



HEAR YEA! HEAR YEA!

G r a h a m
M a n a g e m e n t
Company will soon
be mailing out the official
Notice of Annual Meeting
of Members which notifies
members in good standing
of the date, time and location of this
meeting. Unless otherwise notified,
this year's meeting will be held at the
Willowbridge Clubhouse, 9330 Willowbridge
Park Blvd., Thursday, October 26th at 7:00
pm.

The annual meeting requires a quorum
of 10% (83 homeowners) of the votes of
members (property owners) to conduct
official business. Members/property
owners must be either present in person or by Proxy. If you are
unable to attend, your Proxy becomes very important for purposes
of establishing a quorum. The official Proxy you receive allows
you to let the individual named thereon (usually the President or
Secretary) to vote for you. A second option allows you to appoint
a Designated Proxy (a trusted member such as a neighbor that
attends the meeting) to vote for you. If you choose to appoint
a Designated Proxy other than the individual named on the
Proxy you **MUST** fill in the name of your Designee, otherwise
the voting privilege is negated and your Proxy will be used to
establish a quorum only. Please mail or fax your Proxy to Graham
Management Company at the address/number provided on the
Proxy.

The Annual Meeting conducts business as designated by the
By-Laws. A general outline of business conducted follows:

- Confirmation of a Quorum
- Call to Order
- Election of Two (2) Directors to Serve a Three (3) Year Term
- Financial Presentation

- Confirm Rollover of Operating Funds to Subsequent Year
for Tax Filings
- Community Update

Should you wish to be placed on the Ballot or nominate
someone else (after getting their permission), please contact
Graham Management at (713) 334-8000. Nominations will also
be taken from the floor. **Nominees MUST BE PRESENT to be
on the ballot. PLEASE MAKE THIS MEETING A PRIORITY
IN YOUR SCHEDULE. IT IS YOUR BEST OPPORTUNITY
TO LEARN MORE ABOUT THE MANAGEMENT OF
YOUR NEIGHBORHOOD AND TO SUPPORT THE
"VOLUNTEERS" WHO WORK ALL YEAR, MASSING
COUNTLESS HOURS (UNPAID) ON YOUR BEHALF.**

NATIONAL NIGHT OUT

TUESDAY, OCTOBER 3, 2017 6:30 – 8:30 PM
WILLOWBRIDGE CLUBHOUSE

National Night Out (NNO) is designed to heighten crime and
drug prevention awareness, generate support for participation in
local anti-crime efforts, strengthen neighborhood spirit and police-
community partnerships, and to send a message to criminals letting
them know that neighborhoods are organized and will not tolerate
crime.

Willowbridge/Stonebridge will host a NNO festival at the
clubhouse on the date and times noted above. Residents will be asked
to lock their doors, turn on outside lights, and spend the evening
with neighbors and local law enforcement. There will be plenty of
fun activities, crime prevention information, drinks, snacks, games,
bounce houses, face painting, finger printing kits and much more.
Come and meet other residents along with our local law enforcement
representatives from the Harris County Sheriff's Office, EMS and
Fire Department who help serve and protect our community.
Individual block party awards will not be given this year, however,
neighbors may decide to hold them in lieu of attending festivities at
the clubhouse. **The main thing is getting to know your neighbors!**

Volunteers are needed to help set-up (before) and tear down/ clean
up (after). If you can volunteer, please email: blallinger@hotmail.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
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'Barbojhybarbo@gmail.com
Homeowners Association 713-334-8000
Graham Mgmt - Mandi Moody
..... grahammanagement@sbcglobal.net

Clubhouse Reservations

Amy Conley..... 713-334-8000
Pool Parties
Amy Conley..... 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'Barbojhybarbo@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
Thomas Wilson Director

HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt
Mandi Moody..... 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.*

BOD MEETINGS

Quarterly meetings: *4th Thursday of January, April
& July at 6:30 pm. **Annual Homeowners Meeting:** *4th
Thursday of October at 7:00 pm. (*Unless otherwise notified
via website & marquee)

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.

willowbridgenews@gmail.com

OCTOBER IS NATIONAL CRIME MONTH

WALKERS BE VIGILANT!

