



Volume 9

October 2004

No. 10

Proposed Amendments to Deed Restrictions for Willowbridge/Stonebridge

by Glen Telge

At our next Homeowners Association Annual Meeting, scheduled for Thursday, October 21, 2004, our community will be voting on several new deed restrictions as well as new directors to serve on the Board. While it takes 10% (83 of 827 homes) to constitute a quorum for this meeting and the election, it will take 67% (554 of 827 homes) voting in favor of a deed restriction for it to pass. Each new amendment will be voted upon individually on its own merit.

Here is what you are asked to consider:

Garage Sale Prohibition & Fines- Garage Sales are strictly prohibited and fines can be assessed for any violation (\$100/day being considered). However, the HOA Board reserves the right to authorize a one-day Community Organized Garage Sale each year in which individuals may be allowed to have a garage sale at their home.

Garage Conversion to Living Space- Garage conversion to living or kitchen space is strictly prohibited and all garages must remain functional for vehicle parking.

Single-Family Dwelling- All homes must remain as single-family habitations. Multi-family habitations are strictly prohibited.

ACC Must Respond Within 45 Days- Currently the ACC must approve/disapprove submitted plans within 30 days or risk that the request might be automatically approved. Since our ACC volunteers meet only once a month this is not a workable period in many instances. This amendment will increase the time from 30 days to 45 days.

The officially worded amendment ballot was mailed to every homeowner around the end of August. Your voting participation (whether by mail, in person at the annual meeting or by proxy) is essential!

Yard of the Month September 2004



Gary & Beth Ahlschlager
8602 Parmer Court

Gary & Beth Ahlschlager have lived at 8602 Parmer Court in Willowbridge since November 1997. Gary is a teacher of 2nd Grade at Spring Branch ISD and Beth is a network salesperson for SBC. They have two children: Catherine (age 19) who is in her freshman year at Texas A&M University and April (age 16) who is a junior at Cy-Ridge High School. The Ahlschlagers are natives to the Houston area and they love keeping up with the Texans, Astros and Texas Aggies. They are members of St. Maximillian Catholic Church.

They recently began doing all of their own yard work themselves so the winning the Yard of the Month award was a particular honor for them. Their front flowerbed is landscaped with dwarf oleanders in hot pink, two large sago palms, yellow bell (esperanza), hibiscus and crepe myrtle.

Willowbridge - Stonebridge

Important Numbers

All Emergencies	911
Harris County Sheriff	713-221-6000
Harris County Animal Control	281-999-3191
Cy-Fair Hospital	281-890-4285
Houston Lighting & Power	713-207-7777
Center Point - Street Lights	713-207-2222
ENTEX Gas	713-659-2111
Newsletter Publisher	
Peel, Inc.	806-385-6444
Adver. Donna Sommer ... djsommer@aol.com,	832-237-4684
PCMI/Myla Chandler	281-870-0585x1313
Republic Waste	713-849-0400
Southwestern Bell - Repair	800-246-8464
- Billing	800-585-7928
Swimming Pool - Pay Phone	281-469-9004
Swimming Pool - Lifeguard	281-517-0225
W. Harris County MUD #11	281-807-9500
Willow Place Post Office	281-890-9416
Willowbridge Website	www.willowbridgehoa.com

Civic Association Directory

Beautification Committee

Lydia Cruzen
Glen Telge 281-469-2525

Block Captains Coordinator

Open

Bunko

Denise Ramponi 281-970-8151
Shalene Fox 281-807-1515

Clubhouse/Pool Coordinator

Rita Keller 281-870-0585 ext.1348

Pool Tags

Karen 281-890-4765

Directory Committee

Shalene Fox 281-807-1515

Homeowners Association

PCMI - Myla Chandler myla@pcmi-us.com, 281-870-0585

Marquee Coordinator

Glenda Stachowiak 281-894-8339

Mothers of Young Children

Amber Geldersma 281-955-1698

Needlecraft Group

Rebecca Vajdak 281-894-8258

Newsletter Coordinator

Bobby Knight 281-890-2384

Security Coordinator

George Schaudel 281-469-0013

Tennis

Vinh Vu 281-469-5248

Website Committee

Robert Logsdon 281-970-1381

Welcoming Committee

Karen Roush kroush@houston.rr.com, 281-890-4765

Yard of the Month Committee

Glen Telge 281-469-2525

Board of Directors

Glen Telge	President, Treasurer
Andrew Mears	Vice-President
Fred Edler	Secretary
Pete Lehle	Director

Willowbridge Homeowners Association Inc. - PCMI

Myla Chandler 281-870-0585x1313
E-Mail myla@pcmi-us.com
Fax 281-870-9170

If you have any questions or comments regarding the neighborhood please contact the #'s above.

