



## Residents of Willowbridge HOA

### **\*\*NEW TRASH COLLECTION SCHEDULE\*\***

**Beginning Thursday - December 3rd**

**BEST TRASH will be your trash and recycling collection provider**

**TRASH COLLECTION WILL CHANGE TO MONDAY AND THURSDAY**

**RECYCLE WILL BE MONDAY**

**Please have trash and recycling out by 7:00 am**

On each regularly scheduled collection day, Best Trash will collect residential refuse in resident supplied containers between 30-50 gallons and weighing up to 40 pounds, located at the curbside within 3' of the street.

Trees, shrubs, brush trimmings and fencing must be bundled up to 40 pounds, in lengths no greater than 4 feet with no branch diameter exceeding 3 inches. The bundling is required to allow quick pickup and size limitations are required to avoid damaging the equipment in the crushing process.

Items excluded from normal collection are dirt, rocks, bricks, concrete, tires, batteries, motor oil, cooking oil, waste generated by a private contractor or any materials or items deemed hazardous materials. Please do not dispose of gasoline, motor oil, paints, cooking oil, or any other liquid items in a container that is not visible to Contractor personnel. If it results in spillage, that causes a stain, Best Trash is not responsible for the clean up. Best Trash will leave a tag explaining the reason for non-collected item(s).

Items such as appliances, furniture, carpet (up to 1 room, rolled up four feet wide and less than 40 pounds), will be picked up either

of your collection days. By Federal Law, refrigerators and freezers or any other items containing Freon must be drained of Freon and have an accompanying bill to validate such service was performed.

**RECYCLE:** Best Trash takes great pride in our recycling program and efforts. Ensuring the best recycle program for our customers takes time and effort on both sides. Please remove caps, liquids and food products from inside the containers. Please only use the recycle bins for recyclable materials, not as an extra trash container.

Best Trash will collect all paper products, all plastics, aluminum and tin cans, cardboard boxes, ALL COLORS GLASS that are placed within the provided recycling cart. If items exceed container capacity, please place them adjacent to the cart well marked as recycling materials.

Best Trash will provide each current residence with one 65 gallon recycling cart. Best Trash will replace any carts that are defective or otherwise become unusable due to normal wear and tear. Lost or stolen carts will be replaced at the residents expense for \$65.00 each.

**Holidays:** If your regular pick-up falls on a holiday (New Year's Day, Memorial Day, July 4th – Independence Day, Labor Day, Thanksgiving Day, and Christmas Day), the pick-up will be made on the next regular scheduled pick-up day. If your recycling day falls on a holiday it will be picked up the next week on your normal scheduled recycle day.

Contact Information: Best Trash, 17820 Madden Rd, Richmond, TX 77407 Ph: (281) 313-(BEST) or 281 313-2378

Web site: [www.best-trash.com](http://www.best-trash.com)

# 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 .....	713-334-8000
Graham Mgmt - Tracy Graham	
.....	grahammanagement@sbcglobal.net
Clubhouse/Reservations	
Adrienne DelGiorno .....	713-334-8000
Pool Parties/Tags	
Sweetwater Pool Co. ....	281-988-8480
Marquee Coordinator	
Barbara Lallinger.....	281-890-8464
Newsletter Coordinator	
Barbara Lallinger & Krystina Cotton	
.....	willowbridgenews@gmail.com
Security Coordinator	
Julie Dubros.....	281-794-9032
.....	martin@juliedubros.com
Soccer Field Coordinator.....	
Jay Guarino .....	jvguarino@hotmail.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

Brian Fisher .....	President
Jennifer Y'Barbo .....	Secretary
Leah Protz .....	Treasurer
Barbara Lallinger .....	Director
Rebecca Peters .....	Director

## HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt  
Tracy Graham ..... 713-334-8000 || E-Mail ..... | grahammanagement@sbcglobal.net |
Fax .....	713-334-5055
2825 Wilcrest Dr., #600 Houston, Tx. 77042	
*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](http://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.

## DECEMBER 3RD BEST TRASH WILL BE YOUR NEW TRASH & RECYCLE COLLECTION PROVIDER

**\*\*NEW TRASH AND RECYCLE COLLECTION SCHEDULE\*\***

**TRASH EVERY MONDAY AND THURSDAY  
RECYCLE EVERY MONDAY  
GREEN CART IS FOR RECYCLEABLES ONLY**



Look what Santa left under the tree!

