



TAKE A LEADERSHIP ROLE IN YOUR HOA (Includes Excerpts from an Article Published June 2006 that Still Hold True Today)

For a lot of us, our personal home value is one of our single largest investments. The responsibility of protecting that investment falls on all of us; however, it creates an even bigger burden on the HOA Board of Directors and the ARC Committee. Fortunately your board works very hard to protect your investment. Sometimes the protection of that investment comes directly to you in the form of a "Deed Restriction or ARC Violation".

When you purchased your home in Willowbridge/Stonebridge you signed, as part of the sale agreement, a **statement that you agreed to abide by the HOA Rules**. The HOA Board is charged with enforcing those rules. When a violation is levied, the Board, ARC Committee and Graham Management view it as to how it affects the entire community and the long-term property values, not just your home. You can help by cooperating in correcting any violations attached to your property.

Your elected HOA Board of Directors and associated committees are completely made up of **VOLUNTEERS**! Not a single person on the Board or a committee is paid a salary. We serve because we choose to help our community be the very best we can make it. The key words here are WE CAN MAKE IT. Since members of the Board are elected by the Homeowners, the "WE" in "WE" CAN MAKE IT is subject to change every year. The "WE" is chosen by the entire community, **IF THEY CHOOSE TO VOTE**. Elections are held each year at the Annual Meeting held on the 4th Thursday of October. Board Members are elected for a (3) year term. The terms are staggered so that (2) positions are open each year. Homeowners may attend the meeting or vote by Proxy Ballot for the person of their choice. The last few years have seen attendance drop well below a hundred homeowners. If you don't attend the meeting or return your Proxy, you are allowing a small minority of HOA members elect your Board who in turn appoint committee members...the Leaders of Your Community.

It is a constant struggle to get **VOLUNTEERS** to serve long term in a Board position or on a Committee or even short term to help with a single event. It always seems to be the same people

VOLUNTEERING (helping) over and over again. A SPECIAL SALUTE to that "core" group of **VOLUNTEERS** who always serve when asked and don't expect anything in return! These **VOLUNTEERS** spend time away from their home life and family activities that may be much more enjoyable. AND....A SPECIAL SALUTE to those **VOLUNTEERS** who endure criticism when they are trying to do what they believe is best for the community.

Many homeowners are quick to criticize, even though they never vote and/or **VOLUNTEER** and even though they didn't take an interest in electing the Board members. That's ok; everyone is entitled to their opinion. However, if you really don't like what's happening in your community there's (3) ways to have a voice in changing it.

1. **VOTE** (in person or by proxy)
2. **Become a Leader** – Run for a board position or ask to be on a committee
3. **Get Involved** – **VOLUNTEER** – There are numerous **VOLUNTEER** opportunities available.

**2019 ANNUAL HOMEOWNERS
MEETING: Thursday, October 24,
2019, at the Willowbridge Clubhouse,
located at 9330 Willowbridge Park
Blvd., at 6:30 pm.**

*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"
that 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
HCA Houston ER 24/7	281-897-3100
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
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.

WillowTalk@ProtonMail.com

WILLOWBRIDGE HOA

RECYCLING DAY IS MONDAY
YES, YOU CAN RECYCLE IT!

PAPER: DRY & CLEAN, LOOSE: Newspaper & Inserts, Magazines & Catalogs, Junk Mail, Envelopes, Files Folders, Office white, colored and computer paper, corrugated cardboard boxes, cereal & gift boxes, etc, (that tear brown or grey), paper bags & phone books, wrapping paper, milk cartons, juice cartons, wax coated boxes. **CONTAINERS: EMPTY & CLEAN, LOOSE:** Glass - clear and colored, aluminum cans, aluminum foil, aluminum foil plates/serving containers, plastic bottles, jars, tubs, and buckets (*such as soda, water, milk, juice, liquor, shampoo, detergent, condiments, salad dressing, yogurt, margarine, pet food, etc*) Plastic Grocery bags, styrofoam containers/packaging, metal food cans (tin & steel), metal food can lids, metal pots and pans. **Best Trash Pickup: 281-313-2378**

SAMPLE ONLY OF ASSIGNMENT OF PROXY

ASSIGNMENT OF PROXY

The undersigned assign proxy as specified below with the power of substitution to vote and otherwise represent the undersigned at the Annual Meeting of the members of the Willowbridge Homeowners Association on October 24, 2019, at 6:30 p.m. and any adjournment thereof with the same effect as if the undersigned were present and voting.