Advertising Information

Please support the businesses that advertise in the WillowTalk. Their advertising dollars make it possible for all Willowbridge residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the WillowTalk by advertising, please contact our sales representative, Donna Sommer @ 832-237-4684 or at dsommer@peelinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

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Mother's of Young Children

Every Monday at 5:00 pm
Meet at neighborhood park to play.

Tues. 10/5 at 7:00 pm
Moms' Meeting
Deanna Harris's home, 8627 Schindler Court
RSVP to Deanna 281-890-8313
Bring a dish to share.

Fri. 10/8 at 10:30 am
Pumpkin Painting
Michelle Chesebro's home, 10107 Ballinger
RSVP to Michelle 281-890-6099
Paint will be provided; bring your own
pumpkin and brushes and a snack to share.



Sat 10/16 at 10:00 am
Family Picnic at The Oil Ranch
#1 Oil Ranch Rd.
Hockley, TX 77447
Meet at the Oil Ranch picnic tables at 10:00.
Free pumpkin with \$7.99 admission
<http://www.oilranch.com/>

Mon 10/18 OR Thurs 10/21
Houston Zoo
1513 N. MacGregor
Meet at the clubhouse at 9:15 and we will
carpool to the zoo both days.

Tues 10/19 at 6:45pm
Moms' Night Out
Johnny Carino's
19820 Northwest Freeway
Meet at the clubhouse at 6:45.
RSVP to Kathleen Linton 832-237-1400

Fri 10/29 at 6:00 pm
Family Halloween Party
Scott & Michelle Chesebro's home
10107 Ballinger
RSVP to Michelle 281-890-6099
Bring the whole family and wear your
costume! Bring chairs and drinks for your
family, and a dish to share. We will have
games for the kids, so we'll need candy &
small prizes.

Other events:
Sat 10/2 - St. Max Fall Festival
Sun 10/31 5-8:00 pm - Foundry Fall Festival

Classifieds

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Willowbridge - Stonebridge

WRCPA UPDATE

By Martin Doublesin

The West Road Community Preservation Association (WRCPA) continues to represent the communities surrounding West Road in helping to preserve the quality of life in our neighborhoods. To date our primary focus has been the proposed development of the 35 acres on West Road across the street from Gleason Elementary. This wooded area is currently owned by Avanti Properties, a real estate investment company based in Winter Park, Florida (www.avantiprop.com).

A Baton Rouge-based development company called JTS Interests (net-shapers.com/jtsinterests/new/java_frame.htm) has plans to purchase approximately 18 of the 35 acres from Avanti to build a 280-unit apartment complex. JTS has had these plans since Wal-Mart decided against building a 24-hour supercenter on the entire 35-acre tract in December 2002.

During the Wal-Mart discussions, the office of Harris County Commissioner Jerry Eversole (www.cp4.hctx.net) committed \$2,000,000 towards our efforts to convert the West Road property into a public park. Over the past 19 months, the WRCPA has had several discussions with Commissioner Eversole's office to get them to purchase part of the remaining property. Commissioner Eversole's office has been in touch with Avanti Properties but has been told that any purchase of the property by Harris County will need to wait until the purchase with JTS Interests has been completed or the land is otherwise available.

The WRCPA believes that JTS has delayed its purchase of the property while it waits for the completion of a drainage study being conducted by MUD 11 (www.whcmud11.com). One of the conclusions of the drainage study will be how large of a detention pond JTS will be required to have on their property so as not to worsen flooding conditions in the surrounding neighborhoods.