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## MORE TRASH INFO

Background:

- \* Best Trash is family owned and operated
- \* Owners started first garbage hauling company, Texas Environmental Waste (TEW), 1998
- \* Sold TEW to WCA where they grew the residential collection routes to 200,000 + homes
- \* Left WCA after non-compete and employment agreement could not be met
- \* Started first Best Trash contract in November 2009
- \* Currently servicing over 90 districts /115,000+ homes
- \* In 17 years the May's have NEVER lost a contract due to service issues. Employees:

- \* All Best Trash employees are 100% full time employees w/ benefits
- \* We DO NOT use temp. workers, ONLY full time employees, same crew in your neighborhood every collection day
- \* Great service is directly related to our employees happiness: ~ paid full time day rate, regardless of actual hrs worked ~if help is needed on another route, crews are paid extra to help finish heavy route ~being treated well and feeling appreciated encourages the crew to work smart and hard Service provided:

- \* Always 3 men wearing Best Trash uniforms on each truck
- \* We have no limit to the amount of household garbage we will collect

- \* Heavy trash collection is available on BOTH collections days
- \* Special pickup for items not meeting requirements are available, coordinated between the resident and Best Trash

Equipment:

- \* 44 new trucks
- \* No fuel surcharges or environmental fees

Employees:

- \* All Best Trash employees are 100% full time employees w/ benefits
- \* We DO NOT use temp. workers, ONLY full time employees, same crew in your neighborhood every collection day encourages the crew to work smart and hard Service provided

- \* Always 3 men wearing Best Trash uniforms on each truck
- \* We have no limit to the amount of household garbage we will collect

- \* Heavy trash collection is available on BOTH collections days
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RECYCLABLES:

- \* ALL glass, clear and colored
- \* ALL plastics 1-7 (this does include Styrofoam and plastic "grocery" bags)
- \* ALL paper, if you can tear it, we will take it (includes cereal boxes, cardboard, milk cartons, etc) \* ALL aluminum and tin cans

Paper is defined as:

News Papers and inserts

Magazines

Junk Mail, envelopes, file folders

*(Continued on Page 4)*

# Willowbridge - Stonebridge

(Continued from Page 3)

Office white and colored, computer paper

Cereal and gift boxes

Phone books

Paper bags and wrapping paper

Milk cartons

Juice cartons

Wax coated boxes

Plastic is defined as: empty clean and loose

Glass - clear and colored

Aluminum cans

Aluminum foil

Aluminum foil plates & serving containers Plastic bottles, jars, tubs and buckets (such as soda, water, milk, juice, liquor, shampoo, detergent, condiments, salad dressing, yogurt, margarine, pet food, etc)

Plastic grocery bags

Styrofoam (containers & packaging)

Metal food cans (tin & steel)

Metal food can lids Metal pots and pans

## The Annual HOA Meeting Recap

The Annual HOA meeting was held on Thursday October ,22nd in the clubhouse. There were approximately 50 residents that attended. The main points discussed at the meeting were:

- 1) Leah Protz was appointed to the board as George Schaudel stepped down
- 2) New Signage at entrance and clubhouse
- 3) New Landscaping Company ( Monarch)
- 4) New Trash Company to start Dec. 1st ( Best Trash)
- 5) Trash cans and tables under the pavilion
- 6) Working on new lights at the signs
- 7) New soccer goals
- 8) Changing out the lights and fans at the clubhouse soon
- 9) Our local sheriff deputies spoke to us about how crime is down in the last 12 months. He said that response time to a level 1 priority call is less than 1 minute and non-priority calls not much longer.
- 10) The budget was voted on and approved

Overall as a new homeowner and new to the neighborhood, I found the meeting to be very informative and helpful in getting to know things in the community.

Lastly our HOA dues letters have been issued. All payments are due on January 1, 2016. Any payment received after February 1, 2016 will be late and a fee will be added.



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**Commercial/Residential**

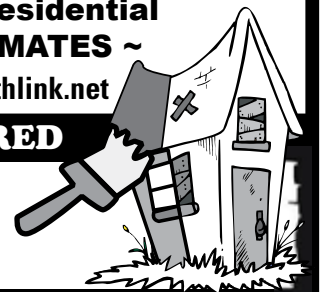
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# 2016 WB HOA BUDGET