The proxy will continue in effect until a quorum of members in person or by proxy is achieved or until revoked by the undersigned in writing and delivered to the Board of Directors of the Association c/o the managing agent, Graham Management, at 2825 Wilcrest Dr. #600, Houston, TX 77042, or by fax at 713-334-5055, or in person at the Annual Meeting.

Please check one:

- ☐ Assign this proxy to the Board of Directors to vote on my behalf.
- ☐ Assign this proxy to the Board of Directors of the Association with the stipulation that the Board of Directors abstain from casting my votes in the election, that is, use my proxy for purpose of establishing a quorum only.
- ☐ Assign this proxy to _____ to vote on my behalf.

Note: If none of the above options is checked, your proxy will be used to establish quorum only.

Date: _____

Owner(s) Signatures: _____

Printed Name(s): _____

Proxy must be signed to be valid.

**THIS IS A SAMPLE ONLY AND NOT VALID. DO NOT
USE....IT IS VOID AND WILL NOT BE TALLIED!!!**

Willowbridge - Stonebridge

We See You Haven't Logged in Yet...

Why not? You're missing a lot of Features of the NEW Willowbridge website including:

- Access website from your computer or phone
- Receive e-blasts from the HOA (i.e. Association news/announcements and community events)
- Resident Directory
- Current Events and Activities
- Documents and Forms (i.e. ARC guidelines, deed restrictions, financials, etc.)
- Customize your settings to receive tailored notifications and alerts about our neighborhood
- Make payments or check your account status online
- More features to come!

TO SIGN UP:

1. Text grahamgo to 59248 and receive a text back with a mobile app download link
2. Search: For the Mobile app "Graham Go" in Google Play Store
3. Go to: www.nabrnetwork.com
4. Follow prompted directions

Know What's Below

A Message from CenterPoint Energy

Unlike all of those messages we received numerous times in the month of August..."We are working to restore your power and expect it to be restored in "X" amount of time", then..."Your power has been restored", the message below is of a different nature.

When it comes to digging safely, you make the call. Whether you're working on a large excavation, or simply planting a tree in your yard, natural gas utility line safety should always be job one – and that means **calling 811 BEFORE you dig!** Calling 811 helps you know where natural gas, electric, water and other underground lines are located. It also helps you avoid causing serious injuries, service interruptions, or possibly costly fines for damaged infrastructure. Make the call. It's easy. It's **FREE**. Respect the lines. Dig with care. After all, safety is in your hands, but always on our minds.

We're investing in infrastructure, technology and services that help keep you safe. More information on natural gas safety is available at: CenterPointEnergy.com/Safety.



TOP 10 PET TOXINS OF 2018

APCC works hard year-round to provide important information and handy safety guiders to pet parents nationwide to make sure they have all the facts about the dangers of potential pet toxins. In 2018, alone, AAPCC received 213, 773 cases concerning potential poisons. This is an increase from 199,000 in 2017 and 180,639 in 2016.