On Sunday, July 30th at approximately 9:00 pm, a Willowbridge resident was accosted, assaulted and robbed by 2 assailants near the intersection of Wheatland Dr. and Dallam Ln. The victim had noticed the same car passing in each direction several times, but thought they were looking for an address in the dark. He didn't think too much about it as he had passed residents watering their yards and putting out their trash and recycle. After the last pass, they parked, crossed the street and approached him. This gentleman stands 6' 2", yet these criminals decided to choose him. He thinks he was targeted because of his age and the fact that he was on his cell phone. One got in his face and demanded money while the other pulled his arm up and behind his back. He told them he had no money. They then demanded his cell phone, which he made a wise decision to give up. Fortunately he did not suffer any serious injuries, except for the feeling of being violated, which in itself can be a strong emotion.

Following are some rules from the National Crime Prevention Council (ncpc.org) for protecting yourself from violent crime.

1. Don't walk or jog early in the morning or late at night when the streets are deserted.
2. When out at night, try to have a friend walk with you.
3. Carry only the money you will need for a particular day.
4. Don't display your cash or other inviting targets such as cell phones, pagers, hand-held electronic games or expensive jewelry or clothing.
5. If you think someone is following you, switch directions or cross the street. If the person continues to follow you move quickly toward an open store or restaurant or a lighted house. Don't be afraid to yell for help. It is a great deterrent.
6. Try to park in well-lighted areas with good visibility and close to walkways, stores, and people.
7. Make sure you have your key out as you approach your door.
8. Always lock your car, even if it's in your own driveway. Never leave your motor running.
9. Do everything you can to keep a stranger from getting into your car or forcing you into his/her car.
10. If someone tries to rob you, give up your property – don't give up YOUR LIFE!
11. IF YOU ARE ROBBED AND ASSAULTED, REPORT THE CRIME TO THE SHERIFF'S DEPARTMENT @911. Your actions can help prevent someone else from becoming a victim.

Some additional tips from Deputy Hernandez with the HCSO Crime Prevention Department:

1. Always stay vigilant of everything going on around you.
2. If wearing head phones, ear buds, etc., lower the volume so that someone can't approach you without being heard.

3. Carry a loud whistle. If you just yell HELP, some people will not get involved, but a whistle attracts a lot of attention and throws the criminals off balance.

The HOA would like to thank the resident (no name for security reasons) that came forward with a video from their security system which will be turned over to the Sheriff's Department. It is residents like this that WILL get involved that may help track down these criminals. How would you feel if this happened to your father, grandfather or neighbor? GET INVOLVED IN YOUR NEIGHBORHOOD!

SAFETY FIRST

BE CAREFUL BE AWARE BE SAFE

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- Crown Molding
- Wallpaper Removal
- Wood Replacement
- Interior Carpentry
- Wallpaper Removal & Texture
- Garage Floor Epoxy
- Roofing
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AN OLD LADY GETS A MAKEOVER

Yes, she knew she was aging. She could see it in many parts of her structure. Most people were kind to her, some not so much. They pushed thumbtacks and push pins into her, left dirty marks on her and dropped things on her that they didn't pick up or clean off (that foil confetti in the shape of little black mustaches were a real source of irritation to her, she just could never seem to get rid of all of them). She's seen a lot of action over the years and enjoyed entertaining quite a few birthday parties, baby showers, wedding receptions, and the most ever graduation parties this year.

