

Willow Pointe Condominiums

6630 Willow Pointe Drive Huntsville, Alabama 35806

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Newsletter

2015 Board Members

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Board Member: Izzy Miller
Board Member: Raymond Moore
Board Member: Percy White
Board Member: Aaron Wigley
Financial Manager: Richard Elmes
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New Building Signs

We have completed the update of the new building numbers and clubhouse signs for the facility. Big Thanks to Raymond Moore for all the hard work!

New Dryer Vents

The BOD is working to replace the broken/defective Dryer Vents on the buildings. We started with the buildings up front and moving to the rear. This was to address the issue we were having with critters nesting in the vent areas.

Cable Service Provider Update

The BOD is working to get improved service to all WP residents! We have met with the current cable provider, Comcast, and voiced your concerns of poor reception, drop outs, poor customer service, high rates, and low data speeds. The cabling wires needs to be updated to improve signal and service. Our contract is expired so we have options. We are reviewing all cable options to work the best package for our community.

Increase in the Monthly Assessment

The BOD voted to increase the monthly assessment by 10 percent starting January 2016. This is needed to help with our aging facility and increased costs of basic amenities. It is the goal of the BOD to hold at this rate and avoid any assessments.

Efficiency Unit is \$94 will be \$103 as of Jan 1, 2016
1 Bedroom Unit is \$135 will be \$149 as of Jan 1, 2016
2 Bedroom Unit is \$189 will be \$208 as of Jan 1, 2016

Water Conservation

One of our largest regular monthly bills is water. WP average usage is 372,143 gallons of water per month which translates to \$3,740 per month. That is 22% of the monthly assessment. Please conserve water in your home. We will all benefit from the savings. Ways to conserve:

- Turn the faucet off while brushing your teeth and washing dishes.
- Repair any water leaks
- Use efficient facets and shower heads
- Reduce water pressure by turning the valve back



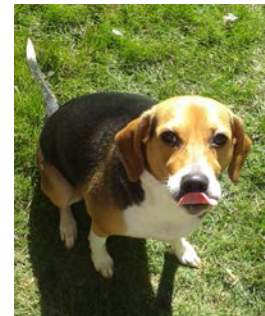
Willow Point Activities

WPCA hosted a Pool Party in August. The food catered by Chicken in a Box was great and everyone had a wonderful time!

WPCA hosted a Halloween Party Oct 31. There was a haunted house, party games, pumpkin carving, prizes and candy for all that came by.

The holidays are around the corner. Everyone be safe and enjoy time with family and friends.

Please Pick Up After Your Pet for Everyone's Health and Safety!



Ten Feet from the Fence is the Allowed Potty Area.

Willow Pointe Announcements & Notes

Satellite Dish Policy

- No Satellite Dishes are allowed on Common Grounds.
- Satellite Dishes can be mounted within the Unit's exclusive use area only. Waiver is needed for those extending beyond the plane of an exclusive use area. (Provide a letter with your request to the BOD)

The BOD is reviewing the WPCA Satellite Antenna Policy to address safety.

Sidewalks and Roadways

As everyone is aware, the tree roots and water drainage has taken its toll on the sidewalks and road way over the last 25 years. We have bids to do repairs, but without a large assessment we can't fix them all at once. The Board's plan is to make repairs in segments over the next 2-3 years. If there are any questions, please email or call Kathy Wigley or Gary Burks.

Maintenance References

WP has a list of maintenance contractors and services that support our area. If you have a job and need a reference see Anthony. Don't forget your regular maintenance items like the Fireplace, Dryer Vents, and A/C Coils.

Email Permission Form

WP is in the process of updating email addresses in support of improving communications with tenants and homeowners. Anthony has an email permission form to allow us to use your email for WP business. Please fill one out.

Sales and Rental List

If you have a unit for sale or rent, Anthony keeps a list to provide to individuals inquiring at the front office. Provide him with your information, and he will gladly pass it on to those that ask.

Cold Weather

It looks like it's going to be a cold winter this year. Please remember to keep the thermostat up to at least 55 per our Rules and Regulation in order to prevent frozen pipes.

Thanks for All You DO to keep Willow Pointe a Wonderful Place to Live!

