



Volume 16

May 2010

No. 5

Your ARC

We're here to help

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, and 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 WROOONNNNG!!! (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 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

(Continued on Page 3)

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/ Margie Naranjo..... 281-870-0585x1315
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
Cable/Internet/Phone...COMCAST 713-341-1000

ASSOCIATION DIRECTORY

Welcoming Committee
Gracie Galvan 281-732-0009
Beautification Committee
Robert Logsdonrel9703@yahoo.com
Homeowners Association 281-870-0585x1350
PCMI - Margie Naranjomnaranjo@stes.com
Clubhouse/Reservations
Debra Moore 281-870-0585
Pool Parties/Tags
PCMI 281-870-0585
Marquee Coordinator
Barbara Lallinger..... 281-890-8464
Newsletter Coordinator
Kyle Survancesurou812@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

Kyle Survance..... President
Karen Roush Vice President
Robert Logsdon..... Treasurer
Julie Dubros..... Director
Patrick SmithDirector

HOA INFORMATION

Willowbridge Homeowners Association Inc. - PCMI
Margie Naranjo..... 281-870-0585x1315
E-Mailmnaranjo@stes.com
Fax 281-870-9170
If you have any questions or comments regarding the neighborhood please contact the numbers above.

HOA MEETINGS

Willowbridge/Stonebridge Homeowner's Association meetings are held the fourth Wednesday of each month at the community clubhouse at 7:00 pm.

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.

Big Welcome!

To Our New Homeowners!

Vasquez - Tascosa Lane

Aurelio - Therrell

Nalder - Slate Stone Ct.

Fischer - Brenham

Cherechinsky - Upshur

Denk - Wilbarger

Provided by the Welcome Committee

Your ARC - (Continued from Cover Page)

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 color is Weathered Wood. Since the big hail storm that struck here in late July or early August of 2009, 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

(Continued on Page 4)



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Willowbridge - Stonebridge

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.

Your ARC - (Continued from Page 3)

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 neighbor's 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 has been around for many years now and many of the fences are in need of replacement. When planning to replace your fence please

remember to submit an 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 continues to study the existing community guidelines for improvements to residences and 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.



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FINDING YOUR LOST DOG CHECKLIST

This is by no means a definitive list of things to do, but it's a good place to start.

Call nearby Police Station and give them a description of your dog and your contact information (pictures, too, if possible). Be aware that many folks don't know how to differentiate between dog breeds – give a description.

Create a Flyer with the word REWARD in large print at the top of page, your dog's picture and your contact information. Make sure the information is large enough so someone can read from inside their car. People will not get out to read! Post this flyer at:

- ALL veterinary clinics in area
- Emergency Animal Clinics
- Dog groomers
- Dog parks
- PetSmarts & Petcos; Feed stores
- Dog training/spa/daycare/boarding locations
- ALL shelters and pounds
- Starbucks! (They all have community bulletin boards!)
- Schools
- Grocery stores
- Post offices

Depending on where you live, you will need to PHYSICALLY look for your dog at the following shelters and pounds (& any others you know of or find out about):

- Houston City Pound/B.A.R.C. at 3200 Carr Street
- Harris County Animal Pound
- Houston SPCA
- Houston Humane Society
- Citizens for Animal Protection Society (CAPS)
- Montgomery County Animal Shelter
- Noah's Ark
- Special Pals

(Every small city such as Bellaire, West U. Humble, Missouri City, etc., have their own animal control/don't overlook them.) By law they have to give the dog 3 days minimum before they adopt it out or put it down.

It's hard work, but if you want to find your dog, you're going to have to inconvenience yourself and leave no stone unturned.

To Submit Articles:

E-Mail articles and photos to the following address: surou812@yahoo.com. Articles must be received by the 8th of the month for the following month's issue. Please specify on the article that it is to be published in the **WillowTalk**. Accurate and beneficial community information will be posted at the board of director's discretion.

Drug Take-Back Program

On April 30, 2011 from 10am to 4pm DEA and its community partners will take part in a nationwide prescription drug take-back, operating collection sites around the nation where Americans can turn in their unused, unneeded, and/or expired prescription medications. Unused or expired prescription medications are a public safety issue, leading to accidental poisoning, overdose, and abuse. This service is free and anonymous. Tablets, capsules, and all other solid dosage forms will be collected. Intravenous solutions, injectables, and syringes will not be accepted.

