



Volume 20

February 2015

No. 2

WHAT IS A HOMEOWNERS ASSOCIATION?

(And Why Do We Need One?)

A Homeowners Association (HOA) is a legal entity created by the real estate developer for the purpose of managing the development, maintaining development amenities and commonly-owned improvements, and enforcing the development's deed restrictions.

Most HOAs are organized as nonprofit corporations and are subject to state statutes that govern nonprofit corporations. They are always initially controlled by the developer, who usually has exclusive authority to appoint the members of the HOA's initial Board of Directors. However, in almost all cases, there comes a point in time when control of the HOA transitions from the developer to the homeowners of the community, from which point the members of the HOA Board of Directors are elected from and by the homeowners themselves.

As Officers and Directors of a nonprofit, these homeowners are considered fiduciaries and are responsible for carrying out their duties within the formal confines of the HOA's governing documents and all applicable laws. These responsibilities can be significant, and their implementation is governed by formal procedures that sometimes requires legal counsel, and in the case of an HOA such as ours, a management company (Graham Management Company) to keep them informed of changes in the law, advise them on interpretation of their governing documents, guide them in compliance with requisite procedures and operations of nonprofit corporations and assist them in collection of assessments and enforcement of restrictive covenants in their communities.

WHAT ARE DEED RESTRICTIONS?

Real Estate Deed Restrictions restrict the way in which a property, such as a house or condominium, can be used. Written into the deed for the property, they can take the form of conditions, covenants and restrictions (CCRs), and are often imposed by the property's present or former owners, the developer or builder, the neighborhood or HOA. They are usually aimed at ensuring that there is aesthetic uniformity between the property and neighboring properties and that certain activities are curtailed. The intention of the people that impose the restrictions is to maintain the value of the property or to promote good relations within a residential community. Deed restrictions address such items as building and renovations (such as the number of rooms that can

be added to the property, size of the structure, what materials can be used in the structure), paint colors for a house's exterior, roof composition/color, fence composition & height, landscaping, driveway expansion, etc. Other common restrictions include rules about pets (number you may keep and under what conditions), fees for amenities, whether you can run a business from home, renting out your home, parking RV vehicles in your driveway and garage sales.

Deed Restriction Issues are handled by community members who have volunteered their time to be on the Architectural Review Committee (ARC). Although our deed restrictions refer to it as the ACC, it is more commonly known as ARC (which is easier to remember). The ARC committee members are appointed by the HOA Board of Directors.

Members of the ARC are all homeowners in Willowbridge/Stonebridge and are strictly volunteers, as are the board members. The ARC is responsible for ensuring that all deed restrictions and guidelines pertaining to the appearance and maintenance of the homes in our neighborhood and any improvements made to them are properly enforced. They follow the deed restrictions in maintaining the integrity and value of each home by collectively discussing all violations noted by Graham Management Company and all improvements requested by the homeowner. They then vote with majority rule and inform the management company of their decision who in turn, notifies the homeowner.

Report a Deed Violation—The goal of our deed restrictions is to keep our neighborhood attractive, safe and clean for all residents. If you see something that you think is a violation of our CCRs, please report it to Graham Management Co. at (281) 497-4320, by fax: (281) 870-1654 or email: grahammanagement@sbcglobal.net.

For more information regarding the deed restrictions go to willowbridgehoa.com. If interested in our Pet Policy (yes, we do have one, adopted by the then HOA Board of Directors on July 22, 1992), choose Forms and Documents and scroll down to Pet Policy.

Don't forget—all of these positions are held by volunteers (homeowners and neighbors). If interested in volunteering, please contact Tracy Graham at Graham Management via one of the options noted above.

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 |
| Street Lights & Outages - CenterPoint Energy..... | 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 |
| Poison Control Center | 800-222-1222 |
| AT&T - Repair | 800-246-8464 |
| Billing | 800-585-7928 |
| Trash – Royal Disposal & Recycle | 713-526-1536 |
| 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

| | |
|---|--------------------------------|
| Beautification Committee | |
| Jennifer Y'Barbo | jhybarbo@subhou.com |
| Homeowners Association | 281-497-4320 |
| Graham Mgmt - Tracy Graham | |
| | grahammanagement@sbcglobal.net |
| Clubhouse/Reservations | |
| Tammy Puerta | 281-497-4320 |
| Pool Parties/Tags | |
| Sweetwater Pool Co. | 281-988-8480 |
| Marquee Coordinator | |
| Barbara Lallinger..... | 281-890-8464 |
| Newsletter Coordinator | |
| Barbara Lallinger & Rebecca Peters | |
| | willowbridgenews@gmail.com |
| Security Coordinator | |
| Julie Dubros..... | 281-794-9032 |
| | martin@juliedubros.com |
| Website Coordinator | |
| Angela Doray..... | willowbridgehoa@live.com |
| Yard of the Month Committee | |
| Nominate your favorite at: willowbridgehoa.com or Contact | |
| Jennifer Y'Barbo | jhybarbo@subhou.com |
| Lost Pet Coordinator | |
| Sonia Moore | msrco@aol.com, 281-955-8068 |
| Welcoming Committee | |
| Gracie Galvan | 281-732-0009 |
| | galvangracie@hotmail.com |

