



NOTE TO THE *Willowbridge Community:*

As you all know, we live in a nice subdivision and the Homeowners Association Board of Directors is trying to keep it that way. The reason is to maintain the subdivision and the value of all the homes therein. It is a thankless job that has to be done and I personally have grown to appreciate their endeavor.

I bought a home here five years ago and immediately began receiving letters from PCMI regarding a violation of the ARC guidelines for improvements done by the previous owner. I basically did the same thing that most people would do and ignored the letters and threw them away. After receiving my fifth or sixth letter I read one and it stated that the matter would be turned over to the association's attorneys if I did not comply. When I finished the letter I became really angry that the violation would be turned over to a group of litigators and a lawsuit filed against me. When I reread the letter, I saw a sentence that jumped out at me. It stated that I could contact PCMI and request a hearing, if you will, or meeting with the board and discuss this problem and hope for an amicable solution. I met with them and the problem was resolved. NO MORE LETTERS.

Now, I told you that story to tell this one (comedian Ron White line).

Shortly after my meeting with the board I was approached by a board member, I guessed at the time as punishment for being obstinate during my meeting with them - you know the adage, keep your enemies closer. The board member asked if I would consider becoming a member of the ARC. The ARC or Architectural Review Committee is a group of homeowners who live in the subdivision and VOLUNTEER to meet once a month to review applications submitted by other homeowners who want to make improvements or changes to their homesteads. After explaining to me what that entailed, I immediately said that I would be glad to be a member. My thought process was that I could wreak more havoc from the inside than the outside and that it would be fun. BUT, I WAS WROOONNNG!!! (another Ron White quote).

I have been on this committee for about three years and have grown up and found that this is a very important and integral function of our community. Early on, I could not believe some of the requests that were being forwarded to the ARC. Some very minor, some outrageous, some I thought were silly but all were submitted by homeowners who like me, wanted to make changes to

(Continued on Page 3)

FIRE HAZARD TOWN HALL MEETING

Willowbridge/Stonebridge

At The Willowbridge HOA Annual Meeting a Home Owner/Fireman brought to our attention that Fire Trucks can not enter our subdivision from the Wheatland entrance when cars are parked on both sides of the street. The Fireman went on to point out that Fire Trucks also can not negotiate many of the turns in our subdivision when cars are parked too close to the corner but are currently legally parked.

This situation creates a hazardous environment for the entire subdivision. Quite plainly it puts all of our homes at RISK.

We will be holding a Town Meeting along with the Fire Department and Sheriff's Dept. to discuss the risk and possible solutions.

This is an important meeting if you want your voice to be heard and have input on the solution.

POSSIBLE SOLUTIONS INCLUDE:

- Banning parking on both sides of Wheatland.
- Banning parking on 1 side of Wheatland.
- Extending parking bans near street corners.
- Banning all parking in subdivision on 1 side of the street.

TOWN MEETING

Tuesday February 12, 2010

7:00PM

Willowbridge Clubhouse

*Note: Tennis Courts will be closed that evening
beginning at 5:00PM*

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
CenterPoint - Street Lights & Outages 713-207-2222
CenterPoint Energy..... 713-659-2111
Newsletter Publisher

Peel, Inc. www.PEELinc.com, 888-687-6444
Advertising.....advertising@PEELinc.com, 888-687-6444
PCMI/ Khara Mathews 281-870-0585x1350
Poison Control Center 800-764-7661
Southwestern Bell - Repair 800-246-8464
- Billing..... 800-585-7928
Swimming Pool - Pay Phone 281-469-9004
Swimming Pool - Lifeguard..... 281-517-0225
Trash - Waste Management..... 713-686-6666
Vacation Watch - Harris County District 5 281-290-2100
W. Harris County MUD #11 281-807-9500
Willow Place Post Office 281-890-2392
Willowbridge Website www.willowbridgehoa.com

ASSOCIATION DIRECTORY

Block Captains Coordinator
Pat Dennard - Willowbridgepdennard@gmail.com
Liz Gammel - Stonebridgelizgammell@yahoo.com
Welcoming Committee
Gracie Galvan 281-732-0009
Beautification Committee
Thomas Heitzman 281-807-6937
Homeowners Association 281-870-0585x1350
PCMI - Khara Mathews kmathews@stes.com
Clubhouse/Reservations
Sherita Jeter 281-870-0585 ext 127
Pool Parties
..... TBD
Pool Tags
PCMI.....281- 870 - 0585
Marquee Coordinator
Barbara Lallinger..... 281-890-8464
Newsletter Coordinator
Kyle Survance surou812@yahoo.com
Security Coordinator
Julie Dubros..... 281-794-9032
Website Coordinator (was Committee)
Pat Dennardpdennard@gmail.com
Yard of the Month Committee
Nominate your favorite at: willowbridgehoa.com or Call
Khara Mathews at PCMI..... (281) 870-0585 x1350

