



# State of the HOA Address

Willowbridge HOA's Annual Meeting held Thursday, October 25th had light attendance compared to the last several years; however, the proxies received were higher than normal. Coffee, hot tea, water, soft drinks and cookies were available for attendees. After Graham Management ascertained that a quorum had been reached by in-person attendees and proxies, President Thomas Wilson called the meeting to order. Vice President, Ryan Lovell reviewed the 2017 – 2018 Accomplishments and associated costs and Additional 2018 – 2019 Goals. Following his presentation Treasurer, Candyce Ward, reviewed the Financial Report, highlighting the 2019 Budget. David Smith, Director a Large and Website Manager, discussed the new website, Graham Go, a new modern website, based off of the Nabr Network. Nabr is a community association communication management software provider, providing software built specifically for community management companies and community associations. Mandi Branam, our community manager from Graham Management discussed Management Team Responsibilities (see list after Additional 2018 – 2019 Goals) and obtained approval of the 2017 Annual HOA Meeting minutes. After approval of the minutes President, Thomas Wilson, discussed our CC&Rs, including the Reasonable Interpretation of Deed Restrictions: An Introduction To Understanding HOA Rules, Regulations and Guidelines. The goals of this presentation were:

1. What does it mean to be reasonable?
  2. Understanding the authority of the Association.
  3. Knowing when an Association should take action/not take action.
  4. What is permissible action?
- After the required business was finished, it was announced that it was time to vote for one position for a 3 year term. There were no

Candidate Forms sent to Graham Management and no nominations from the floor, therefore, Thomas Wilson was voted in by ballot and acclamation.

## 2019 BUDGET (Showing Major Annual Expenses Budgeted)

Trash/Recycle	\$ 155,000
Landscaping Maintenance	\$ 55,000
Landscaping Improvements	\$ 25,000
Utilities	\$ 56,200
Professional Services	\$ 52,200
Management Fee	\$ 37,800
Swimming Pool Management & Maintenance	\$ 45,000
Miscellaneous Expenses	\$ 34,570
Reserve Allocation	\$ 61,185
<b>TOTAL INCOME</b>	<b>\$ 514,408</b>

See January issue of WillowTalk for Final Budget and Major Income & Expense Breakout for 2018. Also, this information will be posted on the Website, Please remember that you must sign up for Graham Go to be able to access our community website.

## 2017 - 2018 ACCOMPLISHMENTS

Replaced Swimming Pool Filter System  
New Modern Website (Graham Go/Nabr)  
Miscellaneous Pool & Pool Fence Maintenance  
Rekeyed Clubhouse Locks & New Lockboxes  
Clubhouse Parking Lot LED Lighting  
Main Entrance Esplanade Enhancements  
Clubhouse Exterior Enhancements  
Leveled/Raised Sidewalks by the Clubhouse  
Trimmed Trees in all Common Areas  
Kiddie Mulch Installation on Playground

(Continued on Page 3)

## HOMEOWNER HOLIDAY DECORATIONS CONTEST

This year's Homeowner Holiday Awards will be judged on Sunday, December 22. Winners will have a sign placed in their yard and be listed in the January WillowTalk. Please be sure that your yard is well maintained at that time as this also factors into the committee's decision. GOOD LUCK!

# 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](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)

(Continued from Cover)

Irrigation System Repairs (Freeze Damage)  
Power Washed Common Areas/Clubhouse  
Corner-rounds Landscaped & Mortar Repaired  
Holiday Decorations (2017)  
New Common Area Signage  
Splash Day Event  
Faux Bridge Landscape & Mortar Repair  
National Night Out Event  
Tennis Court Bulb Replacement & Lenses Cleaned  
Cleaned Community Mailboxes  
Welcome to the Neighborhood Packages  
Repaired Flag Pole and Replaced Flag  
Replaced Exterior Lighting on Clubhouse  
Activated Tennis Court Card Access System

### **ADDITIONAL 2018 – 2019 GOALS**

1. Contract for New Swimming Pool Maintenance/Lifeguards Company
2. Tennis Court, Soccer Field & Clubhouse Maintenance
3. Replace Main Entrance Marquee
4. Replace and/or Repair Playground Tables & Bench Seating
5. Additional Tennis Court Benches
6. 2018 Holiday Decorations

