



Volume 24

November 2019

No. 11

MEMO

TO: WILLOWBRIDGE/STONEBRIDGE RESIDENTS
FROM: WILLOWBRIDGE HOA
SUBJECT: WILLOWBRIDGE HOA HOLIDAY SOCIAL

On Saturday, December 14th, 10:00 am to 2:00 pm, the Willowbridge HOA will host a Holiday Social at the clubhouse. This **RESIDENTS ONLY** event will include family pictures with Santa; goodie bags that will include holiday themed craft and coloring books with crayons and hands-on craft making (for the youngsters as long as supplies and food lasts); hot chocolate, coffee, water, soft drinks and cookies for everyone.

Please plan to attend this event and help us make it a success. The Social Events Committee is always looking for ideas for our residents to gather neighbors for a good time. Our Annual Splash Day and National Night Out Events have been very successful and we hope to add this to our foray of annual events in the coming years. If you have an event you would like the board to consider, please email it to the address below.

MANY VOLUNTEERS (Santa's Helpers) are needed for this event to man craft stations, pictures with Santa line, food service, etc. Please consider **VOLUNTEERING** for this event. Contact Barbara Lallinger at: blallinger@hotmail.com. **Students 16 and older, this is an excellent opportunity to earn some of your hours!**

HOT DOG! NATIONAL NIGHT OUT HUGE SUCCESS!

National Night Out (NNO) is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live... furthermore, it provides a great opportunity to bring police, fire departments and other emergency responders together under positive circumstances. Unfortunately, this year's event was marred by the senseless death of Harris County Sheriff's Deputy Sandeep Dhaliwal on Friday, September 27. However, many neighborhoods honored his life and accomplishments at their NNO event and showed how our first responders are truly appreciated.

We were again treated to Cy-Fair Fire Department (previously known as Cy-Fair VFD) Station No. 10 Fire Truck #10 and crew that stayed until the very last person had their questions answered. The HOA VOLUNTEERS had to save hot dogs for them because for the first time ever...we actually ran out of hot dogs! Captain Randy and his crew always present an informative and spirited show for us. Since they ate last they even helped us break down the tables and chairs on the patio. The EMTs had to respond to a call and missed the hot dogs. There is always a possibility of the fire truck and/or the EMTs having to answer a call while attending our event. Each year we complete and submit a request for their presence at our event. This form contains a reminder that reads: "Please understand that we are a working fire department. There may be times we cannot attend your scheduled function or have to leave early due to an emergency".

Sheriff's Deputies Woolsey and Leverette (2 of our contract deputies) attended, answering questions from homeowners and children. Also, Sgt.

Willis provided us with a sign and stake for Deputy Dhaliwal which was displayed in front of the clubhouse.

Also, making an appearance was Harris County Precinct 4 Commissioner Jack Cagle and his entourage that included Ben from his office who came bearing gifts of cookies (not once, but twice during the event!) and other goodies. Commissioner Cagle left letters regarding the proposed increase in Harris County taxes which he and Commissioner Steve Radack opposed (see article in this issue).

The HOA again provided the "goodie bags" that are no longer given out by the fire department. They included a plastic fire helmet, Paw Patrol coloring books and crayons, a hand held American flag, Halloween pencil, silver sheriff's star and stickers.

The HOA Board would like to take this opportunity to thank the following **"VOLUNTEERS EXTRAORDINAIRE"** for their outstanding contribution of the "gift of time" in helping make this event the success it was. It would not have happened without their help! They helped decorate, cooked and served the hot dogs and Frito pies, and kept the Social Events Coordinator from going nuts! These VOLUNTEERS are "tried and true" and have helped us for years, not only for NNO but also Splash Day and endless other things we ask them to do! **If you happen to cross paths with them please thank them for their years of giving!**

Rosie El-Kareh (you get special thanks for the "extra" time you gave this year), Amy Sonnier, Sonia Moore, and Penny Jones.

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**

NOTICE: FINING POLICY TO BE INSTATED EFFECTIVE JANUARY 1, 2020

Effective January 1, 2020 a Fining Policy will be instated in the Willowbridge and Stonebridge Communities. A Fining Policy is used by an HOA in order to influence or help determine the outcome of the Bylaws and CC&Rs of an association as well as other County, State and Federal Laws and Regulations. Fines empower a Homeowner's Board to carry out its duty to enforce those governing documents and laws. The new Fining Policy will assist in accomplishing the intended course of action of having a safe, comfortable place to live with sustained and improved market values throughout the community. The implementation of a fining policy and procedure will aid the HOA Board and Homeowners in maintaining focus on complying with the HOA Bylaws and CC&Rs.

