



Volume 24

July 2019

No. 7

THE HOA BOARD SPENT MY MONEY ON WHAT???



Residents don't always understand exactly what their HOA Assessments cover. Sure you know it pays for the pool to be open 3 ½ months of the year, for the grass to be mowed, and for Trash and Recycling pick up. But, did you know it also covers many more expenses? To understand some of the expenses, residents must take into consideration that our HOA is actually a non-profit corporation, run by a 5 member Board of Directors. These VOLUNTEERS give many hours of their time attending board meetings, meeting with vendors, making decisions, etc. to keep our neighborhood looking good and our home values up.

1. **Utilities:** Street lights; water/sewer for the irrigation of common areas, pool & clubhouse; 911 Direct telephone line for pool; Amenities Card Access System telephone line, maintenance and repairs; and Trash & Recycle Pick Up

2. **Landscape Maintenance:** Maintenance of not only the grass, but also flower beds; soccer field; common areas located outside the main area; seasonal color change out; emptying trash in common areas; and Irrigation System maintenance & repairs

3. **Amenities:** Maintenance, Repair and Replacement for: Pool, Tennis Court, Soccer Field, Playground, Pavilion, and Clubhouse; cleaning clubhouse; clubhouse coordinator fees; and pest control

4. **Professional Services:** Graham Management Company's monthly fee; Annual Audit; Annual Tax Preparation; Legal Fees for deed restriction violations, collections, etc.

5. **Other Expenses:** Community Events (Splash Day, National

Night Out, etc.); Holiday Decorations (December); Flag maintenance, repair & replacement; Seasonal flags (placed by boy scouts); Monument maintenance, repair and replacement; Marquee maintenance, repair & replacement; Reimbursement to Graham Management for office supplies, copies, postage fees, bank service charges, delivery fees and fax charges; Insurance; Web site; and Property taxes

6. Capital Reserve Contribution

Listed below are the actual monthly expenses for April 2019 (in some months we spend as much as some pay to buy a new car).

1. Repairs & Maintenance	\$ 14,593.07
2. Professional Services	\$ 5,565.71
3. Utilities	\$ 18,853.38
4. Other Expenses	\$ 3,590.46
Total Expenses	\$ 42,602.62

**Total Expenses divided by 827 homes = \$51.51 per homeowner for the month*

OUR CURRENT ANNUAL ASSESSMENT IS \$615.00. Looks like we're getting a lot of bang for our bucks! More questions about what happens to your money? The Willowbridge Board of Directors meets on the 4th Thursday of each month (unless otherwise notified via the marquee and website); 6:00 pm at the clubhouse located at 9330 Willowbridge Park Blvd. Community input is the first 15 – 30 minutes of the meeting. If you have something specific to you, please call Graham Management at least 3 days before the meeting date @ 713.334.4000 and ask to be put on the agenda.

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
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.

BOARD MEETINGS

QUARTERLY MEETINGS: 4th Thursday of January, April & July @ 6:00 pm. **ANNUAL HOMEOWNER'S MEETING:** 4th Thursday of October @ 6:00 pm. Additional meetings may be held as determined and NOTICED by the Board of Directors via the marquee and website.

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

MAY YARDS OF THE MONTH (YOMS)

WILLOWBRIDGE (1st time winners)

9427 Willowbridge Park Blvd. – Abbie & Rudolph Brothers
- The Brothers family have lived in Willowbridge for 25 years. Abbie recently retired from sales in a consulting firm. She is taking piano lessons. Rudolph is a retired attorney for the State of Texas and likes to hike and read. The Rudolphs enjoy traveling and experiencing different dishes in fine dining restaurants.

If you've been down Willowbridge Park Blvd. lately, it's hard not to notice the profusion of flowers in their newly re-landscaped front and side yards. The front porch has 2 large pots full of pentas, snake plant (aka mother in laws tongue) and asparagus fern. The front and side yards have agapanthus, roses, coleus, flax plant, boxwood, asparagus fern, wax leaf ligustrum, crepe myrtle and oak trees. Abbie has a container garden in the back yard where she is cultivating tomatoes and several varieties of peppers, including jalapeno peppers. Also found here, are miniature white roses and a potted herbs with rosemary, thyme, chives, basil and mint. Rounding out the back yard is miniature white roses, and dwarf zinnias.

