



Volume 23

January 2018

No. 1

WHAT ARE DECLARATIONS OF COVENANTS, CONDITIONS & RESTRICTIONS?

Declarations of Covenants, Conditions & Restrictions (CC&Rs aka Deed Restrictions) define ownership of all elements of a community, including which are considered common areas and which is homeowner's property. They establish ownership; regulate use, appearance and maintenance; and define the responsible party for carrying out these functions. Planned developments (subdivisions of homes built by one or more builders) draft, develop and use the CC&Rs for the benefit of all residential owners and their neighbors. Neighborhoods with properly drafted and enforced covenants have been shown to be safer, retain and/or increase their property value and maintain better relationships with local governments than those with poorly enforced or no covenants. When closing escrow on a new home located in a planned community, purchasers sign a series of documents, one of which acknowledges that they have received the CC&Rs and agree to abide by them. When properly recorded on a deed conveying land, CC&Rs are legally binding upon the purchaser and the purchaser becomes subject to the CC&Rs whether they reviewed, read or understood them. They are a legal contract and may be so enforced.

The HOA enforces the CC&Rs and if violated, penalties can include:

- Fines
- Late Fees, plus interest
- Management Company Administration Fees (i.e. mailing/postage fees)
- Forced Compliance
- HOA can file a lawsuit against you

Homeowners living in a covenanted community are required to pay annual dues and/or assessments and occasionally "special" assessments to the HOA. If a homeowner falls behind in these dues and assessments the HOA can legally place a lien on the property,

and if they remain unpaid, can ultimately lead to foreclosure.

Our CC&Rs, filed July 23, 1992 can be found online at willowbridgehoa.com under the tab titled About Willowbridge, choose Forms and Documents then Deed Restrictions. Please note that CC&Rs and By-Laws are different documents.

LOÔK

**2018 HOA
ASSESSMENTS ARE
DUE JANUARY 1, 2018**

Payments received after January
31, 2018 will incur Late Fees and
Interest.

Willowbridge - Stonebridge

IMPORTANT NUMBERS

All Emergencies.....	911
AT&T - Billing	800-585-7928
Repair	800-246-8464
CenterPoint Energy	713-659-2111
Cy-Fair Hospital.....	281-890-4285
Harris County Animal Control	281-999-3191
Harris County Sheriff's Office (HCSO)	713-221-6000
Newsletter Publisher - Peel, Inc.	888-687-6444
Advertising.....	advertising@PEELinc.com
Website	www.PEELinc.com
Poison Control Center	800-222-1222
Trash - Best Trash	281-313-2378
Vacation Watch (to place) - HCSO Pct. 4	281-290-2100
W. Harris County MUD #11.....	281-807-9500
Willow Place Post Office	281-890-2392

ASSOCIATION DIRECTORY

Beautification Committee	
Jennifer Y'Barbo.....	jhybarbo@gmail.com
Clubhouse Reservations and Pool Parties	
Mandi Branam	
.....	mbranam@grahammanagementhouston.com
Lost Pet Coordinator	
Sonia Moore.....	msrco@aol.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
Tennis Coordinator	
Cory Fein.....	coryfein@yahoo.com
Website Coordinator.....	willowbridgehoa@live.com
Welcoming Committee	
Gracie Galvan.....	galvangracie@hotmail.com
Yard of the Month Committee	
Jennifer Y'Barbo.....	jhybarbo@gmail.com
or Nominate your favorite.....	willowbridgehoa.com

BOARD OF DIRECTORS

Thomas Wilson	President
Ryan Lovell	Vice President
Barbara Lallinger	Secretary
David Smith.....	Treasurer
Candyce Ward.....	Director

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)

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

ATTENTION

Willowbridge/Stonebridge Residents

It has come to the attention of the HOA Board of Directors that AT&T is in the process of installing a fiber optic wiring project across many areas of Harris County, including our neighborhood. You may be one of the homeowners impacted by this activity (cut gas or irrigation lines, torn up back yards, etc.). Graham Management has received several inquiries regarding this activity. Please be aware that this is not a HOA project. AT&T (as well as all utilities) reserves the right to work on any utility easement right-of-way located on our common property and/or your front, side and back yards without permission from the HOA and/or individual homeowners. Information regarding where your utility easements are located and encroachment upon may be found in your closing documents given to you when closing on your home. If you do not have these documents please find at willowbridgehoa.com. Choose Tab: About Willowbridge, then Forms and Documents, then Deed Restrictions.

If you have any questions, concerns or damages to report please contact AT&T directly. To report damages you may go to: <https://forums.att.com/t5/U-verse-TV-Account/Property-Damage-Claims/m-p/4890440#M11404>

WELCOME TO THE NEIGHBORHOOD

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

Ahn Family	Stoney Lake Dr.
Blanchard Family	Ricaby Dr.
Bui Family	Refugio Ct.
Chao Family	Ballinger Dr.
Dogotch Family	Throckmorton Ln.
Lindsley Family	Therrell Dr.
Newsom Family	Palacios Dr.
Prestridge Family	Therrell Dr.
Siarski Family	State Walk Dr.
Sonnier Family	Therrell Dr.
Tian Family	Skipping Stone Ln.



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HOA 2018 MEETING SCHEDULE

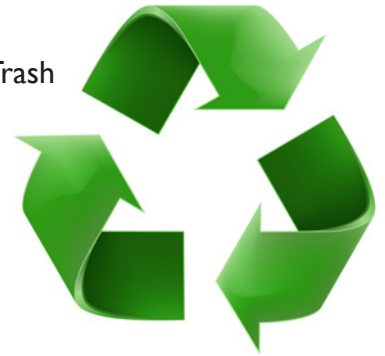
Thursday January 25
Thursday April 26
Thursday July 26
Thursday October 25 (Annual)



2018 TRASH/RECYCLE HOLIDAY SCHEDULE

01/01/18 (M) NT, NR 01/04/18 Trash Only
05/28/18 (M) NT, NR 05/31/18 Trash Only
09/03/18 (M) NT, NR 09/06/18 Trash Only
11/22/18 (Th) NT

Legend: NT = No Trash
NR = No Recycle



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Willowbridge Homeowners Association, Inc.