MAJOR CATERGORIES	2015 BUDGET	2015 YTD	2016 PROPOSED
Homeowner Dues (per Household)	\$572.00	\$572.00	\$572.00
Trash/Recycling Service	\$176,200.00	\$110,653.00	\$151,335.00
Street Lights/Power/Water/Phone	\$53,500.00	\$49,761.00	\$60,440.00
Landscaping/Sprinkler/Maintenance	\$52,832.00	\$34,728.00	\$85,500.00
Pool	\$50,000.00	\$37,111.00	\$50,000.00
Administrative	\$35,125.00	\$28,438.00	\$34,125.00
Web/Supplies/Postage/Copies/Misc/Taxes	\$18,682.00	\$22,466.00	\$16,502.00
Legal/Accounting/Audits	\$16,080.00	\$8,117.00	\$14,000.00
Insurance	\$15,000.00	\$11,543.00	\$15,450.00
Clubhouse/Tennis Courts/Playground	\$10,750.00	\$14,020.00	\$13,250.00
Community Events/YOM	\$8,000.00	\$1,336.00	\$8,000.00
Patrol Service	\$1,000.00	\$0.00	\$1,000.00
<b>TOTAL OPERATING EXPENSES</b>			
Capital Reserve Funding	\$35,421.00	\$0.00	\$28,913.00
<b>TOTAL OPERATING AND RESERVE</b>	<b>\$472,590.00</b>	<b>\$318,173.00</b>	<b>\$478,515.00</b>

*If you would like to see the whole Financial Report distributed at the Annual Meeting, please call Graham Management at (281) 497-4320*



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# Willowbridge - Stonebridge

## 10 tricks to make your life easier and your home ready for the holidays

1) Drop your phone in water? Quick- stick it in a jar of rice. You may be able to absorb the moisture before it does damage. First, power the phone off. If you can, remove the battery and towel it and the phone dry. Fill a jar with regular dry, uncooked rice and leave it for up to 2 days.

2) Stainless steel appliances grimey from years of buildup- use Cream of Tartar. Take a teaspoon of Cream of Tartar and a few drops of water to make a paste. Use a small amount with a dishrag, and the grease and grime will come off easily.

3) Love your pets like family, but hate all the pet hair collecting along the baseboards? No problem, just take dryer sheets and rub them along the baseboards to get rid of pet hair for up to 3 days, so it's perfect before holiday parties and get together.

4) If pet hair on your carpets is the problem, don't grab the vacuum first. Get your squeegee from the garage and run it over the carpet and just stand back and watch all the pet hair come up. Then grab the vacuum.

5) Is there greasy buildup on your cabinets, and you're about to host a holiday party. Don't panic. Simply combine 1 tablespoon of cooking oil with 2 tablespoons of baking soda and those cabinets with shine.

6) Do you enjoy your favorite lasagna or casserole this time of year, but hate the cleanup of your glass baking dishes. The solution is a ball of aluminum foil and a tiny bit of dish soap to get all the food residue up before putting in the dishwasher.

7) Enjoy making soups, sauces or frozen beverages, but don't have room in the dishwasher for your blender. All you need to do it fill it half way, put ¼ teaspoon of dish soap and turn the blender on medium then high for 1 minute. It leaves is clean and residue free every time

8) Oh, you broke a glass right before company shows up and you can't see every little shard on the floor or carpet. Take a piece of sandwich bread and push down on the area. You'll be amazed how much glass it picks up.

9) Are your TVs and computer screens full of dust? DON'T use any cleaning sprays. Simply get a coffee filter open it up and rub over the surface. You can't imagine how much dust was once there.

10) With every holiday party comes leftovers, and sometimes your fridge suffers. To absorb smells and odors from your fridge, don't use an open box of baking soda, get your newspaper and put it in overnight. You won't believe the difference in the morning.

## The Recipe Box: Pumpkin Gingerbread Trifle

This dessert is great for a crowd or party, easy to make, can be made days ahead, and a super delicious addition to any holiday.

### Ingredients

- 2(14-ounce) packages gingerbread mix
- 1(5.1- ounce) box cook-and-serve vanilla pudding mix
- 1(30-ounce) can pumpkin pie filling
- ½ cup packed brown sugar
- 1/3 teaspoon ground cardamom or cinnamon
- 1(12-ounce) container frozen whipped topping
- ½ cups gingersnaps, optional

### Directions

Bake the gingerbread according to the package directions: cool completely. Meanwhile, prepare the pudding and set aside to cool. Stir the pumpkin pie filling, sugar, and cardamom into the pudding. Crumble 1 batch of gingerbread into the bottom of a large pretty bowl. Pour ½ of the pudding mixture over the gingerbread, then add a layer of whipped topping. Repeat with the remaining gingerbread, pudding and whipped topping. Sprinkle the top with crushed gingersnaps, if desired. Refrigerate overnight. Trifle can be layered in a punch bowl.

*Recipe courtesy of Paula Deen via [www.foodnetwork.com](http://www.foodnetwork.com)*

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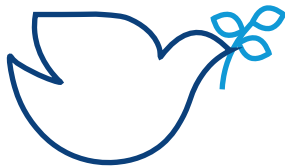
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