WILLOWBRIDGE (1st time winners)

10210 Waller Park Dr. – Fred & Thu Daigle Fred and Thu Daigle moved to Willowbridge in 1998. Thu is the owner of Atrium Salon and Day Spa whose motto is "Where TOTAL relaxation is only a visit away", located at Jones and West Rd. Michael is the Senior Strategic Sourcing Manager for the British Petroleum (BP) Account at CBRE Houston (a commercial real estate agency), securing office space for BP in several states. The Daigle's have two daughters, the older, entering her third year at UT and the younger just graduated from JVHS and will be attending UH. Their yard includes knockout roses, agapanthus, society garlic, hibiscus, yellow lantana, begonias and marigolds, just to name a few. Included in their landscaping are boxwoods, variegated lariope, crepe myrtles, butterfly bush, Indian hawthorn, a fir tree, and oak trees. Thu maintains a garden in their side yard that has lavender, rosemary, basil, squash, tomatoes, cucumbers, cabbage and many other vegetables. She also has a gorgeous bottle tree in the garden.

When interviewed for this article Michael said he appreciates everything the HOA Board of Directors does for the community. This wasn't a gratuitous comment just because he won Yard of the Month. He's had some experience in this area and knows what this VOLUNTEER position requires, because in the past he was one of those VOLUNTEER board members, and served a three year term on the board several years ago.

STONEBRIDGE (3rd time winners):

9223 Stone Porch Ln. – Carl & Deborah Taylor The Taylors have lived in Stonebridge for 22 years. Their home is located on the top part of a cul-de-sac, making landscaping a challenge. Deborah is retired from the postal service where she was a

machinist and Carl has been with the postal service for about 35 years and is currently a fork lift driver. They have an adult son with two granddaughters and an adult daughter with one granddaughter.

Their compact yard is packed full of surprises, including cacti in pots on the front porch. The front yard has several varieties of plants including white variegated ginger, pentas, lilies, lantana, caladiums, miniature red, yellow and pink roses, purple haze, white oak leaf hydrangea, dwarf nandina, and heavenly bamboo with several of the beds surrounded by a heavy showing of river rock. Red roses line the driveway beside the house. Their yard has a beautiful fuchsia crape myrtle, Italian cypress, a magnolia tree and oak trees. Deborah said they were humbled by receiving this award for a third time and appreciates receiving it again.

Remember you can nominate someone for Yard of the Month (even yourself) by going online at willowbridgehoa.com (if you've signed up for our website).

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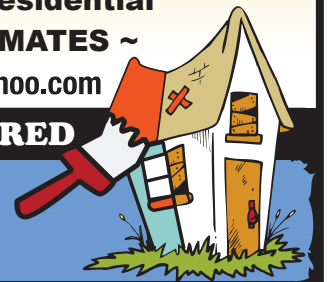
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POOL CLOSED

These two short words can quickly raise the ire with pool patrons. Everyone knows that we have had various and sundry issues with our pool, pool management company and lifeguards for the last two years. This year has had some minor issues with lifeguards (LGs) not arriving on time, thus delaying pool opening time. Please be aware that ALL pool companies and HOAs were suffering through the same problems for the first few weeks that their pools were open because school was still in session, LGs were signing contracts, and many are first time guards that are going through training AND orientation as required by state law to ensure your safety at the pool. Please note the following reasons that our pool may open late or not at all:

1. Lifeguards Running Late – We are a 2 LG pool and are required to have 2 LGs here to open the pool, one of which, must be on the lifeguard stand before anyone enters the pool enclosure.

2. Experience Required – Willowbridge HOA requires that one of our 2 LGs have at least a minimum of one year of experience.

3. Lifeguard to Patron Pool Ratio Too High – A 1:25 Ratio of Lifeguard to Pool Patron (1 LG to 25 patrons) is observed at our pool. If there are more than 50 patrons inside the pool enclosure (regardless if actually in pool) and the patron count continues to escalate, a third LG (usually an Area Pool Manager) will be called to the pool until the number of patrons inside the pool enclosure abates. If for some reason a third LG can't come to the pool, and the numbers don't go down, the pool may be closed.

5. Serious Accidents/Incidents – A serious accident requiring emergency personnel to be dispatched to the pool may cause the pool to be closed.

