



WE WERE THERE...WHERE WERE YOU?

In response to neighborhood concerns about several robberies and other incidents, the HOA February meeting was dedicated to security issues. With so much misinformation being circulated through various social media sites, the board wanted to hear homeowner's concerns and possible solutions. Harris County Sheriff's Deputy Jack Bauman discussed ways to keep our homes more secure and answered questions from the audience. Homeowners in attendance were made aware of the following from the board.

1. There are 827 homes in Willowbridge/Stonebridge. Our current HOA dues are \$615 a year. 2. For over 8 years now, W. Harris Co. MUD #11 has paid for our ALL of our security. **NOT ONE PENNY OF OUR ANNUAL ASSESSMENT IS SPENT ON NEIGHBORHOOD PATROLS.** Prior to that time the MUD subsidized the expense and homeowner's paid for the remainder. Security used to be our biggest expense. 3. Our security is provided by the Harris County Sheriff's Department. We have (4) patrol deputies. These deputies patrol all of W. Harris Co. MUD #11 which starts coverage at Willowlake and goes down to the complex of commercial buildings at the end of West Road, covering Willowbridge/Stonebridge, Westbridge, (3) apartment complexes (Villas at West Road, Watermarke & Tiburon), and all of the retail establishments, hotels, etc. in between. Coverage to the south on Gessner extends just past the new TownePlace Suites by Marriott Hotels being built at Gessner and West Road. To the north on Gessner, coverage includes the homes in Westwood Gardens (encompassed by Gessner & Windfern). Going north on Beltway 8 feeder coverage extends almost to Fallbrook and coming back south on the Beltway covering only part of that side (not to Fallbrook), continuing to the "bayou" between us and Jersey Village. 4. The cost of (1) deputy is \$73,000+ a year for an 8 hour shift with 70% coverage.

Discussion included the (3) reported break-ins (since 11/19) and (1) attempt. Deputy Bauman stated statistics from the Sheriff's Department HC MUD 11 Contract for January. Of note there were: 38 Alarms, 6 ours; 1 Burglary of a Habitation (ours); 2 Disturbance Fireworks, both ours; 8 Disturbance Loud Noise,

1 ours; 13 Disturbance Other, 1 ours; 1 Drug OD Possession (ours); 13 Suspicious Person, 1 ours; 7 Theft Other, 1 ours; 28 Traffic Stops, 1 ours; and 3 Vehicle Stolen, 0 ours. These are not the only type of calls answered by our deputies. In the month of January they answered 560 calls.

Attendees discussed possible solutions such as adding another deputy, adding a security company patrol, installing cameras at (4) locations of entry, etc. Most attendees agreed they were willing to pay more in fees to have more security, but are all of our residents? There were 23 attendees representing 20 homes in attendance. The board is going to consult with a security company to discuss the solutions listed above and other options that may be available to us.

Please note that any solution (if it's determined there is a need) will totally be borne by our HOA (homeowners). Our CC&Rs allow an annual increase in assessment fees and the law states that it can be no more than 10% ($\$61.50 \times 827 = \$50,861$). The CC&Rs also allow the board to do a Special Assessment under certain conditions.

PLEASE WATCH OUR WEBSITE FOR: Tips, Tricks and Ideas for Safety, a 50 item guideline for promoting better security in your home.



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.....	
Leigh Allen	lallen@grahammanagementhouston.com
Lost Pet Coordinator	
Sonia Moore.....	msrco@aol.com
Marquee Coordinator	
Barbara Lallinger.....	blallinger@hotmail.com
Newsletter Coordinator	
Barbara Lallinger.....	
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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
David Smith.....	Vice President
Barbara Lallinger	Secretary
Candyce Ward.....	Treasurer
Laura Neidhardt.....	Director

HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt
Leigh Allen 713-334-8000 || E-Mail | lallen@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

CRIME PREVENTION IS EVERYONE'S RESPONSIBILITY

HCSO CRIME PREVENTION CENTER - SENIOR CITIZENS AGAINST CRIME

Crime prevention is not just a job for the police. Crime can be reduced by simple measures like remembering to lock a door, knowing about common con games, and watching out for your neighborhood. Although surveys consistently show that persons over 65 are victims of crime far less frequently than young people, many senior citizens are so worried about crime that they shut themselves up in their homes and rarely go out. But isolating ourselves behind locked doors, not getting together with our neighbors, actually makes it easier for criminals to work in the neighborhood. Seniors are more vulnerable to certain crimes – purse snatching, mugging, and fraud. But you can reduce opportunities for criminals to strike by being careful, alert and a good neighbor. Although the majority of this article applies to seniors, many things should be adhered to by all of us.

