



WillowTalk

Willowbridge - Stonebridge Homeowners Association Newsletter
www.willowbridgehoa.com

Volume 24

January 2019

No. 1

Poinsettias, Pine Cones, Greenery & Real Ribbons Highlight Our Holiday Decorations

As published on page three of the November issue of WillowTalk, a sub-committee of the Beautification Committee (Holiday Decorations Committee) was formed for the specific purpose of creating better decorations that we own as opposed to leasing them as in the past. On Saturday, December 1, **VOLUNTEERS** met at the clubhouse and were treated to coffee, hot chocolate, kolaches, donuts and Christmas music to fuel their creative juices. Most importantly, they gave us the **gift of their time** and expertise, creating some beautiful and lasting decorations for the neighborhood. Everyone worked cohesively in a well-oiled fashion, making the wreaths and garlands, with Amy Sonnier (Bow Maker Extraordinaire) making bows as fast as her fingers could go. The HOA would like to thank the following **VOLUNTEERS** for their time, creativeness (thank you Kirsten for suggesting the cluster of ornaments) and dedication to this project which saved us (homeowners) over \$1,600 this year alone.

Rossy Elkareh
Amy Sonnier
Penny Jones
Molly Williams
Claudia Mullins

Sarah Williams
Christen Phillips
Kirsten Rovall
Dana Pike
Lillian Wilson

In addition, we would like to thank Sonia Moore and Gen Pike for their **VOLUNTEER** time hauling this author around to check out the best deals in decorations and transport of such. Also, we have to give an extra pat on the back to Rossy Elkareh, Ricardo Elkareh and Penny Jones for being the mainstays of placing and securing the wreaths and garlands, while fighting bushes, ants and other bugs. Note: Lillian Wilson is a member of the Beautification Committee and a last minute surprise entry into the **VOLUNTEER** pool, and responsible for the large wreath on the front gate. Again, thank you ladies and gentleman. We couldn't have done it without you!

Lest we forget...applications for this committee are being put on the 2019 wait list.

Help Prevent Car Break-Ins

"NO NEIGHBORHOOD IS IMMUNE"



No neighborhood is immune from car break-ins. It happens all over town. Most often, they occur during the early morning hours when the risk of discovery is low. Persons who commit these types of crimes can be juveniles on a dare, addicts desperate for something to trade or pawn to

support their habit or just low down dirty dogs that find it easier to steal than work.

TIPS

1. **SECURE** your vehicle safely in the garage OR park your vehicle as close to your residence as possible. If you park off the street, park in an area with good visibility and lighting. If you rent, report lighting/security problems to your landlord or property manager.

2. **DO NOT** leave anything in your vehicle that would tempt somebody to break in. Remove all electronics and valuables or secure out of sight in your trunk.

3. **LOCK** your vehicle doors. Some thieves go from one to other trying doors. Chances are they will simply move on to the next vehicle if your doors are locked. Unlocked vehicles provide places for people to hide, sleep or engage in drug activity.

4. **DO NOT** confront a suspect and Do Not compromise your safety.

5. If you are in a car and witness a break-in, flash your high beams and honk your horn to alert him of your presence. People are not as likely to commit a crime when they know someone is watching

6. **DEVELOP** a phone or email "tree" of neighbors or tenants wishing to participate in Neighborhood Security Alerts. Notify each other of criminal and suspicious activity so all can be aware, alert and take precautions.

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@grahammanagementhoustont.com
Beautification Committee.....	Open Position	
Clubhouse Reservations and Pool Parties.....		
Mandi Branam.....		mbranam@grahammanagementhoustont.com
Lost Pet Coordinator		
Sonia Moore.....		mrsco@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
Candyce Ward.....	Treasurer
David Smith.....	Director

HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt
Mandi Branam..... 713-334-8000
E-Mail mbranam@grahammanagementhoustont.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

Westwillow Park

The Westwillow Park located at 8927 Westwillow Dr., near the intersection of West Rd. and Beltway 8 (behind the Allegiance Bank Building) is a multi-functional recreation facility for all ages provided for and funded by the residents of W. Harris County MUD 11, our provider of water and sewer services. The Park offers beautiful and well-maintained walking/jogging/biking trails (accessible by wheelchair), including stretching stations; rest areas; a children's playground and a large fenced dog park, with separate areas for large and small dogs provides seating for the humans and an agility/obstacle course for the dogs to challenge. There are no water fountains available for humans or animals, so please remember to bring a hydrating source for both your pet and you.

Doggie Doo stations are located on the trails and inside the dog park. Please be a responsible pet owner and clean up your pet's waste (it's the law!). A doggy wash station is located on the trail near the entry to the park, so that owners may hose down their "fur babies" before getting back into the car.

Occasionally you may go to the park and find that it's "locked down"...for good reason. It is a constant challenge to keep the grass, Asian jasmine groundcover and facilities in good condition. Please remember that both the dog park and the children's playground are built inside a retention pond, intentionally built to drain off excess water and prevent flooding. We've had negligible flooding in our area since Tropical Storm Allison, so it's doing the job it was intended to do. In many instances the ground might be wetter there than up top on the trails. Dogs blazing across the park can cause serious damage to the sod and ground, therefore sometimes the park is closed for rest and healing. It's a great facility. Let's take care of it and enjoy it for many years to come.

