



WillowTalk

Willowbridge - Stonebridge Homeowners Association Newsletter
www.willowbridgehoa.com

Volume 15

July 2010

No. 7

The Meaning of HOA

What does a homeowners association mean? Wikipedia describes, "Homeowners' association (abbrev. HOA) is an organization created by a real estate developer for the purpose of developing, managing and selling a development of homes. Most homeowner associations are incorporated, and are subject to state statutes that govern non-profit corporations and homeowner associations. A homeowners association is incorporated by the developer prior to the initial sale of homes, and the Covenants, Conditions, and Restrictions (CC&Rs) are recorded when the property is subdivided. The CC&Rs run with the land. If an individual sells the land/ home, the individual ceases to be a member of the association and the new owner becomes a member. All members must pay assessments and abide by the restrictions of the association. Like a city, associations provide services, regulate activities, levy assessments, and may impose fines. An HOA provides people with shared neighborhood values, an opportunity to enforce regulations, consistent with overarching statutory constraints, to achieve a community representative of such values. For instance, a degree of conformity is often required in exterior appearance of single family homes and there are often time limits and/or restrictions to activities generating noise."

So how does this affect you? As a resident within a HOA, we are required to follow the covenants, conditions, and restrictions listed for this subdivision. Thus, if you are trying to put on a new roof, get a new door, fix your fence, build a shed, get solar windows, and may others improvements to your home; there are guidelines listed and applications must be submitted and approved before work is completed. Below are some documents in which we must follow, all copies can be found on our HOA website: www.willowbridgehoa.com with other useful information provided. This is good information for all residents to know about and take the opportunity to get some good reading. Knowledge is power.

(Continued on Page 3)

Yard of the Month



**June 2010 Yard of the Month
goes to Dave and Sharon Lindsey
at 9415 Willowbridge Park Blvd.**

They have lived here 15+ years.

Beautiful color accentuates the yard. They just love flowers and plants and love to try new things each season and it shows with the burst of color that flows from their yard.

Lots of TLC and Patience is the key to keeping everything thriving as well as weed be gone and lots of water in this heat.

Yard of the Month Contact

The coordinators for our Yard of the Month Program are Chuck and Karen Roush of Willowbridge. We want to thank them for volunteering! If you have a nomination for Yard of the Month, please send it directly to them at chuckroush@att.net

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

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/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
Angela Doray..... achang314@hotmail.com
Yard of the Month Committee
Nominate your favorite at: willowbridgehoa.com or Contact
Chuck Roush..... roushteam@att.net
Tennis Court Reservations
Jessica LeFevre jrey664154@aol.com
Soccer Field Reservations
Tresse Joubron teresejoubbran@yahoo.com
Lost Pet Coordinator
Sonia Moore msrco@aol.com, 281-955-8068

BOARD OF DIRECTORS

Julie Dubros President
Kyle Survance Vice President
Thomas Heitzman Secretary
Robert Logsdon..... Treasurer
Karen Roush 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!

WELCOMING COMMITTEE

The Welcoming Committee meetings are the last Monday of each month.

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.

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

The Meaning of HOA - (Continued from Cover Page)

ARC

ARC Guidelines, Application Instructions, Application

COMMUNITY BY-LAWs

Willowbridge By-Laws

DECLARATION OF COVENANTS (DEED RESTRICTIONS)

Declaration of Covenants (Deed Restrictions)

FINING POLICIES

Fining Policies

LEASING RULES & REGULATIONS

Leasing Rules & Regulations

PET POLICIES

Pet Policy Resolution

If you have any questions on any of the policies, please contact the HOA. Willowbridge Homeowners Association INC, PCMI, Khara Mathews: 281-870-0585x1350, email: kmathews@stes.com, fax: 281-870-9170.

