and opt out of credit card solicitations.
8. Be more defensive with personal information. Ask salespeople and other if information such as Social Security or driver's license number is absolutely necessary. Ask anyone who does require your Social Security number about their privacy policy and that you do not want your information given to anyone else.
9. Monitor your credit report. Obtain and thoroughly review your credit report (check for a free copy at www.Annualcreditreport.com or by calling 877-322-8228) at least once a year to check for suspicious activity. If you find something, alert your card company or the creditor immediately. You may also look into credit protection services, which alerts you any time a change takes place with your credit report.
10. Review your credit cards statements carefully. Make sure you recognize the merchants, locations and purchases listed before paying the bill. If you don't need or use department-store or bank-issued credit cards, consider closing the accounts.

For additional information, please refer to the below sites:
www.consumer.gov/idtheft/ (Federal Trade Commission)
www.cops.usdoj.gov/mime/open.pdf?Item=1271
www.privacyrights.org/fs/fs17a.htm (Identity Theft: What to Do If It Happens to You)
www.idtheftcenter.org/index.shtml (For Information on consumer based items click on consumer resources on the left side of the page)
Go get consumer or victim related information click on consumer or victim on the left side of the page.
www.idsafety.org/
www.oag.state.tx.us/AG_Publications/pdfs/idtheft_pf.pdf
www.usdoj.gov/criminal/fraud/text/idtheft.html (Department of Justice)
www.usps.com/postalinspectors/idthft_ncpw.htm (United States Postal Service information)

For other Crime Prevention Tips: http://www.houstontx.gov/police/keep_houston_safe/index.htm

Submitted by Mark Hubenak

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Joke of the Day

Before a burglary trial, the judge explained to the defendant, "You can let me try your case or you can choose to have a jury of your peers."

The man thought for a moment. "What are peers?" he asked. "They're people just like you-your equals."

"Forget it," retorted the defendant. "I don't want to be tried by a bunch of thieves."

Kids' Corner

An antelope and a lion entered a diner and took a booth near the window. When the waiter approached, the antelope said, "I'll have a bowl of hay and a side order of radishes."

"And what will your friend have?"

"Nothing," replied the antelope.

The waiter persisted. "Isn't he hungry?"

"Hey, if he was hungry," said the antelope, "would I be sitting here?"

Classified Ads

FOR SALE: Ethan Allen beautiful, large rocker in good condition, over 30 years old. Will deliver - Call 832-248-3997.

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Willowlake residents, limit 30 words, please e-mail mommyma1422@sbcglobal.net.

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales at 888-687-6444 or advertising@PEELinc.com.



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- Lakes of Rosehill
- Lakes of Savannah
- Lakes on Eldridge
- Lakes on Eldridge North
- Lakewood Grove
- Legends Ranch
- Longwood
- Normandy Forest
- North Lake Forest
- Riata Ranch
- Riverpark on the Brazos
- Shadow Creek Ranch
- Silverlake
- Southgate
- Steeplechase
- Stone Forest
- Stone Gate
- Summerwood
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Harris County Sheriff's Office CRIME REPORT

WILLOWLAKE (11/1/2011 - 11/30/2011)

PRO-ACTIVE CALLS

Meet the Citizen - 1
Solicitors - 0
Suspicious Person - 2
Suspicious Vehicle - 4
Traffic Stop - 5
Traffic Initiative - 1
Welfare Check - 0
Vacation Watch - 0

RE-ACTIVE CALLS

Aggressive Animal - 0
Assault - 0
Burglary/Hab - 2
Burglary/Motveh - 1
Credit Card Abuse - 1
Crim. Mischief - 1

Discharge Firearm - 0
Disturbance/Family - 1
Disturbance/Juvenile - 0
Disturbance/Loud Noise - 0
Disturbance/Other - 0
Drug/OD/Poss - 0
Forgery - 0
Fraudulent Use ID - 0
In Progress - 0
Missing Person - 0
Open Door/Window - 0
Robbery/Aggravated - 0
Theft/Residence - 0
Theft/Other - 1
Vehicle Stolen - 0

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Residential Waste Collection Guidelines for Willowlake HOA

WASTE COLLECTION GUIDELINES

Since February 2, 2011, VF Waste Services has been providing 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 vfwaste@vfwasteservices.com. You may also visit our website at www.vfwasteservices.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 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 V.F. Waste Services, Inc., PO Box 773107, Houston, Texas 77215.

V.F. Waste Services, Inc.
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