WHEN YOU'RE OUT

1. If you must carry a purse, hold it close to your body. Don't dangle it.
2. Never carry a wallet in your back pocket. Put it in an inside jacket pocket or front pocket.
3. Make sure someone knows where you're going and when

you expect to return.

4. Avoid dark, deserted routes, even if they're the shortest.
5. Whenever possible, travel with friends to stores, the bank, or the doctor. Check with your sheriff's department or senior citizen center about escort services.
6. When using the bus or other public transportation, sit near the driver if possible.
7. Don't overburden yourself with packages and groceries that obstruct your view and make it hard to react.
8. Have your car or house key in hand as you approach your vehicle or home.
9. Carry a shriek alarm. In some areas, community groups offer free alarms to seniors.
10. When you drive, keep doors locked and windows up. Park in well-lighted, busy areas. If you have car trouble, be wary of strangers who offer to help. Stay in your car and ask them to call a service truck or the police.
11. If a friend or a taxi takes you home, ask the driver to wait until you are safely inside.
12. Communicate the message that you are calm, confident,

(Continued on Page 4)



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Willowbridge - Stonebridge

"Crime Prevention" (Continued from Page 3)

and know where you are going. Trust your instincts. If you feel uncomfortable in a place or situation, leave.

13. Carry change for emergency transportation use.

WHEN YOU'RE AT HOME

1. Use deadbolt locks on all exterior doors. Keep your doors locked at all times, even when you're inside.

2. Never let strangers in your home without checking their identification. Call their company if you're not sure. Install a peephole in your door and use it.

3. Make your home appear occupied when you go out by using a timer to turn on lights and a radio.

4. Get to know your neighbors and keep their phone number handy for emergencies.

5. Work out a "buddy" system with a friend to check on each other daily.

6. Protect windows and sliding glass doors with good locks or other security devices.

7. Don't hide extra house keys under a doormat or in other obvious spots.

8. If you live alone, don't advertise it. Use only your first initial in phone books, directories, and apartment lobbies.

9. Engrave your valuables with a unique identification number

recommended by the police. Keep stock certificates, bonds, seldom worn jewelry, and stamp/coin collections in a safe deposit box.

PROTECT YOUR MONEY

1. If you receive checks in the mail regularly, arrange for them to be sent directly to the bank instead.

2. Don't sign a check or contract until you're sure it's for a legitimate reason and know the details. Check with a friend, lawyers, or the sheriff's office if in doubt.

3. Avoid carrying large sums of money. If you must take a large sum, have a friend accompany you.

4. Don't display large amounts of cash in stores or other public places.

5. Never put your purse or wallet on a counter while you examine merchandise in a store.

DON'T BE CONNED

According to the American Association of Retired Persons (AARP), older citizens are victims of fraudulent schemes far out of proportion to their population numbers. Keep informed about the latest con schemes in your community. Be skeptical about any proposal that sounds too good to be true or has to be kept secret. Don't rush into anything. Check it out with friends, lawyers, the sheriff's department, Better Business Bureau (BBB), and your state or county consumer affairs department.

Be Especially Wary of:

1. "Get rich quick" schemes for which you have to put up "good faith" money.

2. "Good deals" on expensive repair or home improvement jobs.

3. Investments that promise unusually large returns.

4. Someone claiming you owe money for an item ordered by a deceased spouse or relative.

5. Work at home schemes, door-to-door sales, supplemental Medicare insurance, miracle cures, glasses and hearing aids at bargain prices.

6. If you are the victim of fraud, call the police immediately. You may be embarrassed because you were tricked, but your information is vital in catching the con artist and preventing others from being victimized.

What If You Are Assaulted?

If the attacker is only after your purse or other valuables, don't resist. Your life and safety are worth more than your possessions. Make a conscious effort to get an accurate description of the attacker and call the sheriff immediately. Contact your local victim assistance agency to help you deal with the trauma that all crime victims experience. They can help you learn more about counseling, victim compensation laws and how to follow your case's progress. Start a crime prevention in your neighborhood. Turn your tragedy into a helping experience for others.

Staying active in your community will help you to feel safer, and help to make your neighborhood a better place to live.

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ARE WE MAKING IT EASIER FOR THE THIEVES?



In the last year, did you?

1. Leave the front, back or garage door unlocked while you ran a “short” errand?
2. Forget to tell a neighbor you were going away for the weekend?
3. Leave boxes for purchases such a giant screen television or a computer on the curb?