WATCH OUT FOR:

1. **OVER THE COUNTER (OTC) MEDICATIONS** – Ibuprofen, naproxen, cold medications and herbal supplements.
2. **HUMAN PRESCRIPTION MEDICINES** – ADH medications, antidepressants, and heart medications.
3. **HUMAN FOOD** - Xylitol, grapes, raisins, onions and garlic.
4. **CHOCOLATE** – Candy and baked goods.
5. **VETERINARY PRODUCTS** – Remember "childproof container" does not mean pet-proof.
6. **HOUSEHOLD ITEMS** – Paint, glue and cleaning products.
7. **RODENTICIDE** – Pets along with rodents find baits very tasty, but ingestion can be deadly for pets.
8. **INSECTICIDES** – Ant baits, bug spray and yard sprayers.
9. **PLANTS** – Indoor and outdoor plants, as well as bouquets.
10. **CAREFUL!** Many pets find fertilizers irresistible! Make sure your pots aren't "helping" when you're out working on the lawn or in the garden with herbicides and soil enhancements.

TOXIC PLANTS FOR DOGS

- Castor bean or castor oil plant
- cyclamen
- dumb cane (dieffenbachia plant)
- hemlock
- English ivy (both leaves & berries)
- oleander
- thorn apple (aka jimson weed)

FOR CATS

- asparagus fern
- cyclamen
- dumb cane (dieffenbachia plant)
- elephant ear
- lillies
- heartleaf philodendron
- jade plant



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houstonmethodist.org/cancer-wb

Willowbridge - Stonebridge

The Recipe Box

Pumpkin Cheese Bread

from Kroger

3 ½ c. Simple Truth Organic Unbleached All-Purpose Flour, plus more for kneading
1 T. light brown sugar
1 ¼ t. salt
1 Package (1/4 oz.) rapid rise yeast
1/8 t. cayenne pepper
1 c. plus 1 t. water, room temperature, divided
¾ c. Kroger 100% Pure Pumpkin
1 c. Kroger Shredded Sharp Cheddar Cheese
1 T. unsalted butter, room temperature
1 large egg yolk

1. In a large bowl, stir together the flour, brown sugar, yeast, salt and cayenne pepper. Add 1 cup water, pumpkin and cheese. Mix until well combined. Dough will be slightly sticky.

2. Turn the dough out onto a slightly floured work surface and knead until it forms a smooth ball. Add up to ¼ cup more flour if needed.

3. Lightly grease a large bowl and sprinkle with flour. Add the ball of dough turning to coat. Cover with plastic wrap and refrigerate overnight.

4. The next day, take the ball of dough out of refrigerator and transfer to a lightly floured work surface. Flatten the dough to a rectangle with your hands.

5. Use the butter to coat a 9" x 5" loaf pan. Roll the dough up into a cylindrical shape and place seam side down in the loaf pan.

6. Cover loosely with plastic wrap or a clean kitchen towel and let rise at room temperature for (1) hour or until almost doubled in volume. When the dough has risen for 35 minutes, preheat the oven to 375 degrees.

7. Just before baking, make (3) angled slashes on top of the loaf with a sharp knife. Combine the egg yolk and remaining (1) teaspoon water and brush the loaf with the egg-water wash.

8. Bake for 50 minutes or until the bottom of the loaf sounds hollow when tapped. Remove the bread from the pan and allow to cool on a wire rack. Serve warm or at room temperature.



FIRES PROHIBITED ON COMMUNITY PROPERTY!



At the quarterly meeting held July 27th, the board voted to **NOT ALLOW** any type of open fires on HOA community property. This has always been the rule; however, it has never been put into written form. The no open fire rule includes, but is not limited to, any type of BBQ pits/grills and or cooking vessels such as chili and crawfish pots. The only exception to the rule will be HOA sponsored events. This rule specifically includes, but is not limited to the clubhouse patio, area in and around the pavilion, soccer field, tennis courts, pool enclosure and any park areas or green space considered to be HOA community property.

Cul-de-sac ParkingNOT!

Are you guilty of illegally parking in your cul-de-sac? 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 few thoughts 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? How will the EMTs get to you? How will the Sheriff's Department get to you? What if they turn down the wrong street and can't turn around to go one street over where your best friends live and their house burns down?



*Help Keep Our
Neighborhood
Beautiful!*

What Does it Mean to Prohibit Actions?