6. Emergency Closing: Inclement Weather – Greater Houston Pool, has the right to determine pool opening/closing times during inclement weather such as was experienced on Wednesday, June 5th, when our pool opening was pushed to noon and then 2:00 pm. Reasons for closure include:

a. Thunder: At the first sound of thunder heard by a LG, the pool will be closed for 30 minutes and patrons will be asked to leave the premises. If there is thunder within those 30 minutes the clock is reset for another 30 minutes. This process continues until the passing of 30 minutes without the sound of thunder.

b. Lightning

c. Heavy rain or wind

d. Hazardous weather advisories

e. Fecal Contamination – Pool chemical levels are tested every hour. If fecal matter is detected the LGs will close the pool.

7. Breakdown and Repair of the Pool.

POOL PATRONS & GUESTS

PLEASE NOTE that our pool has a 1:1 patron to guest ratio meaning that each person listed on the Amenities Access Card Application may bring one guest. For example: A family consisting of a father, mother and 3 children (yes, babies count) come to the pool, they are allowed to bring 5 guests. However, if there are 5 people listed on the application, one person may not bring 5 guests. Again...a 1:1 ratio is observed.

SOME REMINDERS

1. **SIGN IN:** Everyone (including babies) inside the pool enclosure must be signed in individually on the Pool Patron Entry Log, with first & last name, phone number, address and checked if Resident or Guest.

2. Homeowners must remain with their guest(s) at all times.

3. Patrons 13 years old may come to the pool by themselves, but may not bring a guest (including siblings) under the age of 18. (Parents may not bring a child under 13, drop them off and leave).

4. If a young patron comes to the pool by themselves and appears to be under 13, the lifeguards may make the determination as to whether to let them in (regardless if they have the Amenities Access Card) or refuse entry.

5. Lifeguards may not grant entry to anyone without an Amenities Access Card **under any circumstances**.

6. Patrons entering the gate are not allowed to let other parties in. Each entry requires the party entering to scan their card.

7. Patrons must meet other family members and guests arriving after them at the gate for access.

8. Patrons must let themselves out of the facility by pushing the green button.

9. Parents are responsible for their children at all times.

10. The baby (wading) pool is for children 5 years of age or younger. **Lifeguards ARE NOT RESPONSIBLE for children in the baby pool.**

11. Thunder: At the first sound of thunder, the lifeguards will ask patrons to leave the pool and premises. Lifeguards must wait 30 minutes from the last sound of thunder to re-open the pool.

12. Disposable Underwear are not allowed in EITHER pool.

13. The lifeguards may administer a swim test to anyone to determine experience/comfort level in the pool (especially in the deep end).

>>>>LOANING AN AMENITIES ACCESS KEY CARD TO A NON-RESIDENT OR A RESIDENT THAT DOES NOT HAVE A CARD WILL RESULT IN THE SUSPENSION OF THE CARD<<<<

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Willowbridge - Stonebridge

Not Available
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CALLING ALL BLOCK CAPTAINS!

#YouCanMakeADifference

Our new Willowbridge HOA website (Nabr/Graham Go) has been up and running since September 1, 2018, but needs many more homeowners to sign up. Please remember that you can no longer access information that is specifically for homeowners and not the general public such as Deed Restrictions, ARC Applications, Clubhouse Rental Policy & Application, etc., **UNLESS you are registered for the new website.**

Your HOA is considering regrouping OUR Block Captain **VOLUNTEER** System for special events. We've reviewed the old Block Captain list and have contacted some, but certainly not all of you. Please consider contributing to our community by **VOLUNTEERING** to be a Block Captain. Many streets will require more than one **VOLUNTEER** per street because of the sheer number of homes on them (i.e. Willowbridge Park Blvd., Wheatland Dr., Pearsall Dr., Therrell St., Ballinger Dr., Stoney Lake Dr., Skipping Stone Ln., etc.). Please remember this will require much, much less time than in the past since our new website now distributes security alerts, meeting notices, etc.

For more information on becoming a Block Captain, please contact Barbara Lallinger at blallinger@hotmail.com.

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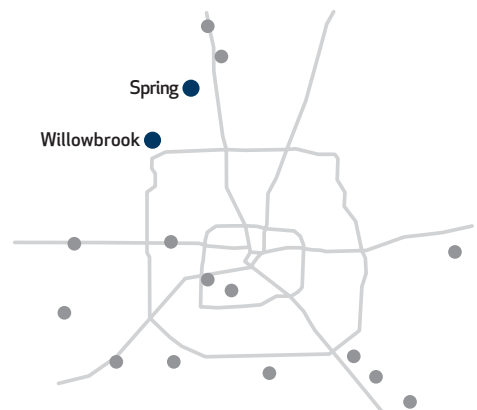
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