



GOOD FENCES MAKE GOOD NEIGHBORS

We may never know who first uttered this phrase. This proverb can be found in Poor Richard's Almanack by Benjamin Franklin. His version is "Love your **neighbor**, yet don't pull down your hedge." It can also be found used by Robert Frost in his poem Mending Wall written in 1914, a polemic against building walls that separate us from our **neighbors** – the poem opens with the line, "Something there is that doesn't love a wall" and goes on to describe the narrator's attempts to talk his **neighbors** out of putting one up. In the classic poem, a man tells an apple farmer that the two of them must maintain the stone boundary between their orchards. With a boulder firmly grasped in his hands, he declares that "Good fences make good neighbors." Sensing that "something there is that doesn't love a wall," the apple farmer is not so sure. "Before I build a wall I'd ask to know/What I was walling in or walling out," he tells us, "And to whom I was like to give offense." But then again, the farmer and Frost understood and embraced the desire and need for people to mind their own business. "We're too unseparated," the poet also wrote, "And going home/From company means coming to our senses."

When the developers of Willowbridge formed the Architectural Review Committee Rules & Guidelines, they didn't have apple farmers on their minds, but they were following standard protocol for an HOA protected neighborhood. Fences are necessary to protect a homeowner's privacy, to set boundaries, and to keep "your stuff" in "your yard" including, but not limited to pets.

Listed below are the guidelines for fences, found in Section 6, page 4.

6. FENCES

6.1 Pickets. All fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot line shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street.

6.2 Pickets must be cedar, pine or cypress and be six feet (6') in height if no rot board is used. A 6" rot board may be used, if desired, making maximum height of the fence six feet six inches (6'6"). Cap

boards on top of the fence are not allowed.

6.3 Exception: Gates/fences connecting house and detached garage (see below).

6.4 No chain link fencing permitted. Materials must be wood, masonry, or wrought iron and must be approved in advance by ARC.

6.5 No plastic, vinyl or PVC material is permitted in construction of any fence or portion therein.

6.6 No fence may extend forward of the front building line. No fence on a corner lot (side) may extend past the outmost portion of the main structure.

6.7 Gates. All gates shall either be constructed of wood or wrought iron.

6.8 Fence Maintenance: Shared fences are the mutual responsibility of each home owner and they are required to maintain fence in good condition at all times.

6.9 No painting of picket fences is allowed. Fences may be coated with a clear sealer (no color pigmentation) if desired but must have prior work approval of the ARC. No paint or colored stain is allowed.

6.10 Fences and Gates between main structure and detached garage shall be constructed of wood, wrought iron, or combination of wood and wrought iron. Fence may also be constructed of exact same brick used in main structure. Fence shall be a minimum of 4 ft. high and maximum of 5 ft. high.

6.11 Any wrought iron fence installed will immediately subject the property owner to a higher level of scrutiny. Therefore, any and all additional requirements and restrictions that pertain to front and side yards will also pertain to rear yards when they are visible from other properties or streets.

7.06 Fences and Walls – **Fences or walls erected by the Declarant shall become the property of the Lot on which the same are erected and, as such, shall be maintained and repaired by such owner.**



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
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Candyce 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

THE SCHOOL ZONE “The Box Top Story”

It all started in California in 1996...General Mills Company wanted to create a program to help support education and benefit America's schools – and so, Box Tops for Education was born. As a part of the initial test program Box Tops were only available on select Big G cereals, such as Cheerios, Total and Lucky Charms.

The program was such a huge success that it soon launched on other General Mills products and expanded across the nation. **By 1998, more than 30,000 schools** were clipping Box Tops and earning cash to buy the things they needed: books, computers, playground equipment and more.

Over the next four years, the Box Tops for Education program doubled to include brands such as Pillsbury, Old El Paso and Green Giant. By 2004, over 82,000 schools across the nation participated in Box Tops, **earning more than \$100 million.**

In 2006 for the first time, non-food brands began to participate; now families could clip Box Tops from Ziplock, Hefty, Kleenex and Scott products too. As the program expanded, school earnings increased. **By 2010, schools across the nation had earned over \$320 million. Today, America's schools have earned over \$868 million** and you can find BoxTops on hundreds of products throughout the grocery store and online.

THAT WAS YESTERDAY AND THIS IS TODAY...whereby changes to the program have raised concerns among parent group Leaders who say their collections are down. After watching the Campbell Soup Company phase out its Labels for Education Program, some school coordinators are worried about the future of the BTFE program, as well. Here are some of the questions PTO Today (a media company and service provider dedicated exclusively to providing a full suite of products, programs, and services to the entire K-8 school parent group market), listened to leaders and took their questions to General Mills.

Why have Betty Crocker baking products and Pillsbury frozen foods gone off the list of participating products? Companies add products to the list for a set period of time, so it's not uncommon for different products to be added or removed from the list of participating products. By reviewing lists of participating products from several years, PTO Today found that Scott Paper products and Hefty trash bags were on the list in 2015 before going off in 2016, but returned to the list in 2017.