When something is prohibited...is it a Rule or a Guideline? A Rule is developed to invoke a sense of order, fair play and **SAFETY**. Prohibit means to forbid something or to make it illegal. The newsletter has had several articles regarding the new signs posted in early August 2018, listing 13 things that the HOA board has voted to prohibit on common property (including any esplanades within the neighborhood) for the safety and enjoyment of all residents and their guests. The signs are located by the first entrance (from West Rd.) to the parking lot; in front of the oak tree by the sidewalk leading to the tennis courts, playground and soccer field, between the clubhouse and pavilion (coming from the parking areas); and on the south end of the soccer field. Please note that one of these prohibitions is fires, firearms and **FIREWORKS**. These prohibited actions are rules, not guidelines and are not superseded by a holiday such as New Year's Eve or July 4th. Please review the following sign copy and be sure that everyone in the household, including guests, are apprised of these prohibited actions.

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

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Willowbridge - Stonebridge

Willowbridge & Stonebridge

Job Seekers Listing

This listing is offered free to all Willowbridge/Stonebridge teenagers seeking work. Submit your name and information to willowbridgehoanews@gmail.com.

Name	Birthday	Phone Number	Parents
Darien Holley (B, PSW)	1999	713-253-8786	Darcele Holley
Sarah Pham (B)	1999	832-859-7169	Quang Pham & Tuyet Nguyen
Trinity Kerr (PSW)	2000	832-253-4501	Jennifer & Robert Bird
Giulia Zaffaroni (B)	2000	281-908-5709	Elisabetta & Paola Zaffaroni
Camile Arana (B, PSW)	2000	832-727-2845	Yvonne Silva & Eugene Arana
Maggie Williams (+, B, PSW)	2002	832-294-9499	Sarah and Ed Williams
Chelsea Bohannon (B, PS)	2003	832-470-5953	Linnea and Larry Bohannon
Hailey Bohannon (PS)	2003	832-470-7884	Linnea and Larry Bohannon
Haley Cheves (B, PSW, +)	2002	832-608-4040	Lara & Rusty Cheves

(B = Baby Sitting PSW = Pet Sitting/Plant Watering + = Red Cross Certified)

Happy 10th Anniversary to Our Welcome Committee

by Gracie Galvan

MaryAnne Boudreaux

Diane Cook

Gracie Galvan

Maria Garcia

MaryAnn Harvey

Alice Marquez

Irma Salazar

Megan Siercks

A big Thank you to Maryann Harvey, Alice Marquez and Megan Siercks for being the original starter group and hanging in there with me for the whole 10 years. As a team we recruited some wonderful and ready to assist ladies Maryann B., Maria G., Diane Cook and Irma Salazar.

Congratulations on 10 years ladies!

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Willowbridge - Stonebridge

Halloween Candy Bark



Just in time for Halloween, brew up a batch of these colorful treats.

Ingredients

- 1-pound vanilla candy bark, candy melts, or white chocolate
- mini pretzel twists
- chocolate sandwich cookies with orange filling
- candy corn
- assorted seasonal sprinkles
- additional candies of your choice

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Directions

1. Prepare a baking sheet by lining it with parchment paper; set aside.
2. Chop or break any larger candies, cookies, or pretzels; set aside.
3. Melt the vanilla candy bark (or white chocolate) as directed on package.
4. Pour about half of the melted chocolate onto the lined baking sheet, then spread about 1/4 inch thick.
5. Working quickly, add an assortment of pretzels, cookie pieces, and candy corn (or other candies) in a single layer.
6. Pour the remaining melted chocolate on top of the pretzels and cookies, then add additional toppings, including sprinkles.
7. Set aside and allow the chocolate to cool fully, or place the entire baking sheet in the freezer for 10 minutes to speed up the process.
8. Once the chocolate is fully set and cool, break the candy bark into pieces.
9. Store Halloween Candy Bark in an airtight container for up to a week.

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*Happy
Halloween!*


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Area resident for 25 years.

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