



Volume 25

September 2020

No. 9



Graham Management will soon be mailing out the official **NOTICE OF ANNUAL MEETING OF MEMBERS** which notifies members of the date, time and location of this meeting. Unless otherwise notified, this year's meeting will be held at the Willowbridge Clubhouse, 9330 Willowbridge Park Blvd., Thursday, October 22, 2020, at 6:30 pm.

The Annual Meeting requires a **QUORUM** of **10%** (83 registered homeowners) of the votes of the Members (registered property owners) to conduct official business. Members must be present in person or by **PROXY**. If you are unable to attend, your Proxy becomes very important for purposes of establishing a quorum. The Official Proxy you receive in the Notice of Annual Meeting allows for several different options:

1. You may designate the HOA Board to vote for you.
2. You may appoint a Designated Proxy (a trusted Member such as a neighbor that will be in attendance) to vote for you.
3. You may also assign the Proxy to the Board of Directors, directing them to abstain from voting for you and to use the Proxy for the purpose of establishing a quorum only.

If you choose to appoint a Designated Proxy, you **MUST FILL IN THE NAME OF YOUR DESIGNEE**, otherwise the voting privilege is nullified and your Proxy will be used for purposes of establishing a quorum only. Please mail your Proxy to Graham Management Company at the address provided; fax it to the number provided on the Proxy; or

give it to another Member to bring to the meeting.

The Annual Meeting conducts business as designated by the By-Laws. A general outline of business conducted follows:

- Confirmation of a Quorum
- Call to Order
- Election of Two (2) Directors to Serve a Three (3) Year Term
- Financial Presentations
- Confirm Rollover of Operating Funds to Subsequent Year for Tax Filing Community Update
- Community Update

Also enclosed in the Notice of Annual Meeting will be a Candidates Information Form for individuals wishing to run for one of the Director's positions.

At press deadline for this issue of WillowTalk, it was uncertain as to whether we will be able to hold an in-person meeting or if it will be in an electronic format such as ZOOM. Please watch the website, marquee and newsletter for updates.

WHATEVER THE FORMAT, PLEASE MAKE THIS MEETING A PRIORITY IN YOUR SCHEDULE. IT IS YOUR BEST OPPORTUNITY TO LEARN MORE ABOUT THE MANAGEMENT OF YOUR COMMUNITY AND TO SUPPORT THE "VOLUNTEERS" THAT WORK ALL YEAR, MASSING COUNTLESS HOURS (UNPAID) ON YOUR BEHALF.

WE DO IT RIGHT IN JULY!

Whatever we're doing, we do it right in the month of July. For the 2nd year in a row, Greater Houston Pool Management, Inc. (GHPMI) has named our pool, Pool of the Month for July from all of the pools they manage. In addition, for the 2nd year in a row, GHPMI awarded Lifeguard of the Month for July, to Willowbridge Lifeguard, Cayden Tate, a Willowbridge resident and new lifeguard this year. It's easy to understand how she was chosen to receive this award because she has exhibited a sparkling personality and professional attitude while on guard and continually asks to learn more about lifeguard duties other than watching the patrons in the pool, such as learning to clean and vacuum the pool, a chore that takes several hours. She can now pull rank over her older brother, Collin who was a lifeguard here in 2017!

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

David Smith.....	Interim 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

SAMPLE ONLY OF ASSIGNMENT OF PROXY

ASSIGNMENT OF PROXY

The undersigned assign proxy as specified below with the power of substitution to vote and otherwise represent the undersigned at the Annual Meeting of the members of the Willowbridge Homeowners Association on October 22, 2020, at 6:30 p.m. and any adjournment thereof with the same effect as if the undersigned were present and voting.

The proxy will continue in effect until a quorum of members in person or by proxy is achieved or until revoked by the undersigned in writing and delivered to the Board of Directors of the Association c/o the Willowbridge-- Managing Agent Graham Management, at 2825 Wilcrest Dr. #600, Houston, TX 77042, or by fax at 713-334-5055, or in person at the Annual Meeting.

