



HAPPY HOLIDAYS WILLOWBRIDGE!

ANNUAL MEETING DRAWS A FULL HOUSE

This year's annual meeting held Thursday October 26th drew a full house with some sitting on the sofas. Attendees were invited to avail themselves with cookies, water, coffee and hot tea. After ascertaining that a quorum had been reached by attendance and proxies, Board Member, Thomas Wilson, called the meeting to order. Treasurer, Ryan Lovell, then went over the 2017 Major Annual Expenses and Income (Homeowner Annual Assessments).

Deputy, Roderick Leavette, gave the attendees an update on crime in the area, which has actually subsided in the last few months. He noted that we still have the occasional speeder, theft of tires/rims & tailgates, suspicious people & cars in the neighborhood and a recent robbery in the Kroger parking lot.

Thomas then noted that one of the major issues on the annual meeting agenda is the election of (2) members for a (3) year term. This year's ballot had (7) names on it and there were (2) nominations from the floor, setting a record! There has never been this much interest in board positions at one time and the board wishes to thank all of those that ran. Nominees in attendance were asked to stand and give a small description of themselves and to tell why they were seeking a position on the board. Voting commenced, then employees from Graham Management, including Tracy Graham, Owner, Mandi Branam, our community manager and Adrienne DelGiorno, manager, tallied the votes. They then announced that Newcomer, David Smith and Incumbent, Barbara Lallinger were elected to fill the (2) positions. The floor was opened for homeowner's discussion/ questions and then adjourned with a thank you to all in attendance.

Please see the following article for financials, 2016 & 2017 goals accomplished, additional goals for 2017, what Graham Management is responsible for and Sheriff's Department Tips.

A Recap of What You Missed

(If you didn't attend the annual meeting on October 26th)

2017 BUDGET		
MAJOR ANNUAL EXPENSES	2018 APPROVED BUDGET	
Trash	\$176,200	\$155,000
Landscaping	\$80,000	\$80,000
Utilities	\$57,940	\$56,200
Professional Services	\$50,400	\$52,200
Swimming Pool	\$50, 200	\$50,200
Insurance	\$16,000	\$17,100
Miscellaneous Expenses	\$33,512	\$5,000
Clubhouse	\$6,250	\$6,250
Community Events	\$5,000	\$5,000
General Maintenance	\$5,000	\$5,000
Playground/Tennis Court	\$4,000	\$4,000
TOTAL INCOME	\$473,044	\$514,405

2017 ACCOMPLISHMENTS

- Reserve Study
- Clubhouse Interior Renovation
- Entrance(s) and Faux Bridge Landscaping

(Continued on Page 3)

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 Branam
..... mbranam@grahammanagementhouston.com

Clubhouse Reservations and Pool Parties

Mandi Branam.....
.....mbranam@grahammanagementhouston.com

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..... willowbridgehoa.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

Barbara LallingerDirector
Ryan Lovell Director
David Smith.....Director
Thomas WilsonDirector

HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt
Mandi Branam..... 713-334-8000
E-Mail mbranam@grahammanagementhouston.com
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 6:30 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

(Continued from Cover)

- Replace Pool Motor & Vacuum Unit
- Pool Gate Card Key Access System
- Clubhouse and Parking Lot LED Lighting
- Replace Sidewalks & Tree Removal-9200 Block Willowbridge Park Blvd.
- Mass Communication Website Initial Input
- Playground – Replace 2 Spring Riders
- Splash Day/Pool Opening Event
- National Night Out Event
- Community Mosquito Spray
- Soccer Nets Replaced

2017 ADDITIONAL GOALS

- Finalize New Landscape Maintenance Contract
- Finalize New Pool Maintenance Contract
- Finalize Tennis Court Key Card Access System
- Tennis Court – Clean all light lenses, replace burned out bulbs
- Trim Trees on Community Property
- 2017 Holiday Decorations (at monuments)

WHAT IS GRAHAM MANAGEMENT RESPONSIBLE FOR?

