

WillowTalk

Willowbridge - Stonebridge Homeowners Association Newsletter
www.willowbridgehoa.com

Volume 20

September 2015

No. 9

YARD OF THE MONTH



9614 PARMER CT.

Gloria and Ben Shu moved to Willowbridge in October 2012. They have two grown children. Their daughter, a graduate with an MBA from A & M, is employed by HP, as a business manager. She currently resides with her parents. Their son and his wife live in Austin.

Both Gloria and Ben retired earlier this year. She was in the health care field for 37 years and worked most recently as a clinical manager and dietician at UT Medical School. Ben is an engineer also worked in his field for 37 years as a consultant for several firms. He was employed by Dow Chemical at retirement.

Gloria said they picked their home not only for the house itself but for the well manicured landscaping in the front and back yards. She said she knew this was the one at first sight. Working in the yard brings her joy and after a neighbor told her that we get Monarch butterflies here, she went to the Museum of Natural Science to learn more about them. The back yard has plantings to attract butterflies such as milkweed plants.

The front yard has caladiums (first thing you notice because of the bright red centers of the leaves), lantana, nandina, Mexican heather, Katie ruella, azaleas, foxtail fern, hostas, dusty miller, crotons and periwinkles.

HOA ANNUAL MEETING

Thursday, October 22, 2015.

Watch for Proxy in October WillowTalk.

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 – WCA.....	281-368-8397
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

Beautification Committee	
Jennifer Y'Barbo	jhybarbo@subhou.com
Homeowners Association	281-497-4320
Graham Mgmt - Tracy Graham	
.....	grahammanagement@sbcglobal.net
Clubhouse/Reservations	
Adrienne DelGiorno	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	
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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.

NEWSLETTER ARTICLE SUBMISSION

Newsletter Article submission Deadline is 3rd of each month. Please give a 2 month advance notice.



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- Slate Field Dr. - Hartman Family
- State Walk Circle - Sunda Family
- Tarrant Ct. - Cotton Family
- Therrell Dr. - Hiroshigo Family
- Therrell Dr. - Ornelas Family
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NEW SOCCER FIELD COORDINATOR NAMED

At the July Quarterly HOA Meeting, resident Jay Guarino graciously volunteered to become the new Soccer Field Coordinator for the many activities carried out on the field. If a resident wishes to reserve the field for an activity (soccer, football, etc.), reservations may be made by contacting Jay by email at: jvguarino@hotmail.com. He will take applications, coordinate with the board when needed and keep a calendar of properly booked events. There have been reports of residents from other subdivisions using the field. Jay's records will be the prevailing rule. If someone has properly scheduled an event and your group has not scheduled a reservation, your group will be asked to leave.

Below is a list of Rules and Reservations made by the HOA and originally published in the May 2013 issue of WillowTalk.

- Groups or organizations with salaried employees will be charged \$50 per hour for use.
- Charitable organizations and other groups with non-salaried volunteers with at least 60% of participants being Willowbridge/Stonebridge residents will be allowed to use the field at No Charge for seasonal reoccurring events, on a case by case basis.
- Other single use events by residents may require approval by the HOA board on a case by case basis.
- The field will still be available for resident's birthday parties by reservation.
- Participants in any activities scheduled on the field must clean up all trash, water and juice bottles/containers, etc. following use. Non-compliance will result in denial of use of the field in the future.
- Organized teams must complete an application and list a team roster with names and addresses of participants.
- Event organizers will be required to bring their approved request to events.
- Teams must share the field if (if space allows) if another team requests the same date, time, etc.

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WBHOA PET POLICY

(Adopted October 25, 2001)

A number of residents have voiced their concern regarding what appears to be a growing number of residents who are allowing their pets to roam unleashed throughout the neighborhood and also allowing their pets, unleashed AND leashed, to soil yards other than their own. The discussion was not confined to dogs, but included multiple complaints regarding cats. Please be reminded of the following HOA rules and regulations governing pets in the Willowbridge/Stonebridge community by reviewing the following excerpt from our amended WHOA Covenants, Conditions and Regulations.

ANIMAL RULES AND REGULATIONS

(1) Loose Dogs. The City of Houston and the Association have a leash law. ALL DOGS MUST BE LEASHED AT ALL TIMES WHEN IN THE COMMON AREAS OR MUST BE KEPT WITHIN THE CONFINES OF THE DOG OWNER'S FENCED YARD. THERE ARE NO EXCEPTIONS. THE ANIMAL CONTROL AUTHORITIES WILL BE NOTIFIED OF UNLEASHED DOGS WITHOUT WARNING OR NOTICE TO THE OWNER OF THE DOG.

(2) Pet Maintenance. Excessive noise, unsanitary conditions, offensive odors, or disruptive pet behavior will not be permitted. Pets are not to be bathed outside in the common areas. All animal waste should be promptly removed and no dogs may be permitted to soil any area within the Subdivision not within the confines of the dog owner's fenced yard without the owner of the dog being prepared to remove the waste at the time of the occurrence. (To be prepared to remove the waste, a "pooper scooper" or other device and a bag to seal and dispose of such waste must be carried.) Pets are not permitted in the Subdivision's community swimming pool(s).

(3) Type and Number of Pets. No animal, except household pets, shall be kept or housed within the Subdivision. Such pets may not be bred for any commercial purpose. No more than a total of three (3) cats or three (3) dogs or a combination thereof to total three (3) (except for newborn offspring, of such household pets which are under nine months old) and a reasonable number of other household pets (such as fish and birds) per lot is allowed. No savage or dangerous animals shall be kept or housed within the Subdivision. Pets which have a history of harming other pets or residents in the Subdivision are not allowed in the common areas and must be kept within the confines of the pet owner's home or fenced yard.

