



## WHY OUR HOA ASSESSMENT INCREASED FOR 2017

Many Homeowners (HOs) that didn't attend the Annual Meeting October 13 have asked why our HOA Assessments increased for the coming year. There were questions and explanations at the meeting, but no verbalizations regarding this board decision, after then Board President, Brian Fisher explained our Budget and Expenses to run an HOA. Many HOs do not understand that our HOA is a Business and a Corporation (non-profit).

A little background might help. First, HOAs may legally increase dues up to 10% each year (just like HCAD can if you do not protest your/ their appraisal EACH year). Our increases since 1998 (\$500) were:

2001 \$520 (increase of 4.0%) = \$20

2009 \$572 (increase of 10.0) = \$52

2017 \$615 (increase of 7.6%) = \$43

We've gone for 7 years WITHOUT AN INCREASE!!! One reason for that is the large increase for 2009 which was directly attributable to Hurricane Ike and the damage to our neighborhood's community property (see December WillowTalk, page 3, 2017 Annual HOA Meeting Report. The Annual Budget is the lifeblood of an HOA'S existence along with the numerous VOLUNTEER hours amassed by the Board. Without these two things our neighborhood would be a shambles (no trash pick up; no amenities such as swimming pool, clubhouse, tennis court, soccer field, etc.; no streetlights burning; overgrown lawns; cars on blocks in driveways and yards; and a home to your left painted an eggplant purple and the one to your right bordering on a shade of Grey Poupon Mustard, not to mention the one across the street that has added a 10 foot fence made from beer cans. You may laugh, but without our HOA infrastructure (including ARC/ACC and management company) in place...it could happen. Our neighborhood continues to increase in value while some not so far away have decreased. Take a drive through some of these. Would

you rather live in some of them and not pay an additional \$43 a year in assessments (which equates to \$3.58 more a month)? Oh, and don't forget, forecasters say we're overdue for a big hurricane! This could prompt a one time Special Assessment as allowed by our by-laws. While reviewing this budget from the December WillowTalk, please pay particular attention to the Capital Reserve number of \$42,153 (for 2017) which is where the number appears each year for the amount that is put aside (reserved) to fund all of these projects. Yes, the 2009 increase and the MUD taking over the Security (our largest expense item) and Waller Park, allowed us to build up a nice reserve over the years, but the expenses for improvements and added amenities (precipitating new upkeep/maintenance expenses) have brought that balance down, necessitating an increase in the 2017 assessment to continue keeping our neighborhood looking nice and up-to-date.

Below is a breakdown of HOA Expenses for 2013 - 2016 as provided by Graham Management, followed by an expanded explanation\* of several of them. Also, please note that the 2017 Budget expense of \$33,512 total for Other Expense should be \$34,512. The \$1,000 difference is what we budget for additional patrol services each year since the MUD took over Security several years ago and was accidentally not added in to the total.

### Administrative:

- Annual Audit & Tax Return - \$10,822
- Homeowner Welcome Packets - \$3,575
- Reserve Study - \$1,600

### Community Events: \$24,911

- Holiday Decorations & Santa Visit
- National Night Out
- Annual Festivals

### Contractual Obligations:

*(Continued on Page 3)*

## HOA QUARTERLY MEETING JANUARY 26, 2017

# 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  
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@gmail.com  
Homeowners Association ..... 713-334-8000  
Graham Mgmt - Tracy Graham

..... grahammanagement@sbcglobal.net  
Clubhouse/Reservations

Adrienne DelGiorno ..... 713-334-8000  
Pool Parties/Tags

Graham Management ..... 713-334-8000  
Marquee Coordinator

Barbara Lallinger..... blallinger@hotmail.com  
Newsletter Coordinator

Barbara Lallinger & Krystina Cotton  
..... willowbridgenews@gmail.com

Soccer Field Coordinator  
Jay Guarino ..... jvguarino@hotmail.com

Website Coordinator  
..... willowbridgehoa@live.com

Yard of the Month Committee  
Nominate your favorite at: willowbridgehoa.com or Contact  
Jennifer Y'Barbo .....jhybarbo@gmail.com

