



PARKING VIOLATIONS and TEXAS STATE LAWS

By Barbara Lallinger

Reprinted with Changes from January 2015

In April the HOA Board of Directors received numerous complaints from residents regarding excess traffic and illegal parking at an estate sale held in the neighborhood. Many long-time traffic laws are forgotten and not addressed unless they become nuisance or safety issues. These complaints were justified in that violations/laws were relevant to the 15, 20 and 30 foot laws listed in this article. In addition, this happened on the "blindest" curve in Willowbridge. State Law also dictates that drivers must have a clear sight of vision on curves. These laws can apply to a street that intersects with another street forming a T and they apply not only to the street, but also the street that it intersects into, forming the top of the T. This has been a subject covered in several issues, and one that continues to be a problem in the neighborhood. As noted in the December issue in the article titled "Annual Homeowner's Meeting Report", Al Sterlex, a CFVFD member and a Willowbridge resident made a presentation on obstructions in traffic flow, endangering pedestrians and property. A few days before the meeting, CFVFD brought a large fire truck into the neighborhood to see if it could navigate our streets when cars were parked on each side of the street. It couldn't. One example used was turning left onto Bexar Drive from Willowbridge Park Blvd. Following are some of Al's observations presented to those in attendance at the annual meeting. Even though the legal parking distance from a crosswalk is 20':

1. Turning left onto Bexar Dr., requires 46' from the crosswalk with NO OBSTRUCTIONS on the south curb.

2. Turning right onto Bexar Dr., requires 38' from the crosswalk with NO OBSTRUCTIONS on the north curb.

Vehicles parked across the street from each other (less than a vehicle length apart), completely obstructs passage of an emergency fire response vehicle. It is especially critical on a curve.

The civil liability to the HOA and to the vehicle owners who obstruct the passage of an emergency vehicle will be substantial

if a delayed response time results in excessive property damage or delayed patient care.

Al's suggested actions were:

1. Notify residents and property owners of consequences of illegally parked vehicles with regular reminders in the newsletter.

2. Notify property owners of potential criminal and civil consequences of obstructing traffic flow of emergency vehicles by parking vehicles across the street from other vehicles less than a car length away.

3. Direct law enforcement security contractors to immediately begin and continue to enforce the Texas Transportation Code, Chapter 545, and be prepared to cite vehicle owners who violate Texas Penal Code 42.03 when parking of vehicles renders a street impassable or renders passage unreasonably inconvenient or hazardous. (Note: The HOA may not direct the law enforcement officers to go out and write citations; however, two of the officers that regularly patrol our neighborhood were in attendance, taking note of resident's displeasure with these violations and citations for violations were increased the next day).

4. Direct the management company to notify property owners who consistently park vehicles in such a manner as to restrict the traffic on streets to one lane, of the potential criminal and civil liability of such parking as well as the inconvenience caused to their neighbors.

As part of the presentation he also cited parts of the Texas Transportation Code, Chapter 545.302 STOPPING, STANDING OR PARKING PROHIBITED IN CERTAIN PLACES. (b) An operator may not, except momentarily to pick up or discharge a passenger, stand or park an occupied or unoccupied vehicle:

- (1) in front of a public or private driveway;
- (2) within 15 feet of a fire hydrant;

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Willowbridge - Stonebridge

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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	
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Advertising.....	advertising@PEELinc.com, 888-687-6444
Poison Control Center	800-222-1222
AT&T - Repair	800-246-8464
Billing	800-585-7928
Best Trash.....	281-313-2378
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	
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Clubhouse/Reservations	
Adrienne DelGiorno	713-334-8000
Pool Parties/Tags	
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Marquee Coordinator	
Barbara Lallinger.....	281-890-8464
Newsletter Coordinator	
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Nominate your favorite at: willowbridgehoa.com or Contact	
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Lost Pet Coordinator	
Sonia Moore	msrco@aol.com, 281-955-8068
Welcoming Committee	
Gracie Galvan	281-732-0009
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BOARD OF DIRECTORS

Brian Fisher	President
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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.
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.

(Continued from Cover)

(3) within 20 feet of a crosswalk at an intersection;

(4) within 30 feet on the approach to a flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway.

Sec. 545.303 ADDITIONAL PARKING VIOLATIONS. An operator who stops or parks on a two-way roadway shall do so with the right-hand wheels of the vehicle parallel to and within 18 inches of the right-hand curb or edge of the roadway.

(This means you have to park in the direction of traffic.) For purposes of these sections, "obstruct" means to render impassable or to render passage unreasonably inconvenient or hazardous.

Following is the repeat of the rest of the article previously published under PARKING VIOLATIONS and TEXAS STATE LAW. Many residents are not aware that seemingly simple things we do each day are against the law. State Law prohibits the following:

- Blocking Driveways
- Parking too close to Intersections
- Parking too close to Corners
- Blocking Fire Hydrants
- Parking in Fire Lanes

Blocking Driveways

When a vehicle is parked, blocking a driveway, it creates an inconvenience for the homeowners attempting to leave/enter their driveway.