BOARD OF DIRECTORS

Julie Dubros President
Kyle Survance Vice President
Tom Heitzman Secretary
Robert Logsdon..... Treasurer
Fred Edler Director

HOA INFORMATION

Willowbridge Homeowners Association Inc. - PCMI
Khara Mathews..... 281-870-0585x1350
E-Mail kmathews@stes.com
Fax 281-870-9170
If you have any questions or comments regarding the neighborhood please contact the numbers above.

HOA MEETINGS

HOA meetings are held on the 4th Thursday of each month, 7:00 p.m. at the Clubhouse, unless otherwise noted on the marquee. Meetings are open to members and your attendance and participation are encouraged!

HARRIS COUNTY ROAD AND BRIDGE

To report street or curb damage, missing/damaged street signs and street flooding: (281) 353-8424 or www.hcp4.net.
If a resident wants to request a new sign or replace a damaged one, they have to go online and fill out a request.

Doggie Doo is a DON'T.

Curb the urge to put your pet's droppings down the drain.
Instead, wrap them properly and toss them in the trash.

**Advertise
Your Business Here
888-687-6444**

Note to the Willowbridge - (Continued from Cover Page)

their homes and each application should get a fair review. I began to take the challenge more seriously and try to look at each application as if I was submitting it for my own home and what the impact of that improvement would do to my neighbors and the community in general. Please rest assured that the members of the ARC take time to think about each application and what the impact would be if approved. When an application is submitted to the ARC, we first check the guidelines set forth by the association board to see if the requested improvement is covered and if it is in compliance. If the request is covered and is in compliance, the application is generally approved without further discussion. Some of the members may not like the request, but if it falls within the parameters set, it is approved. Now on the other hand, if the application request does not meet the ARC guidelines or will reflect negatively with your neighbors or the community as a whole, it is generally denied or the committee requests further information from the affected homeowner in order to make a decision. If the ARC denies your application, you do have the option to request a meeting with the board to discuss the application and explain to them why it should be approved. If you do meet with the board, their decision whichever way it goes is final.

THIS IS IMPORTANT FOR YOU AS HOMEOWNERS

PLEASE, PLEASE don't make the mistake of listening to your contractor when he tells you that the improvement you seek has already been approved by the subdivision. He does not know what will be approved or denied. As an example, when Hurricane Ike struck Houston last year, many of the roofs in the subdivision were damaged. The roofing contractors descended like kamikazes on our community and solicited business. Most were out of area contractors who needed to make a buck off the distress of the homeowners here. Some people were told by these contractors that the roof colors had been approved by the homeowners association. They had not been approved and are still not approved as I write this. Obviously, the homes needed to be repaired immediately to prevent further damage. By far, the biggest items damaged then were the roofs. Most roofs were either repaired or replaced without seeking approval from the ARC. Understandably, your home needs to be repaired without hesitation but those repairs need to meet the criteria set forth by the association. Possibly an emergency contingency plan could be formulated to deal with certain disaster situations when they arise in the future.

When this subdivision was built, the majority, if not all the contractors used the same color shingles on the homes here and that

(Continued on Page 4)

PROMOTE YOUR BUSINESS *in Style!*

- BUSINESS CARDS / BUSINESS CARD MAGNETS / MAGNETS
- POST-IT® NOTES / CUBES & MEMO PADS / DECALS
- BUMPER STICKERS / MEMBERSHIP CARDS & ID BADGES
- PERSONALIZED WRITING INSTRUMENTS / CALENDARS
- HEALTHCARE PROMOTIONS / DRINKWARE & KOOZIES®
- NEWSLETTERS / BOOKLETS / FLYERS
- ENVELOPES / LETTERHEADS / RUBBER STAMPS
- BUSINESS FORMS / AND MUCH MORE....

NEED AN ADVERTISING SPECIALITY ITEM?

1-888-687-6444 ext. 24

Quality
PRINTING COMPANY

Experience Matters
Doing business for
30+ years.