Lost Pet Coordinator  
Sonia Moore ..... msrco@aol.com, 281-955-8068

Welcoming Committee  
Gracie Galvan ..... 281-732-0009  
..... galvangracie@hotmail.com

Tennis Coordinator  
Cory Fein..... coryfein@yahoo.com

## BOARD OF DIRECTORS

Jennifer Y'Barbo ..... President  
Barbara Lallinger ..... Secretary  
Ryan Lovell ..... Treasurer  
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:  
By Phone: During normal business hours (7 am – 7 pm)  
• Call (713) 207-2222  
• Give the Customer Service Representative the 6 digit pole  
number (located approximately 6 feet up the pole), the street  
name and closest address.  
• Online (anytime): centerpointenergy.com

## NEWSLETTER ARTICLE SUBMISSION

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

(Continued from Cover)

- Trash Collection - \$522,545
- Landscaping Service - \$154,481
- Swimming Pool Maintenance - \$138,903
- Janitorial Service - \$5,935
- Pest Control, Termite Treatment, Mosquito Spraying,

Ant & Sewer Roach **Control:** \$11,766

- Management Service - \$132,648
- Electric & Street Lights - \$183,702
- Telephone - \$2,897
- Water & Sewer - \$59,143
- Insurance - \$57,325

#### Common Area Maintenance:

- Installed New Flags - \$1,317
- Repaired Signage
- Newly Landscaped Beds & Updated Landscaping -

\$25,237

- Landscape Lighting & Irrigation Repairs - \$5,895
- Tree Trimming Pruning - \$12,661
- Force Mow Enforcement - \$905
- Repaired Bridge - \$1548
- Common Area Light Repairs and Photo Cell Installation
- New Lamps - \$8,810
- Powerwash Monument Sign - \$450
- New Monument Signage and Lighting - \$17,390

#### Clubhouse:

- New Signage
- New Windows
- New Bathroom Renovation, including New Toilets - \$266
- Repaired Columns and Siding, Fresh Paint
- New Trash Enclosures - \$1,800
- Powerwash Annually
- New Ceiling Fans and Lights - \$935
- Building Electrical Repairs - \$2,153
- New Parking Lot Stops - \$436
- New Vacuum Cleaner & Blinds
- GFCI Plugs Installed - \$400
- Installation of New Tile, Exit Signage, and Water

Fountains

- New HVAC System, Water Heater, and Refrigerator -

\$8,252

#### Swimming Pool:

- Installation of New Pool Fencing - \$800
- New Racing Lanes - \$3,840
- New Pool Motor, Pump, Filter, and Drains - \$2,789
- New Lifeguard Stand & Pool Furniture - \$904
- Pool Canopy Repair - \$865
- Pool Canopy Fans - \$957
- Resurfaced Pools - \$2,000
- Pool Room and Pump Room Repairs - \$37,926
- Replace Perimeter Iron Fence - \$8,250

#### Pavilion:

- Removal of Basketball Court - \$718

- Clean Concrete & Installed New Pavilion
- Powerwash Annually

#### Park:

- Playground Equip. Repair - \$23,063
- Repaired Shade Structure - \$615
- Installation of two Trash Cans - \$2,907
- New Playground Equipment
- Installed Kiddie Mulch on Playgrounds - \$9,800
- Installed New Soccer Goals - \$2,941
- Installed Crushed Granite Trail - \$450
- New Tables - \$3,900

#### Tennis Court:

- Paint and Repaired Tennis Court Lights
  - Installed New Timers on the Lights - \$1,296
  - Installed New Windscreens and Nets - \$3,963
1. \*Community Area Maintenance - Clean concrete and install new pavilion (includes construction of new pavilion \$46,125 in 2014 should be put under Pavilion)
  2. Common Area Maintenance - Powerwash Monument \$450 (2014 and 2016) New Monument (2015)
  3. Clubhouse - New windows (not new windows, cleaning only)
  4. Swimming Pool - Pool room and pump room repairs (total renovation of pool in 2014 included in this figure)



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# Willowbridge - Stonebridge

## DISPOS – ALL?

*By: Jason Spencer, Owner, Plumbing by JRS*

Let's talk garbage disposals. Most people either have one and use the heck out of it or they have one and never use it. The garbage disposal is probably the most misunderstood out of all the appliances in a person's home. If you've had issues then you're now well aware of what I'm talking about.