C/O Graham Management

Office address: 2825 Wilcrest Dr. #600 Houston, TX 77042

(713) 334-8000 – Fax (713) 334-5055

mbranam@grahammanagementhouston.com

Contact Information Sheet

In order to better serve you, please take a moment to complete this form and return it to Graham Management.

Contact Information

Resident name(s): _____

Property Address: _____

Mailing address: _____

(If different from your property address)

Home phone: _____ Cell Phone: _____

Work phone: _____

Email address: _____

___ Yes. I authorize Graham Management to utilize my email for community related events and notifications.

___ No. I do not authorize Graham Management to utilize my email for community related events and notifications.

Signature: _____

Please note that this form replaces our Block Captain System and is designed to get information to residents in a more timely manner, to include such info as holiday trash closures, to impart emergency information, etc.

Please complete the form and return to Graham Management. Thank you for taking the time to fill out this form.

Willowbridge - Stonebridge

Not Available Online

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We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.

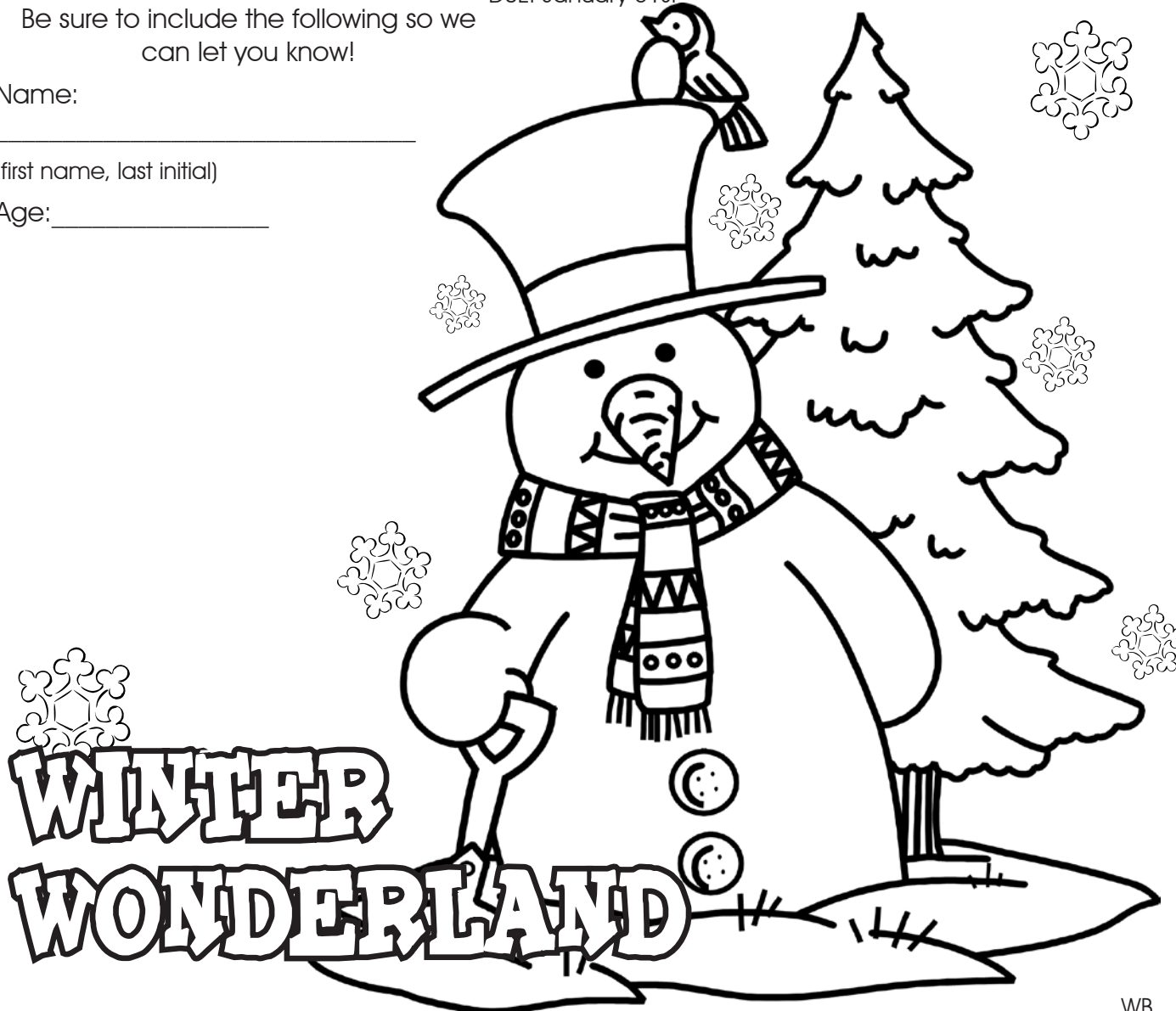
DUE: January 31st

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

Name: _____

(first name, last initial)

Age: _____



WB



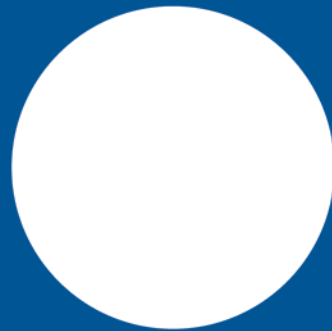
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