



Volume 15

December 2010

No. 12

2010 Annual HOA Meeting Highlights

October 28th was the date of this year's Annual Homeowners Association meeting. Over sixty residents participated in the meeting by sharing thoughts and concerns ranging from the traffic signal at West Rd and Willowbridge Park Blvd to what is being done with our capital reserve funds. There were two board seats up for re-election and we discussed next year's budget and capital improvement plans. The level of participation by the many homeowners present, further reinforces the fact that we live in a community where people care deeply about their neighborhood and their home values.

The meeting was called to order by HOA President Julie Dubros after homeowners signed in and got settled. Current board members were introduced along with Deputy Delatorre and Khara Mathews with PCMI.

After roll call and certification of the submitted proxies, Julie announced that we had enough proxies and and/or homeowners present to constitute a quorum; therefore, the meeting was to continue.

The two incumbent board members, Tom Heitzman and Kyle Survance, were joined by newcomer Pat Smith as each addressed the homeowners and shared ideas and visions on serving as board members. All outstanding ballots were taken up and tallied. It was announced at the end of the meeting that Pat Smith and Kyle Survance would represent the community for the next three years. The board and homeowners thanked Tom for his dedication and service to the neighborhood.

Robert Logsdon began presentation of the budget by announcing there would be no increase in Maintenance Fees for 2011. Budget highlights include:

- Operating Expense for 2011 is approximated at \$470,000. Trash collection is 37% of this expense
- \$248k currently resides in our Operating Acct and \$137k in our Reserve Acct
- Approximately \$12k remains in delinquent maintenance fees. The association is working with those homeowners to become current. This amount of delinquency is very low for a neighborhood our size and in these economic times
- Neighborhood improvements for 2010 included a new roof and painting of the clubhouse; restriping the parking lot; new pool furniture and the raising of the canopy at Waller Park
- Robert reminded the audience that maintenance fees for 2011 are due by

(Continued on Page 3)

**Co-Chair
and Volunteers
needed for the
Annual Willowbridge/Stonebridge
~ SPRING FESTIVAL ~**



Please contact Angela.Doray@AirLiquide.com
if you would like to co-chair or volunteer!

**All article content must be submitted to
Kyle Survance at surou812@yahoo.com
by the 8th of the month in order to be
included in the newsletter.**

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
TBD
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..... willowbridgehoa@live.com
Yard of the Month Committee
Nominate your favorite at: willowbridgehoa.com or Contact
Chuck Roush..... roushteam@att.net
Tennis Court Reservations
..... www.willowbridgehoa.com
Soccer Field Reservations
Terese 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
Patrick Smith Director
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

Due to the 4th Thursday in November being Thanksgiving Day, the November board meeting will be moved back one week to December 2nd at 7:00pm at the clubhouse.

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.

Talking Trash

A neighborly reminder from the Trash Lady: Garbage and/or recyclables should not be placed at the curb for pick-up any earlier than the night before the scheduled pick-up. This includes grass clippings. Please help keep the neighborhood looking its best by minimizing the time our garbage and garbage cans are visible to our neighbors and our visitors.



Think Before You Drive - (Continued from Page 6)

January 1, 2011

- The association has filed for and has received federal tax exemption status as a 501.c3 non-profit organization. We will soon have sales tax exemption as well

Following the financial report, each board member provided homeowners with a summary of events that were taking place in their areas of responsibility. The members then voted and agreed to rollover current operating funds to the subsequent year.

Following the announcement of the new board members, the floor was opened up to questions from homeowners. Questions and comments included:

- *Q. Are the funds in the reserve account being invested?* A. Yes, CDs are being purchased and scheduled so maturity dates are staggered. The board encouraged a couple of homeowners with financial backgrounds to work with the board to recommend alternative investment options
- *Q. What can be done about the lengthy traffic signal at West Rd and WPB?* A. Homeowners can voice their concern by contacting Harris County Precinct 4 at www.hcp4.net. If enough homeowners voice their concern, perhaps the light can be reprogrammed
- *Q. Traffic travels too fast through the neighborhood, can we get speed limits lowered in our neighborhood?* A. Again, if enough

homeowners contact the county with the concern, perhaps the speed limits can be reduced.

