



Volume 10

February 2005

No. 2

## Yard of the Month January 2005



**Rob & Shelly Ficalora**  
**10111 Ballinger Court**

Rob & Shelly Ficalora have lived at 10111 Ballinger Court since October 1997. Rob works in IT Management and they have two boys, Andrew (age 8) a third grader and Matthew (age 5) who is in kindergarten. The Ficalora family is involved in various church activities. Drew is in cub scouting and Tae Kwon Do. Matt sings in the church choir.

The Ficaloras live on a corner lot of a cul-de-sac street. The dominant feature of their front yard is the English Tea Roses that planted across the front and side of the house. These roses are in pink blooms throughout much of the year – even the winter months! They also have nandina, compact nandina, giant lariape, day lilies, juniper and butterfly iris.

## Are You In The Know?

Have your neighbors been discussing some of the recent SECURITY ALERTS and you didn't know what they were talking about.

Have you not received a SECURITY ALERT through email? Is your family as protected from crime as the family on the next block who is receiving SECURITY ALERTS?

Security Alerts are sent to BLOCK CAPTAINS who in turn email them to residents on their block.

If your not receiving the ALERTS, it's because your block does not have a BLOCK CAPTAIN.

BLOCK CAPTAINS are the heart and soul of the SAFETY PROGRAM of our little community.

We need Block Captains for the following blocks:

Hardeman Court  
Adwell Court  
Glascock Lane  
Upshur Lane  
Brenham Court  
Palacios Court  
Willowbridge Park

Very little effort is required of Block Captains after the initial start up. Please volunteer. Your Street needs you. Your Community needs you.

To volunteer call Fred Edler @ 832-237-2319.

THANKS to all the current BLOCK CAPTAINS for their time and efforts. You're doing a great job.



**View the WillowTalk newsletter  
each month online at  
[www.PEELinc.com](http://www.PEELinc.com)**

# Willowbridge - Stonebridge

## Important Numbers

<b>All Emergencies.....</b>	<b>911</b>
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.dsommer@Peelinc.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

### 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

Andrew Mears.....	President
Fred Edler.....	Vice-President
Pete Lehle.....	2 <sup>nd</sup> Vice-President
Angela Sammons.....	Secretary
Glen Telge.....	Treasurer

## 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.



9720 Jones Rd @ Steepleway, #280

**281-897-9518**

Our Gift Certificates are  
great *Valentines Day* gifts!

Serving the surrounding  
area since 1990

**www.atriumspa.com**

- Massage
- Facial
- Day of Beauty Packages
- Nail Services
- Hair Services
- Employment Opportunities Available

**FREE Haircut  
w/ Color, Perm  
or Highlight**

w/ coupon - New Clients Only  
exp. 03/31/05  
not valid on gift certificate purchase

**February Special  
Chocolate Craving?**

INDULGE IN A  
CHOCOLATE  
MASSAGE **\$70<sup>00</sup>**  
exp. 02/28/05  
not valid on gift certificate purchase

**\$5<sup>00</sup> OFF**  
any service

One coupon per client.  
exp. 03/31/05  
Not valid on gift certificate purchase.

## Thank You

I would like to thank all of our sponsors and volunteers that made this years Winter Festival a HUGE Success. Without their services and help, this great neighborhood event would not have been possible: Pepsi, Kroger, Dominguez Pest Control, Monarch Landscape, First Bank, J&H Landscape, Robert & Kayla James Semmler Pollard Properties, Vasquez & Sammons, L.L.P., Mark McSchaffry Backyard Grill, Westbahn Auto, Moonwalk Mania, Karen Roush Keller Williams and Sheila Cannon Family Century 21. Our wonderful volunteers, Laura Neidhardt, Glen & Lacy Telge, Andy & Kathy Mears, Pete & Terri Lehle, Fred Edler, Shelby Young, Christine Weber, Kelly Johnson, Alex Blaies, Nick Hajovsky, Matthew & Kyle Louderbach, Christian Sakar, Tyler Johnson, Chris & Alex Charnock.