Willowbridge - Stonebridge

Note to the Willowbridge - *(Continued from Page 3)*

color is Weathered Wood. Since the big hail storm that struck here in late July or early August, we have had about 200-300 requests for new roofs. The ARC decided that we would try to expedite certain requests for those who chose Weathered Wood or similar colored shingles for their homes, meaning that if the homeowner requested one of the pre-approved shingles listed on the Willowbridge HOA website, upon submission of application to PCMI, that application would be automatically approved and returned within 48-72 hours so that repairs or re-roofing could be scheduled almost immediately. An application for one of the pre-approved colors on the website **MUST** be submitted even if the work was completed prior to this list being posted on the website so the improvement or change made to the home will be on record with PCMI. It has helped the ARC tremendously and we hope that it helped those who chose to use that option. Alternatively, if you request a shingle color that is not on the pre-approved list, that application will be forwarded from PCMI to the ARC for consideration. Since the ARC meets once a month your application will take up to 30 days for review.

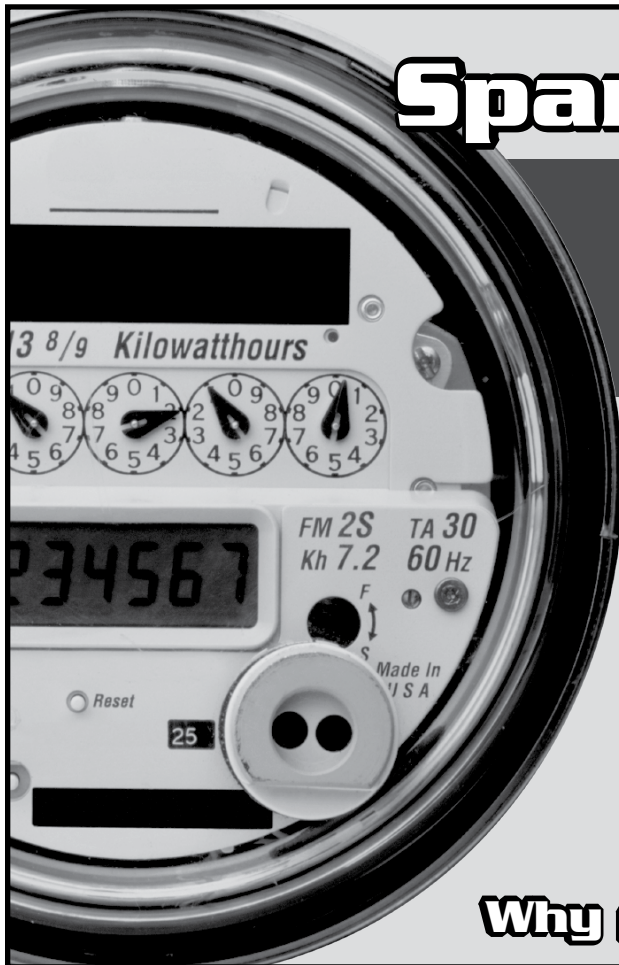
Some homeowners are seeing certain color roofs go up and think that it will be ok to put up the same roof. Remember, just because someone installs a roof does not mean that it has been approved by the ARC. Each homeowner should submit an application for any

improvement that is going to be made regardless of what the neighbors are doing. Each homeowner should be sure that the requested improvement is approved before making that improvement. Please, also understand that if you make an improvement to your residence that is not approved and not in compliance with the guidelines, the HOA can file, as a last resort if the situation can be resolved by no other means, a Notice of Non-Compliance lien on your residence that will have to be satisfied before lien is lifted.

Also, some homeowners feel that they can do whatever they want to the home since they are the owners. I know I thought that. I felt that it was mine to do with as I pleased and should be no one's business but mine. At times I still feel that way, but serving on this committee has shown me that everything that I want to do to my residence is not necessarily good for the value of my home or that of my neighbors' homes or the community as a whole.

Further, it should be noted that many fences have been rebuilt since Hurricane Ike and many of those damaged and repaired do not have an ARC application on file for said fence. Some will argue that replacing existing fence is not an improvement to a homestead. However, an ARC application is required to repair or replace existing fences. The subdivision is now some twelve years old and many of

(Continued on Page 5)



Spark Power Bank

Electricity Rates Are At Near Record Lows!

Compare our rates to ANY power provider in Texas and you'll see why SparkPowerBank.com is the low cost leader!