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

HAVE A HAPPY AND SAFE

Fourth Of July

To help you celebrate safely this Fourth of July, the Consumer Product Safety Commission and the National Council on Fireworks Safety offer the following safety tips:

- Always read and follow label directions
- Always have an adult present
- Only buy from reliable fireworks sellers
- Only ignite fireworks outdoors
- Be sure to have water handy
- Never experiment or attempt to make your own fireworks
- Light only one at a time
- Never re-ignite malfunctioning fireworks
- Never give fireworks to small children
- Store fireworks in a cool, dry place
- Dispose of fireworks properly
- Never throw fireworks at another person
- Never carry fireworks in your pocket
- Never shoot fireworks in metal or glass containers

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Willowbridge - Stonebridge

THINGS YOUR BURGLAR WON'T TELL YOU:

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it..
5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.
6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.
8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.
9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.
11. Here's a helpful hint: I almost never go into kids' rooms.
12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.
13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at <<http://www.faketv.com/>>; <http://www.faketv.com/>)

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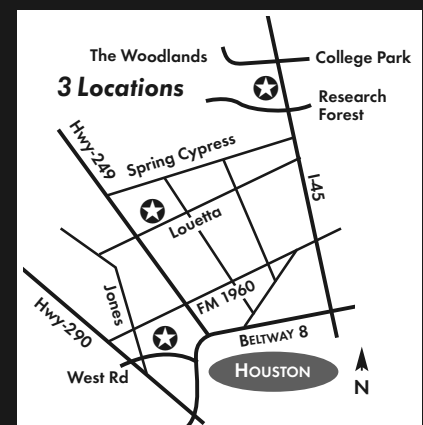


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8 MORE THINGS A BURGLAR WON'T TELL YOU:

1. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.
2. The two things I hate most: loud dogs and nosy neighbors.
3. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again.. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.
4. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?
5. I love looking in your windows. I'm looking for signs that you're home, and for flat screen TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets.
6. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address.
7. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.
8. If you don't answer when I knock, I try the door. Occasionally, I hit the jackpot and walk right in.

Please remember to report all suspicious people or vehicles, call the Harris County Sheriff's Office at 713-221-6000. If you have any security questions or concerns, and you would like to receive security updates, please contact your security coordinator at martin@juliedubros.com.

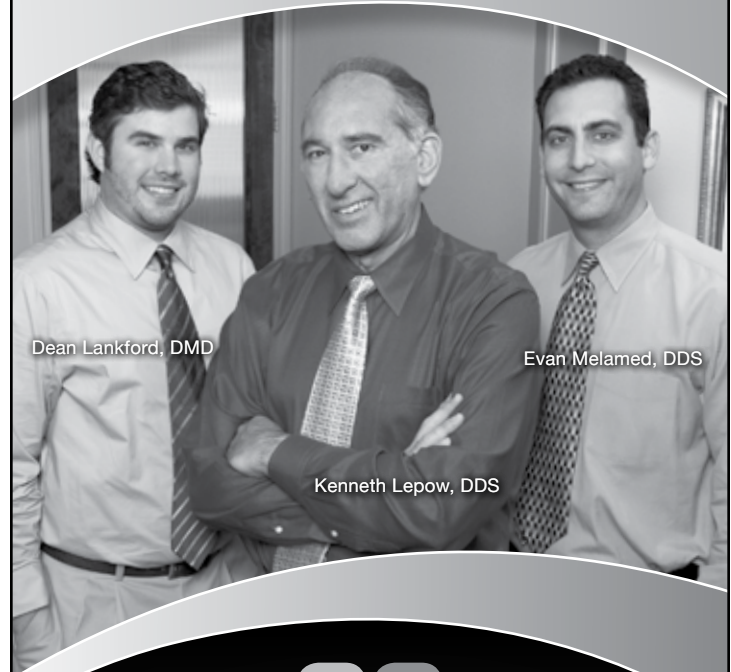
Hurricane Season is Here!

According to the National Hurricane Center, hurricane season dates are in the Atlantic begins June 1st and ends November 30th. The Eastern Pacific hurricane season begins May 15th and also ends November 30th. They also state,

"History teaches that a lack of hurricane awareness and preparation are common threads among all major hurricane disasters. By knowing your vulnerability and what actions you should take, you can reduce the effects of a hurricane disaster."

Thus, it is good idea to have a plan in place. Several websites and organizations including the National Hurricane Center, www.nhc.noaa.gov, have good guidelines and checklists to formulate a plan for you and your family. Use such resources and information to create a plan, a supply kit, have a place to go, secure your home, and have a pet plan (if applicable). Hurricane IKE affected our community with blown roofs, shutters, and other items on the road and in our front yards. Hurricane IKE was the third costliest hurricane ever to make landfall in the United States and the affects are still felt today. Please take some time to create a plan and be prepared for this season. Check out all the listed resources for your use: www.nhc.noaa.gov, www.willowbridgehoa.com (under documents), www.redcross.org, www.abc13.com (hurricane central)