(4) Indemnification. Any resident who causes an animal to be brought or kept within the Subdivision shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal within the Subdivision. The pet owner shall be responsible for repairs of any and all damage or loss resulting from the acts of his or her animal while kept within the Subdivision.

(5) Handicap Accommodation. The above rules do not apply to pets reasonably required as aids to accommodate handicap persons.

3. ENFORCEMENT. Please remember that the Association has the authority under the Declaration and Texas law to enforce these rules

and regulations. The Board reserves the right to take any authorized action against any owner or resident that is in violation of these rules and regulations. These measures may include, but are not necessarily limited to filing a lawsuit against the owner or resident for injunctive relief, as well as damages and statutory fines. Additionally, the Board reserves the right to charge a fine as provided in these rules and regulations after complying with the notice provisions set forth herein. Obviously, the Board does not desire to engage in the expense and aggravation which litigation entails; however, if an owner or resident chooses to not adhere to these rules and regulations, the Board will enforce this policy. Please comply with this rules and regulations and any unnecessary problems can be avoided.

4. NOTICES, FINES AND PET REMOVAL. Upon notice of a violation of these rules and regulations, the Association will, through its managing agent, forward written notice thereof to the owner in violation. If a violation is committed by a tenant or guest of an owner or the guest of a tenant, written notice shall also be forwarded to the tenant. All notices of violation shall be forwarded to the appropriate owner at the most current mailing address provided to the Association by such owner. Notice to the tenant will be sent to the lot. The Association, through the Board, reserves the right to levy fines (without waiving the Association's right to pursue damages, injunctive relief or statutory penalties) against an owner for violating any of the terms and conditions of these rules by the owner or the owner's children, family, employees, agents, invitees, servants, renters and any other individuals the owner may allow within the Subdivision. Prior to levying any such fines or charging the owner for property damage or requiring the removal of the animal from the Subdivision, the Association will give such owner notice which (i) describes the violation or property damage and states the amount of the proposed fine or damage charge; (ii) states not later than the fifteenth (15th) day after the date of the notice, the owner may request to be heard by the Board, orally or in writing, not less than five (5) days before the effective date of the proposed action; and (iii) allows the owner a reasonable time, by a specified date, to cure the violation and avoid the fine and the proposed action unless the owner has been given notice and a reasonable opportunity to cure a similar violation within the preceding twelve (12) months. The amount of the fine to be levied is \$100.00 for each violation. If the violation continues to exist after the time stated in the notice to remove the violation (as evidenced by additional complaints from owners in the Subdivision), an additional fine of \$100.00 per month shall be levied if the violation continues.

These rules and regulations are specific to our community. Additionally, Harris County has laws governing pet ownership and responsibility. These laws can be found at the following websites. Please note that cats are subject to many of the same laws as dogs, more specifically, leash laws.

http://www.hcphes.org/vph/Animal_Laws/index.html

http://www.hcphes.org/vph/Animal_Laws/AnimalRegulations/index.html#SECTION_4._RESTRAINT_AND_IMPOUNDMENT

As always, please be a responsible pet owner who remains considerate of the community and the neighbors around you.

Willowbridge - Stonebridge

DUCK DIE-NASTY

An article with this title was originally planned to be published over a year ago when a duck was hit and killed by an automobile at West Rd. and Willowbridge Park Blvd. That article never came to fruition; however, several residents attending board meetings have noted that residents continue to feed the ducks on their sidewalks and they have almost hit them as they crossed the street.

At the July WHCMUD 11 meeting, it was noted that the ducks have again overrun Waller Park (estimated over 100 currently residing there). Yes, they are cute (especially the babies) and yes some are federally protected (but very, very few). Residents have always had a love/hate relationship with them (especially if they live around the lake). They make really big and stinky poopy messes that carry germs. Recently as I traveled down Wheatland, while stopped at the stop sign at Dallam Ln., a mother duck entered Wheatland from the sidewalk and stopped in the middle of the street and waited for the ducklings to cross to the other side! After her, a second mother did the same thing. All they needed was a red stop sign of their own to be crossing guards.

As owners and maintainers of Waller Park, the MUD is in the process of cleaning the tables and chairs which are used for roosting at night.

They will also be contacting a company to relocate a lot of the ducks in the near future. It's hard to control them or even know who they actually belong to because they tend to fly back and forth between Willow Lake, retention ponds in the area and us. If you find duck eggs in your yard, please do not let the ducks incubate them (sit on). They may be eaten (tasty, but a very rich, strong flavor) or thrown into the pond for the turtles. Experts agree that this is the best form of birth control. **At the meeting the MUD requested that all residents be asked to please not feed the DUCKS!**



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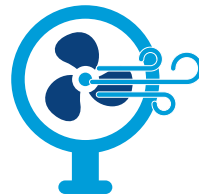


COOL OVER PRESSURE

Wrap a damp cloth around your wrists, neck and feet. Keeping these pressure point areas cool actually brings your overall body temperature down!

SUMMER BREEZE

Make yourself feel fine by adding ice to a large tub and using a standing fan to create your own personal A/C. This method is much more cost effective.



BEDTIME CHILLS

Try using a damp (not soaking wet) sheet as your primary blanket. This technique was used by ancient Egyptians as a night-time cooling technique.

ICE, ICE BABY!

By freezing your bottled water, you can instantly cool your body by holding it to your skin then, once it melts, hydrate yourself with the melted water!



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