



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!**

DIDN'T MAKE THE ANNUAL MEETING? HIGHLIGHTS OF WHAT YOU MISSED

This year's annual meeting held October 24, 2019 had the lightest in-person attendance ever; however, proxy submission was extremely high allowing the meeting to proceed with at least 10% (83) of the homeowners and/or proxies being submitted allowing for a quorum as required by our by laws. Attendees were invited to share sandwiches, chips, cookies, hot tea and coffee to offset possibly missing dinner to attend the meeting. After Graham Management ascertained that a quorum had been reached via in-person attendees and proxies, Board President, Thomas Wilson called the meeting to order. President Wilson presented the State of the HOA and presented the Financial Report, highlighting the 2020 Budget. Secretary, Barbara Lallinger reported that the HOA will host a Holiday Social at the clubhouse on December 14, 2019 from 10 am – 2 pm. Director at Large and Website Manager, David Smith discussed Graham Go (Nabr), our closed to the general public website, pointing out the benefits of logging onto the system which was originated on September 1, 2018. Mandi Branam, our Community Manager from Graham Management discussed Management Team Responsibilities and obtained approval of the 2018 Annual HOA Meeting Minutes.

President Wilson announced that Graham Management had completed the tally of proxies received by their office, verified members residence and that it was time to vote to elect (2) members to serve a three year term. Incumbent, Candyce Ward was reelected along with Laura Neidhardt. There was not a Harris County Sheriff's Office report this year because the deputy scheduled to attend the meeting had a last minute family emergency.

2020 BUDGET (MAJOR EXPENSES)

	2019 BUDGET	2020 APPROVED BUDGET
Trash/Recycle	\$155,000	\$155,000
Landscaping	\$61,887	\$62,194
Maintenance		
Landscaping	\$25,000	\$25,000
Improvements		
Utilities	\$58,200	\$58,771
Professional	\$14,400	\$14,400
Services		
Management Fee	\$39,690	\$41,675
Swimming Pool	\$49,000	\$51,250
Management		
and Maintenance		
Miscellaneous	\$21,450	\$21,450
Expenses		
Reserve Allocation	\$56,258	\$49,397
TOTAL INCOME:	\$516,655	\$516,655

(Incomes largest contributor = HOA Annual Assessment of \$615 x 827 homes = \$508,605)

(Continued on Page 3)

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
Laura Neidhardt	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

(Continued from Cover)

2019 ACCOMPLISHMENTS

New swimming pool and maintenance contract
New filter and pump for baby pool
New pool lifesaving/aid equipment and lifeguard stand
Tennis court (new gate closer & nets) and clubhouse maintenance
New signage (Holiday Yard Awards, Yard of the Month, Splash Day and Soccer Field Maintenance)
New ice chests for HOA sponsored community events
New tennis court and soccer field benches (both Eagle Scout projects)
New marquee at entrance
Splash Day & National Night Out events
December Holiday Social
Community mosquito spraying (in addition to Harris County spraying)
2018 New holiday decorations

2020 GOALS

Soccer field maintenance/improvements
New playground tables with attached bench seating
Replace wooden benches at playground
Paint pavilion
Tree Trimming
Initiate Fining Policy and work with residents to reduce deed restriction violations
Purchase new, more visible garage sale signs
Please see January's WillowTalk for a year end Income and Expense Accounting.

NOTICE:

FINING POLICY TO BE INITIATED EFFECTIVE JANUARY 1, 2020

Effective January 1, 2020 a Fining Policy will be initiated 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.

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Willowbridge - Stonebridge

SOCCER FIELD CLOSED FOR MAINTENANCE



Residents were noticed on September 28th, by the posting of signs with bright red print on a white background (with the exception of the soccer balls) that the soccer field is closed for maintenance. This closure was precipitated by the general condition of the field and for the safety of everyone. The soccer field has not had any maintenance other than mowing, replacing the east end goal post in 2016, and net replacements on both of them as needed, for many years. Over the years, activity on the field has caused low spots and bare spots, divots from cleats resulting from play when the field was too wet. Added to this activity the elements have taken their toll on the goal posts and nets, rendering them unsafe for play.