To find a collection site near you, go to www.dea.gov and click on the National Prescription Drug Take-Back Day icon.



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Willowbridge - Stonebridge

Willowbridge Swimming Pool Schedule & Rules - 2011

Apr 23, 2011 thru Jun 01, 2011

Monday..... CLOSED
Tuesday..... CLOSED
Wednesday..... CLOSED
Thursday..... CLOSED
Friday..... CLOSED
Saturday..... 12:00pm - 8:00pm(2 Lifeguards)
Sunday..... 1:00pm - 8:00pm(2 Lifeguards)
Memorial Day (5/30/2011) 12:00pm - 8:00pm(2 Lifeguards)
Open after Memorial Day (5/31/2011)..... CLOSED

Jun 02, 2011 thru Aug 21, 2011

Monday..... CLOSED
Tuesday..... 11:00am - 8:00pm(2 Lifeguards)
Wednesday..... 11:00am - 8:00pm(2 Lifeguards)
Thursday..... 11:00am - 8:00pm(2 Lifeguards)
Friday..... 11:00am - 8:00pm(2 Lifeguards)
Saturday..... 11:00am - 8:00pm(2 Lifeguards)
Sunday..... 12:00pm - 8:00pm(2 Lifeguards)
4th of July (7/04/2011) 12:00pm - 8:00pm(2 Lifeguards)
Open after 4th of July (7/05/2011) CLOSED

Aug 22, 2011 thru Sep 11, 2011

Monday..... CLOSED
Tuesday..... CLOSED
Wednesday..... CLOSED
Thursday..... CLOSED
Friday..... CLOSED
Saturday..... 11:00am - 8:00pm(2 Lifeguards)
Sunday..... 12:00pm - 8:00pm(2 Lifeguards)
Open after Labor Day (9/06/2011) CLOSED
Labor Day (9/05/2011) 12:00pm - 8:00pm(2 Lifeguards)

The rules for the swimming pool have changed slightly and are as follows:

- 1. All guests must sign in and present valid Willowbridge pool tags when they enter the facility, allowing us to keep track of the number of patrons in the facility in the event of an emergency.
- 2. Pets are not allowed inside the facility. Pet hair is potentially damaging to swimming pool filtration systems. Some pets do not interact well with unknown persons.
- 3. Running is not allowed inside the facility.
- 4. Dunking, pushing, shoving, and any other form of horseplay is not allowed.

(Continued on Page 7)

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2011 Swimming Pool Changes - (Continued from Page 6)

- 5. Foul or abusive language and/or physical violence will not be tolerated inside the facility. Anyone violating this rule will be asked to leave the facility.
- 6. All guests are subject to a swim test. Guests who are unable to swim one lap (two lengths) of the pool will not be granted access to the deeper areas.*
- 7. Ten minute breaks will be taken each hour. This is to ensure the safety of all swimmers under the age of 18. *
- 8. Street clothes and cut off shorts are potentially damaging to swimming pool filtration systems. They will not be allowed in the pool.
- 9. Only one guest allowed on the diving board at a time.
- 10. Potentially dangerous entries are prohibited. Entries of this nature from both the sides of the pool and the diving board increase risk of injury.
- 11. Children twelve (12) years old and under must be accompanied by a responsible adult over eighteen (18) years of age.
- 12. Alcohol is not allowed inside the facility. Any person suspected of using alcohol shortly before or during their visit to the facility will be asked to leave.
- 13. Smoking is not allowed inside the facility. Cigarette butts are potentially damaging to swimming pool filtration systems.
- 14. Glass containers of any kind are not allowed inside the facility.

Broken glass is a safety hazard.

- 15. Children in diapers must wear rubber swim pants. This prevents the spread of E- coli bacteria from fecal deposits. This also applies to the children's pool.*
- 16. One long whistle blast signifies the immediate exiting of the pool. This activates the Emergency Action Plan indicating that a lifeguard has entered the water.
- 17. Lifeguards are the definitive last word in regards to enforcing facility rules. The goal is to provide a safe, simple and secure plan worthy of an aquatic atmosphere. Those not adhering to lifeguard recommendations put themselves and others in compromising situations and will be asked to leave.

Please review the above rules of the pool before you go.

Also, please remember that everyone must have a pool tag when you sign in to enter the pool area.



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Willowbridge - Stonebridge

Foundation for Foreign Study

Families from all over the Houston area are opening up their homes and lives to foreign exchange students through the EF Foundation for Foreign Study.