If I have left anyone out, I apologize and I thank you for all of your help and contributions!

Angie Sammons, Event Chair.

## Newsletter Deadline

- The deadline for the WillowTalk newsletter is the 10<sup>th</sup> of each month.

## County Commissioners Bring You BARS

Thanks to County Commissioners we now have BARS, the Burglary Apprehension Response Squad.

BARS is a group of specially trained Sheriff's Department Deputies, at least one per patrol beat, that respond to home burglaries, ONLY.

These deputies have graduated from the prestigious FBI Training School for burglary investigation. Their close rate on home burglaries is running at 24.4%. While this may sound low, their close rate is 4x that of the National Average.

Some advice from the BARS Unit:

- Many of you, if home alone, will not answer the door if someone knocks or rings the doorbell. This is exactly the action not to take. Burglars do not want confrontations, so they will usually ring the doorbell to check if anyone is home. If no one answers the burglar assumes no one is at home and proceeds to the rear of the home to break in. So, if your doorbell rings and you are afraid, just shout through the door "Please come back later I'm on the phone"
- Write down serial numbers of all important items or engrave a code on your important items which will help you and Police identify them.
- Tear down large purchase boxes when placing at the curb for garbage pickup. Deputies say large boxes identify the contents to all who pass down your street. They give potential burglars an inventory of items in your home that may be worth stealing.
- Deputy JT Stamper is the BARS Specialist for our area.

# JARRAR & Company

Your Neighborhood PLUMBING Company  
Since 1978



Reliable Pricing, No Surprises

832-467-4750

www.jarrarandcompany.com

LICENSED  
INSURED  
BONDED

Happy  
New Year  
OUR GIFT TO YOU



**MAYTAG**  
WATER HEATERS  
Authorized Maytag Dealer

Our Services Include Full Line of:  
Water Heaters • Water Softeners • Faucets • Water Filters  
Disposals • Water Leaks • Kitchen & Bathroom Remodeling  
Sewer Camera • Pipe Inspection • Pressure Jetting  
Sewer Cleaning • Repair & Sales • Shower Leak • Shower Pan

# Willowbridge - Stonebridge



*Christmas Eve Snowfall in Willowbridge*

## Cy-Fair Jackets

The Cy-Fair Jackets are looking to expand their 9U AAA roster for the Spring 2005 season. We are looking for players having AAA skills and experience, the desire to listen, work hard, learn, and most important, have fun. We also seek supportive and cooperative parents. If you would like more information about the team and would like to schedule a tryout, please contact Jim Webb at 281-788-9206 or CoachJim@JAXBaseball.com. You can visit our website at [www.JAXBaseball.com](http://www.JAXBaseball.com)

## Neighborhood Baby-Sitters Available!

Are you in need of baby-sitting? Contact one of the following and help our neighborhood youth earn a little extra money.

Name	Birthday	Phone Number	Parents
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

## GOOD NEWS

### Trash Contract Changes

*By Fred Edler*

The HOA Board has successfully negotiated a new contract with Republic Waste.

- After considering dropping Recycling the Board decided to continue Recycling Service on Fridays. The cost of this service is \$2.00(per month) per all 827 homes whether they recycle or not. Approximately 167 homes recycle on any given Friday. But not all the same homes recycle every Friday, so it is difficult to get a firm count on the total number of homes that recycle. The total annual cost to recycle is \$19,848.
- Many of you were concerned about the trash being on the street for as long as 24 hours. Beginning January 1, 2005 the window for trash pickup has been narrowed. Republic has agreed to pickup trash only between 10:00AM and 7:00 PM on the scheduled days. This change means **you do not have to put your trash out the night before the scheduled pickup day.**
- Scheduled days remain TUESDAY and FRIDAY.
- This new contract is a one-year agreement with the HOA having the right to renew for two one-year options. Each option year has a built in rate increase of 2% if we choose to exercise the renewal option.
- Your HOA Board will continue to search for the most cost effective Trash Vendor balanced with "good to excellent" service.
- Your input and suggestions are welcomed and encouraged. Please send to Myla Chandler, PCMI.