Although Betty Crocker baking products and Pillsbury frozen foods did not continue their participation in the program, Mollie Wulff, a corporate communications manager at General Mills, pointed out that several Annie's Organic food products were added to the list, including baking mixes, macaroni and cheese mixes, and snack foods. “We continually strive to have a breadth of participating products,” Wulff says. It was noted by several posters in PTO Today's PTO & PTA Leaders Facebook group that their school families don't purchase the organic products as frequently as other products because of their higher costs. This reinforces an important point – it's not just the products on the list that influence Box Tops collections, but the amount of those products that families are buying.

Why is the list of participating products so much shorter now?

The list of participating products was two pages long in 2015 and was shortened to one page in 2016. According to General Mills, the document was shortened by consolidating product listings to show only the parent brand and not each flavor of participating products, removing product photos from each section, and using a smaller font size. The changes were made so that the school coordinators would have less to copy and print.

Should we be worried about General Mills discontinuing the BTFE program?

“While there are no plans to discontinue BTFE in the next year (2018), we are committed to constantly evaluating the program to ensure that we are doing right by our consumers, our brands, and our partners,” Wulff says. “It is a tremendous platform that provides significant and much needed funding to schools all over the U.S. and our brands and partner brands are proud of their support to the BTFE program.”

In the fall of 2016, General Mills introduced the Box Top app. The app does not replace clipping Box Tops off of the participating products so....**CLIP, CLIP AWAY!**

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MEET THE PLUMBER'S VERY BEST FRIEND... F.O.G. (Fats, Oil & Grease)

North Harris County Regional Water Authority (NHCRWA) Waterlines

During winter months, the kitchen is often the favorite place for families to gather...drawn by tempting aromas and lots of tasty tidbits to sample. When the scrumptious meals are over; however, bulky "feast" leftovers get scraped into the disposal and are washed into the drain where they can accumulate in the pipes and ultimately cause some serious chaos.

Some foods and cooking condiments are potentially more troublesome than others. Discarded substances like cooking oil, bacon grease, mayonnaise, egg shells, and pasta can coagulate and stagnate in underground plumbing lines and get nastier when joined by gravy and mashed potatoes. Long after the meal is forgotten, the sewer system gets sufficiently blocked to cause a backup inside the house (UGH). Then it's the plumber who benefits from costly remedies and repairs.

It is up to the homeowner to make sure that their pipes don't become clogged up with F.O.G. – fats, oil and grease. According to the Texas Commission on Environmental Quality (TCEQ), most sewer backups occur between the house and the main sewer lines, where it is the resident's responsibility to correct a problem if this should occur. Globbs of grease in the main lines can cause an unpleasant chain of events and mayhem – like sanitary sewer overflows that can pollute nearby lakes

and streams, creating potential health threats for people and wildlife.

*Remember, any substance poured onto the ground or into a storm sewer can end up in groundwater. Take the time to dispose of F.O.G. substances properly – pour cooking oils, lard and grease into closeable containers for disposal. Or consider mixing them with kitty litter in a zipped-top bag until the oil is absorbed and ready for disposal. Here are some more disposal ideas...

- Do NOT pour cooking oil, grease or melted butter down the drain – EVER.

- Be careful what you scrape into the disposal. Once the walls of the pipe begin to clog up, all kinds of food remnants can join the "group" and create a stubborn blockage. Let common sense rule!

- Don't run hot water over dishes, pans, fryers or griddles to wash oil and grease down the drain. They'll get "solid" again when they cool off.

- Consider starting a compost pile for appropriate scraps and leftovers.

NHCRWA supplies our water and their fees make up approximately one-half of your West Harris County Municipal Utility District #11 water/sewer bill each month!

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2019 HOA MEETING SCHEDULE (CORRECTED)

Thursday – January 24 (Quarterly)

Thursday – April 25 (Quarterly)

Thursday – July 25 (Quarterly)

Thursday – October 24 (Annual)

Please note that other meetings may be called and duly noticed by the board. Residents will be notified via E-Blast and the marquee of additional HOA meetings.

GUN SAFETY

IT'S TIME TO TALK TO THE KIDS AGAIN

There have already been at least three “accidental” shootings of young people in 2019. Do your kids know what to do if they find a gun? Please find below the gist of “McGRUFF the CRIME DOG” pamphlet from the Harris County Sheriff's Office, Community Services Division Crime Prevention Unit, displayed in the handouts at our National Night Out celebrations.

McGRUFF says – Kids, if you find a gun....here's what you should do:

STOP – DON'T Go Any Closer!

DON'T TOUCH – YOU Could Be Hurt!

GET AWAY – GET OUT of the Area as FAST as You Can!

TELL – A Grown-Up You Trust (like Mom or Dad)

Here's an easy way to remember what to do if you find a knife or gun...

S – STOP and move away.