If you answered yes to any of these questions, you are making it easier for thieves to work in our community. What can you do to help? Good locks, simple precautions, neighborly alertness, and common sense can help prevent most property crimes.

LOCKS, DOORS, AND WINDOWS

1. Install good deadbolt locks in your doors, not the springlatch ones with the key in the knob. Use them! About 50% of burglars get in through unlocked doors and windows!
2. Avoid door locks that can be manipulated by breaking glass or door panels to reach inside. Do you know if your doors and windows are actually panes or is the wood forming the panes just a single piece made to look that way?
3. Make sure outside doors, including the one between your house and garage, are solid (1-3/4 inch metal or wood) and fit tightly in their frames. Hinges should be on the inside.
4. Secure sliding glass doors with commercially available locks, with a rigid wooden dowel in the track, or with a nail inserted through a hole drilled in the sliding door frame and projecting into the fixed door frame.
5. Lock double-hung windows by sliding a bolt or nail through a hole drilled at a downward angle in each top corner or the inside sash, or buy window key locks at a hardware store.
6. Purchase and alarm system and service. **DON'T FORGET TO TURN IT ON!**

OUTSIDE

1. Trim back shrubbery that hides doors or windows. Cut back tree limbs that could help a thief climb into second story windows.
2. Make sure all porches, entrances, and yards are well-lit.
3. Help keep your neighborhood in good shape. Dark streets (street lights out...report them) and certain items in the trash (see #3 in first paragraph) attract crime.

KEY SENSE

1. DO NOT hide house keys in planters or under doormats or other items on you porch. Give a duplicate to a trusted friend or neighbor in case you are locked out.
2. DO NOT put any personal identification on key rings.
3. Leave only your ignition key or key fob with service mechanics and parking garage attendants and valets.
4. If you lose the keys to your home or move to a new home, change the locks immediately.

ANSWERING THE DOOR

1. Install a peephole or wide-angle viewer in all entry doors so you can see who is outside without opening the door. A short chain between the door and the door jamb is not a good substitute because it can be broken easily. Many of the newer security systems have a camera that allows you to view who's at the door (you don't even have to be at home). 2. DO NOT open the door to anyone you do not know (regardless of the sob story you're being given through the door) without first verifying that person's identity.

ANSWERING THE TELEPHONE

1. Don't give any information to “wrong number” callers.
2. Check references of any person calling about a survey or credit check before volunteering information. Offer to call the person back instead of responding immediately.
3. Hang up immediately on any threatening or harassing calls.
4. If the caller persists, call the Sheriff's non-emergency number 713. 221.6000.

GOING AWAY?

Burglars hope to avoid confrontations, so make your home look occupied.

1. Leave lights on and the radio playing, preferably a talk show, when you go out.
2. Keep your garage door CLOSED and LOCKED!
3. Use inexpensive timing devices to turn inside lights and radios or television on and off at different times.
4. If no one will be at home for more than a few days, arrange to have someone pick up newspapers and deliveries (or have them sent somewhere else). Call the Sheriff's Office and place a vacation watch on your home. Also, if you left trash cans or recycle carts out, have a neighbor place them out of sight. This may also prevent you from receiving a fine for this violation of HOA rules.

BEING A GOOD NEIGHBOR

Even though today's society and lifestyles sometimes make it difficult to be as neighborly as we'd like, being a good neighbor is one of the best ways to prevent crime.

1. Get to know your neighbors and discuss your concerns about safety in the community.
2. If you notice anything suspicious call the Sheriff's Office immediately.
3. Exchange work and vacation schedules with a neighbor you can trust so you can keep an eye on each other's homes.
4. NEVER tell a stranger or an individual you don't know that a neighbor lives alone, is ill, or is not at home.
5. REPORT any non-working street lights to CenterPoint immediately 713.207.2222 or centerpoint.energy.com. You will need the 6-digit pole number and the street number and name closest to the light.

Last, but not least, teach your children all of the above safety precautions and get to know the parents of your children's friends.

Willowbridge - Stonebridge

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WANTED – HANDYMAN, WOMAN, PERSON



The HOA is in need of a Handyperson for minor repairs. The ideal candidate will be able to perform minor plumbing, electrical, woodwork and general repairs on an as needed basis. If you are that person or know someone that fits the specifications, please have them call Leigh Allen, Willowbridge Community Manager at Graham Management @713.334.8000.

FINE POLICY EFFECTIVE JANUARY 1, 2020

If you did not receive correspondence from Graham Management, via regular mail, regarding this new policy please call Leigh Allen, Willowbridge HOA Community Manager, at 713.334.8000 or email her at: lallen@grahammanagementhouston.com.

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