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Willowbridge - Stonebridge

FIRE DRILL UPDATE

The Access Committee was formed by resident volunteers to study the impact of various parking issues in the neighborhood. There are 3 main scenarios that were looked at:

- Inner-neighborhood parking in the streets, particularly at/near intersections
- Parking beside Gleason Elementary School
- Parking in front of the practice fields at Cook Middle school

After some research, it was determined that the schools do not control the use of the road ways around the school property. Those are County owned roads, and therefore they are subject to the normal public traffic laws. Also, we found that in Cook's case, the school has no control over who uses the practice fields after school hours. Because heavy parking in front of the schools often overflows into the neighborhood, those residents living near the school have great difficulty getting in and out of their own drive ways, and general traffic is frustrating at best, when only one vehicle can go through at a time on Wheatland. If your children are part of those sports organizations using the Cook practice fields after hours, PLEASE consider walking, riding a bike, or at a minimum, park in the Cook school parking lots in front or around the side/back of the school.

To research the inner-neighborhood parking question, the committee solicited the help of the Cy-Fair Volunteer Fire Department. A large ladder truck was driven into the subdivision with several cars parked alongside the roads. It was proven that in certain circumstances, illegally parked vehicles WILL impede a large emergency vehicle from driving through the streets. Keep in mind a very important rule here: A fire doubles every 1 minute! So... if a fire truck cannot turn a corner to get to a fire, it will not only waste valuable time coming to that conclusion, but it will then have to find an alternative solution to getting to the fire. The fire fighters will always do their best to do their jobs, but if they have to find a different route, or spend time stringing long fire hoses together, etc. the emergency situation will continue to get worse in the mean time.

In summary, the committee recommended the following actions be taken by the HOA to minimize the risk of such traffic blockages:

1. Paint curbs with red "Fire Lane - No Parking" indicators at all intersections and fire hydrant locations in Willowbridge and Stonebridge Village
2. Post "Parking Violations Strictly Enforced" signs at all entrances (estimate of about \$50/sign – sample vendor seen here: <http://www.myparkingsign.com>)
3. Have our deputies begin writing traffic warning for 30 days, then proceed with issuing parking citations after that 30 day grace period
4. Notify residents via newsletter regarding painting & enforcement of parking laws
5. Issue letter to all sports event coordinators requesting that their members park in front or side school parking lots rather than in our neighborhood

A full report can be found on our website at: www.willowbridgehoa.com. Please go read the results of our efforts and see photos of our fire drill exercise! Feedback is welcomed! Feel free to email willowbridgeresident@yahoo.com.

NOT AVAILABLE ON-LINE

Making \$50 is EASY AS PIE

Refer any loan to Energy Capital and receive \$50. Through August 31st, 2010.

Loan amount must be \$5000 or greater and \$50 will not be awarded until first loan payment is made. Person referring the new loan must be an Energy Capital member. \$50 will be deposited into the referring member's Energy Capital checking or savings account. All new loans must be closed July 1 – August 31 to receive the incentive. There is no limit to the number of loans any current member can refer. Referring member must be in good standing. Contact us at 832-604-4848 for further information.



TALKING TRASH

By: Barbara Lallinger

WHO ME?

It would appear that many visitors (surely not the residents) to our nice neighborhood love to discard beer cans/bottles, soda cans, fast food and drink packaging, plastic/cardboard juice containers and cigarette butts and packages on our streets and in our street gutters. Of course they should take it home and throw it in their front yards! But, when they don't...then residents are responsible for picking up after them. Remember that the curbs and storm drains by your residence are your responsibility to keep clean and clear. We do not have street sweepers in Willowbridge/Stonebridge! If you live near a storm drain, please keep the grates clear of debris such as trash, pine needles, limbs, balls, etc. so that they can be free flowing, hopefully avoiding flooding during heavy rains.

Also, please remember it is illegal to purposely discard anything other than clean water down these drains! It may be hard to believe, but I've actually witnessed someone walking out to a storm drain with a cooking utensil in their hands (an obvious kitchen mishap they didn't want to put in their trash or down the disposal...must have been pretty bad) and dumping the contents down the drain!

Recycle Rita or Disposable David?

Are you a Recycle Rita or a Disposable David?