The engineering firm contracted by the MUD 11 Board to conduct the drainage study has been waiting for the release of revised flood plain maps being produced as part of the Tropical Storm Allison Recovery Project (TSARP) in order to complete the study. The TSARP maps for White Oak Bayou and our neighborhoods were

finally released on September 2. The maps are available for viewing at www.tsarp.org. The engineering firm has told the MUD 11 Board that the drainage study should be completed in approximately 30 days or around the beginning of October. If JTS is still interested in purchasing and developing a portion of the property 19 months after they first expressed interest in it, based on information received by the WRCPA, we expect that the purchase will be completed quickly.

The MUD 11 Board has also begun the process of obtaining approval to issue bonds to purchase as much of the West Road property as possible to develop into a park. We are proud to announce that at their September 2004 meeting, the MUD 11 Board authorized up to \$10 million of bonds to be issued subject to the approval of voters of the MUD district. The vote to approve the bond referendum will take place on Election Day, this November 2nd. The election is expected to take place at the Greater Houston Builders Association building on Big Branch and Beltway 8 South. This will not be the same location as the polling places for other elections taking place on that date. Therefore, voters of the MUD district will need to make a special trip to exercise their voting rights regarding the bond referendum. More information regarding the bond referendum will be found in your October water bill.

The WRCPA is a 501(c)(3) nonprofit corporation. All donations to the WRCPA are tax deductible to the fullest extent allowed by law. We encourage any suggestions or comments you may have regarding our efforts. For more information about the WRCPA, please visit our website at www.westroadcpa.org.

Business Classifieds

Montessori Mother's Day Out - Wednesdays and/or Fridays, 9 a.m. - 4 p.m. or 9 a.m. - 1:15 p.m. Willowlake Subdivision. Ages 18 months - 3½ yrs. Certified Montessori teacher. Call Pat at 281-970-0879. References available.

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Posting of New Rules for the Tennis Courts

by Glen Telge

After discussing them with our Neighborhood Tennis Coordinator (Vin Vihu), the HOA Board posted new rules at our Tennis Courts on September 6, 2004. These new rules are an attempt to have a fair and reasonable approach at balancing the needs of our casual tennis players and those who like to participate in organized competitive tennis.

Coinciding with the new rules, the HOA Board is having the lock on the gate to the courts changed and residents who want to use the courts after the new lock is installed will need to purchase a new key from PCMI (we anticipate charging \$20 per key). The new keys will be numbered and PCMI will keep a record of all residents who were issued a key. Most of you have probably noticed that the gate is usually left open and the lock is fairly easy to pick. We will also be securing the fence around the courts so that persons cannot crawl under the fence to use the courts.

The reservation system has been scraped and the courts are now on a First-Come First-Serve basis (see rules below). The new Sign-In Board at the entrance to the court allows us to identify which resident is using the court and at what time he/she started playing. We hope that these changes will give everyone a chance to play tennis in the future when their time permits.

Willowbridge / Stonebridge Tennis Court Rules

(effective 10/1/04)

Dear Residents,

As the demand for the neighborhood tennis courts are rising and the shortage of courts, to better coordinate the use of the courts, below lists the rules and regulations effective immediately. At any time, if there are complaints or concerns, please report to PCMI 281-870-0585 x1313.