SIGN-UP ONLINE TODAY!
WWW.SPARKPOWERBANK.COM

Please choose "Newsletter Ad" as your referral

I'm Texas Energy Analyst Alan Lammey. Maybe you've heard me on the radio talking about the market forces that drive energy prices. I'm here to tell you that you're not stuck paying those high prices to big electric companies anymore!

Why pay more than you have to?

Note to the Willowbridge - (Continued from Page 4)

the fences are in need of replacement. When planning to replace your fence please remember to make application before you replace the fence. The HOA has also ruled that no colored stains should be applied to new or existing fences. They have stated that homeowners may treat their fences with clear weatherproofing products. There are several homes that have new fences and the owners have treated them with colored stain and the Board has agreed that those fences must be maintained until such time as the fence needs to be refurbished. At that time, owner should pressure wash fence and re treat with a clear weatherproofing.

The ARC is going to begin studying the existing community guidelines for improvements to residences and begin an effort to revamp the guidelines to make them more manageable and understandable for all homeowners. The bottom line is that the ARC wants you to know that we are trying to do the right thing for you and our subdivision. If you have questions about the ARC or the application process please contact PCMI and they will forward them to the ARC.

Personal Classified

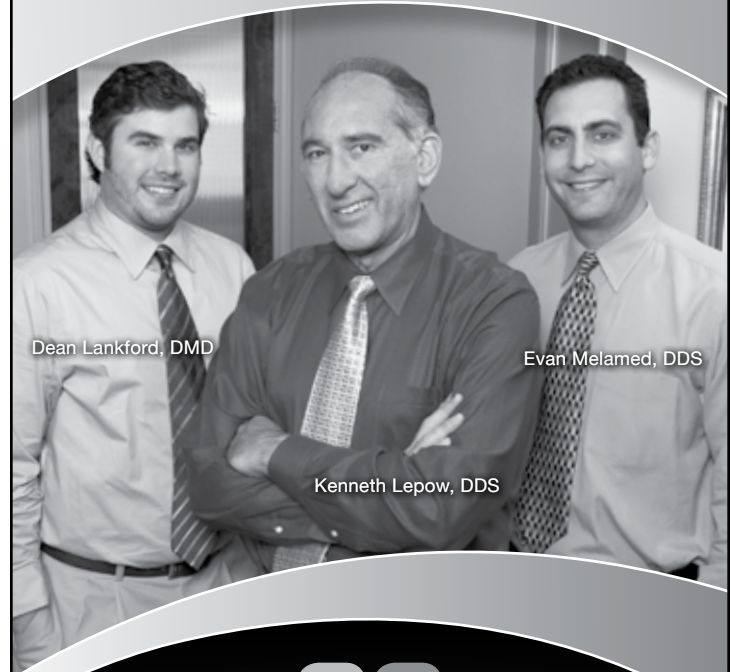
NEEDED: Adoption or foster home for a sweet, quiet dog. Young, neutered male, black and tan with white markings (looks like a cattle dog), weighing about 20 pounds. He is housebroken and crate trained. Call Shannon at (832) 723-6386.

NOT AVAILABLE ONLINE

Don't want to wait for the mail?

View the current issue of the WillowTalk Newsletter on the 1st day of each month at www.PEELinc.com

All of Your Dental Needs Under One Roof



Dean Lankford, DMD

Evan Melamed, DDS

Kenneth Lepow, DDS



LEPOW DENTAL ASSOCIATES

- Team of Dental Specialists
- Family Dentistry
- Cosmetic Dentistry
- Orthodontics and Invisalign
- Periodontal (Gum) Treatment/Surgery
- Root Canal Treatment
- Wisdom Tooth Removal
- Dentures and Partial
- Dental Implants



Now Welcoming New Patients!
(713) 937-0050 ■ **www.lepowdental.com**

Willowbridge - Stonebridge

WHAT'S YOUR FAVORITE RESTAURANT?

Issue # 3 - January

By Lyn & Fred Edler

Thanks for all the great responses. We'll keep writing this article as long as you keep giving us Great suggestions.

Thanks to Walter Griffin for his outstanding article on a "Restaurant Road Trip" in our last issue of WillowTalk. How does Walter stay so slender with a "Road trip" like that?

Beth Hanley recommends "Doyles", just North of the 610 loop for good burgers and Beth's favorite the Ruben sandwich.

Last month I challenged 3 of our residents, Patrick Smith, Paul Le and Eddy Dominguez to find the best BBQ in the area. But before we get to their recommendations Lori and Jim Brown wanted to share with everyone their terrific BBQ find in Flatonia (exit 661 off I-10)- JOEL'S. They have been going there for years.