Disposable David's: Here's a hint that might save you some \$\$\$\$. If your watch face becomes fogged (with condensation, not scratched) from heat and moisture that has accumulated under the face, don't toss it...try this first. Put it in a zip lock bag and fill with uncooked white rice. Rice naturally absorbs moisture and will draw it from the interior of the watch.

Recycle Rita's: Keep this in mind..pet flea collars, sprays and powders are considered to be toxic and should be disposed of separately from regular trash. These items should be taken to collection centers along with rechargeable batteries and toxic liquids such as windshield wiper fluid. Oh...if you change your pet's collars frequently and think the old one still has some get up and go, you might recycle it first by putting in the pet's kennel/bedding until it is really "dead".

(5) Recycling Ideas for the Newspaper

1. Use crumpled newspaper instead of paper towel to clean windows and give them an extra shine.

(Continued on Page 8)

Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at www.StarTexPower.com

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Willowbridge - Stonebridge

THE RECIPE BOX

Italian Cream Cake - By: B. Vanglahn

1 c. buttermilk
1 t. baking soda
2 c. Imperial Extra Fine
granulated sugar
1 stick butter
½ c. shortening
5 eggs, separated
2 c. flour, sifted
1 t. vanilla
1 (3.5 oz.) can coconut & 1 c. pecans, chopped

Mix buttermilk and soda, let stand for a few minutes. Cream together sugar, butter and shortening. Add egg yolks one at a time. Beat well. Add milk mixture and flour alternately, a little at a time. Add vanilla, nuts and coconut. Beat well. In separate bowl, beat egg whites until stiff. Carefully fold into batter. Pour into (3) well greased 9" cake pans and bake at 325 degrees for 25 minutes or until toothpick comes out clean. Cool on rack. Frost with Cream Cheese Frosting (recipe follows).

CREAM CHEESE ICING

1 (8 oz.) package cream cheese
1 lb. bag Imperial powdered sugar
1 t. vanilla

Cream butter and cream cheese until soft and fluffy. Add powdered sugar and vanilla, beat well.

***Submit your favorite recipe to: leroylallinger@live.com

Talking Trash - (Continued from Page 7)

2. Wrap flower bulbs in newspaper and store in a cool, dry dark space. Or place bulbs in a box of shredded newspaper.
3. Add newspaper for protective padding when packing breakables.
4. Create a flower or vegetable bed without removing grass and without using herbicides. Outline a bed area with bricks or stones. Place sheets of newspaper on the grass within these borders (paper will smother the grass and eventually break down). Place several inches of organically enriched soil on top of the paper, then add plants.
5. Last but not least, the old standard...use it to line the bottom of a birdcage



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FACTS YOU NEED TO KNOW ABOUT DROWNING

Drowning is the leading cause of unintentional injury-related death in children ages 1-4



DROWNING WILL AFFECT YOU OR SOMEONE YOU KNOW

Drowning is the 2nd leading cause of unintentional injury-related death ages 1-14.

For more information,
check out our website at

www.colinshope.org

DROWNING CAN STILL OCCUR EVEN IF YOU KNOW HOW TO SWIM

NO ONE is "drown proof" – no matter their level of swimming ability.

Falls, entrapments, and injuries lead to drowning regardless of swimming level.

A majority of people overestimate their own and their child's ability to swim, especially in a panic event.

DROWNING IS QUICK AND SILENT



Drowning occurs in as little as 2 minutes.



Irreversible brain damage occurs in as little as 4 minutes.



Most children are out of sight or missing for less than 5 minutes and usually in the presence of 1 or both parents.



Most children die who are submerged for as little as 6-10 minutes.

Children who drown do not **scream, splash, or struggle**. They silently slip beneath the water, even with adults & lifeguards present.

You Can Help Bring a Dog Park to 1960/Willowbrook Area

Submitted by Tiffany Moore

If you have ever taken your dog to a dog park you know how much fun they are for people and dogs too. You probably also know there is not one in our neck of the woods if you live in far NW Houston. The nearest off leash public dog park is Bill Archer Park in the Bearcreek Park area on Hwy 6 near I-10. If you have not ever been to a dog park you may soon get a chance to do so here in our own back yard. The Houston Dog Park Association (HDPa) is proud to be partnering with sponsor Barks 5th Avenue to bring a public dog park to far NW Houston. Land next to the Barks 5th Avenue facility on 1960 near Jones Rd. will be donated by the land owner to HDPa to build a public dog park on. HDPa will design, construct and manage the dog park. The plan is in preliminary stages now and more details will be shared at the Kick Off and Fund Raising event to be held October 2nd in the parking lot of Barks 5th Avenue at 10620 FM 1960 West, Houston, TX 77070.