1. Guests Limited to One per Resident- Residents are limited to bring one non-resident guest to play with them. The resident must accompany their guest at ALL times. Residents must be playing on the same court as their guest (i.e. a resident cannot play singles on one court and two non-residents play singles on the other court).
 2. Tennis Instructors- Tennis instructors are considered as a guest of the resident who is taking the lesson. Lessons must be scheduled on weekdays before noon, limited to 60 minutes and not interfere with other residents playing.
 3. Large Group & Tournament Play- This is a neighborhood tennis court for use exclusively by our residents and their guests for recreational play. Large Groups (more than 4 persons playing together) must not monopolize the tennis courts. The Willowbridge/Stonebridge Neighborhood Tennis Club, which is open to all members of our community, should restrict their play to Thursday evenings, 6-9pm, during which time the courts are allowed for their exclusive use. The Guest limitation also applies to this organization.
 4. Courts Not to be Reserved- Courts are available on a First-Come First-Serve basis only. Waiting players must place their name on the waiting list at the entrance to the court and wait outside the gate. Play is limited to 60 minutes plus a 15 minute allowance if 45 minutes has already expired. Any resident who has not signed in must leave the court if someone is waiting for their court. For example: If the resident has been playing for 30 minutes and someone comes to wait on the court, they have 30 minutes left to play; 55 minutes, they have 15 minutes; 95 minutes, they have 15 minutes; but if they forgot to sign in (Last Name & Time Started), they must forfeit the court immediately.
 5. Keys & Gate Remain Locked- Residents utilizing the courts must have a tennis court key in their possession when on the courts. The gate is to remain locked at all times. Please turn off the lights and confirm closure of the gate when you exit to protect the facility.
 6. Tennis Etiquette- Tennis etiquette dictates that if more than 3 balls are in use on a court, this should not interfere with play on the other court. Proper tennis etiquette rules apply.
 7. Glass, Smoking- Glass containers and smoking are not permitted on the tennis courts.
 8. Other Use- The courts must not be used for any other purpose other than specified above unless approved by the HOA Board. Organized tennis tournaments on these courts shall not be allowed unless approved by the HOA Board in advance.
 9. Identification- Tennis court users may be asked to show identification to prove that they are a resident.
- Willowbridge/Stonebridge HOA Board of Directors – September 6, 2004. For information about the courts you can contact our Neighborhood Tennis Coordinator

FREE ENTREE

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M-F 2-7



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SPA MANICURE \$25
Instant visible results on hands and nails after scrub, paraffin masque, and massage.

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October 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 	2
3	4	5 	6 Men's Game Night	7	8 	9
10	11 COLUMBUS DAY	12  Bridge	13	14	15  Newsletter Deadline	16
17	18	19 	20	21 HOA Annual Meeting @ Gleason 7-9 P.M.	22 	23
24 Halloween  31	25	26 	27	28	29 	30

November 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 	3 Men's Game Night	4	5 	6
7	8 Bunko	9  Bridge	10	11 VETERANS DAY 	12 	13
14	15 Newsletter Deadline	16 	17	18	19 	20
21	22	23 	24	25  Thanksgiving Day	26 	27
28	29	30 				

Willowbridge - Stonebridge

Jersey Village High School Cheer Clinic

The Jersey Village High School Cheerleaders will conduct a Cheerleading Clinic on OCTOBER 23, 2004, for aspiring young cheerleaders Kindergarten through Eighth (8th) Grade. The Cheerleaders will teach cheers, chants, jumps and dance techniques. There will be "spirit-related" craft activities such as sign painting which will be displayed along with the Participants' performance at the end of the day in the Gymnasium. Parents and friends are invited to come to the performance which begins at 1:30 pm. There will be a Cheerleader Market with cheer paraphernalia as well as drinks and snacks for sale. Items will sale for \$5 and under. Participants will also have the opportunity to purchase their picture taken with the JVHS Falcon Mascot.

The Cheerleading Clinic will begin at 9:00 am in the Jersey Village High School Commons. The performance in the Gymnasium will end at 2:00pm. It will be a day of fun for the children as well as a "Morning Out" for Parents.

The Registration Price of the one-day Cheerleading Clinic is \$33 if paid by October 14 and will increase to \$35 at the door. The Registration Price includes 2 slices of pizza, water and a T-Shirt for each Participant. A Registration Form and Liability Release Form must be signed by a parent of each participant. Registration Forms will be distributed at the local Elementary and Middle Schools. Registration Forms are also available on the website: jvhscheer.com. Complete Registration Forms and Payments may be mailed to :

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Kyle Louderback	7/7/87	281-807-7970	Truman & Dena Louderback
Matthew Louderback	12/29/88	281-807-7970	Truman & Dena Louderback
Carmen Colmenero	14 years old	281-890-3223	Jaime & Juanita Colmenero

To Submit Articles:

E-Mail articles to the following address: articles@PEELinc.com. Photos may be mailed to P.O. Box 886; Littlefield, TX 79339. Articles must be received by the 15th of the month for the following month's issue. Please specify on the article that it is to be published in the *WillowTalk*.