Lori and Jim say they stop every time they head to & return from San Antonio for the outstanding BBQ at Joel's. Joel's is a "hole in the wall" type place located in the parking lot of what used to be a Gas Station. (Boy, this sounds like our kind of place already!)

Lori raves about the very lean sliced Brisket with Joel's super "mild" sauce and her son's favorite is the Sausage on a stick. Lori and Jim report Joel's has very reasonable prices and a friendly staff. Lori always

takes a "Care" package of Brisket home for the next day.

Lori and Jim's local favorite BBQ is Carl's for the Chopped Beef sandwiches and Onion Rings.

Lori and Jim are looking forward to trying our last recommendation of "Red Onion Seafood". I highly recommend it to everyone. Try it at lunch for an upscale reasonable lunch when you want something a little special both in food and décor.

Now to the Boy's BBQ recommendations. Paul Le and Eddy Dominguez have yet to submit their recommendations.

Pat Smith has made his selections and here are his recommendations:

TOP 5 BBQ JOINTS IN HOUSTON (JUST MY HUMBLE OPINION)

BBQ in houston is a staple food for many of us Houstonians. Many joints have opened, many have closed, so only the strong survive. I love good q and finding really good q is a challenge for me. I am a rib and sausage guy and feel that if a joint can smoke a rib and sausage link that i like then all is good. I don't usually eat

(Continued on Page 7)



GRACIE GALVAN

Realtor

SRES, CHMS, & ALHS Specialist

RE/MAX

Professional Group

832-478-1246

galvangracie@hotmail.com

Direct: 281-732-0009



Area resident for 15 years.

SELLING YOUR HOME

- Free Market Analysis

BUYING A HOME

- Free Home Search Service

**LOOK NO FURTHER FOR GREAT
CUSTOMER SERVICE AND PUT
EXPERIENCE TO WORK FOR YOU!**

Member of HAR/MLS service

Always working for you!



Bashans Painting & Home Repair

**Commercial/Residential
Free Estimates**

281-347-6702



281-731-3383 cell



- Interior & Exterior Painting
- Hardi Plank Installation
- Wood Replacement
- Sheetrock Repair
- Interior Carpentry
- Cabinet Painting
- Wallpaper Removal and Texturizing
- Pressure Washing
- Fence Repair/Replacement
- Garage Floor Epoxy
- Custom Staining
- Roofing
- Gutter Repair/Replacement
- Faux Painting

References Available • Fully Insured

NO PAYMENT UNTIL COMPLETION

bashanspainting@earthlink.net

What's Your Favorite Restaurant - (Continued from Page 6)

brisket out because most places overcook it and there is nothing worse than dry BBQ – has no taste.

I have tried many bbq joints in houston and the surrounding area. Below are my top 5 favorite BBQ joints in houston (currently but always subject to change if i find a better one).

5. RUDY'S BBQ – ALL LOCATIONS

Rudy's is ok and flaunts the butcher paper serving approach that you see in the hill country. However, i find that their pork ribs are pretty good. Meaty, thick and juicy. Sausage is good but strikes me too much of that store bought stuff. The one time i tried a sample of brisket it was way overdone and tasted like cardboard but that was in Austin location.

4. PIERSON'S BBQ

Pierson's is a fairly new joint in houston. It opened about two years ago. They have a very small dining area but the food is great. Ribs are real good also, tender and meaty. Sausage is smoked but also seems a little too much like store bought. Sides are good also, excellent beans (they put ground meat in them) and the peach cobbler tastes like grandma's.

3. HOUSTON BARBEQUE COMPANY

This place is almost as good as #2 below and there is a very good reason for it. The owner is the son of the original owner of the

Richmond Street Luling City Market. Every thing is very much the same recipes. All good. If you are out that way, give it a shot.

2. LULING CITY MARKET

This place is a long time joint in Houston. It is a descendant of the original joint in Luling, TX. Long story behind it but i will save that for another time. They have excellent ribs smoked to perfection and very tender. Sausage is exactly the same blend as the original location in luling, a 5-6 oz link that is smoked but juicy. I recommend that you ask for a dry link (just smoked longer and takes some of the juice out of it) to make a wraparound with. If you are a sauce lover, you have to try the sauce. It has a kick to it. It is a combination of mustard, honey and vinegar that i think is the best in town. It is second only to the original sauce in luling in my opinion. The only drawback to this restaurant are the prices. It is located in the very high rent district in the shadows of the Galleria. I think it is overpriced for BBQ but you gotta pay for location.