Earlier this year the HOA board voted to renovate the clubhouse. Work began the end of June and was finished the first week of August. Included in the renovation was: painting (new colors) all walls, ceilings, baseboards, windowsills, chair-rails and all of the entry/exit doors; a totally new makeover of the restrooms (with the exception of the commodes), with the addition of new lighting, a new sink/vanity combo, new mirrors, new tile flooring and a small metal stand up shelf to hold some of the necessities; in the main area – granite countertop and new paint on the cabinets; and in the kitchen area – new tile flooring that adds the look of weathered wood (same as restrooms), a new stove (refrigerator replaced in spring 2016), stainless steel sink and granite countertops. Smaller changes not as noticeable include: new AC control, all new canister fittings for the lights in the main area, new switch faceplates, cleaning the blinds and windows and new weather stripping on all 3 doors. The carpet then had a professional cleaning.

For information on renting the clubhouse please go to the website at willowbridgehoa.com. All rules, policies, rental rates, etc. can be found there along with the rental contract. If you are not interested in renting at this time **YOU CAN GET YOUR FIRST GLIMPSE AT THE ANNUAL HOA MEETING ON OCTOBER 26th** (unless otherwise noted on the website, mass communication system and marquee).

Please give a shout out to your board of directors (**VOLUNTEERS**). Every one of them had something to do with this renovation. A special thank you goes to Jennifer Y'Barbo and Rebecca Peters for spending the most time on the project.

MORE DUCKS GET NEW HOME

August's Willow Talk article titled THEY FLEW AWAY HOME noted that 53 ducks had been re-homed. They were recently joined by 50 more of their feathered friends. The MUD announced at its monthly meeting in July that approximately 50 more ducks would be joining the originals at a wonderful facility where they will be able to receive plenty of food and live out their lives in wonderful surroundings.

THE UNDER THE STREET GANG

We also like to let our residents know when someone does something that they didn't have to. On July 3rd, "Susan" discovered several baby ducklings raising a ruckus, peeping and quacking, that had fallen into a storm drain. The other ducklings were in the process of jumping in and joining their siblings. She had no way to get them out. It just so happened... that Chris with Tops Water Management was in the area. He was able to lift out the heavy iron storm drain and rescue the ducklings. It also just so happened... that "Maggie" a compassionate and well-known wildlife rescuer and re-homer was in the neighborhood. In all, 8 baby Mallard ducklings were rescued. As they say on television "The names have been changed (with the exception of Chris) to protect the innocent", caring people that rescued the gang because Mallards are on the Federally Protected and Endangered Species List. According to "Maggie", the ducklings are growing like weeds and she noted that Mallards only take about 2 months to fully mature. Rumor has it that they will become AGGIES and MAGGIES shortly as they will be rehomed in that area. We love a story that ends well for our wildlife!

FIRES PROHIBITED ON COMMUNITY PROPERTY!



At the quarterly meeting held July 27th, the board voted to **NOT ALLOW** any type of open fires on HOA community property. This has always been the rule; however, it has never been put into written form. The no open fire rule includes, but is not limited to, any type of BBQ pits/grills and or cooking vessels such as chili and crawfish pots. The only exception to the rule will be HOA sponsored events. This rule specifically includes, but is not limited to the clubhouse patio, area in and around the pavilion, soccer field, tennis courts, pool enclosure and any park areas or green space considered to be HOA community property.

**GO GREEN
GO PAPERLESS**



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WELCOME NEIGHBORS!

The Willowbridge/Stonebridge community would like to welcome our new neighbors to our wonderful neighborhood.

Balcir Family	Skipping Stone Ln.
Mar Family	Parmer Ct.
Orlando Family	Wilbarger Cr.
Watson Family	Pearsall Dr.
Wheeler Family	Schindler Ct.



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We will select the top few and post their artwork on our Facebook Page - [Facebook.com/PeelInc](https://www.facebook.com/PeelInc).
DUE: September 30th

Be sure to include the following so we can let you know!

Name: _____ (first name, last initial)

Age: _____



WB



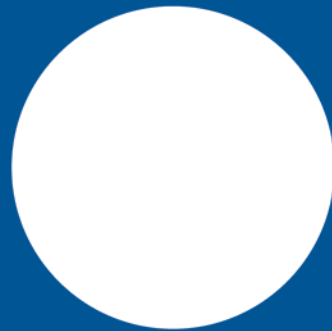
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