EF Foundation is a leader in high school foreign exchange, bringing more students to the United States than any other exchange program. A nonprofit committed to promoting global awareness for over 30 years; EF Foundation leverages a committed network of local coordinators to connect thousands of students with caring American families each year.

EF exchange students come from more than 30 countries around the world and are between the ages of 15 and 18. The majority of students stay for a full high school year. In the past, exchange students have come to live in Texas from as far away as Germany, Hong Kong, Australia and Norway, to name a few.

I am an International Exchange Coordinator for EF Foundation. I will be working with the community to secure host families for a number of students this year.

In order to raise awareness of this life-changing opportunity, we need the community to see local narratives of the wonderful families and students who have had unforgettable experiences through the program.

CHECK OUT OUR INFORMATIONAL VIDEOS!

- <http://vimeo.com/1154826>
- <http://vimeo.com/10247951>
- http://www.youtube.com/watch?v=cLldRF-4x04&feature=player_embedded
- http://www.youtube.com/watch?v=PSFCbQFCT5k&feature=player_embedded

Please do not hesitate to contact us with any inquiries, as we would be happy to work with you.

Sincerely,
Jennifer Tausworthe
EF Foundation for Foreign Study
713-203-6556
jenn423124@aol.com
www.effoundation.org





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Join us in getting ready for a safe summer in the water!

Colin's Hope Night at Eastside Movies in the Park
Tuesday, May 3rd, Doors open at 6PM, Movie at sundown
Join us at The Expedition School Lagoon (On Lady Bird Lake in East Austin next to Fiesta Gardens) for a screening of Whale Rider. Bring your family and friends to enjoy the movie under the stars.

Colin's Hope Day at Schlitterbahn-New Braunfels
Saturday, May 21st
Join us for a day to promote Water Safety and Drowning Prevention at Schlitterbahn-New Braunfels! Special tickets are available from Colin's Hope. Email alissa.magrum@colinshope.org for more information.

For more info visit our website at www.colinshope.org

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

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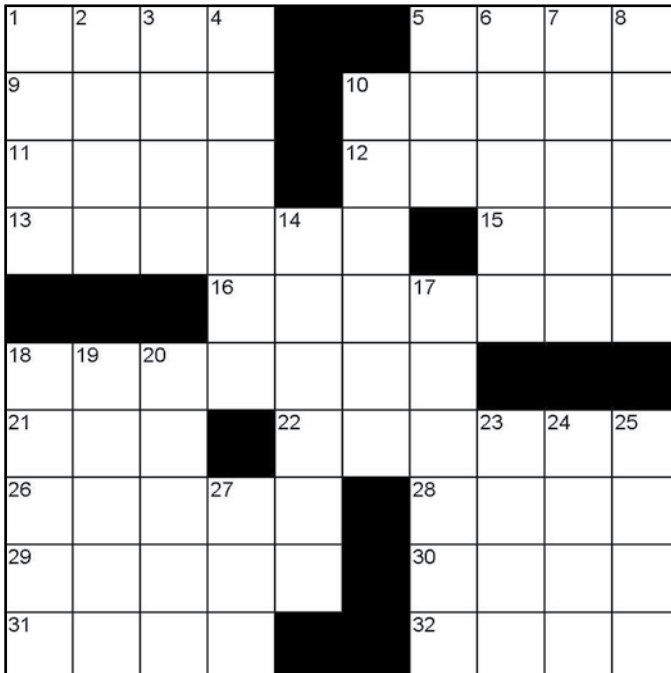
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ACROSS

1. Canned meat brand
5. Tussle
9. Soda
10. Author of "The Inferno"
11. Drug doer
12. Colder
13. Mr.s
15. Thai
16. Herself opposite
18. Kitten (2 wds.)
21. Government agency
22. Laughing dogs
26. Revoke
28. Guile
29. Beefy
30. Economics abrv.
31. Sold at a discount
32. Official document

DOWN

1. Water film
2. Sit for a picture
3. Beers
4. Quaggy
5. McDonald's "Big __"
6. Join
7. Snitch
8. Stems of letters
10. Make gloomy
14. Opulently
17. Boiled
18. Supports
19. Sleep disorder
20. Trite
23. Naughty or __
(what Santa checks)
24. Lotion ingredient
25. Deliver by post
27. Southwestern Indian

View answers online

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*According to information taken from the HAR MLS Computer
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