



Volume 23

February 2018

No. 2



The new year has brought 2 significant changes in vendor services to our neighborhood.

#### LANDSCAPE/IRRIGATION SERVICES

Landscape Management Services, Inc. (LMS) took over in late 2017. LMS, founded in Houston in 1986, specializes in HOA and commercial landscaping and irrigation maintenance. The company prides themselves in monitoring properties for landscape related needs so their clients don't have to. Since taking over our neighborhood we have had some unusually cold weather/freezes, AT&T damage while laying fiber optic cable, etc., posing delays for proposed landscape plans noted at the Annual HOA meeting in October. Since that time LMS has removed the dead rosemary and other plants from the corner rounds. Plans include power washing and repairing the stones on the corner rounds, then replacing the dead rosemary and plants (when the weather is right) with less water tolerant plants. The corner rounds have always been an issue with water as some of the residents do not have irrigation systems or their systems do not extend to the beds. The board is researching options to handle this.

Remember, if you see a problem in the common areas such as dying plants, popped sprinkler heads, etc., please notify Graham Management at [GrahamManagementHouston.com](http://GrahamManagementHouston.com) or 713.334.8000.

#### SWIMMING POOL

The Board received bids and interviewed several pool companies. After careful consideration and a second interview, Houston Recreation Management (H-Rec) was chosen as our new pool company. H-Rec has been in business for 15 years and their combined management staff has 43 years of experience in the pool management field, currently managing 48 guarded pools.

H- Rec's offices are located a few miles from here, allowing for a more timely response to our needs such as equipment break downs. Lifeguards are required to be 16 years old and new lifeguards are always paired with experienced ones.

The pool will open for Splash Day on Saturday, May 19 (10:30 am – 8:30 pm) and Sunday (noon – 8:00 pm). Memorial Day Weekend it will open on Saturday 5/26 (10:30 am – 8:30 pm); Sunday 5/27 (noon – 8:00 pm); and Monday May 28 (10:30 am – 8:30 pm). The summer season will begin Saturday, June 2. The pool will be closed on Mondays for maintenance. Pool rules, private party rules/requirements, etc. will follow in a later issue.

The Card Key Access System instituted last summer will remain in place with access cards issued to those members in good standing with the HOA

# 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	..... Open Position
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	
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](http://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](http://centerpointenergy.com)

## NEWSLETTER ARTICLE SUBMISSION

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

[willowbridgenews@gmail.com](mailto:willowbridgenews@gmail.com)

## PROFILES IN VOLUNTEERISM

**David Smith** was elected to the board at the Annual Meeting on October 26, 2017. His wife, Andrea and their 5 children have been residents of Willowbridge for the last 10 years. They are animal lovers and recently adopted Sasha, a beautiful German Shepard from another Willowbridge resident.

David has been in the legal industry for over 3 decades and currently manages offices throughout Texas, California, Hong Kong and London for Akin, Gump, Strauss, Hauer and Feld, an oil and gas firm, providing support to their clients in the energy and technology industries. He also has extensive experience managing IT systems, and in 1994 began volunteering his time and services with the Houston Livestock Show and Rodeo (HLSR), a non-profit benefiting youth and education. Over the last 23 years he has helped organize multiple IT committees for HLSR. When not at work he can be found running on our streets and trails, or coaching/attending one of his kids sports activities. He is looking forward to serving on the HOA board and continuing to uphold our community standards.

**Candyce Ward** was appointed to the board on November 6, 2017, at the duly called and noticed Organization Meeting of the HOA Directors. She will complete the term of Rebecca Peters, ending in

October 2019. A candidate for the board in October, she received the next highest votes after the election of the 2 directors. Candyce and her 3 year old daughter have lived in Willowbridge for 2 years.

Candyce (P.E., CFM, GISP) is an Associate/Senior Hydrologist – Hydrology and Hydraulics with Cobb Fendley and Associates, Inc., a civil engineering firm founded in 1980 to provide professional engineering and land survey services. In layman's terms, she said that she is a drainage engineer. As such, she has been keeping a watchful eye over the erosion on some parts of the walking trails.

Volunteer activities for Candyce include serving on the AV/ Technology Committee for the past 15 years at her church and also helping coach kid's basketball teams there for the last 10 years. Before moving to Willowbridge she was President of her HOA, Rolgom Place Patio Homes in Houston.

**REMEMBER** – if you know someone living in Willowbridge or Stonebridge that hasn't been spotlighted in Profiles in Volunteerism, you may submit their name (after getting their permission) to willowbridgenews@gmail.com.

  
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# Willowbridge - Stonebridge

## "OLD GLORY" FLYS AGAIN

Most everyone has probably noticed that our flag has not been flying since the end of October. Our flagpole is at least 25 years old and the weather and elements finally took its toll on the cord that the flag attaches to and various nuts and screws at the top rusted. Two major companies in the industry were consulted for repair estimates. At first the repair appeared to require two lanes of traffic being shut down on one side of Willowbridge Park Blvd. This led to Harris County being involved for the road closure, a civil engineer's drawings/plans being submitted to them for the closure, law enforcement directing/detouring traffic during repair, etc. While exploring options one of the companies decided they could repair it without closing WBPB and the repair was completed on Friday, January 5th. On Sunday, Lance Neidhardt, a JVHS Junior, Boy Scout Life Scout and our official flag caretaker replaced the flag.