### **GRAHAM MANAGEMENT RESPONSIBILITIES**

#### **PROPERTY MANAGEMENT**

Vendor Management  
Enforce Covenants, Conditions & Restrictions (CC&Rs)  
Process ACC (aka ARC) Requests  
Property Inspections for Violations  
Manage Facilities  
Acquire & Monitor Association's Insurance  
Schedule, Facilitate & Attend Board of Director & Annual Homeowner and Vendor Meetings  
Assist HOA Committees

#### **ACCOUNTING DEPARTMENT**

Process Payables & Receivables  
Collection of Assessments & Other Fees  
Attorney Referrals (homeowner unpaid debts)  
Tax Filings  
Prepare Monthly Financial Reports for the Board

#### **ADMINISTRATIVE**

Field Homeowner & Realtor Inquiries  
Process Closings/Transfers  
Maintain Database  
Homeowner Communications

### **HARRIS COUNTY SHERIFF'S OFFICE (HCSO) UPDATE**

Deputy Jack Bauer updated attendees on crime. He noted that crime in our neighborhood, surrounding neighborhoods and commercial areas included in the West Harris County MUD #11 has been fairly low-key in the past few months. Our neighborhood and surrounding neighborhoods continue to experience speeding, suspicious characters and packages stolen from porches.

## **A Sign of Our Times**

Your HOA Board of Directors (VOLUNTEERS) has been working hard since last October to make our amenities and common areas pleasurable and safe places for our resident families and their guests to visit. To accomplish this goal some new rules have been voted in and the week of August 6th, signs were installed in our common areas listing them.

### **WILLOWBRIDGE HOA**

**HOURS: DAWN - DUSK**  
USE AT YOUR OWN RISK

#### **PROHIBITED ON ALL COMMON PROPERTY**

UNATTENDED CHILDREN UNDER THE AGE OF 10

MOTORIZED VEHICLES ON GRASS

SMOKING

ALCOHOLIC BEVERAGES

GLASS CONTAINERS

FIRES, FIREARMS OR FIREWORKS

UNLEASHED PETS (SCOOP YOUR POOP)

PROFANITY OR ABUSIVE LANGUAGE

EXCESSIVE NOISE

LITTERING

SOLICITATION

OVERNIGHT PARKING

TRESPASSING

ALL COMMON AREAS PATROLLED BY LAW ENFORCEMENT  
FOR EMERGENCIES CALL 911

## **Fall Garage Sale Participation Very Low...Again**



Both the Fall and Spring Garage Sales experienced rain, causing participation to be low. The Board would like to thank the 11 families that persevered throughout the day for the Fall Garage Sale held on October 20th. Some even made a few dollars, with fire-sale prices abounding. We are looking at revamping the Garage Sale venue and hoping to bring it back to its glory days (last one fall 2013), to make it a fun event again and find ways to encourage more neighborhood participation. Any comments, suggestions, etc. may be emailed to the newsletter at: [willowbridgenews@gmail.com](mailto:willowbridgenews@gmail.com)



# Willowbridge - Stonebridge

## We Want You!



The HOA is still looking for a lot of good women and men to **VOLUNTEER** and participate in the various committees that have been set up. Please find below a description of each committee's duties and consider

Ln. off West Road; amenity areas, and all other common areas. This committee also presents recommendations for holiday decorations.

**FINANCE COMMITTEE** – Assists the Board of Directors with budget recommendations and reviewing financials.

**NOMINATION COMMITTEE** – Oversees and evaluates the Board of Directors, as well as assess the skills needed for candidates to be placed on the ballot for the Annual Meeting in October.

**RECREATION COMMITTEE** – Recommends use of and rules of the recreation amenity areas: pool, tennis court, soccer field, playground and pavilion. This committee also recommends additions & upgrades, and replacement & maintenance to the amenity areas and equipment.

**SOCIAL & EVENTS COMMITTEE** – Presents recommendations for community events. This committee creates the event, assists in marketing it and assists during the event.

**WEBSITE COMMITTEE** – Posts updates and E-Blasts on the website; maintains and upgrades the site and handles registrations as necessary. It also assists in compilation of articles for the newsletter.

“making a difference” in your neighborhood.

**ARC COMMITTEE** – Reviews submitted ARC (ACC) applications to ensure they are in compliance with the governing documents of the Association.

