



Volume 25

July 2020

No. 7

It's a New Day & a New Way at the Pool

Dear Resident,

The Willowbridge/Stonebridge Community Pool will open on Wednesday, July 1st at 10:30 am. Our Board of Directors believes it is possible, by working together with Greater Houston Pool Management, Inc. (GHPMI), and with our resident's cooperation in following the necessary protocols, procedures, recommendations, and guidance for opening aquatic facilities to pool patrons by the Centers for Disease Control and Prevention (CDC), the American Red Cross, and the Governor's office, that we can have a safe and successful remainder of the 2020 Pool Season.

The unprecedented Coronavirus, aka COVID-19, required much deliberation by the HOA Board regarding the opening of amenities and Pool Operations in particular, with many factors contributing to the delayed pool opening date, all related to COVID-19. Listed below are some of the reasons for the delay:

- ~ Ascertain Liability to the HOA (all homeowners) because there is no Disease Liability Coverage available
- ~ Inability to obtain lifeguard and CPR training/certification until the week of May 25th when GHPMI was able to begin Phase 1 training and are currently undergoing additional training related to COVID-19 safety and procedures
- ~ Delays in receipt of required Personal Protection Equipment (PPE) and sanitizing equipment for staff and pool patrons from GHPMI's vendor(s)
- ~ On-going logistics in meeting all recommended CDC guidelines for items such as signage, cleaning/sanitizing materials and guidelines
- ~ Organizing and planning for occupancy monitors as well as cleaning schedules

Listed below are the currently recommended CDC procedures at the time this letter was mailed. Your HOA Board, following a tough decision as to whether or not to open the pool for the 2020 season, by majority vote, has voted to open the pool with the following CDC procedures in place and being adhered to as noted:

~ Keeping Pool Furniture Stored for the summer and allowing patrons to bring their own chairs **YES - This includes chairs, tables, lounge chairs and umbrellas (you will need to bring your personal lawn/camp chair)**

~ Procedures In Place which will encourage social distancing and not allowing groups to gather that are not in immediate families – **Families will self-monitor by minimizing in-person contact, including maintaining 6 feet of separation from individuals that are not in their group**

~ Face Coverings to be used by patrons unless in the water
- **Consider wearing face coverings/masks (over the nose & mouth) when within 6 feet of another person who is not a member of the individual's group, but never in the water**

~ No Use of Diving Boards, slides, play structures, mushrooms, splash pads and other such features due to high touch and social distancing concerns. **YES - Diving board will be closed**

~ No Game Playing that interferes with social distancing (use of pool noodles or other items such as floats, boogie boards, etc.). **The HOA will not provide pool noodles or any other pool play items; floats will not be allowed; and any personal items such as pool noodles brought to the pool may not be left at pool (see below)**

~ No Lost & Found will be kept **YES – Any items left at the pool will be put into a secure trash can**

~ No Pool Parties or other such social events **NO - Pool Parties (private or during regular pool hours)**

~ Extra and/or New Signage will be mandatory based on CDC requirements **YES – Signs in place**

~ Restroom use limited to one family at a time **YES – Signs in place**

~ New Procedure(s) for Entering Facility and signing in **YES – Lifeguard at the sign in table will be taking your information and recording it on the sign-in sheet to avoid high touch (pen and paper)**

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..... | 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.
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

~ Regulating the Number of Patrons allowed at the pool at any given time in an effort to control and allow for social distancing **YES – limited to a total of 50 patrons inside the pool enclosure, whether in the pool or sitting/standing on the pool deck**

~ Changing the Age Requirement to 16 years old for entry to the pool without an 18 year old or older **NO – our age remains at 13; however, please remember that a 13 year old can't bring anyone under 13 to the pool, including siblings**

~ Consider Allowing Residents Only (no guests) to use the pool this season **YES – RESIDENTS ONLY (includes Immediate Family living with or caring for residents in the home)**

~ Extra Costs for Items per the guidance of the CDC and American Red Cross (for example: bag valve masks, hand sanitizer, extra disinfectant, etc.) **YES – GHPMI will bill to the HOA**

~ HOA Websites and Newsletters should be utilized to explain the “new norm” policies for pool usage in the 2020 season and should also indicate good practices in reference to COVID-19 **YES – Website and Marquee will be updated as soon as possible and the newsletter will be updated monthly**

~ Water Fountain – Please note that the water fountain will be closed this season

Governor's current guidance includes: ~ Individuals avoiding being in a group larger than (10) individuals

~ Within these groups, individuals should, to the extent possible minimize in-person contact ~ Minimizing in-person contact includes maintaining 6 feet of separation from individuals COVID-19, such as wearing a face covering or mask, washing or sanitizing hands frequently and avoiding sharing utensils or other common objects

Links to follow:

CDC–<https://www.cdc.gov/coronavirus/2019-ncov/community/parks-rec/aquatic-venues.html>

ARC–<https://redcrosslearningcenter.org/s/>

Governor–<https://gov.texas.gov/organization/opentexas>

It is important that residents understand: That you as a resident, even before entering the front gate, and based on CDC, American Red Cross and the Governor's Office recommendations, will be responsible for making sure social distancing and proper hygiene, as it relates to COVID-19, is adhered to for your own safety and the safety of other pool patrons.

Please note that for everyone's protection and safety, including, but not limited to, pool patrons, lifeguards, other necessary GHPMI employees/inspectors, and miscellaneous vendors that may have to be on HOA property, that these recommendations from the CDC, American Red Cross, and Governor's Office will be adhered to as set out above.