## Questions, complaints, comments?

Contact Myla at PCMI by e-mail: [myla@pcmi-us.com](mailto: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.



*Orthopedics  
At Its Best!*

**18220 SH 249, Suite 330  
(1960 & 249)  
Houston, Texas 77070**

**Se Habla Espanol**

## Fondren Orthopedic Group L.L.P.

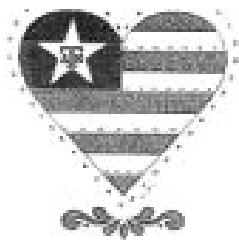
**Orthopedic Surgery  
Shoulder Surgery and Arthroscopy  
FELLOWSHIP TRAINED**

For your Orthopedic needs from children's fractures to knee and shoulder injuries. Dr. Warnock provides the hands-on care your family needs. He has additional expertise in the treatment of patients with complex shoulder problems, including sports-related injuries, reconstruction, and trauma.

**281-807-4380  
[www.Fondren.com](http://www.Fondren.com)**



**K. Mathew Warnock, M.D.**



## Northwest Harris County Aggie Mothers' Club

**February 8, 2005 – Second Tuesday of the month**

Please join the Northwest Harris County Aggie Mothers' Club on Tuesday, February 8, 2005 to hear Lisa Whittlesey '89, an Extension Program Specialist speak about the National Junior Master Gardeners and floral arranging.

Our meeting begins with a brief social at 7:00p.m. at the Foundry Methodist Church, in the Fellowship Hall, 8350 Jones Road, Jersey Village (one block North of Hwy 290)

For more information or carpool possibilities please call: Mary Vargo at 281-433-3042; E-mail – mkvargo1@juno.com

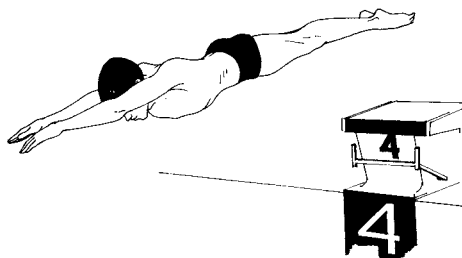
## Want Life In The "Fast Lane"? Yes!

If you're thinking about swimming year-round, consider life in the fast lane with Team Yes! Whether you're just learning to swim or improving your skills at the high school level.

Team Yes! has a program for you! We are a US Swim Team located in the Cy-Fair area. Our practices are conveniently offered at Cy-Falls and Cy-Springs High Schools. We provide smaller practices so each swimmer receives more individual attention. That means you can get up to speed faster, and without eating anybody else's bubbles or fins—so choose Yes!— for life in the fast lane!

Remember, summer league is just around the corner. Get your swimmer ready now!

For more information visit our website at [www.teamyes.net](http://www.teamyes.net) or call and leave a message with our voice mail at 281-443-4002. Sign up today, start today, and swim in the fast lane!



## TEXAS FLOORING & ROOFING SERVICES

9211 West Rd @ Beltway 8  
281-517-0006



**HUGE  
selection**

### WOODS & BAMBOO

Bruce, Robbins, Anderson, Hartco, Harris Tarket, WFI & Others

### TILE

Master Tile, ICI, Inter ceramic, Hutcherson, Daltile, Emser & Others

### LAMINATES

Pergo, Wilsonart, Witex, Armstrong, Quickstep, Mohawk & Others

### CARPET

Shaw, Mohawk, Beaulieu, Holleytex, Coronet, Color Vision & Others

### ROOFING SERVICES

Tear Off, Re-Deck, Haul Trash, Leak Repairs, over 30 years experience

### OTHERS

Countertops (Granite, Marble, & Tiles), Window Blinds, Carpet Restretching, Wood Refinishing, Indoor/Outdoor Applications & Tub Surrounds