- *Q. With the increase in criminal activity at the community pool, can surveillance equipment be installed?* A. The board has discussed surveillance equipment and has decided to defer the expense in hopes that the new lighting around the pool will successfully deter crime
- *Q. I do not want the Houston Chronicle flyer tossed into my yard on Sundays, how can I have it stopped?* A. Call the Distribution Dept. at the Chronicle and ask them to cease (713-362-7171)
- *Q. Where can I find the information on the new tennis program and reservation guidelines?* A. The board will post the program on the website and in a future newsletter article

Julie closed the meeting by recognizing a couple of our key homeowners/volunteers. Angela Doray was recognized for her many hours of work on our new website. Gracie Galvan and the Welcoming Committee were recognized for their efforts in revitalizing the much needed and appreciated program.

Due to the 4th Thursday in November being Thanksgiving Day, the November board meeting will be moved to December 2nd at 7:00 at the clubhouse. Help us keep the community one of the best in Houston by sharing your ideas and thoughts at our meeting in December. We look forward to your continued participation.

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Willowbridge - Stonebridge

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OPEN HOUSE

Wednesday,
February 2, 2011
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NEW TENNIS TAGS

We have new tennis tags for Willowbridge Residents. Four tags will be distributed per family; two resident tags and two guest tags. We only have two courts therefore a large family may not be able to play all at once. Tennis players must wear tags while playing on courts. This will help identify who should and should not be on our courts.



- Residents will receive two green "member" tags and two "white" guest tags that have identical numbers on both of the tags.
- Every guest must be accompanied by a resident host and wear the white tag that has the host member's number.
- Any resident who allows another player to use their tag agrees to forfeit their tennis court rights for twelve months.
- If a guest plays with a guest tag without being accompanied at the courts by the member, the white guest tag will be confiscated indefinitely.

To reserve the courts on-line, please visit the neighborhood website. The HOA wants to ensure that all residents have equal opportunity playing time on the courts. Perry Sontag has volunteered to be our Tennis Coordinator; if you have any questions regarding "Tennis in Willowbridge" e-mail Perry at sontagp@sbcglobal.net.

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Top 10 Security Tips from Our MUD 11 HCSO Sheriff's Deputies

1. Lock your vehicle.
2. Do not leave any valuables in your car.
3. Do not park on the street, park in your driveway; or better yet, your garage.
4. Do not leave your garage door open and unlocked.
5. Cancel your newspaper subscription while you are out of town.
6. Set your house alarm before you leave for work.
7. Keep windows locked and blinds closed.
8. Good exterior lighting is a deterrent!
9. Make sure that all doors are kept locked at all times. Deadbolts can withstand the prying and pounding those regular key locks can't.
10. Report all suspicious persons or vehicles to the Harris County Dispatch immediately, call 713-221-6000.



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

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New Willowbridge Vehicle Stickers

Our new vehicle stickers have arrived. The stickers have green "WB" on a white background and cling to the inside of your windshield. Please place the sticker above the inspection sticker in your front window. We changed the design so that we could distinguish our residents from Willowlake and Westbridge. Currently, we all have the same gold "W" sticker. Our "neighborhood vehicle stickers" will help our deputies and residents identify who does and does not belong in Willowbridge. Vehicle stickers can be obtained through your block captain. If you do not know your block captain, contact our security coordinator at martin@juliedubros.com.



Attention NW Harris County Tri Delta Alumnae

Mark your calendars to join your Tri Delta sisters for our annual holiday gathering an "Ornament and Holiday Recipe Exchange" Tuesday, December 14th, at 7:00 pm. Our group meets on the second Tuesday of every month September - April. We have a diverse group of women of all ages from a variety of colleges. For more information, please contact Christina at 281 -855-6893 or Karen at trideltanews@yahoo.com

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.

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

Thank You

to all the businesses who advertised with us
in 2010 and made this newsletter possible.

Merry Christmas!



Real Estate Market Report

Willowbridge Specialist

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Price Range:	\$199,900 \$279,900	\$179,900 \$214,000	\$147,000 \$344,900
Average Price	\$236,850	\$196,950	\$228,728
Avg Price/sq.ft.	\$86.38	\$75.73	\$78.04
Avg DOM	83	147	76
High Price/sq.ft.			\$93.06
Low Price/sq.ft.			\$58.54



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*According to information taken from the HAR MLS Computer

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