1) So why do HOAs fine? **To curb violations**
2) is an HOA authorized to fine? **Yes, through the HOA governing documents**

3) What amount should the fine be? **Reasonable and not arbitrary**
In November there will be a mailing to Homeowners of the Fining Policy and explanation of its procedural use. After receipt Homeowners may contact the HOA Board or Graham Management for clarification of any questions regarding the policy.

HELP!!! VOLUNTEERS NEEDED IN PLACEMENT OF HOLIDAY DECORATIONS

Residents may remember that last year a group of crafty and talented **volunteers** gathered on a Saturday and created our beautiful neighborhood holiday decorations. After completion several of them placed the wreaths, garlands, etc. in their designated positions. Creating our own decorations saved over \$2,000 which we were paying to a vendor for storing, placing and picking up the decorations. We now own the decorations that should last for several years, stored in our own rented warehouse. This year we expect to spend under \$200 for additional wreaths, enabling us to enjoy these decorations virtually free for several years. This year we hope to get more **VOLUNTEERS** involved in the placement and pick up process. We will also be looking for a **VOLUNTEER** (someone with an SUV or truck) to transport the deco from our warehouse (nearby) to the various neighborhood monuments, entries, etc. If you can help, please contact Barbara Lallinger at: blallinger@hotmail.com. Students 16 and older, this is a great opportunity to earn some of your hours!

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Willowbridge - Stonebridge

WELCOME TO OUR NEIGHBORHOOD!

We're running a little behind in welcoming these new neighbors to the neighborhood. The HOA Board hopes you and your families enjoyed your welcome package from our Welcome Committee (celebrating their 10 year anniversary this year as VOLUNTEERS) and that the neighborhood is all that you hoped it would be.

ALDWELL CT.
Romano Family

BALLINGER DR.
Hyde Family
Tat Family

BEXAR DR.
Gilbert Family

Miller Family

BURLESON CT.
Phan Family
Scariano Family

GLASCOCK LN.
Bolton Family

HARDEMAN CT.
Komar Family

PARMER CT.
Barnes Family
Strickland Family

PEARSALL DR.
Hanspal Family

REFUGIO CT.
Etukudo Family
Mohamed Family

SKIPPING STONE LN.
Mulligan Family

STONE PORCH LN.
Marks Family (it's about time!)

STONEY LAKE DR.
Baba Family
Nevills Family

THERRELL DR.
Delfavero Family
Ramirez Family
Terry Family

WHEATLAND DR.
Atiya Family

WILLOWBRIDGE PARK BLVD.
Duong Family
Truong Family

HARRIS COUNTY PROPERTY TAX HIKE DERAILED

On Tuesday, October 8, Harris County Commissioners Court met to vote on a proposed property tax increase of 8%. County Commissioners R. Jack Cagle (ours-Precinct 4) and Steve Radack (Precinct 3) derailed the vote on the tax increase by skipping the meeting. There are 5 county commissioners and a quirk in the Texas Government Code requires a quorum of 4 to vote, but only 3 were present.

In 2020 there will be a state imposed revenue cap on property taxes as a result of Governor Greg Abbott signing a property tax reform bill in June that limits year-over-year revenue growth for cities and counties to 3.5%, above which requires voter approval. The 8% increase equates to 2.26 cents per \$100 assessed value which would increase taxes by \$37.65 on a home assessed at \$230,000.

OTHER PROPOSED RATES:	LAST YEAR	THIS YEAR
W. Harris County MUD #11	0.47000/\$100	0.47000/\$100
Cypress-Fairbanks Independent School District	1.44000/\$100	1.44000/\$100
Harris County Hospital District	0.17108/\$100	0.17904/\$100
Harris County Flood Control District	0.02877	0.02792/\$100
Harris County Department of Education	0.005190/\$100	0.005030/\$100
Harris County Emergency Services District No. 9	0.05271/\$100	0.06000/\$100
Port of Houston Authority	0.011550/\$100	0.01122/\$100
Lone Star College System	0.10780/\$100	0.10780/\$100