## 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.

**REMINDER:** The HOA Deed Restrictions (CC&Rs) also prohibit certain fires on homeowner property.

7.11. **Prohibited Uses.** (U) Except within fireplaces in the main residential dwelling and except for outdoor cooking, no burning of anything shall be permitted anywhere within the Property.



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## PIPELINE SAFETY

Magellan Midstream Partners, L.P., tasked with pipeline safety, periodically mails out brochures to our residents, most of which usually go unread and are thrown in the trash. December's mailing included a brochure on pipeline safety. Our neighborhood has a large dedicated pipeline system, most noticeable running from Westbridge, behind Gleason ES, across Willowbridge Park Blvd. (WBPB) under our faux bridges, between Willowbridge and Stonebridge (SB) and across Irion St. in SB. This line then feeds all of our homes.

### HOW TO RECOGNIZE A PIPELINE LEAK

Although pipeline leaks are rare, knowing how to recognize and respond to a possible leak is a key component in pipeline safety. Trust your senses. You may recognize a pipeline leak by:

**SIGHT** – Liquid pools, discolored or abnormally dry soil, continuous bubbling in wet or flooded areas, an oily sheen on water surfaces, and vaporous fogs or blowing dirt around a pipeline area can all be indicative of a pipeline leak. Dead or discolored plants in an otherwise healthy area of vegetation or frozen ground in warm weather are other possible signs. In the case of an Anhydrous Ammonia leak you may experience a burning sensation to the eyes or see a low-lying, dense white cloud or fog originating near the pipeline location.

**SMELL** – An unusual smell, petroleum odor, or gaseous odor will sometimes accompany a pipeline leak. Anhydrous Ammonia is a gaseous product with a strong, pungent odor of ammonia, similar to household products, which may cause an irritation in the nasal cavity.

**SOUND** – Volume can range from a quiet hissing to a loud roar depending on the size of the leak.

Report any of these indicators IMMEDIATELY to Magellan at 800.720.2417. For more information or to receive another copy of the brochure contact them at [magellanlp.com](http://magellanlp.com). REMEMBER the law requires calling 811 before digging!



## And the Holiday Yard Decoration Awards

### Go To....

1ST Place: Neidhart Family 9510  
Skipping Stone Lane (Stonebridge)

Honorable Mention: Burwell Family  
9730 Palacios Ct. (Willowbridge)



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## WINTER ALERT! PROTECT YOUR PLANTS AND IRRIGATION SYSTEMS

### PROTECT YOUR PLANTS FROM A FREEZE:

Water your plants thoroughly ahead of time. Make sure the roots, not just the leaves, are wet. Much of freeze damage is from dehydration. Watering before a freeze can make a big difference in your tropicals and tender perennials.

Cover your tender plants. Remember, you want to be sure the roots are protected, covered, or mulched well. Even if you lose the top growth of these tender plants, if the roots are alive, the plants will come back in the spring. Don't cover them with plastic touching the leaves. If possible, use woven frost-protection sheets such as N-Sulate (which can be folded, stored, and reused for many years) or sheets and blankets. For a mild freeze or frost, one blanket will probably do for most plants. For a hard freeze (below 30 degrees for any period of time), use a heavy blanket or several layers of sheets. You can even use plastic over that if you want since it won't be touching the foliage.

Also, put rocks or something else heavy on the edges of your sheets or blankets to ensure the wind doesn't blow them away, exposing the roots of your plants. Then remove all protective coverings when the sun comes out and the temperature goes up, because it can be 32 degrees one day and 70 degrees the next.

Along with protecting your tender plants during the winter, it's a good idea not to fertilize tender tropicals that are exposed to outdoor temperatures during these cold months. Fertilizing encourages new growth, which is more vulnerable to freezing and near-freezing conditions than old growth. It's OK to fertilize and encourage growth on indoor or green-housed tropicals, although shorter days usually slow down growth no matter how much you fertilize. Don't do any heavy pruning on freeze-damaged plants until late winter, when you think all chance of frost is over.

### PROTECT YOUR IRRIGATION SYSTEM:

Your backflow-prevention device is the most important part of your irrigation system. It's also the most vulnerable part of your system if there is a freeze. It's likely located somewhere right outside the garage and next to the foundation. Cover the top or use a towel to wrap the part that is above ground. It's best to turn the valve off too.



## ATTENTION KIDS: SEND US YOUR MASTERPIECE!

Color the drawing below and mail the finished artwork to us at:

Peel, Inc. - Kids Club

308 Meadowlark St. Lakeway, TX 78734-4717

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: \_\_\_\_\_



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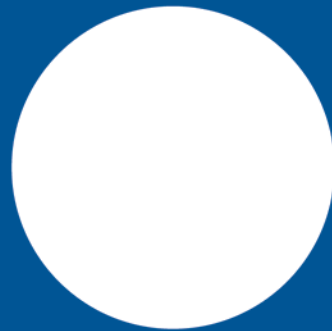
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