



Volume 25

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No. 6

## PRESERVING OUR PROPERTY VALUES



It is the policy of the Willowbridge HOA Board of Directors to take appropriate actions and formulate procedures and rules to preserve property values and to maintain the attractiveness and safety of our subdivisions (Willowbridge & Stonebridge). The board will be guided by established covenants, applicable laws and the best interests of our property owners.

Your elected HOA Board of Directors, through Graham Management Company, has the sometimes difficult task of reminding some of our property owners that their actions or inactions are detrimental to our goal of maintaining our wonderful neighborhood which helps in keeping the property values of our neighborhood up. It is imperative that the HOA collect all of the money owed by homeowners to keep the Association operating (trash/recycle collection; street lights lit; irrigation of community property; maintenance of community property: grass, plants & trees; amenities: pool, tennis court, soccer field, clubhouse, playground, picnic area, & pavilion operating and in good condition; utilities other than street lights: electricity, water, sewer, telephone lines for 911 pool phone and card access system, etc.; providing community activities: Splash Day, National Night Out,

Winter Holiday Social at the clubhouse, etc.; and management fees to Graham Management Co. plus all of the other day-to-day expenses required to run the Association (which is actually a half million dollar non-profit corporation, run by 5 elected Directors, all who VOLUNTEER numerous hours of their personal time). The Board works hard to set an annual budget, work within that budget and to keep the annual maintenance fee to a minimum (currently \$615), while presuming every homeowner in Willowbridge/Stonebridge (827 homes), will pay their assessed amount. When a homeowner doesn't pay his/her dues, all of the other homeowners have to carry their share of the expenses when the account has to be turned over to an attorney for legal action. Several hundred dollars owed to the HOA can easily turn into several thousand dollars very rapidly because any funds spent trying to collect a delinquent account is added to the homeowner's account and is owed by the homeowner until paid. In some cases, the Association has to resort to foreclosure on the property and selling it at public auction to collect monies owed.

PLEASE READ the CC&Rs and Deed Restrictions as provided to you at closing or go online and view at willowbridgehoa.com. Many of the VIOLATIONS in our neighborhood are attributed to ARC Violations. A good way to prevent getting a Violation(s) in this area is **to remember that ANY CHANGE to the exterior of your home, front and side yard(s) and sometimes the back yard (pool installation, patio covers) REQUIRES approval from the ARC Committee BEFORE commencing a project.** Also, please remember that a FINE POLICY became effective January 1, 2020, and read it because starting a project without proper authorization subjects the homeowner to these fines. This includes things that one might not automatically think applies such as:

1. **PAINTING** – house exterior (even if you're painting same color).
2. **ROOFS** – there are only (2) colors approved for the neighborhood.
3. **CUTTING DOWN A TREE** – must give reason, as trees are and always have been an intricate part of this neighborhood.

*Continued on Page 2*

# 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.....	346-268-4000
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:.....	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.....	
.....	willowbridgenews@gmail.com
Soccer Field Coordinator	
Jay Guarino.....	
.....	jvguarino@hotmail.com
Tennis Coordinator	
Cory Fein.....	coryfein@yahoo.com
Website Coordinator.....	willowbridgehoa@live.com
Welcome Committee.....	Open Position
Yard of the Month Committee	
Nominate your favorite.....	willowbridgehoa.com

## BOARD OF DIRECTORS

Thomas Wilson .....	President
David Smith.....	Vice President
Barbara Lallinger .....	Secretary
Candye 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](http://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](http://centerpointenergy.com)

## NEWSLETTER ARTICLE SUBMISSION

Newsletter Article submission Deadline is 3rd of each month.  
Please give a 2 month advance notice.  
[WillowTalk@ProtonMail.com](mailto:WillowTalk@ProtonMail.com)

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## "Preserving Our Property Values..." Continued from Cover

There used to be quite a few willow trees as indicated by our name, scattered about, but unfortunately they don't have the lifespan of an oak, palm or those dastardly Chinese tallows!

**4. LANDSCAPING** – planting a few new flowers or shrubs to fill in the blank spots (so long as consistent with neighborhood standards) is ok. Rip out all of your plants, clear all of the beds or totally redesign the front and/or side yard(s)...not ok, needs approval.