BOARD OF DIRECTORS

| | |
|-------------------------|-----------|
| Jennifer Y'Barbo | President |
| George Schaudel | Secretary |
| Rebecca Peters | Treasurer |
| Brian Fisher | Director |
| Barbara Lallinger | Director |

HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt
Tracy Graham 281-497-4320
E-Mail grahammanagement@sbcglobal.net
Fax 281-870-1654
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 Thursday of each quarter (Jan, Apr, Jul, & Oct) 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.

STREET LIGHT OUT?

If you notice a street light out PLEASE report it to CenterPoint Energy. We pay for all of the street lights in our subdivision... every month... regardless if they are illuminated or not!! This is also a serious safety issue. To report an outage, 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.

WINTERIZING BACKFLOW DEVICES

By Kelly McNabb Ayesworth, TCLR & VP, Pampered Lawns, Inc.

This article was submitted too late to help us for the week of January 5th, however, winter is not over yet! If nothing else, clip it and save for next year.

The crisp cooler air is upon us and with the change of seasons comes new methods to care for your landscaping. Winterizing is an important practice for freezing temperatures. Winter freezes can be highly damaging to a sprinkler system that isn't winterized. The process of winterization includes draining the exterior pipes of your home so that the water that is in the pipes does not expand inside the system components.

Step 1: Locate the main water supply shutoff and turn it off. It is usually as simple as turning the valve from the horizontal position to the vertical position.

Step 2: Open the main drain valve and allow the water to drain. Allow the pipe to fully drain.

Step 3: Twist the miniature ball valve screws of the backflow prevention to a 45 degree angle after the preventer is fully drained.

Step 4: Wrap the outside backflow device with towels and secure the towels with rope or tape. This will add a layer of insulation to further protect the preventer throughout the winter season.

In addition to winterizing your irrigation it is also important to not forget about your sod during the winter months. If you have trees that disperse heavy amounts of leaves or pine needles it is important to rake those up on a regular basis. Heavy amounts of leaves will cause a decrease in oxygen to the root system. Also, if you have pets watch for the areas where they frequently urinate. The high amount of acid can kill the grass in those areas in the winter months.

HOA MEETING SCHEDULE 2015

Just a reminder, in 2014 the HOA Board of Directors voted to change the monthly meetings from monthly to quarterly (still on the 4th Thursday of the applicable month). This year is easy, the only two dates you have to remember are the 22nd and the 23rd, unless otherwise notified via newsletter or marquee. Following is the 2015 schedule:

January 22

April 23

July 23

October 22 (Annual Meeting)



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Willowbridge - Stonebridge

COMING SOON!

Have you noticed the new tables and benches under the pavilion? The board has also ordered trash cans for it that match the others in the park. Watch the newsletter and marquee for these future events:

- New signage and landscaping at the Willowbridge Park Blvd. entrance
- Pool opening in May (Saturday only) for a Special Event
- Splash Day in late July or early August

Rachael's



**Valentine's Day
Headquarters**

**Be Prepared!
Valentine's Day is
Saturday Feb. 14th**

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TALKING TRASH

The Gremlin's got us in January's Talking Trash article on the Trash/Recycle schedule for 2015! The collection schedule is correct...THERE ARE NO HOLIDAYS OBSERVED until 12/25/15 and 1/1/16. Neither trash or recycle will be picked up on those Friday holidays, however, trash only will be picked up the following Tuesday (12/29/15 and 1/5/16). The Gremlins forgot to mention the biggest problem is there will be no recycle collection after 12/18/15 until 1/8/16. The board has been made aware of this problem and will strive to come up with a solution with Royal Waste so that all of you faithful recyclers will not have to hang on to it until the 8th or decide just to trash it!

FIREWORKS REFUSE

Everyone loves fireworks! Not everyone loves the refuse (cardboard tubes, streamers, wooden blocks, firecracker bodies, etc. on their lawns or in front of their homes, especially if they weren't the ones participating in the fireworks frenzy. We are lucky that we can still have fireworks in our area (as we are not in the Houston city limits). If history holds true, there will still be many items on sidewalks, in yards, in the street and in the storm gutters when this newsletter comes out later this month. Please be a good neighbor and clean up all of the refuse the fireworks leave behind. P. S. This is trash that definitely should not be going down the storm drains! Remember everything that goes there eventually works its way to Galveston Bay!

PARKING VIOLATIONS

The holidays do not always bring out the best in everyone. Parking violations are always at their highest during this and other celebratory gatherings (Super Bowl & birthday parties, wedding & baby showers, etc.).