**BEAUTIFICATION COMMITTEE** – Presents recommendations for landscaping, fencing and lighting improvements at the entrances: main entrance to Willowbridge, entrance to Stonebridge off Willowbridge Park Blvd. and entrance to Stonebridge at Stone Villa

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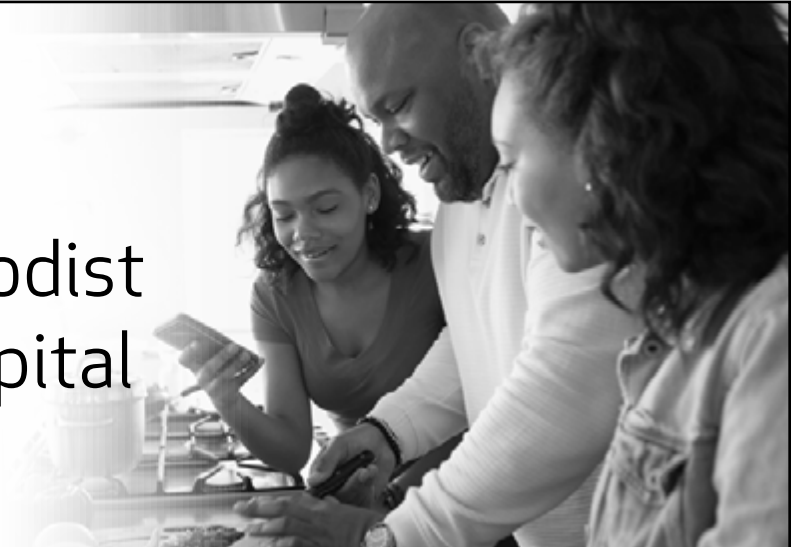
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WILLOWBROOK HOSPITAL

[houstonmethodist.org/willowbrook](https://houstonmethodist.org/willowbrook)



# Willowbridge - Stonebridge

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## 2019 Holiday Trash & Recycle Schedule

Our trash/recycle vendor, Best Trash, observes only the following holidays: New Year's Day, Memorial Day, Independence Day (July 4), Labor Day, Thanksgiving and Christmas Day. If a holiday is not listed then it does not apply to our trash/recycle service. Please note that trash and recycle are picked up on Monday and trash only on Thursday. If the holiday falls on a trash and/or recycle day, it will not be picked up until the next regularly scheduled pick up date. See the chart below for the 2019 Schedule.

### DATE

05/27/19 (M)	NT, NR
05/30/19	Trash Only
07/04/19 (Th)	NT
09/02/19 (M)	NT, NR
09/05/19	Trash Only
11/28/19 (Th)	NT

**Legend: NT = No Trash**

**NR = No Recycle**

## Grandmother's Sandwich Cookies



### Ingredients:

- 1 cup unsalted butter, softened
- 3/4 cup sugar
- 1 egg
- 3 cups all-purpose flour
- 1/2 tsp. salt
- 2 slightly beaten egg whites
- 1/2 cup finely chopped blanched almonds (optional)
- 1/4 cup pearl sugar (or substitute regular sugar)
- 1/4 to 1/2 cup raspberry jam

### Preparation:

Preheat oven to 375°. Cream together butter and 3/4 cup sugar until light and fluffy. Beat in egg. Sift flour and salt together; add to creamed butter mixture. Mix thoroughly.

Divide dough in half. Roll first half into 1/8" thickness on a lightly floured surface. Use a 2 1/2" round cookie cutter (or the top of a round glass) to cut out circles.

Roll second portion out into 1/8" thickness. Cut out 2 1/2" circles and then use a thimble to cut out smaller circles inside these rounds (Note: You can also use a linzer cookie cutter or a small 1/2" cutter for this).

Brush these "wheels" with egg white and sprinkle with pearl sugar and chopped almonds (optional).

Place cookies on ungreased baking sheet and bake on center rack of oven for 8-10 minutes. Remove and cool on counter.

Place a scant 1/2 tsp. of jelly in the middle of the round cookies and cover with the "wheels" to create sandwich cookies.

Yield: 3 1/2 dozen jelly cookies.

## WELCOME TO THE NEIGHBORHOOD



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Symcox Family

Skipping Stone Ln.  
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