C – CAREFUL... Don't Touch!

R – REAL is what it could be...NOT a toy!

U – USE a gun and you could be dead for the rest of your life.

F – FIND an adult to tell.

F – FRIENDS should follow these rules, too.

And look what it spells out SCRUFF (McGRUFF the CRIME DOG'S sidekick)

TALKING TRASH

Patty's Potty Patrol: No Wipes in the Pipes!!!

Help prevent unnecessary drain blockages and expensive plumber's fees by using Patty's DO NOT FLUSH LIST:

- | | |
|----------------------------|--------------------------------|
| • Baby & Adult Wipes | • Paper Towels |
| • Women's Hygiene Products | • Facial Tissue |
| • Facial Wipes (pads) | • Cigarettes/Cigars |
| • Band-Aids | • Diapers |
| • Cotton Balls | • Gum/Candy Wrappers |
| • Cotton Swabs | • Scoops of Used Kitty Litter |
| • Dental Floss (or picks) | • Wait for It... Dead Goldfish |
| • Hair | |

DON'T SPEED – YOU'RE ALREADY HOME!

The HOA Board and Graham Management are again receiving numerous complaints from residents regarding vehicles racing through the neighborhood and IGNORING stop signs. Please encourage your family, neighbors, visitors, vendors (yard crews, repairmen, etc.), FedEx & UPS, etc. to slow down and obey the regular speed and school zone limit signs.

- The MAXIMUM Speed Limit WITHIN Willowbridge & Stonebridge is 30 mph.

- We have 3 school zones within the neighborhood and on West Rd.

1. Inside the Neighborhood: 20 mph

2. West Road: Starting at Westbridge subdivision and ending between the Watermarke and Villas at West Road Apartments: 25 mph

3. Wheatland Dr.: 20 mph

- The RED signs with STOP in the center of them, located at various intersections mean to come to a COMPLETE stop, not Slow, then Opt To Proceed.

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

Willowbridge - Stonebridge

PARK PATROL REPORT 2018

Many people do not realize what it takes to keep our trails, dog parks, pocket parks, etc. maintained each year. Following are just a few of the things that have happened this year.

1. **Westwillow Park** (aka the Dog Park) – main purpose is as a functioning Retention Pond and as such, requires continuous maintenance on the dog park, kid's park and surrounding landscaping. The St. Augustine grass and jasmine are continually monitored to keep them looking good (dog park closed and locked during periods of heavy rain.) In addition the dog park gate was repaired and faux fire hydrants were replaced. Several trees concentrated on the north side of the dog park were thought to have a fungus. After researching the problem, it was determined to be phytoplasma, a bacterial parasite potentially damaging to plant health with very limited treatment options available, most common being spraying with various insecticides to control insect vectors, and removal of symptomatic plants. Ultimately about 50 trees were replaced. (Update: At the January 2019 MUD meeting it was reported that an additional 20 trees will need to be replaced.)

2. **Waller Park** – The drainage problem at the Waller Park Dr. entrance was repaired; lights on the fountain were replaced; and stones were placed around the flower and shrub beds. The ducks continue to hatch multiple eggs and were humanely re-homed several times.

3. **Wheatland Park** – The asphalt was monitored for cracks; replaced 5 River Birch trees and several Rose of Sharon shrubs (aka Althea).

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THE RECIPE BOX BRENNAN'S IRISH SODA BREAD

by: *irishfishstick*

Get your green on and add this Irish staple to your St. Patrick's Day menu (or anytime you want it).

- 1 c. milk
- 1 T. white sugar
- 2 T. distilled vinegar
- ½ t. baking soda
- 2 c. all-purpose flour
- ½ t. salt

1. Stir milk & vinegar together and let sit until curdled (about 10 minutes).
2. Preheat oven to 400 degrees.
3. Grease a baking sheet.
4. In a bowl, mix together flour, sugar, baking soda & salt.
5. Gradually stir soured milk into flour mixture until dough just comes together. Turn dough out onto well-floured surface, knead a few times and shape into a round. Place dough onto the prepared baking sheet. With a sharp knife cut an X shape onto the top of the dough to release steam and help bread keep its round shape.
6. Bake until golden brown (approximately 45 minutes).

GO GREEN



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and click the RESIDENTS tab



JOIN US FOR A **FREE DIGESTIVE HEALTH EVENT**

Our digestive health experts from Houston Methodist Willowbrook Hospital will discuss managing disorders, including:

- Acid reflux or chronic GERD
- Chronic constipation
- Colon issues
- Constant stomach discomfort
- Hemorrhoids
- Weight-related digestive issues

Our Presenters



Arturo Bravo, MD
Gastroenterology



Diego Marines, MD
Colon and Rectal Surgery



Todd A. Worley, MD
Bariatric and General Surgery

Tuesday, March 19 | 6 p.m.

Houston Methodist Willowbrook Hospital
18220 State Hwy. 249
Conference Center, 1st Floor
Houston, TX 77070

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