



Volume 23

September 2018

No. 9

Homeowners COME TOGETHER!

Graham Management Company will soon be mailing out the official Notice of Annual Meeting of Members which notifies members 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 25th at 6:30 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 Board of Directors 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 and/or fax your Proxy to Graham Management Company at the address/number provided on the Proxy, or give to a friend to bring to the meeting.

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 One (1) Director to Serve a Three (3) Year Term
- Financial Presentation
- Confirm Rollover of Operating Funds to Subsequent Year for Tax Filings
- Community Update

Also enclosed in the Notice of Annual Meeting will be a CANDIDATES INFORMATION FORM for individuals wishing to run for the Director's position.

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.

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 Flood Control.....	713-684-4000
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
Reliant/NRG.....	713-207-7777
Trash - Best Trash	281-313-2378
Vacation Watch (to place) - HCSO Pct. 4	281-290-2100
W. Harris County MUD #11.....	281-807-9500
(Tops Water Management)	
Willow Place Post Office	281-890-2392

ASSOCIATION DIRECTORY

Amenities Access Card.....	Request at	access@grahammanagementhouston.com
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
Candye Ward.....	Treasurer
David Smith.....	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 6:00 pm. **Annual Homeowners Meeting:** *4th Thursday of October at 6:00 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

YOM AWARDS CONTINUE FOR FIRST TIMERS

The July Yards of the Month (YOMS) were awarded to the following homeowners:

WILLOWBRIDGE – 9923 Aldwell Ct.

Carol and Dennis Fanning have lived in Willowbridge for 25 years. They have two grown children, a son whose daughter will be in 2nd grade at Gleason EL this year and a daughter whose son, will be entering UofH this year, to study architecture. Their family is rounded out by Maggie and Rita (for margarita), two 10 year old dachshund sisters.

Carol is retired from the mortgage and title business and at one time worked for Centex Homes, one of the original (and the largest) developer of Willowbridge. Dennis enjoys working from home in the IT field. Carol said she never thought they would win the YOM and after taking care of the landscape for years, planting this and that, at some point they finally decided to hire a landscaper. They are very pleased to win after all these years!

Their yard has a flowerbed running along the right front side and a circular bed in front of it anchored by a red maple tree. Included in the variety of plants and shrubs are standard sized zinnias, miniature roses, society garlic, pentas, lantana, a butterfly bush that has purplish blooms (different from the standard), giant lariope, miniature bottle brushes, loropetalum, bridal wreath and a Japanese yew.

STONEBRIDGE – 9122 Stoney Lake Dr. Beverly and Dennis Driskell have lived in Stonebridge for 20 years. They have a son

living in California and a daughter that lives in Houston. Their grandson lives with them and attends UofH. Also residing with the Driskells is Chance a 5 ½ year old Boxer rescue.

Beverly retired after working for 43 years for Klein ISD in the education and administrative fields. Dennis, also retired, was a Senior Vice President at Southwest Galvanizing, a company that engages in hot dip galvanizing.

The Driskells do all of their landscaping. The front yard includes coleus, blue haze, firecracker plant, miniature zinnias, coleus, angelonia, dwarf hibiscus, caladiums, batchelor's button, balloon plants, potato vine, boxwoods, crepe myrtles, variegated pittosporum, fig ivy, Japanese yew, and oak trees. The front porch has a large basket of Boston fern. Their side yard is graced by esperanza, plumbago, giant lariope, and vincas. Not to be left behind, their backyard has lots of plants highlighted by a beautiful, large Pride of Barbados plant, the national flower of Barbados, aka the red bird of paradise which is currently sporting lots of gorgeous orange with yellow blossoms.

A big "shout out" goes to the Driskells for winning this award as most corner lots require many more plants, and a larger investment in time and maintenance, not to mention dollars expended to keep them looking good. Oh, and did we mention they also have a lush, green lawn?

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- More Ball Contact

FAIR

- Equal Play
- Play All Positions

POSITIVE

- Positive Coaching

Questions: FFPS.org / 281-347-KICK (5425)
To Sign Up: FFPS.org

Willowbridge - Stonebridge

WATCH FOR THESE COMING EVENTS!

NATIONAL NIGHT OUT – October 2

National Night Out is designed to heighten crime and drug prevention awareness, generate support for participation in local anti-crime effort, 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..

This year's event will be held Tuesday, October 2nd at the Clubhouse. Residents are encouraged to turn on their outside lights, lock their doors, come to the clubhouse and spend the evening with their neighbors and local law enforcement. If this isn't "your thing", please consider hosting a block party and getting to know your neighbors. The Cy-Fair Volunteer Fire Department and the Harris County Sheriff's Department will have firemen, deputies and hopefully their newest fire truck here again (last year's attendees were wowed by it). Attendees will also be treated to food and drink, goody bags for the kids and other activities.

GARAGE SALE - October

A date has not been set yet, but previous garage sales were usually on the 2nd Saturday of the month. Please watch the marquee and EBlast and/or Nabr (see below) for the date.

NABR

At the quarterly Board of Directors Meeting held Thursday, July 26th, the board voted to contract with Nabr Network, a communication platform specifically developed for Community Management Associations (Graham Management) and their Associations (Willowbridge HOA), designed to deliver information to residents. A **PRIVATE** communication tool, it will replace our present website, EBlast and the current network used by the ARC Committee and Graham Management, employing more timely responses to applications and better communication between the ARC Committee, the homeowner and the management company. A launch date has not been finalized, but will be communicated to homeowners in the near future.