1. THELMA'S BBQ

Thelma's moved in the last year from her downtown location due to a fire. Have tried this place a few times and found the ribs are still just as good, thick, meaty, juicy, smoked to perfection and big enough serving to make you move your belt buckle out a notch after

(Continued on Page 8)

PEEL, Inc. COMMUNITY NEWSLETTERS

Blackhorse Ranch
Bridgeland
Coles Crossing
Copperfield
Cypress Mill
Cypress Point
Eagle Springs
Enchanted Valley
Fairfield
Fairwood
Fawnlake
Harvest Bend The Village
Lakes of Fairhaven
Lakes on Eldridge
Lakes on Eldridge North
Lakewood Grove
Legends Ranch

Longwood
Pine Brook
Riata Ranch
Shadow Creek Ranch
Silverlake
Steeplechase
Stone Gate
Summerwood
Village Creek
Willowbridge
Willowlake
Willow Pointe
Winchester Country
Winchester Trails
Windermere Lakes
Woodedge Village
Wortham Villages



1-888-687-6444
advertising@PEELinc.com
www.PEELinc.com

Publishing Community Newsletters Since 1991

Willowbridge - Stonebridge

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.

What's Your Favorite Restaurant - (Continued from Page 7)

you leave. Sausage is pretty good but i am still hooked on sausage from #2. Portions are plenty big. Sides are like homeade. Personally, i like the okra and tomatoes. Sauce is sweet and goes well with the ribs and sausage. If you are a brisket person, you will not be disappointed here. I have friends who just love it. Sandwiches are huge and you generally need a fork to eat one. Prices here are very reasonable and the only drawback that i can see is deciding whether to order the ribs or her fried catfish. I know this is a BBQ review but i can't help but put in a plug for the catfish – big meaty fillets that are fried just right. Try them once and you will have the same problem when you go back.

Thanks Pat for the recommendations. Lyn and I have not had the opportunity to try any of your selections for the top 5, but they are now on our list.

Please let us know your favorite BBQ joint and also any new restaurants you've tried. We like to know whether they were Great, Good or Unsatisfactory.

This is your column in the Willowtalk. Drop us an email on your favorite places to eat. It doesn't matter if they are upscale, everyday or a dive, we'd like to hear about your favorites.

Email: fred.edler@sbcglobal.net



Meyer Realty Group

Servicing Your Property Needs



- Servicing Harris and Montgomery Counties
- Free CMA with ad
- Members of HAR/MLS
- Native Houstonians
- Residents of Willowbridge