Questions, complaints, comments?

Contact Myla at PCMI by e-mail: myla@pcmi-us.com or calling 281-870-0585. To ensure prompt attention and response please make sure you include your full name, address, and a contact number. Please remember that being polite and practical helps. We are all trying to do a good job and keep our neighborhood a pleasant place for residents.

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Willowbridge - Stonebridge

Introduction: These four Amendments to DCCR (Deed Restrictions) & the related Proxy/Directed Ballot was prepared by the Willowbridge/ Stonebridge Homeowner Association Board of Directors and its legal counsel in the summer of 2004. The Board strongly feels that a vote in favor of each amendment is best for preserving the value of our homes and quality of life in our community.

AMMENDMENTS TO DECLARATION **Proxy/Directed Ballot**

I/We, the undersigned, member(s) of the Willowbridge Homeowners Association, Inc. (the "Association"), do hereby appoint Glen Telge, President of the Association, unless the following blank is completed (in which case the name completed in the blank is hereby appointed) _____, as my true and lawful attorney-in-fact and proxy, to vote or present my directed ballot, if so indicated, in my place and stead on my behalf with respect to all votes which I/we are entitled to cast as member(s) of the Association on any business which comes before the Association, as though I myself were present, with power of substitution, at the Annual and Special Meeting of the Association on Thursday, October 21, 2004 at 7:00 p.m., and/or any recall meeting thereof which may be held within ten (10) months from this date, at the location defined on the notice of such Annual and Special Meeting or at any recall meeting thereof that may be held for the purpose described in said meeting notice, including voting on the issues set out below:

Amendments to Declaration of Covenants, Conditions and Restrictions (DCC&R) for Willowbridge. If the designation below is not checked, then my/our agent and proxy may vote on such matter as he or she deems worthy and such approval or denial shall be my approval or denial. However, my/our agent and proxy is hereby instructed to vote as checked below.

1. Approval is: Granted _____ Denied _____ for adding to the Declaration Section 7.01(a) to read as follows:

7.01(a). **Single-Family Occupancy.** No Lot shall be occupied by more than a single-family. For purposes of these restrictions, a single-family shall be defined as: (a) one or more persons related by blood, marriage, or adoption, which may include only parents, their children (including foster children and wards), their dependent brothers and sisters, their dependent parents, their dependent grandparents, and domestic servants; or (b) no more than two unrelated persons living together as a single housekeeping unit and their children (including foster children and wards), their dependent brothers or sisters, their dependent parents, their dependent grandparents, and their domestic servants. A person shall be deemed to be a dependent hereunder only if they are considered to be a dependent by the Internal Revenue Service, such that the person supporting the dependent person properly qualifies for an exemption with regard to federal income taxes, as a result of furnishing such support. It is not the intent of this Declaration to exclude from a Lot any individual who is authorized to so remain by any state or federal law. If it is found that this definition, or any other provision in this Declaration, is in violation of any law, then this Section shall be interpreted to be as restrictive as possible to preserve as much of the original section as allowed by law.

Notes: The existing DCC&R Article 7, Section 7.01 also specifies that No Lot shall be occupied by more than a single-family. It reads as follows: "All lots shall be used for single-family residential purposes only, subject to the exceptions found at Sections 7.11(F) and 7.12." This amendment is intended to more explicitly define the term "single-family". Children and dependent family members are included in the IRS single-family definition.

2. Approval is: Granted _____ Denied _____ for deleting in its entirety Article 7, Section 7.02 of the Declaration, replacing it as follows:

7.02. **Garages.** Each Residence shall have a garage suitable for parking no less than two (2) nor more four (4) standard size automobiles, which garage conforms in design and materials with the main structure. All garages shall be fully operable and enclosed by fully functional and operational garage doors which must be kept in the closed position at all times except as may be necessary for the entry and exit of vehicles and persons. Garages may not be converted for any other use or purpose and under no circumstances shall garages be used as living or kitchen space.