**5. REPLACING A FENCE** – even if it's in the exact same place...there are requirements on height of pickets and rot boards and no painting or staining of either is allowed.

**6. BURGLAR BARS** – may not be placed on exterior of windows, must be installed on the inside.

**7. SWING SETS/PLAY FORTS/PLAY HOUSES** – have height, material composition and other requirements.

**8. ANTENNAES** – screened from public view and other conditions.

**9. FRONT DOORS AND GARAGE DOORS** – color & material composition requirements.

**10. STORM DOORS/WINDOWS** – compatibility with exterior of house & door frame recession requirements.

This is not a complete list of things that require ARC approval...

just some of the more popular ones that homeowners forget to get approval for **BEFORE** beginning their project(s). Please be aware of the following found on the initial application:

In an effort **to protect the homeowner's rights and property values, it is required that any homeowner considering change or addition to their home OR property which would affect the exterior appearance MUST** submit their request in writing to the Architectural Review Committee **PRIOR to initiating any change or addition. If any change is made that has not been approved, the committee has the right to ask the homeowner to remove the improvement from the property.**

**Failure** to submit the survey and all required information may result in a delay and/or automatic disapproval of the application. **I understand** that the committee will act on this request as quickly as possible and contact me in writing regarding their decision. However, **the committee is allowed from 30 to 45 days** to respond. I also understand that in the event construction is **not started within six (6) weeks** from the date of approval, a new application must be submitted. Further, I understand that it is my responsibility to ensure compliance with all applicable governmental ordinances, codes, permits, etc. affecting such improvement(s). **I understand that I am NOT to begin any improvements until the Committee notifies me of their decision.**



# Willowbridge - Stonebridge

## You're Invited!

The Willowbridge HOA Welcome Committee would like to invite all interested VOLUNTEERS to sign up for this committee.

Committee members will greet, coordinate, and deliver welcome packages to homeowners when they become residents.

Interested VOLUNTEERS may contact Leigh Allen at  
Graham Management: 713.334.8000 or [llallen@grahammanagementhouston.com](mailto:llallen@grahammanagementhouston.com)

## POOL REMAINS CLOSED PARK PARTIALLY OPENED



Our pool continues to remain closed as of press time for this issue of Willow Talk. The Board and management company have been in contact and are working on setting an opening date based on safety to our residents, including state mandates; county mandates such as masks required until May 26; 6-foot social distancing requirement; CDC & Red Cross recommendations; etc. Under normal circumstances, a lot of work goes into opening the pool each season for the pool management company...think training new life guards, Red Cross Lifesaving Certification,

placing them at the proper pool, etc. It's a lot of work without an unheard of pandemic taking siege on the U. S. and hitting Texas and Houston heavily. Greater Houston has supervisors out cleaning and maintaining the pools the same as it is done off season. In addition, last week's rain and storm with high winds knocked a lot of limbs down in the pool enclosure and some into the pool and caused the pools to turn somewhat murky. The water has been shocked and should return to normal as soon as the debris is removed.

The HOA Board, by majority vote of the Board members, voted to open several of our amenities on Saturday, May 2. Openings included the Tennis Court and Soccer Field & Goals. Amenities not opened at that time include the playground, picnic area, pavilion, and clubhouse rentals. The Board has followed governing rules set out by Harris County and feels like a partial opening is justified at this time. When this issue of Willow Talk went to press the opening date(s) of the other amenities had not been decided.

Please continue to monitor the website and marquee for updates. If you have not signed up for our new online website, please refer to the May issue of the newsletter for directions.

## BICYCLE SAFETY



Bicycling certainly has become a popular exercise option (or for some just to get out of the house) during the Covid Virus. Families and individuals were spotted within the neighborhood and on the walking/jogging/riding trails that surround us. Thus, this is a good time to remind everyone of bicycle safety, not just now...but anytime, such as riding for exercise/recreation, to school/work, etc.

### **EXCERPTS FROM THE USAA EDUCATIONAL FOUNDATION**

Bicycling is fun, good exercise and good for the environment. You and your family can enjoy years of safe bicycle riding when you understand the risks involved and take steps to prevent accidents and injuries. Covid 19 got a lot of people out walking and others pulling their bikes out of the garage to kill the boredom of being cooped up in the house.