VISIT US AT  
[TEXASFLOORING.COM](http://TEXASFLOORING.COM)






*Texas Flooring is your nearby flooring & roofing source. Come see our showroom and visit the many samples of hardwoods, tiles, laminates, carpets, and natural stone. Let us be part of your flooring & roofing project.*

- Owner Operated
- Free In Home Estimates
- Financing Available W.A.C.
- In-Store Specials

**STORE HOURS**  
Mon. - Sat. 10:00 am - 7:00 pm  
Sunday by appointment only.

# Willowbridge - Stonebridge

## February 2005

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

### FREE ENTREE

Buy One Entree & Two Beverages & Get One Entree FREE

Maximum Value \$6.00  
One coupon per table.  
Not valid with any other offer.  
Expires 3/31/05

### WEDNESDAY

HARMONY THE CLOWN  
6-8PM  
3 FREE KIDS MEALS  
WITH THE PURCHASE  
OF EACH ADULT ENTREE

Happy Hour  
M-F 2-7



Book your next event at  
BackYard on the Green  
located at:



### The Backyard Grill

## 281-897-9200

9453 Jones Road @ West

Call Us to Cater Your Next Party  
Whether It's in Your Backyard or Ours!



## GRACIE GALVAN

Realtor

## 281-894-2810

Direct

Willowbridge area resident for 10 years.

SELLING YOUR HOME

- Free Market Analysis

BUYING A HOME

- Free Home Search Service

LOOK NO FURTHER FOR  
GREAT CUSTOMER SERVICE.



## RE/MAX

Professional Group

281-894-1000

galvangracie@hotmail.com

Member of HAR/MLS service  
Always working for you!

## March 2005

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 	2 Men's Game Night	3	4 	5
6	7	8 Bridge 	9	10 Newsletter Deadline 	11 	12
13	14 Bunko	15 	16	17  St. Patrick's Day 	18 	19
20 	21	22 	23	24 	25 	26
27 	28	29 	30	31		



For your Air Conditioning and Heating needs

**\$64<sup>00</sup>**

**Professional Heating System  
Safety Check & Cleaning**

\*One System    **Additional Systems \$46<sup>00</sup>**



**TRANE**<sup>®</sup>

*It's Hard To Stop A Trane.™*



**Comfortmaker**<sup>®</sup>  
Air Conditioning & Heating



**713-937-4400**

TACL-A011183C

**HARDIPLANK<sup>®</sup>**

**Alcoa Vinyl Siding  
& Replacement Windows**

**FREE ESTIMATES**

**20% Off**

with this ad

*Call Fred*

**Allied Siding & Windows**

**281-357-8801**

Over 20 years experience



**James Hardie**<sup>™</sup>  
HARDIPLANK<sup>®</sup> SIDING



**BBB**  
MEMBER

**Fully Insured • References • Financing Available**

# Willowbridge - Stonebridge

## Classifieds

**Found:** Dog, small, light brown, female. Please call 281-807-7135, or cell 832-693-1426.



## Northwest Harris County Aggie Mothers' Club

### 'BOOT SCOOTIN'

Come One! Come All! To The 13<sup>th</sup> Annual Dinner and Auction, 'BOOT SCOOTIN', sponsored by the Northwest Harris County Aggie Mothers' Club.

This 'Silent and Live Auction' fundraiser will be held on Friday, February 11, 2005, at the Wyndhaven Terrace Banquet Room (12716 Cutten Road; just off of FM 1960 W, Houston). The fun begins at 6:30p.m. Dress will be Casual Denim or Glitzy Bling!!

Please plan on joining us for a delicious Buffet Dinner and Cash Bar. Tickets are \$20.00 per person. For further questions, donation information, or to purchase tickets, please call Sue Dehnert at 281-890-8686. Seating is limited, so we encourage you to purchase your tickets a.s.a.p.