Even before the field was closed the HOA board was actively seeking long-term solutions from various vendors for ideas of how to best solve this problem. The bidding process recently ended and a vendor chosen for repair of the field. The board is currently researching other vendors for replacement of the posts and nets. After the field is totally repaired, it will require a period of "rest" to recuperate. The length of this rest period is undetermined at this time; however, the board's goal is to get it activated as soon as possible without compromising the repairs and safety of individuals using the field.

Please note that there is a Soccer Field Policy in place (see the website) and our **VOLUNTEER** Soccer Field Coordinator, Jay Guarino, accepted this position in 2014. The policy has changed over the years; however, the one consistency in it is the requirement that a certain percentage of participants in organized play must be residents. Before the field reopens the board will be reviewing the policy for any changes and/or updates needed.

FALL GARAGE SALE UPDATE

This year's Fall Garage Sale held October 19th appeared to be better attended than the one in 2018; however, for some reason most of the activity seemed to center on the eastern side of Willowbridge, particularly on Bexar Dr., Glascock Ln., Tascosa Dr., and Willacy Ct. Stonebridge had low participation this year but residents that participated were making deals. It's been reported that some residents closed up after noon due to inactivity. Again this year, we were competing with Winchester Country (with almost twice as many homes as we have) and a couple of other local garage sales. Added into the mix, was the Judy Dierker Holiday Market held at The Foundry Church (on Jones Road) on the same date. In addition, both the Winchester Country Garage Sale and the Judy Dierker event were open on Friday, allowing

shoppers an extra day head start. The Judy Dierker event, advertised that 120 vendors would be there. This well-attended event, benefiting Cy-Hope draws crowds from all over the state. We can't prevent other HOAs from holding their event on the same day (this can actually be good or bad, depending upon which one they go to first). We've been able to ascertain that the 2020 Judy Dierker Holiday Market will be held October 16 – 17 and will do our best to schedule our date on a different Saturday.

The HOA Board will be reviewing options for upgrading our event "back to its glory days" and making it a fun (and hopefully profitable) event for participants. Consideration is being given to new, more visible signage and advertising in a periodical such as the Greensheet. The board also wants to encourage **VOLUNTEER** participation in the process of helping with this event. If you have ideas of how to increase attendance at our garage sales, suggestions for improvement, or would like to become a member of the Garage Sale Committee, please contact Barbara Lallinger at blallinger@hotmail.com.

FALL YARDS WITH A HINT OF "SPIRIT"

It's been many years since we highlighted yards in the fall, but a couple were just begging for space in the newsletter. Both yards have been named Yard of the Month in past years.

WILLOWBRIDGE – 9427 Pearsall Dr. – Mary and Larry Diiorio (2nd time winner)

Mary and her father, Larry have lived in Willowbridge for 8 years and were YOM winners 5 years ago. Mary retired from ExxonMobil a year ago and enjoys going on cruises. Rounding out their household is Pumpkin (quite apropos for the season), a 16 year old poodle.

Larry tends to the majority of the yard which has potato vines, hibiscus, dusty miller, foxtail fern, nandina, marigolds, vinca, candle sticks, begonias, lantana and boxwood. Solar lights produce multi-colored highlights at night. He is active in the senior programs, including the food pantry, at St. Max. Serving our country in the Air Force, he accumulated 1600 flying hours in a Convair B-36, a strategic bomber, aka the "Peacemaker". The B-36 is the largest mass-produced piston-engined aircraft which also had the longest wingspan (230 feet) of any combat aircraft ever built.

STONEBRIDGE – 9323 Skipping Stone Lane – Claudia and Shane Mullins (2nd time winner) The Mullins family has lived in Stonebridge for 13 years. They have two children, Alanna attends the University of Houston and Nathaniel attends Jersey Village High School. Their family includes two fur babies, Lola and Pippin.

Claudia enjoys working in their garden and this season has planted vincas, purple angelonia, marigolds, azaleas, zinnias, lantana and Cuban golden dewdrop which holds its golden-chartreuse color even in the toughest of summer heat and humidity. She enjoys decorating her yard for all seasons, but especially in the fall when she can incorporate hand crafted wood pumpkins that she has collected over a 7 year period.