It was recently reported that a car was broken into while they were visiting the dog park. Unfortunately, this is not the first time and it won't be the last. Both negative and positive comments have appeared on social media regarding this most recent incident. Please note that there are signs at the entry to the park and along trail entry points advising visitors: Use at Your Own Risk. When visiting, please follow the guidelines found in this issue of WillowTalk to Prevent Car Break-Ins. Although this article is geared to thefts in the neighborhood the basics apply everywhere.

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

(Continued on Page 4)



LOOK

**2019 HOA
ASSESSMENTS ARE
DUE JANUARY 1, 2019**

Payments received after
January 31, 2019 will incur Late
Fees and Interest.

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(Continued from Page 3)

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, IF YOU HAVE SIGNED UP FOR NABR/GRAHAM GO! Please note that CC&Rs and By-Laws are different documents.


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PARKING VIOLATIONS & TEXAS STATE LAWS

Many residents are not aware that seemingly simple things we do each day are against the law. State Law prohibits the following:

Blocking Driveways

Parking too close to intersections

Parking too close to corners

Blocking Fire Hydrants

Parking in Fire Lanes

Blocking Driveways

When a vehicle is parked, blocking a driveway, it creates an inconvenience for the homeowners attempting to leave/enter their driveway.

Blocking Sidewalks

If a vehicle is parked blocking a sidewalk, it becomes difficult for pedestrians, bicycles, children, strollers and wheelchairs to pass safely. Blocking the sidewalk can result in forcing these people to enter the street causing unsafe conditions. This includes parking a motorcycle on the sidewalk.

Blocking a Fire Hydrant

This is one of the most common violations. When a vehicle is parked, blocking a fire hydrant or fire lane it creates problems for emergency vehicles and hinders their ability to do their job effectively. No vehicles may be parked within 15 feet of a fire hydrant.

Parking Next to Curbs and Oncoming Traffic

Vehicles can't be more than 18 inches away from the curb and must be parallel to curb and parked in the same direction as the traffic flow. This means that the vehicle must follow the curb and can't pull or back in straight on the curb. This is a serious problem on many cul-de-sacs.

48 Hour Parking

Vehicles can't be parked on any residential street for more than 48 consecutive hours.

Parking too Close to an Intersection/Crosswalk

Vehicles may not park within 30 feet of a stop sign or 20 feet of a crosswalk. Failing to obey these laws can result in the issuance of a traffic ticket!

Your New Nabr is Waiting to Meet You!

Nabr has been waiting for you since August 31st, when we converted to a new and upgraded website (Graham Go). This website is unavailable to the general public as in the past. Homeowners must sign up for the new website to be able to access HOA documents such as CC&Rs, ARC applications for modifications to your property, clubhouse rental contract & policy, etc. The new website lets you make payments or check your account status online and receive notification and messages and reminders from your HOA and Graham Management. Join today so you can stay in the loop!

THE PET PLACE

Why Would A Veterinarian's Office Use Coca-Cola?

By: The People's Pharmacy – Dr. Terry Graedon

For decades we have been warning people not to drink sugar-sweetened soda pop. Not only is it bad for teeth, those liquid calories sneak in too easily and add up too readily. However, we recently wrote about using Coca-Cola (Coke) as a medically approved and therapeutic approach. Using a swig of Coke can help free a piece of meat stuck in the swallowing tube. This remedy is not appropriate if the person is having trouble breathing. In this kind of emergency, call 911 and use the Heimlich Maneuver to dislodge the food from the airway.

Food should always be chewed thoroughly. If the Coke remedy doesn't work, emergency medical treatment (endoscopy) will be needed to retrieve the offending piece of food.

Coca-Cola for the Dog's Bath Tub? We recently heard from a former employee of a veterinarian's office about a non-medical application for Coke. On Saturdays after they finished with the dog's baths, they were told to pour a liter bottle of Coke down the bath tub drain and let it sit until Monday morning. That bath tub always drained beautifully!

Note: Coke presents a formidable acid for other applications. Have you ever cleaned off your battery cables (acid corrosion) and/or windshield (dirt, oil, road grime)?

2019 Hoa Meeting Schedule

January 24, 2019-Quarterly Meeting Board of Directors

April 25, 2019-Quarterly Meeting Board of Directors

July 25, 2019-Quarterly Meeting Board of Directors

October 24, 2019-Annual Homeowner's Meeting

All meeting dates are Thursday and held at the clubhouse commencing at 6:30 pm unless otherwise noticed. Other duly called and noticed meetings may be scheduled and Homeowners will be notified via the Marquee and Website.



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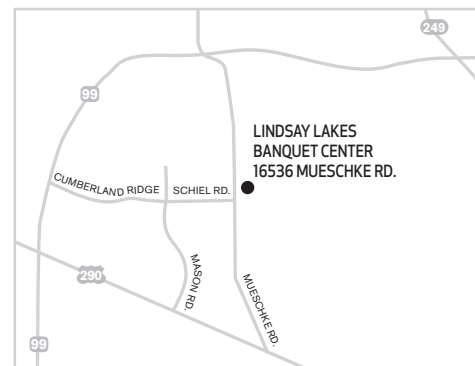
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or call **281.737.2500**.

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