K. Rex Meyer
713-806-0101
281-444-3900 x283
Rex.Meyer@kw.com

Kathleen Meyer
281-796-1876
281-444-3900 x273
KAMeyer@kw.com



8101 Cypresswood • Spring, TX 77379 • www.KRMrealty.com

**each office is independently owned & operated*

HI-TECH MECHANICAL

For your Air Conditioning and Heating needs

\$68⁰⁰

*One System

**Fall Safety Check
on Gas Furnace***

Additional Systems \$54⁰⁰



TRANE®

It's Hard To Stop A Trane.™

Comfortmaker®
Air Conditioning & Heating



713-937-4400

TACL-A011183C

Mastercard, Visa, and Discover Accepted

NOVEMBER HOA MEETING HIGHLIGHTS

- The HOA board members had twelve homeowners join them at the November HOA meeting which was actually held on December 3rd due to the Thanksgiving holiday. The board continues to encourage everyone to come and participate in our HOA meetings every 4th Thursday of the month.
- Gracie Galvan of the Welcoming committee provided the group with an update on the committee's progress of contacting new homeowners. Twelve new homeowners, dating back to August, had been visited by a committee member and presented with a "welcome to the neighborhood" gift.
- Bruce Gardner, who performs general repairs and maintenance items around our neighborhood and also oversees clubhouse rentals, addressed the group and discussed issues with clubhouse rentals. The board is working closely with Bruce to better define clubhouse rules and expectations so that effective management of the clubhouse is achievable.
 - o The board reviewed and approved a rental agreement to be signed by non-profit organizations that are using the clubhouse.
- Two homeowners presented appeals to the board. One homeowner was denied use of unapproved roofing materials by the ARC. The other was protesting late fee assessments. Each homeowner has since been informed of the board's decision.
- Our Security Coordinator, Julie Dubros, reported that our neighborhood has been relatively crime-free in the month of November.
 - o Listing WHOA on Facebook and Twitter for security updates and general information was discussed. Julie will research.
 - o Julie and Fred are helping develop a county-wide security coalition that will interface with local government to provide a resident's viewpoint and ideas regarding local crime.
 - o Julie continues to participate with and host meetings with local security coordinators in an effort to work more closely together in the community.
- Tom Heitzman reported that landscape issues are minimal during the winter months. Plans to raise the tree canopy at Waller Park are under consideration.
- The board has asked PCMI to make some changes and enhancements to the Willowbridge/Stonebridge webpage.
- The Spring Festival is tentatively scheduled for March 6th. Financial requirements for the festival were discussed and agreed upon.
- The board agreed to have additional Crime Watch signs posted around the neighborhood.
- The board voted to renew the Auditor's contract as well as PCMI's contract.
- Fred Edler and Robert Logsdon continue to interview financial institutions to find the best fit for the HOA's financial needs. Our current bank was recently acquired and now is a good time to research other options.
- The board and homeowners are very concerned with traffic congestion on our streets, especially when Cook or Gleason is having after school events. Vehicles parked on each side of the street likely block fire truck access to the neighborhood. The board will host a town hall meeting for community input. See the associated article in this month's newsletter.
- The budget for 2010 included funds to refurbish the clubhouse. After the first of the year, the clubhouse will receive a new roof and new paint inside and out.
- Tom will make a recommendation to the board for a pool management company. Our contract with Greater Houston Pools expires at the end of 2009.
- Efforts to obtain tax-exempt status for the HOA continue.
- A member of the Architectural Review Committee met with the board to discuss issues and expectations.
 - o The groups agreed that at least one member from their group will attend the other's monthly meeting.
 - o Fred will be the board's liaison to the ARC.
 - o The board will inform the ARC when ARC-related appeals come before the board.

If you wish to provide input or discussion topics for the committee, come join us on the fourth Thursday of each month or send an email to Khara Mathews at PCMI.

NOTICE: There will be no HOA meeting in December. The next meeting is scheduled for January 28, 2010. Hope to see you there.

Rachael's



**THANKS FOR
ALL OF YOUR
BUSINESS IN 2009.**

*Happy
New Year!*

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

St. Elizabeth Ann Seton Catholic School

Learn to love. Love to learn.



OPEN HOUSE
Wednesday,
February 3, 2010
9AM to 2PM
and
6PM to 8PM

PreK - eighth grade
6646 Addicks Satsuma Rd.

(281) 463-1444
www.seascs.org

THE SCHOOL ZONE

BY: Barbara Lallinger

Last month's WillowTalk included an article by me titled: Fundraising Off To A Big Start! If you read the article, you possibly asked yourself what does this have to do with me and my home value, I don't have a child in the school district?

The schools in your neighborhood have a lot to do with your home value, specifically, the performance rating of those schools. In a recent survey of real estate professionals, it was determined that safety and security is the number one factor considered when someone is buying a new home. And if they have children, guess what is rated number 2? You're right...the schools. With an elementary at the Willowbridge entrance to the subdivision and a middle school at the Wheatland entrance it goes without saying that there must be a lot of kids in the neighborhood (and of course in surrounding neighborhoods)! If the schools aren't good, then you may have a hard time selling your house when ready to do so.

Today's economic times are tough on all of us. That's why the article said to please support the fundraising efforts as you can. During the current school year you will be asked over and over to support various fund raisers. Many campuses have a major fall and spring fundraiser and many others in between (especially elementary). You may be asked to support a car wash, a fun run, recycling drives, drive through dinners, dinner at a specific restaurant one night a month, rummage sales, carnivals, winter socials, etc.

Cypress Fairbanks Independent School District (CFISD) recently sent out a Key Communicator Letter: Budget Process for 2010-11. Even though we just started the 2009-10 year, the 2010-11 budget needs to be developed by February or March of 2010 to accomplish funding goals. CFISD Superintendent, David Anthony, Ed.D. said in the Key Communicator Letter that the new funding system for public education, HB 3646 inadequately meets the financial needs of the district. And since the financial impact of this bill was not known until after it was passed by the legislature on 6/1/09, the district was forced to identify \$14 million in reductions in the budget in a very short time period, between 6/2-25/09, (remember, one consideration was to do away with or reduce our homestead exemption?). The 2010-11 budget must be reduced by \$10 million. To accomplish this, the district faces a daunting task of identifying programs and services to eliminate (bus service for 2009-10 affecting our whole neighborhood). This is a HUGE challenge as this will be done on the heels of 2 consecutive years of budget reductions totaling \$41 million.