Notes: The existing DCC&R Article 7, Section 7.02 also specifies that garages must be suitable for parking automobiles. It reads as follows: "Each residence shall have a garage suitable for parking no less than two (2) nor more than four (4) standard size automobiles, which garage conforms in design and materials with the main structure." This amendment is intended to be more specific by stating that garages may not be converted for any other use or purpose and under no circumstances be used as living or kitchen space.

3. Approval is: Granted _____ Denied _____ for revising Article 7, Section 7.011(O) of the Declaration to add the following at the end of this Section:

Garage sales and estate sales of any nature are prohibited within the Project. Notwithstanding the foregoing, the Association may allow garage sales to be held within the Project at such times and on such dates determined by the Board, in its sole and absolute discretion.

Notes: The existing DCC&R Article 7, Section 7.011(O) implicitly prohibits garages sales and estate sales. It reads as follows: "No lot or improvement shall be used for business, professional, commercial or manufacturing purposes of any kind. No activity, whether for profit or not, shall be conducted which is not related to single-family residential purposes." This amendment is intended to be more specific in this prohibition and clarify that the HOA Board may choose to allow community/ individual garage sales at its discretion.

4. Approval is: Granted _____ Denied _____ for deleting the tenth sentence in Article 13, Section 13.02 of the Declaration and replacing it with the following:

If the Committee fails to approve or disapprove such plans and specifications within forty-five (45) days after the date of submission, written approval of the matter submitted shall not be required and compliance with this Article shall be deemed to have been completed, so long as the submission does not otherwise violate or fail to conform to any restrictions or requirements of this Declaration or previously established requirements of the A.C.C. in which event the submission shall be deemed disapproved by the Committee.

Notes: The existing DCC&R Article 13, Section 13.02 allows the Committee thirty (30) days after the date of submission. The Committee (Architectural Change Committee) meets monthly and requires more time than 30 days to respond on these requests. This amendment simply increases the review time period from 30 days to 45 days.

This proxy/ballot may be revoked by the undersigned at any time prior to the conclusion of the voter registration portion of the Meeting upon receipt by the Secretary of the Association of a written revocation of proxy/ballot, signed by the undersigned.

Owner/Member property address: _____ (Required to be valid).

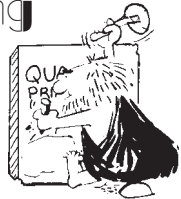
Signature: _____
 Printed Name: _____
 Date: _____

Signature: _____
 Printed Name: _____
 Date: _____

NOTE: IN ORDER FOR THIS PROXY/BALLOT TO BE VALID, IT MUST BE SIGNED AND RECEIVED BY THE ASSOCIATION PRIOR TO THE CONCLUSION OF THE VOTER REGISTRATION PORTION OF THE MEETING, IN PERSON, OR BY 12:00 NOON ON OCT 21, 2004 AT PLANNED COMMUNITY MANAGEMENT, INC., 15995 N. BARKERS LANDING, STE 162, HOUSTON, TEXAS.

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WILLOWBRIDGE MARKET REPORT

Courtesy of "Super Dave"

#1 in Sales in Jones Rd and West Rd Area!

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Mar 04	Apr 04	May 04	Jun 04	Jul 04	Aug 04
\$230,000 +	0	1	0	1	0	1
\$210,000-229,999	0	0	2	3	0	0
\$190,000-209,999	0	1	0	0	2	0
\$170,000-189,999	0	0	0	1	1	0
\$150,000-169,999	0	1	0	0	1	0
\$150,000 -	0	0	0	0	0	0
TOTAL	0	3	2	5	4	1
Highest \$/Sq Ft		73.39	64.09	87.29	78.27	64.99

This chart represents resale homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

#1 Selling Agent In Willowbridge!*

David "Super Dave" Flory



- #3 Realtor in Houston (out of 10,000)!**
- Top 1% of Realtors in the U.S.
- Over 450 Homes SOLD in 2003
- Over 96% of David's Listings Result in a Sale

HIGHEST PRICE PER SQ.FT. resale homes sold in Willowbridge: \$90.59



Direct line: **281-477-0345**

*According to information taken from the HAR MLS Computer 2004

**Ranked by the Houston Business Journal 2004

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