## Business Classifieds

**Montessori Mother's Day Out.** Willowlake subdivision. Openings now and for summer and fall. Open all year. Wednesdays and/or Fridays. 9am-4pm, ages 18 months to 3½ years. Excellent references from Willowbridge families. Call Pat at 281-970-0879. In business since 1998.

### To Submit Articles:

**E-Mail** articles to the following address: [articles@PEELinc.com](mailto: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*.

## Dominguez Pest & Lawn Service

**Roaches • Fleas • Termites  
Rodents • Mosquitos**

**LAWN & ORNAMENTAL TREATMENT**

**TERMITE INSPECTIONS  
MOSQUITO MIST AWAY SYSTEMS**

**Commercial • Residential**

*Family Owned &  
Operated Since 1980*



**Se Habla Español**



**713.691.2696**



## Winn and Associates

Insurance & Financial Services Agency

Hurricane season is here! Are your home and auto properly insured? Did you know that it takes 30 days for a flood policy to take effect.

We can have your home covered for flood for about \$264 to \$296. Buy it today!

**832-554-8200 Office  
832-878-9466 Mobile**

[www.winnandassociates.com](http://www.winnandassociates.com)

Call for a free evaluation & receive  
a free Home Security Kit!



Sean Nguyen

Auto • Home • Life • Business • Flood • Health  
Annuities • IRA's • College Funding • 401K Rollovers



**FARMERS**



## Feeding The Falcons Cookbook

A Fundraiser To Benefit

Jersey Village High School

Project Prom 2005

The Books Are Now On Sale For Only \$10.00

To Purchase Your Book

You May Call Janice Stelly @

832-237-6851 Or 713-849-6768

The Book Contains Over 300 Great Recipes

From Tex-mex, Cajun, Etc.

## First Bank & Trust Anniversary Celebration

*Join us as we celebrate our first anniversary by  
choosing First Bank & Trust as your community bank.*

Open a new **Momentum Banking**  
checking account and receive a  
**\$25 First Bank MasterCard®**  
**Gift Card.\***



Momentum Banking offers:

- Interest-bearing checking
- Free Online Banking and Bill Pay
- Expanded ATM privileges
- Free Momentum Banking checks
- Special rates on CDs
- And much more!



9155 W. Sam Houston Pkwy. N • Houston, TX 77064 • 281-970-9636

\*The minimum balance to open a Momentum Banking account and earn the \$25 bonus is \$100. Bonus will be awarded at time of account opening. Bonus available for NEW personal checking customers only, opened with funds not currently on deposit at First Bank. Limit one bonus per household. Bonus offer expires 3/15/06. Member FDIC.

### DONNA SOMMER

Sales Representative

Res. 832-237-4684

Mob. 281-788-2078

Fax 281-477-7311

dsommer@PEELinc.com

### Peel, Inc.

**Printing and Publishing**

P.O. Box 886

200 E. Waylon Jennings Blvd.

Littlefield, Texas 79339

PH. 888-687-6444

Fax 806-385-5234

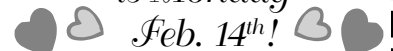
## Rachael's



**Hallmark**  
GOLD CROWN®

Didn't get your  
Lampe Berger  
for Christmas?

Valentine's Day  
is Monday  
Feb. 14<sup>th</sup>!



**9105 Beltway 8 @ West Road • 281-890-9500**

# Willowbridge - Stonebridge

## West Road Property Information

By Andrew Mears

The only thing many of you know about the property behind Kroger is bulldozers, in less than a week, cleared what was once 16 forested acres. I thought I would share some of my emotions and some facts about the property on West Road.