As a stakeholder in our schools (yes, you are), you have an important perspective. CFISD wants your input. Please go to their website at www.cfisd.net and submit it!

TALKING TRASH

By: Barbara Lallinger

"Recycling" has been around longer than you think! Are you old enough to remember when the Boy Scouts had newspaper drives and rag pickers collected scraps of fabric and torn clothing for paper making? What about ancient cultures that took stones from dilapidated buildings to build new ones (if you're this old, I want to commend you and know your secret!).

DID YOU KNOW THAT:

1. Recycling one (1) aluminum can will save enough energy to power a TV for 3 hours;
2. Fourteen (14) recycled plastic bottles yields enough fiberfill for a ski jacket?

DID YOU KNOW THAT WASTE MANAGEMENT (WM):

1. By using renewable energy resources in place of fossil fuels, landfill gas and waste-to-energy projects produce energy equivalent to 14 million barrels of oil or 4 million tons of coal annually, enough to power more than 1 million homes;
2. Recovers and processes methane gas, naturally produced by decomposing waste in landfills, into an energy source for generating power. WM's 111 landfill gas projects generate the equivalent of about 500 megawatts of renewable energy...enough to power about 400,000 homes and replace the equivalent of nearly 2 million tons of coal;
3. WM combined with its wholly owned subsidiary WM Recycle America, is North America's largest recycler with 104 recycling facilities serving municipalities, businesses and households; and
4. WM's motto is: Think Green? Can you Think Green? The actions you take can affect (positively or negatively) the environment!!

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 office at 888-687-6444 or advertising@peelinc.com. The advertising deadline is the 8th of each month for the following month's newsletter.

THE RECIPE BOX

Cranberry Pork Roast

(Crock Pot) By: Laura Drake



- 1 boneless rolled pork loin roast
- (2 ½ to 3 lbs.)
- 1 (16 oz.) can jellied cranberry sauce
- 1 tsp. dry mustard
- ¼ tsp. ground cloves
- ½ c. sugar
- ½ c. cranberry juice
- 2 tbsps. cornstarch
- 2 tbsps. cold water
- Salt to taste

Place pork roast in a slow cooker (crock pot). In a medium bowl, mash cranberry sauce; stir in sugar, cranberry juice, mustard and cloves. Pour over meat. Cover and cook on low for 6 – 8 hours or until meat is tender. Remove roast and keep warm. Skim fat from juices; measure 2 cups, adding water if necessary, and pour into saucepan. Bring to a boil over medium-high heat. Combine the cornstarch and cold water to make a paste; stir in gravy. Cook and stir until thickened. Season with salt. Serve with sliced pork.

Yields 4 - 6 servings.

IMPORTANT REMINDER

1. The Maximum Speed Limit within Willowbridge and Stonebridge is 30 MPH!!!
2. We have several school zone signals inside the community and on West Road (inside: 20 MPH West Rd: 25 MPH).
3. The RED signs with STOP on them at various intersections means come to a complete stop, not Slow Then Opt to Proceed!



Advertise YOUR business
to YOUR neighbors for
less than 9¢ per home.

Effective Advertising, Done Right.

Call today to Reserve your space.

Peel, Inc.
COMMUNITY NEWSLETTERS

1-888-687-6444
www.PEELinc.com

WB

Real Estate Market Report

Willowbridge Specialist

DAVID "SUPER DAVE" FLORY



- **#1 Realtor in Willowbridge***
- **#2 Realtor in Houston & Texas****
- **#9 Realtor in United States****
- **Selling Over 500 Homes A Year**

	ACTIVE	PENDING	SOLD Last 6 Mos
# of Listings	6	0	19
Price Range:	\$189,900 \$265,467		\$169,000 \$275,000
Average Price	\$229,011		\$220,850
Avg Price/sq.ft.	\$83.64		\$76.79
Avg DOM	49		63
High Price/sq.ft.			\$62.71
Low Price/sq.ft.			\$94.52



RE/MAX

Professional Group
832-478-1205

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

WWW.SUPERDAVE.COM

*According to information taken from the HAR MLS Computer

**Realtor Teams per Remax 9/2008, 3/2009