PROPERTY MANAGEMENT

Manage Vendors
 Process ACC (ARC) Requests
 Property Inspections
 Acquire & Monitor HOA
 Enforce Covenants, Conditions and Insurance Restrictions
 Manage Facilities
 Schedule, Facilitate & Attend Meetings
 Homeowner Inquiries
 Property Inspections
 Assist Committees

SHERIFF'S DEPARTMENT UPDATE

HCSO Deputy Roderick Leverette updated attendees on crime in the area covered by West Harris County MUD #11. Our neighborhood, surrounding neighborhoods and commercial areas included in the MUD #11 area has sustained a noticeable drop in the past few months. We continue to have speeding, suspicious characters roaming around, stolen packages from porches, tire/rim & tailgate thefts and a recent break-in of an automobile at Kroger's. Attendee's handouts included the following:

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FALL GARAGE SALE PARTICIPATION LOW

We don't know what happened, but it happened everywhere. After checking out the wares in Willowbridge and Stonebridge, 3 families got together and caravanned to Winchester Country, Winchester Trails and Willow Point, finding few residents participating. One section of Harvest Bend was also having a sale.

Maybe it was the timing. We suspect that a lot of people donated their things to Hurricane Harvey survivors. We hope so because that is a happy thought. On the other side of the coin, a resident on Skipping Stone Ln. reported her large sign posted at Stone Castle Dr. and Willowbridge Park Blvd. was stolen. She was upset because she had spent time and money on it and made every effort to retrieve it shortly following closing time of the sale. The date for our Spring Garage Sale has not been set yet. Please watch the website and marquee for date TBA for April.

WELCOME TO THE NEIGHBORHOOD

Closing out the year we wish to welcome the following families to our wonderful neighborhood.

Eaves Family	Therrell Dr.
Ibarra Family	Skipping Stone Ln.
Kim Family	Stoney Lake Dr.
Lee/Forbes Family	Refugio Ct.
Nguyen Family	Refugio Ct.
Vu Family	Hardeman Ct.



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SHERIFF'S DEPARTMENT – TIPS

- Remove all valuables from vehicles and lock every time.
- Exterior Lighting – make sure it's working and add flood lights to dark corners.
- Keep shrubs near windows cut low and keep beds clear of underbrush to keep clear lines of sight.
- Make sure house number is visible from curb and/or front of house. This helps police, fire and EMS to locate your house quickly.
- Report suspicious persons and vehicles to the sheriff's department
- Get to know your neighbors and the vehicles they drive. If anything out of the ordinary is observed, call it in.
- Park properly when on the street to ensure safe passage for vehicles.
- Do Not park too close to stop signs or fire hydrants. We issue citations for this.
- Park facing the proper direction to prevent someone from hitting your vehicle overnight. We issue citations for this.
- When driving home – be aware and make sure you are not being followed. If a vehicle is following you, keep driving and go to a fire or police station and call 911. There have been incidences where the suspect followed victim's home from the bank and/or ATM, resulting in muggings, robberies and home invasions.

STREET PARKING



We are blessed to live in a neighborhood where most of us have driveways. That being said it's sometimes easier to park on the street, we all do it. The problem comes when there are a lot of cars on the street at once. First of all it looks cluttered, and secondly and most importantly it becomes hazardous in the event of a fire. The Houston Fire Department has said that street parking can be the difference between getting to your home within minutes, and being delayed because there are cars blocking the front of your house. The difference to minimal damage and total devastation when it comes to a fire can very often be a matter of moments. Please try and park in the driveway as much as possible. This will not only benefit the way the neighborhood looks, but also might save someone's home or even their life one day.



CINNAMON ROLL SWIRL CAKE

FOR THE BATTER:

- 3 cup flour
- 1/4 tsp salt
- 1 cup sugar
- 4 tsp baking powder
- 1 1/2 cup milk
- 2 eggs
- 2 tsp vanilla
- 1/2 cup butter, melted

TOPPING:

- 1 cup butter, soft to the point of almost melted
- 1 cup brown sugar
- 2 Tbsp flour
- 2 Tbsp cinnamon

DIRECTIONS:

1. In a large bowl, mix all the ingredients together except for the butter.
2. Once mixed ...slowly pour in the butter & blend in.
3. Pour into a greased 9x13 pan.
4. For the topping, mix all the ingredients together until well combined.
5. Drop evenly over the batter and swirl with a knife.
6. Bake at 350 for 30-40 minutes.

GLAZE:

- 2 cup powdered sugar
- 5 Tbsp milk
- 1 tsp vanilla

While the cake is warm, drizzle the glaze over the cake.

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DUE: December 31st

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

Name: _____
(first name, last initial)

Age: _____



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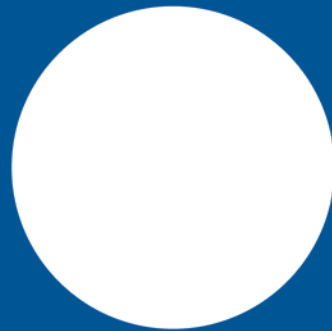
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