I'm a plumber and I get at least 1 call a week about a garbage disposal not draining. This costs the homeowner \$165 and each time the repair could have been prevented by following a few simple rules. Sometimes there are major consequences from misusing a garbage disposal, such as the case recently. The homeowner kept putting egg shells in the disposal (a huge NO, NO!!) and they finally built up enough in the pipes to cause 2 bathrooms and the kitchen to get stopped up. When they flushed, all of the waste water would come up in the shower and spill over the threshold onto the floor. All due to eggshells!

Things to never put in a garbage disposal:

- egg shells
- coffee grounds
- pasta/noodles
- rice
- beans
- anything stringy such as celery
- large peelings and rinds (cut them into smaller pieces)
- fibrous or starchy items (fibers get tangled, and starches get thick)
- coffee filters
- fruit pits and hard seeds (from things like avocados or peaches)
- onion skins (unless you're especially careful to completely remove the thin membranes of each, which can wrap around the shredder ring)
- hard shells from shrimp, crabs and other shellfish
- unpopped popcorn kernels
- hard bones
- glass, screws or nails
- utensils (metal or plastic)
- cigarette butts, bottle caps, paper, plastic or other trash
- fabric, string, rags or sponges
- plant or flower clippings
- children's toys
- hair

The following items should be put in the disposal only in minimal increments, preferably cut into small pieces, or not at all:

- banana peels
- potato peelings
- corn husks or corn cobs
- artichokes

I know you're thinking...why have one, right? I'm a plumber and that's why I don't have one. The most common models are the 1/2 and 3/4 horsepower. If I were to have a disposal it would be a 1 horsepower model because it can handle harder items like bones

and rinds but still none of the other items.

Egg shells will be ground up into fine gravel like particles that settle in the pipe and build up to form a screen, catching waste until you eventually have a real problem that \$165 isn't going to solve. I've had to bust up slabs and dig tunnels under houses due to egg shells (homeowner was a bodybuilder and ate 2 dozen a day!).

All of that pasta, rice and beans continues to swell when they come in contact with water, no matter how much you cook them. Once in the pipes, the waste begins to swell and block the drains.

Never put grease in the disposal. People think that as long as they run hot water behind it that it's ok. Well when the grease hits the cold water that's in your pipes 15 feet away from your kitchen it solidifies, acting as a sticky trap for other waste and build up from thereon.

Never run hot water in the disposal! Always turn on the COLD water when using the disposal and let it continue to run for 30-60 seconds after you've emptied the waste and it disappears. Cold water helps cool the motor and mechanical parts that heat up when the disposal is under a load. Using only cold water will prolong the life of your disposal by preventing overheating of electrical components and motor.

Have you ever turned on a disposal and it smelled like a corpse was in there? There probably wasn't, it just needed a good cleaning. You can do this by:

1. Wiping the rubber drain baffle (located where you put the waste – preventing things from falling in the disposal) on the top and underside with some cleaning solution.
2. Clean the blades with ice. Just put some cubes in there and let it whirl. You can also make lemon juice or citrus ice cubes for a fresh smelling cleaner.
3. You may use small lemon peelings or lime peelings as well.

### TROUBLESHOOTING

This area is simple and is limited to a couple of things. Most people fall victim to replacing their disposal when really all they needed to do was perform one of these small steps:

- If you flip the switch on and you don't hear anything at all, just total silence, and your disposal will not work - get a mirror and look at the bottom side of the disposal. There is a red reset button that you can push. Usually this will restore power to the motor.

- If you flip on the switch and you hear a humming sound like the disposal is in a bind and it isn't working - use the mirror and look underneath. In the center there is a place you can put a 1/4" Allen wrench head or disposal wrench. With the disposal turned off, insert the Allen head into the slot and turn it back and forth until the disposal spins freely. Then you can turn on the switch and it should work. If it jams up again then there is something inside the chamber that you will need to remove.

Also, every disposal comes with a S shaped wrench that is used for this purpose; however, many plumbers discard them in lieu of job security. They will forget to give you the wrench but won't forget to leave you their business card. I hope this helps and if you have any questions feel free to ask at [plumbingbyjrs@gmail.com](mailto:plumbingbyjrs@gmail.com).