First, some emotions. I'm a native Houstonian so I'm very aware of the exponential growth our city has seen over the last 45 years. When I was born, my parents built a house near Voss and I-10, what was then, the edge of Houston. Behind our home were hundreds of forested acres which over a short period of time became residential and commercial developments. I recall West Belt being a single lane road that only went south off I-10 and a barbed-wire fence kept the cows from wandering into the road. We now know that road as Sam Houston Parkway. In the 70's, I used to drive to Mason Road off I-10 to do a little duck hunting after school. Now, there are thousands of homes and businesses throughout the Katy area. And as sad as I was to see the forest on West Road being cut down, I recognize the fact that our community was once a similar forest. I believe our community is now the edge of the city and without question, Houston will continue to grow.

Some facts. 16 acres of the West Road property were purchased for the development of an upscale 300 unit apartment complex. The apartments are being developed by JTS Interests of Baton Rouge, Louisiana. Some of the active volunteers first learned about the specifics of the development during a MUD meeting last year when JTS presented engineering plans and drawings of the elevations. At the time, MUD 11 was involved in a drainage study for the district and would not specify the amount of detention required for the property, information JTS needed to proceed. Although the study has not been completely finalized at this time, a three acre detention area has been proposed by the MUD Engineer and JTS was willing to move forward even though the detention requirement has not been officially finalized. I've spoken with Larry Bankston, the COO of JTS Interests and Glenn Jerrell, the project manager and both are genuinely interested in being good neighbors and are going to try their best not to disrupt our quiet community during the construction process. Mr. Jerrell told me more about the project and said they had completed a similar development called "The Lakes at Cinco Ranch" except that it was built with brick and siding and these are going to be rock and stucco. I took a look at that development on the web and they appear to be attractive and well managed; a property I'd

certainly recommend to friends or family. Mr. Jerrell also told me they'd probably start renting to tenants around August but the entire development would take about 12 months to complete.

During the Wal-Mart opposition and the unfathomable conception the entire 35 acres of becoming parking lot, I along with other volunteers, met with Jerry Eversole, Harris County Commissioner, Precinct 4, and Joanye Younts, Mr. Eversole's Chief of Staff. We told him we really felt the best use of the property would be a park and he was very receptive to the idea, but at the time Wal-Mart had the option on the property. He said if Wal-Mart did not exercise their option, he would commit \$2,000,000 towards the purchase of the land. When Wal-Mart decided not to build, much to our surprise, JTS Interests had already optioned the property from the seller, Avanti. JTS optioned the property with one stipulation, Avanti was not to discuss or sell any of the remaining property, until the disposition of their transaction was final. In December, the JTS purchase was finalized. I've been in contact with Commissioner Eversole's office and we hope to see some progress soon on the acquisition of approximately 12 acres. What about the MUD's proposed park? Last year, members in the district voted in favor of a bond election for our MUD to be able to purchase land for the purpose of building parks. Residents approved the bond election by a landslide margin. The only reason they haven't moved forward is the Attorney General is still trying to determine the rules and regulations by which MUD's can build parks and it's not known when that will be concluded and the biggest road block is that the City of Houston has to amend its charter allowing West Harris County MUD #11 the ability to build a park. The City is in the process of changing its charter with all of the area MUD's at one time. So, it appears, the best scenario would be for the County to purchase (as much land as the \$2,000,000 will buy) and then when the City has allowed the process and the Attorney General finalize the rules, the MUD can develop the property into the park that was presented during the Town Hall meeting last fall. There's still a lot of work to be done and time is of the essence. I hope the county has secured the property by the time you receive this newsletter. Everyone, cross your fingers or pray or just hope good news is coming soon.

For those of you who helped volunteer your time, and there were literally hundreds who spent hundreds of hours, you can take great solace in knowing there's still a large forest on West Road, which without your efforts, could have easily become a parking lot filled with thousands of cars every day. I'd particularly like to thank the directors; Glen Telge for his direction and leadership through some very difficult times, Peter Lehle for his service and knowledge of hydrology, valuable in addressing our flooding and drainage concerns, Fred Edler for his steadfast work to rally the block captains and help make this a safe community working closely with our Sheriff's department and Angela Sammons, who has been active in the community for a long time and even more active since her election to the board last fall. I would also like to recognize Carey Johnson, President of MUD 11 and the MUD Board of Directors for their expertise, professionalism and their effort to bring about a wonderful park in our district.