#### **5 Keys to Safe Bicycling**

1. Wear a bicycle helmet.
2. Be visible.
3. Stay alert.
4. Know and obey traffic laws.
5. Be predictable.

#### **Wear a Bicycle Helmet**

You should always wear a bicycle helmet. Do not assume you will be safe from injury just because you are going a short distance or riding on an unpaved surface. Many serious bicycle accidents occur on residential streets or bike paths and do not involve vehicles.

#### **Inspect Your Bicycle**

- Lift the bicycle by its seat and spin the rear wheel. It should spin freely without wobbling, slowing quickly, or touching the brake pads.
- Apply the rear brake smoothly to stop the wheel. The brake pads should touch the wheel rim evenly. When released, the brake should spring back into place.
- Lift your bicycle by the handlebars, and spin the front wheel. It should spin freely without bobbling or touching the brake pads.
- Apply the front brake smoothly to stop the wheel. The brake pads should touch the wheel rim evenly. When released, the brake should spring back into place.

- Inspect brake pads. Replace them if they become worn or cracked. They should be at equal distances from the wheel rim.
- Check the spokes on both wheels. Replace broken spokes before riding.
- Check the tire tread. There should be no worn patches.
- Make sure tires are properly inflated.
- Check your handlebars. Stand in front of your bicycle holding the wheel tightly between your knees and try to move the handlebars back and forth or up and down. They should not move.
- Lift the frame near the handlebars and turn the front wheel back and forth. It should swivel freely.
- Make sure brake levers are secure.
- Apply the brakes and try to move the bicycle forward or backward.
- Make sure the ends of the handlebars are protected.
- Make sure the seat is secure and does not move from side to side.
- Clean reflectors and headlight. Make sure they are securely attached.
- Lubricate the chain if needed.
- Take your bicycle for an annual tuneup and safety check to ensure it remains in good condition.

#### **On the Road**

When riding your bicycle on public streets, you are required by law to follow the same rules as any other vehicle driver. You also have the same rights as drivers of other vehicles.

#### **Be Predictable**

- Use hand signals to communicate your intentions to other vehicle drivers and bicyclists.
- Communicate verbally (ex: "passing on your left").
- Ride in straight line and avoid sudden swerves.

#### **Teach Children Bicycle Safety**

Is your child ready to ride? According to The American Academy of Pediatrics (AAP), most children are not ready to ride a two-wheeled bicycle until 5 or 6 years of age. Along with physical skills, your child must demonstrate the mental readiness and self-control for understanding and obeying safety rules.

#### **Set Clear Rules**

Children – and all bicycle riders – should always wear a bicycle helmet when riding. In addition, you should set age-appropriate limits on when, where, and how children may ride. Be prepared to take away children's riding privileges if they do not follow these rules.

#### **Be A Good Example**

Practice what you teach about bicycle safety. Be diligent about wearing a bicycle helmet, stopping at stop signs and following other important safety rules. Your children will learn more from your example than from your words. Ultimately you should be able to practice bicycle safety while having fun!



# Willowbridge - Stonebridge

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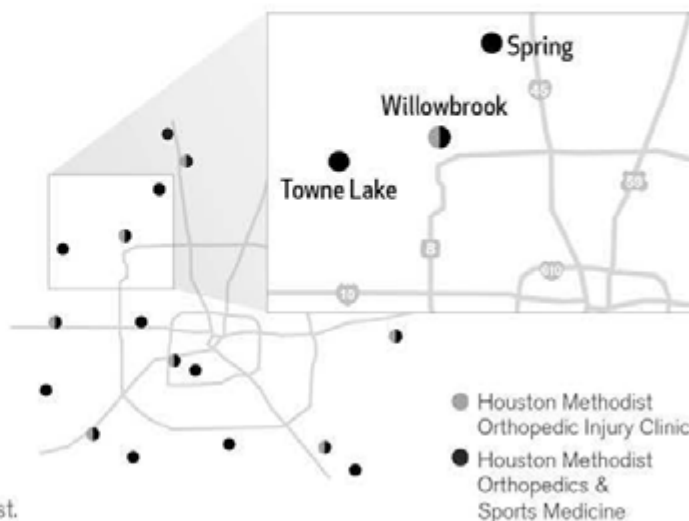


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