Blocking Sidewalks

If a vehicle is parked, blocking a sidewalk, it becomes difficult for pedestrians, bicycles, children, strollers and wheelchairs to pass safely. Blocking the sidewalk can result in forcing these people to enter the street causing unsafe conditions. This includes parking a motorcycle on the sidewalk!

Blocking a Fire Hydrant

This is one of the most common violations. When a vehicle is parked blocking a fire hydrant or fire lane, it creates problems for emergency vehicles and hinders their ability to do their job safely and effectively. No vehicles may be parked within 15 feet of a fire hydrant.

Parking Next to Curbs and Oncoming Traffic

Vehicles can't be parked more than 18 inches away from the curb and must be parallel to curb and parked in the same direction of traffic flow. This means that the vehicle must follow the curb and can't pull in or back in straight on the curb. This is a serious problem on many streets with cul-de-sacs.

48 Hour Parking


Vehicles can't be parked on any residential street for more than 48 consecutive hours.

Parking too Close to an Intersection/Crosswalk


Vehicles can't park within 30 feet of a stop sign or 20 feet of a crosswalk.

Failing to obey these laws can result in the issuance of a traffic citation. Please remember that it is your responsibility to ensure that these rules are also followed by your guests and any other visitor's vehicles attending any type of event/function at your residence!

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Willowbridge - Stonebridge

SEE THE MARQUEE "TAKE A WALK ON THE WILD SIDE"

And while you're at it check out the monthly newsletter, WillowTalk, and newly updated Willowbridge Website. HOA Director, Rebecca Peters has spent many hours updating and bringing the website into the 21st Century. These three media outlets are the officially designated notification sites for what's happening in the neighborhood. Due to the time requirements for submitted articles to the newsletter, residents will normally see things on the marquee first. Many of our residents use the Wheatland and Stone Villa entrances and never see the marquee. Please take a walk on the "wild side" and enter at Willowbridge Park Blvd. once weekly to check for new postings.

The Board is currently researching and developing a mass communication system for the neighborhood, possibly similar to, but upgraded from the Block Captain system. The Texas Property Code was recently amended and is very specific as to how this process has to happen. Stay tuned!



GARAGE SALES APPROVED!

At the quarterly Board of Director's Meeting held April 28, the Board voted to allow two (2) one (1) day community garage sales each year in April and October, beginning October 2016. Please watch for date to be announced in WillowTalk, on the Willowbridge Website and on the Marquee located near the main entrance on Willowbridge Park Blvd.



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HONEY BEE SWARMS

Honey bees are beneficial by producing honey, wax and pollinating crops. With warmer temperatures, honey bees are becoming more active and may soon begin to swarm.

Honey bee swarms look like a large clump of bees clustered together. The swarm may stay in a location from a few hours to a week. Swarms are produced as a part of the colony's reproductive process. An established colony produces a new queen, causing the old queen and half the worker bees to leave the colony to search for a new nesting location. Swarming honey bees are usually gentle and unlikely to sting. Swarms are not protecting their home, food or offspring. Scout bees are sent out from the swarm to search for a nesting site. Colonies produce comb and honey and are defensive. Bees from a colony are more likely to sting as they are guarding their home, food and offspring.

Sometimes, honey bee colonies can be found in wall voids, chimneys, attics or sheds. If bees are in a wall void, DO NOT block their entrance; this makes them search for another way to exit and could lead bees into the structure. To keep bees from entering a home, seal any holes found in walls where pipes enter the home, cracks in window framing, knotholes, weep holes, or cracks between

wood and brick junctures.

While many enjoy having honey bees around, some people are severely allergic to their venom. This, along with other situations, such as bees located near sensitive areas (such as playgrounds) may require removal or even extermination of the bees.

People should NOT try remove or exterminate bees on their own. Beekeepers and pest control companies have equipment to carry out these jobs in a safe manner. The city or county does not provide bee removal services.

Article from Wizzie Brown, Texas AgriLife Extension



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I SCREAM, YOU SCREAM, WE ALL SCREAM FOR homemade ice cream

Ingredients

2 cups half-and-half
1 cup whipping cream
1 cup minus 2 tablespoons sugar
2 tablespoons peach preserves (not jelly)
1 vanilla bean, split and scraped

Recipe courtesy of Alton Brown

Directions

Combine all ingredients (including the bean and its pulp) in a large saucepan and place over medium heat. Attach a frying or candy thermometer to inside of pan. (see note below) Stirring occasionally, bring the mixture to 170 degrees F. Remove from heat and allow to cool slightly. Remove the hull of the vanilla bean, pour mixture into lidded container and refrigerate mixture overnight to mellow flavors and texture.

In the morning add the cooled mixture to your ice cream machine and follow manufacturers instructions. The mixture will not freeze hard in the machine. Once the volume has increased by 1/2 to 3/4 times, and reached a soft serve consistency, spoon the mixture back into a lidded container and harden in the freezer at least 1 hour before serving.

NOTE: If you do not have a thermometer, bring the mixture just barely to a simmer. As soon as you see a bubble hit the surface, remove it from the heat. Do not let it boil.

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