*(Continued on Page 11)*

### Bashans Painting



**Commercial/Residential  
Free Estimates**

**281-347-6702**



**281-731-3383 cell**

**References Available • Insured • No Payment Until Completion**

- Interior & Exterior
- 20 Years Experience
- Hardiplank Installation
- Wood Replacement
- Pressure Washing
- Sheetrock Repair & Texturing
- Cabinet Painting
- Door Refinishing & Replacement
- Wallpaper Removal
- Custom Staining

## West Road Info - (Continued from Page 10)

In January of 2001, I wrote the Willowbridge Board of Director's an email saying we should help market the West Road property to attract a neighbor we'd be happy with. Avanti would not return my calls, presumably because the Wal-Mart acquisition was on the horizon. In January of 2003, I received a phone call from Wal-Mart's representative saying they had decided not to option the property. Here it is January 2005 and we now know the disposition of 16 of the acres. Ultimately, I think we're fortunate; the seller could have sold the property to a number of developers who we'd rather not have in our neighborhood. Sure, would I rather have seen a 35 acre park, right across from Gleason, you bet, but we didn't have \$5,400,000 and enough of a premonition Wal-Mart would opt out. Am I glad, to see the trees still standing on half of the property, undoubtedly. Do I think the JTS development will affect our community adversely, not one bit. I'm my opinion, Willowbridge is one of the nicest communities in Houston, with the finest people you can find anywhere. I believe it will continue to be just that.

For more information, please attend the Board of Directors meeting, February 17<sup>th</sup> at the Clubhouse.

**At no time** will any source be allowed to use the WillowTalk contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Willowbridge-Stonebridge Homeowners Association and Peel, Inc. The information in the WillowTalk is exclusively for the private use of Willowbridge-Stonebridge residents only.

**DISCLAIMER:** Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

## Peel, Inc. Printing & Publishing



We currently publish newsletters  
for the following subdivisions:

Berkshire  
Cypress Mill  
Fairfield  
Harvest Bend, The Village  
Lakes on Eldridge  
Lakes on Eldridge North  
Steeplechase  
Summerwood  
Village Creek  
Willowbridge  
Winchester Country  
Wortham Village

Publishing community newsletters  
in the Houston area since 1991

To advertise in one of our newsletters, call one of our  
friendly salespeople:

Donna Sommer  
Wortham Resident  
Kelly Peel  
Sales Rep  
Jeri Deyoe  
Fairfield Resident

832-237-4684  
dsommer@PEELinc.com  
512-589-5471  
kelly@PEELinc.com  
713-569-5342  
jdeyoe@PEELinc.com

**806-385-6444**

**www.PEELinc.com**

# 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.*

	Jul 04	Aug 04	Sept 04	Oct 04	Nov 04	Dec 04
\$230,000 +	0	1	2	0	0	1
\$210,000-229,999	0	0	0	1	0	0
\$190,000-209,999	2	0	2	0	0	2
\$170,000-189,999	1	0	1	0	0	2
\$150,000-169,999	1	0	1	1	0	0
\$150,000 -	0	0	0	0	0	0
<b>TOTAL</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>5</b>
<b>Highest \$/Sq Ft</b>	<b>78.27</b>	<b>64.99</b>	<b>75.11</b>	<b>60.57</b>		<b>80.60</b>

*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

**RE/MAX**  
Professional Group  
281-894-1000

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

\* According to information received from the HARMLS Computer 2004

\*\* Ranked by the Houston Business Journal 3/2004

**Peel, Inc.**  
P.O. Box 886  
Littlefield, Texas 79339

Presorted Standard  
U.S. Postage  
**PAID**  
Littlefield, Texas 79339  
Permit #59

☎ Voice 806-385-6444

💻 [www.PEELinc.com](http://www.PEELinc.com)