We will be announcing the event details on our web site soon but you can mark your calendar for Oct. 2nd now. Leashed pets will be invited to the event and we'll have lots of fun for people and doggies including a dog and car wash, frisbee dog demonstrations, doggie costume contest, and lots of local vendor tables with freebies and goodies to give away and win. We are seeking vendors and will also

need volunteers to help setup and work at the event from washing cars and dogs to entertainment and set up/clean up. HDPa is also seeking sponsors and vendors as well as entertainment for the event, contact HDPa to offer your services or reserve your space.

You can donate to the NW area dog park construction fund right now on our web site under Programs via Paypal or you can donate at the event. Dog park donations are tax deductible. HDPa has already raised over \$1000 for the NW area dog park. HDPa will be forming a "Friends of the NW Area Dog Park Committee" to help us plan and develop this new dog park and the event and we need volunteers. If you'd like to help us make this dream a reality for NW Houston dog owners email tiffany@houstondogpark.org to learn how you can help. HDPa is a 501c3 non-profit volunteer organization that advocates for dog parks and supports dog park patrons through education. Learn more about HDPa, how you can help, and what HDPa is doing to support dog parks all around Houston on our web site. For a map of all the dog parks around Houston visit www.HoustonDogPark.org. See you at the dog park!

Author Tiffany Moore is President of the Houston Dog Park Association and an Advisory Board Member on the Gragg Park Animal Campus project for BARC. www.animalcampus.org.

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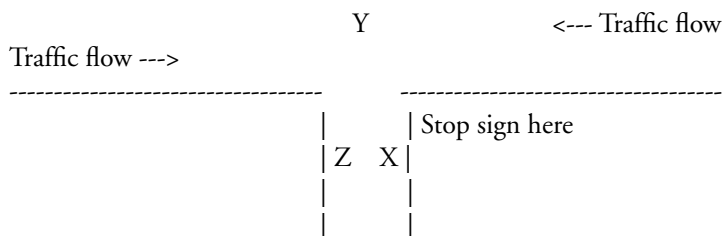
Willowbridge - Stonebridge

Can I Park Here Legally???

Has it been a while since you took Driver's Education? If you're like many folks, you "think" you know what is legal and what is not, with regards to parking laws, but often times, we forget the details. Here are some highlights for you to keep in mind. Note – we will ask our Sheriff patrols to start writing tickets for these infractions, in an effort to minimize the risk of problems in traffic flow throughout our neighborhoods.

- Legal parking allows cars to park within 18" of a curb
- No parking allowed within 15' of a fire hydrant (on either side)
- No parking allowed within 20' of a cross walk at an intersection
- No parking allowed within 30' upon approach of traffic control signal or sign
- No parking within an intersection
- No parking in front of public or private driveways

In the diagram below, you can see a typical "T" style intersection which is representative of those found in Willowbridge and Stonebridge Village.



Car "Y" is parked illegally, as he is technically in the middle of the intersection.

Cars "X" and "Z" are illegally parked if they are within 30 ft. of the intersection.

You can find the full Texas Transportation Code on the Texas Legislature's website at <http://www.statutes.legis.state.tx.us/>. Click on Texas Statutes and scroll down to the Transportation Code, then go to section 545.



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STREET LIGHT OUT?

If you notice a street light out PLEASE report it to CenterPoint Energy. Please be aware that we pay for all of the street lights in our subdivision, every month, regardless if they are illuminated or not!

FOLLOW THESE STEPS:

1. Dial (713) 207-2222.
2. Choose a language preference.
3. Select option "4" (for street light outages).
4. Provide the 6 digit number (located approximately 5 feet up the pole), street name and closest address.

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.

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	ACTIVE	PENDING	SOLD Last 6 Mos
# of Listings	9	3	8
Price Range:	\$189,900 \$299,900	\$147,900 \$251,000	\$159,900 \$270,000
Average Price	\$225,722	\$193,633	\$233,675
Avg Price/sq.ft.	\$81.90	\$80.15	\$78.31
Avg DOM	64	80	63
High Price/sq.ft.			\$88.34
Low Price/sq.ft.			\$69.17



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*According to information taken from the HAR MLS Computer

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