WHEN YOU COME TO THE POOL FOR THE FIRST TIME THIS YEAR, YOU ARE ASKED TO BRING THE ENCLOSED, SIGNED WAIVER OF LIABILITY for the Willowbridge HOA Pool Opening. Please note that anyone that signs this waiver must have the capacity to contract (in Texas 18 years or older) and be the registered homeowner. POOL PATRONS WILL NOT BE ALLOWED TO ENTER THE POOL ENCLOSURE UNLESS THE WAIVER, SIGNED BY THE HOMEOWNER, IS ON FILE!

In the upcoming weeks any changes in current restrictions will be included in our opening plans as soon as they are known. Additional changes that could occur may change the current restrictions and gathering size recommendations as well as the ability to use pool furniture. Please watch for current updates on the Willowbridge HOA website and the marquee.

The Willowbridge HOA appreciates your adherence in following these necessary precautions to help insure a safe 2020 Pool Season for everyone. Thank you.

WILLOWBRIDGE HOA BOARD OF DIRECTORS

HOW HIGH'S THE WATER MAMA?

10 FEET HIGH AND RISING!

There's an old country and western song with the two verses above. Some of our water bills from West Harris County MUD #11 may seem like they're 10 feet high and they're definitely rising. The MUD isn't responsible

for these noticeable increases we've experienced over the last 3 years. Those charges were levied by the North Harris County Regional Water Authority (NHCRWA), mandated in 2003 by the Harris-Galveston Subsidence District, to reach at least 30%, 60% and 80% surface water reliance in 2010, 2025 and 2035, respectively.

The most recent rate increase went into effect April 1, raising the rate from \$3.85 to \$4.25 per 1,000 gallons of surface water. It makes a difference! Some homeowner's NHCRWA rate is as high as or higher than their water and sewer. Please see article: EVERY DROP ADDS UP!

in the August issue of Willow Talk.

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JUST WHEN YOU THOUGHT IT WAS SAFE TO GO OUTSIDE AGAIN!!



The Atlantic Hurricane season began June 1 and ends November 30. The World Meteorological Organization is responsible for developing names for both Northern Pacific and Atlantic storms, using 6 lists of names for these storms and rotating the list once a year. That means every 6 years names recycle back around and get reused (which happened in 2019). If a hurricane does tremendous

damage, such as Katrina, Sandy or Harvey, the name is retired and replaced by a different name beginning with the same letter (Dorian is most likely to be added to the list of retired names). The names alternate between male and female names, listed alphabetically and in chronological order starting with A and omitting Q, U, X, Y and Z. If more than 21 names are needed during a season, the Greek alphabet is used.

Tropical Storms vs. Hurricanes

The National Hurricane Center explains that names are only given to tropical storms that have sustained wind speeds higher than 39 mph. These names will stay with the storm as it reaches hurricane strength (maximum sustained winds of 74 mph or higher). Ex: Tropical Storm Debby will become Hurricane Debby if it reaches maturity.

2020 Hurricane Names

Arthur*, Bertha*, Cristobal*, Dolly, Edouard, Fay, Gonzalo, Hanna, Isaias, Josephine, Kyle, Laura, Marco, Nana Omar, Paulette, Rene, Sally, Teddy, Vicky & Wilfred.

*Became a tropical storm in May.

THE FLOOD ZONE – 2020

by: Assurant



Is flood insurance really necessary? The short answer is – yes. Here are the facts: it can happen anywhere...and cost a lot. Most people hear flood and they think of hurricanes. But flooding results from many sources. Here are some of the flood-related events that result in insurance claims.

- * Unusually heavy rain in a short period of time
- * Levee or dam failure
- * A community releasing water to relieve pressure on a dam
- * New land development

- * A city water pipe bursting
- * Rivers that overflow their banks
- * Fire hydrants and above ground swimming pools
- * Mudflow after forest fires
- * Melting snow
- * A tsunami
- * And, of course, hurricanes (or in some cases a tropical storm)

Some statistics:

* More than 20% of flood insurance claims come from outside of high-risk flood areas.

* Average flood claim payment in 2017 was more than \$90,000,

Source: FEMA.gov (remember Harvey?)

* There is a 30-day waiting period to start or reinstate flood coverage.

START OR RENEW YOUR FLOOD POLICY ON TIME

If your property is in a non-special flood hazard area or moderate – to low risk area:

* Flood insurance is recommended since flood damage is typically not covered by your homeowners insurance policy.

* And your policy lapses, grants from FEMA only provide \$5,000 on average per household and getting a flood insurance policy is a requirement going forward.

Continued on Page 6



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Willowbridge Resident

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* And your policy lapses and you reinstate coverage at a later date your premium may be higher due to rate changes and loss of grandfathering.

If your property is in a special flood hazard area or high-risk area:

* And you have a federally backed mortgage, your lender requires you to have flood insurance.

* And you don't purchase flood insurance, your lender may purchase it and charge you through your escrow account. The average cost of a lender-placed policy may be significantly higher than a National Flood Insurance Program policy.

10 WAYS TO BE PREPARED

1. Maintain a flood insurance policy.
2. Review your policy details.
3. Itemize and photograph possessions.
4. Save your insurance agent's number in your phone.
5. Make an emergency kit with a cellphone charger.
6. Keep important papers in a safe, watertight, portable container.
7. Plan an evacuation route.
8. Create a phone plan with family members.
9. Know where to meet in case you're separated.
10. Remember your pets: www.ready.gov/animals.

For more information on flood preparedness, visit www.FEMA.gov.

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