THE SCHOOL ZONE MEET YOUR NEW 2019-2020 PTO BOARD & COMMITTEE CHAIRS

President: Megan Culpepper

Secretary: Heather Lam

Treasurer: Paige Brown

Membership: Keri Mackenzie

Allison Etchison – Science Resource Center

Historian: Liz Garza

Fall Fundraising: Kate Weatherford

Spring Fundraiser: Flavia Kudla

Silent Auction & Sponsorships – Teri Wedge & Ginger Patel

Wristband Sales – Chris Kochenower

Concessions – Kelly Barsch

Games – Angela Doray

Teacher Experiences – Mark Frey

Secondary Fundraising: Sunshine Heger

School Supplies – Tiffany Thomas

Spirit Shirts – Gina Ognoskie & Kristi Kincaid

Marquee Sales – Erin Bergeron

Box Tops – Barbara Lallinger

Special Events: Traci Diedrich

Staff Appreciation – Judy Kochenower & Bree Murphy

Class Parties: Delia Love & Andrea Smith

5th Grade Day: Angela Doray, Katie Scheffler & Rocio Luviano

Bilingual Liaison: OPEN



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Willowbridge - Stonebridge

THE RECIPE BOX MAKE-AHEAD HOLIDAY TETRAZZINI

From: Kroger

This recipe is a great time saver if you have family visiting and/or use of leftover turkey.

- 1 pkg. (8 oz.) Kroger cream cheese
- 12 oz. uncooked linguine
- 1 t. garlic powder
- 1 T. olive oil
- ½ t. Kroger Italian Seasoning
- 8 oz. fresh mushrooms, sliced
- ¼ t. each: salt & black pepper
- 1 c. onion, chopped
- 2/3 c. milk
- ½ c. chicken broth
- 3 c. cooked turkey, chicken, ham or combo, cubed
- 1 ½ c. frozen peas, thawed
- 1 ½ c. Parmesan cheese, divided

1. Combine cream cheese, garlic powder, Italian seasoning, salt, pepper, milk and chicken broth in a large bowl, set aside.
2. Cook linguine according to package directions to al dente.
3. Heat olive oil in a large skillet over medium high heat. Add mushrooms and onions; sauté 6 minutes or until onions are softened and mushrooms have released their liquid. Add 2 cups of reserved cream cheese mixture; stir to combine.
4. Add cooked linguine, cubed meat and thawed peas to cream cheese mixture.
5. Add ¾ cup Parmesan cheese and stir to combine. Transfer to a 9" x 13" baking dish that has been lightly coated with cooking spray. Top with remaining Parmesan cheese.
6. Bake immediately @ 350 degrees for approximately 35 minutes or cover and refrigerate up to 8 hours.
7. If refrigerated: let stand at room temperature for 30 minutes. Bake, covered, 30 minutes or until bubbling.
8. Refrigerate leftovers.

TALK...TEXT...CRASH!

Texas Department Of Transportation



Distracted driving continues to be a problem in Texas. Data indicates drivers are not changing their behaviors...Effective September 1, 2017, state law prohibits drivers from reading, writing or sending electronic messages on mobile phones while driving. In 2018 there were 540,561 motor vehicle crashes

on Texas roadways. Of those 95,572, or 18% were caused by distracted driving (driver distraction, inattention or cell phone use). **REMEMBER...IT'S AGAINST THE LAW TO USE A CELL PHONE IN AN ACTIVE SCHOOL ZONE!**

GUN SAFETY TIPS

*Courtesy Of Constable Mark Herman, Harris
County Constable, Precinct 4*

Harris County Precinct 4 Constable Mark Herman would like to remind gun owners about the importance of firearm safety, especially when there are children in the home. It is the gun owner's responsibility to keep their firearms safely stored and in a location where they are out of the reach of small children. Knowing and practicing gun safety is not only crucial in preventing injuries and the tragic loss of a love one; it is the law!

We urge parents to follow these simple gun safety rules:

1. Always store guns in a locked location, unloaded, out of the reach and sight of children.
2. Always store ammunition in a separate locked location, out of the reach and sight of children.
3. Keep the keys and combination hidden.
4. When a gun is not in its lockbox, keep it in your line of sight.
5. Make sure all guns are equipped with effective, child-resistant gun locks.
6. If a visitor has a gun in a backpack, briefcase, handbag or an unlocked car, provide them with a locked place to hold it while they are in your home.
7. Leaving guns on a nightstand, table, or other place where a child can gain access may lead to injuries and fatalities.
8. Explain to your children how a gun that they might see on television or a video game is different from a gun in real life. "A gun in real life, can really hurt people."
9. Teach your children to never touch a gun and immediately tell an adult if they see one.
10. Talk to grandparents and parents of the friends that your children visit about gun safety storage practices.



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