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Willowbridge - Stonebridge

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PARKING VIOLATIONS and TEXAS STATE LAWS

The holiday season and winter break is fast approaching, bringing students home from college, holiday parties, etc. Each year our residential streets get very crowded, presenting serious issues with emergency vehicles getting through if the need arises and traffic flow problems in general to residents. At this time of the year Graham Management and board members receive a multitude of complaints from residents that are inconvenienced in their daily lives by other residents that seem to ignore common courtesy when parking their cars. The fire department reports that street parking can make a difference in getting to a home within minutes or being delayed because there are cars blocking the front of the home. The difference in minimal damage and total devastation when it involves a fire can very often be a matter of minutes. Please try to park in your driveway as much as possible and when parking on the street try to not park directly across from a car on the other side. This not only benefits the way the neighborhood looks but can possibly save someone's home and/or life someday, maybe even yours!

Listed below are parking violations that one may be unaware of, seemingly simple things we do each day that violates Texas State Laws.

BLOCKING DRIVEWAYS

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

BLOCKING SIDEWALKS

When a vehicle or motorcycle is parked, blocking a sidewalk, it becomes difficult for pedestrians, bicycles, strollers and wheelchairs to pass safely. Blocking the sidewalk can result in forcing these pedestrians to enter the street, resulting in unsafe conditions.

BLOCKING A FIRE HYDRANT

This is by far 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 properly, possibly resulting in the loss of life or property. No vehicle may be parked within **15 feet of a fire hydrant**.

PARKING NEXT TO CURBS AND ONCOMING TRAFFIC

Vehicles can't park more than **18 inches away** from the curb and must park parallel to the curb pointing in the same direction as the traffic flow. This means the vehicle must follow the curb and can't pull out or back in straight onto the curb. This is a serious problem on streets with cul-de-sacs. Vehicles are also not allowed to park in the middle of the cul-de-sac circle. Cul-de-sac circles are **designed to allow emergency vehicles maneuverability in this space** not extra parking for residents and guests. Just imagine what could happen if a fire truck or ambulance went down the wrong street and couldn't turn around to get to the proper one!

48 HOUR PARKING

Vehicles may not park on any residential street (in the same place) for more than **48 consecutive hours**.

PARKING TOO CLOSE TO AN INTERSECTION OR 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 or worse as noted above. Please obey the traffic laws and be considerate of your neighbors. Remember the life or home that is saved may be your own.

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COMING SOON TO A DOOR NEAR YOU

Please watch for a bright red door hanger to be placed on your front (or most accessible) door in the near future. It contains important information regarding Graham Go/Nabr such as what it is (our new closed to the public neighborhood website), how to sign up, how to receive timely updates about what is happening in the neighborhood, Deed Restrictions, the ARC application (required for **ANY** and **ALL CHANGES** and some repairs to the exterior of your home, even painting), online calendar to reserve the clubhouse, application to rent the clubhouse, etc.

2020 TRASH/RECYCLE HOLIDAY SCHEDULE

Monday 5/25 (Memorial Day)	NT/NR
Thursday 5/28	T Only
Monday 9/7 (Labor Day)	NT/NR
Thursday 9/10	T Only
Thursday 11/26 (Thanksgiving)	T-Only

2020 HOA BOARD MEETING SCHEDULE

Legend: M=Monthly / Q=Quarterly / A= Annual

January 23 (Q)
February 27 (M)
March 26 (M)
April 23 (Q)
May 28M)
June 25 (M)
July 23 (Q)
August 27 (M)
September 24 (M)
October 22 (A)
November 19 (M)
December (No Meeting)

All meetings commence at 6:00 pm unless otherwise noticed via the marquee, newsletter or website.

Please note that a previous "sitting" board, by resolution, changed the meetings from monthly to quarterly. All of the monthly dates listed above are at the option of the current board and if held will be duly noticed via the marquee, newsletter and website.



happy holidays

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Thank you Willowbridge/Stonebridge for a wonderful 2019!

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