For everyone's safety, adherence to state laws regarding emergency vehicles and just being a good neighbor, please review the December and January issues of WillowTalk regarding parking issues and violations. If you have already recycled these issues you may go to willowbridgehoa.com and choose the Crime Watch! tab then choose Parking Violations and Laws. You may also access these articles by going to peelinc.com and choosing Newsletters, Houston, and Willowbridge.

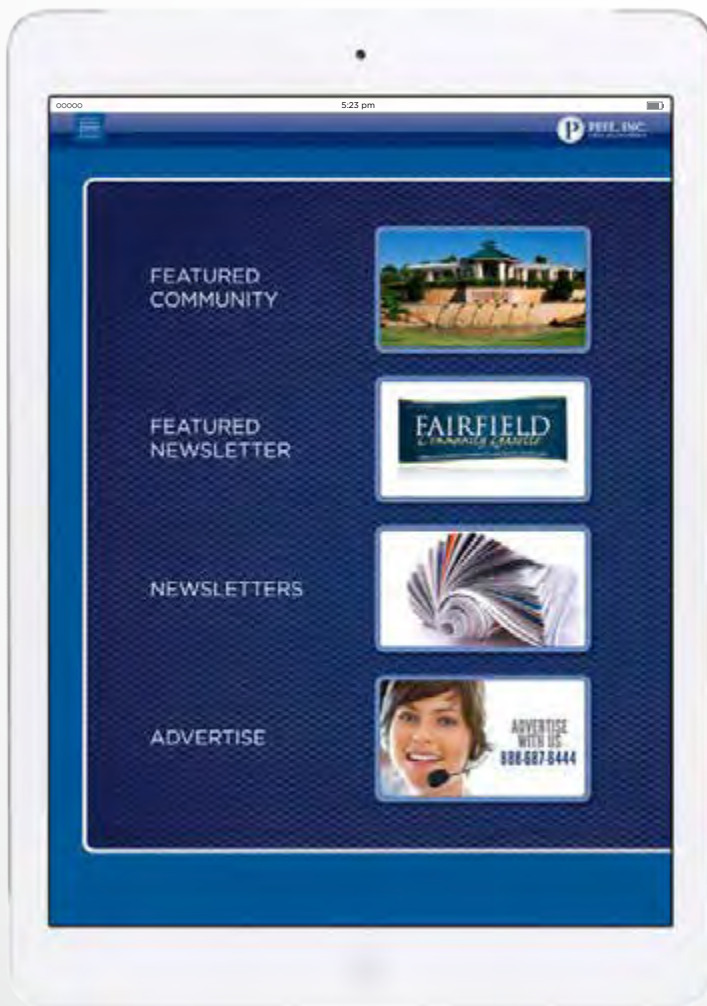
If you scroll down further to the right hand bottom of the page you can access newsletters back issues for 10 years.



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THE SCHOOL ZONE

GLEASON ES

- 1/30 (Fr) Donuts w/Mom A - L
1/30 - 2/6 Book Fair
2/01 (M) Back Yard Grill SN
2/06 (Fr) Donuts w/Mom M - Z
2/10 (Tu) Orange Leaf Spirit Day
2/12-13/15 KISS Day/Rose Sales at Lunch
2/19 (Th) Chik-fil-A SN
3/01 (M) Back Yard Grill SN
3/06 (Fr) Field Day
3/10 (Tu) Orange Leaf SN

COOK MS

- 1/28 (W) Bullrito's SN
2/12 (Th) Bullrito's SN
2/25 (W) Chik-fil-A SN
2/27 (Fr) Chili Cook-Off
3/25 (W) Chik-fil-A SN

JVHS

- 2/05 (Th) *PP Chik-fil-A SN (BW8 & West Rd./4-8 pm-mention PP)
2/28 (Sa) *PP Casino Night
3/05 (Th) *PP Chik-fil-A SN (BW8 & West Rd./4-8 pm mention PP)
3/06 (Fr) King of Courts Volleyball Tournament (JVHS Gym)
3/17 (Tu) *PP Parent Meeting/7:00 pm-JVHS Small Commons
3/9 - 3/13 SPRING BREAK FOR EVERYONE!

"You got to know when to hold 'em, know when to fold 'em..."
Join the Project Prom (PP) Committee for a fun night of casino games, great prizes and a silent auction @ 7:00 p.m. at the Knights of Columbus Hall, 9623 Zaka St., Houston, TX., 77064. This event is open to the public. Anyone can join in the fun and support a great event for our senior students.

Keep an eye out for a day of Bingo coming up in the spring--also open to the public. For more info on PP events, post questions to www.facebook.com/jvhsprojectprom or email jvhsprojectprom2015@gmail.com.



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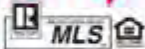
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