## The 290 Project

As some of you might remember Mike Zientek of the 290 project was a guest speaker at our annual HOA meeting in October. He gave us some really helpful information.

For those of you who missed it, here are some of the main points that were discussed:

For more information including lane closures etc, please visit, [www.my290.com](http://www.my290.com)

- The reconstruction of US 290 is essential due to the exploding rates of growth in the Houston region. The City of Houston is the fourth largest metropolitan area in the United States and the largest in Texas. With regional growth-rate predictions at approximately 72 percent between the years 2010 and 2040, traffic congestion and transportation-related problems will follow. The regional transportation network will be unable to provide an acceptable level of service on many travel corridors. In particular, the US 290 Corridor has experienced considerable growth. With the current corridor population at 698,000 and a projected 2040 population of 1.1 million, this corridor is facing serious transportation issues.
- The estimated cost of the ultimate US 290 Program improvements including construction of the Hempstead

Tollway is \$4.7 billion. That includes funding for design, engineering, construction and right of way. With regard to the Hempstead Tollway, it does not include the cost of designing and constructing the High Capacity Transit Corridor for which we are reserving space.

- We anticipate construction on the interim project to be completed in 2018. As construction progresses, TxDOT will open some portions before 2018. My290.com will let you know when these openings occur.
- TxDOT's ultimate vision for the US 290 Corridor involves the construction of the parallel Hempstead Tollway from I-610 to SH 99 (Grand Parkway). Due to current funding conditions, that roadway will not likely be built for 20 years.





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# Willowbridge - Stonebridge

## 2017 HOLIDAY TRASH SCHEDULE

Please find below the HOLIDAY TRASH SCHEDULE that will be observed by Best Trash for 2017 and the very beginning of 2018. This schedule covers ONLY THE DAYS TRASH and/or Recycle **WILL NOT BE PICKED UP**.

REMEMBER: Trash is picked up on Monday and Thursday. Recycle is picked up ONLY on Monday. Heavy trash is picked up both days; however, depending on the item it may have to be picked up by appointment and may cost homeowner for disposal. If a holiday is observed, trash/recycle **WILL NOT be picked up the next day**. It will be picked up on the next regularly scheduled Monday or Thursday. Please be respectful of your neighbors and other homeowners by not leaving it out for days while waiting for next pick up (this is also against (HOA Rules).

LABOR DAY 09/04	(Monday)	NT, NR
THANKSGIVING 11/23	(Thursday)	NT
CHRISTMAS 12/25	(Monday)	NT, NR
NEW YEAR'S (2018) 01/01	(Monday)	NT, NR

\*NT – No Trash \*\*NR – No Recycle

Not Available Online

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## Curry Chicken Salad

*Recipe from Barefoot Contessa Family Style, 2002.*

### INGREDIENTS

3 whole (6 split) chicken breasts, bone-in, skin-on  
 Olive oil  
 Kosher salt and freshly ground black pepper  
 1 1/2 cups good mayonnaise (recommended: Hellman's)  
 1/3 cup dry white wine  
 1/4 cup chutney (recommended: Major Grey's)  
 3 tablespoons curry powder  
 1 cup medium-diced celery (2 large stalks)  
 1/4 cup chopped scallions, white and green parts (2 scallions)  
 1/4 cup raisins  
 1 cup whole roasted, salted cashews

### DIRECTIONS

Preheat the oven to 350 degrees F.

Place the chicken breasts on a sheet pan and rub the skin with olive oil. Sprinkle liberally with salt and pepper. Roast for 35 to 40 minutes, until the chicken is just cooked. Set aside until cool enough to handle. Remove the meat from the bones, discard the skin, and

dice the chicken into large bite-size pieces.

For the dressing, combine the mayonnaise, wine, chutney, curry powder, and 1 1/2 teaspoons salt in the bowl of a food processor fitted with the steel blade. Process until smooth.

Combine the chicken with enough dressing to moisten well. Add the celery, scallions, and raisins, and mix well. Refrigerate for a few hours to allow the flavors to blend. Add the cashews and serve at room temperature.



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