WHY DID MY MUD BILL INCREASE? REVISITED

In response to a homeowner that called Graham Management and said the original article in July was "vague" – the article gave facts about the purpose of our MUD, how we receive our water and the state mandated creation of the North Harris County Regional Water Authority (the MUD gets their water from the RWA and passes the cost to homeowners). What the article did not point out was the increase In April was 100% attributable to the RWA fees since the water and sewer rates did not change. It was presumed that anyone reviewing their water bill would see where the increase occurred.

While looking for the "vagueness" it was discovered that computing your water bill may not be as simple as it appears; however, this only significantly affects homeowners using more than an average household, taking their usage past the minimum and into at least the 2nd level, requiring calculations for each level. Please see calculation example below.

Gallons Used = **38,000** 38,000 divided by 1,000 = **38 (multiplier)**
Please refer to the July issue of WillowTalk for levels pricing. If you do not have the July issue it can be viewed at peelinc.com.

WATER

38,000 – 5, 000	=	\$ 8.50 flat fee
33,000 – 10,000	=	\$11.50 (10,000 @ \$1.15)
23,000 – 10,000	=	\$17.50 (10,000 @ \$1.75)
13,000 – 10,000	=	\$20.00 (10,000 @ \$2.00)
3,000 @ \$2.25	=	\$ 6.75 (Total Water = \$64.25)

SEWER

38,000 – 5,000	=	\$10.00 flat fee
33,000 – 20,000	=	\$15.00 (20,000 @ \$0.75)
13,000 @ \$1.00	=	\$13.00 (Total Sewer = \$38.00)

Water (\$64.25) + Sewer (\$38.00) = \$102.25

RWA FEES (38 @ \$3.40) = \$129.20

WATER + SEWER + RWA FEES = \$231.45 TOTAL MUD BILL

Homeowners, please remember with our Smart Meters, you can track your water usage constantly. Sign up for this feature at: eyeonwater.org (your account number will be required).

WANTED

CLUBHOUSE COORDINATOR FOR WILLOWBRIDGE HOA

Applicants must be flexible in time commitment and available for (1) homeowner walkthroughs for those desiring to view the premises for an event (2) a Pre-Walkthrough (before event, pre-check facility and turn over amenity access card and manual key) and (3) a Post-Walkthrough (after event, check for cleanliness, damage and return of amenity access card and manual key, etc.), within the parameters of the rental contract. The person selected for this position will work with the HOA board and Graham Management, providing renters a pleasant rental

experience for their event. They must also be discreet, have a positive attitude, and interact well with others. A thorough understanding of the clubhouse rental policies and procedures and the ability to enforce the rules, without showing any type of favoritism to any one homeowner or group, is required. The person filling this position will be an independent contractor of the HOA and as such, required to sign a contract.

Interested parties please contact Mandi Branam, Graham Management at 713.334.8000 or mbranam@grahammanagementhouston.com.



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- Recognize the signs and symptoms
- Share prevention and screening options
- Learn about detection, treatment and research breakthroughs

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Cypress, TX 77433

To register, visit houstonmethodist.org/events
or call **281.737.2500**.

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Willowbridge - Stonebridge

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Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 888-687-6444 or advertising@PEELinc.com.

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ON THE BAYOU

Homeowners living on the bayou (sounds much better than the drainage ditch) and walking/jogging trails are reminded that the property across your back fence belongs to the mud and/or Flood Control District and our MUD is tasked with keeping this area mowed and cleaned of debris. Please do not throw your tree trimmings, mowed grass, leftover concrete pieces or any other debris across the fence. Also, please do not throw fruits, vegetables and other food stuffs over the fence for the wild animals, encouraging them to expect it, thus making them targets for the coyotes. Please remember that littering is a punishable offence under the law. And....with simply a cellphone, the maintenance personnel can GPS the exact address of the house that has thrown the debris over the fence.

Homeowners are also reminded that these fences belong to you. They are not community property and as such, maintenance and upkeep is your responsibility.

Thank You!

Thanks Gracie Galvan for "pulling the trigger" and anting up for the full page ad on the back of the newsletter. Long-time residents will remember that David Flory held this space for many years until two years ago. Gracie, a Re/Max realtor comes with an added bonus...she's a long-time resident (has lived in both Stonebridge and Willowbridge) and serves as a VOLUNTEER as Chairperson of our Welcoming Committee.

Homeowners, please remember that our newsletter is totally paid for by the businesses that pay for advertising space. We are allowed one page for articles for each page of advertising. More ads = more pages in the newsletter! If you own a business, please consider advertising in WillowTalk. Pricing may be obtained from Peel, Inc. at: advertising@PEELinc.com.

CUL-DE-SAC PARKING

A cul-de-sac is a two-way roadway, no different than any other street in our neighborhood, which means that motorists are required to park with the flow of traffic, with their vehicles right side wheels parallel and within 18" of the roadway curb or edge. Also known as dead-end turn arounds, cul-de-sacs are used by emergency vehicles to maneuver and turn around when responding to calls for services and must be kept clear for this reason. Parking perpendicular limits the turning ability of all vehicles, especially emergency vehicles (fire trucks, ambulances, etc.). **In Texas, it is against the law to park perpendicular to the curb or edge and in the center of the loop of the cul-de-sac.** A thought to keep in mind, you and/or your guests are parked the wrong way in the cul-de-sac and your house is on fire. How will the fire truck get to you?

SUDOKU

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View answers online at www.peelinc.com

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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

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