Please check one:

- ☐ Assign this proxy to the Board of Directors to vote on my behalf.
- ☐ Assign this proxy to the Board of Directors of the Association with the stipulation that the Board of Directors abstain from casting my votes in the election, that is, use my proxy for purpose of establishing a quorum only.
- ☐ Assign this proxy to _____ to vote on my behalf.

Note: If none of the above options is checked, your proxy will be used to establish quorum only.

Date: _____

Owner(s) Signatures: _____

Printed Name(s): _____

Proxy must be signed by a registered homeowner to be valid.

**THIS IS A SAMPLE ONLY AND NOT VALID. DO NOT
USE....IT IS VOID AND WILL NOT BE TALLIED!!!**

Willowbridge - Stonebridge

At no time will any source be allowed to use the WillowTalk contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Willowbridge-Stonebridge Homeowners Association and Peel, Inc. The information in the WillowTalk is exclusively for the private use of Willowbridge-Stonebridge residents only.

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LET'S RUN IT UP THE FLAGPOLE!

“Let’s run it up the flagpole and see if anyone salutes it” is a catchphrase which became popular in the US in the late 1950s and early 1960s. It means to present an idea tentatively and see whether it receives a favorable reaction.

Well, we “ran it up the flagpole” to Richard “Rick” Schenck last summer and asked him to consider **VOLUNTEERING** as our flag steward; however, he and his wife Sharon (10 year residents of Willowbridge) were planning on pursuing their love of traveling at the time. This summer Mr. Schenck, a Vietnam Veteran accepted the duties of the flag steward, after a relentless pursuit by an HOA board member.

The board would like to thank Lance Neidhardt for taking over again this summer and wish him luck in returning to A & M where he is studying for a degree in engineering.



Second Generation
Willowbridge Resident

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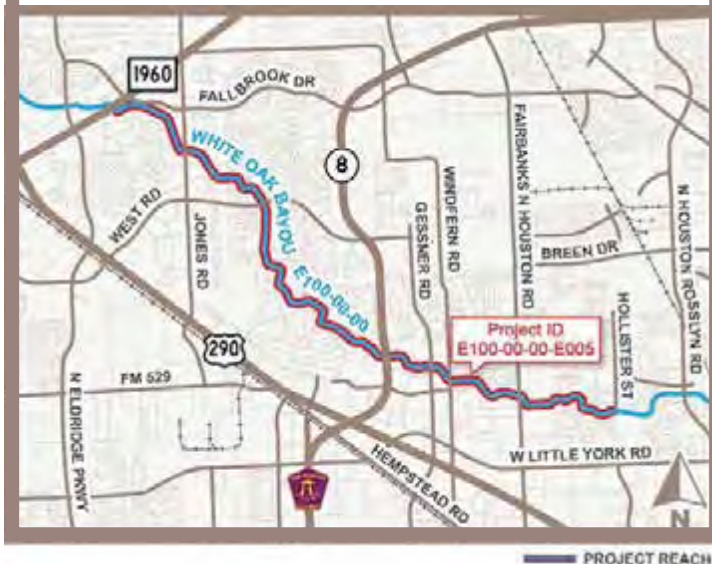
10480 Grant Rd., Houston, TX 77070



WHITE OAK BAYOU CONSTRUCTION TO BEGIN

By: Candyce Ward

There are a few channels within our neighborhood, so you may be unsure if you live on White Oak Bayou. If you live along Ballinger Dr. and back up to the bayou, you live along White Oak Bayou. The remaining homes back up to channels that flow to White Oak Bayou, but they are not scheduled to be under construction. Construction is set to begin on White Oak Bayou, as part of the Federal Flood Damage Reduction project, in the Fall of 2020. Construction is anticipated to be complete by the end of 2021. You may have noticed numerous mailings and public meetings regarding this construction project. The main purpose of the project is to reduce the risk of flooding from White Oak Bayou. Additionally, as part of the project, they will be extending the reach of the hike and bike trails to provide connectivity along White Oak Bayou. However, during construction the trails along White Oak Bayou will be closed. The trail along the Bypass channel will remain open. For more information visit www.HCFCD.org/C14.



"IF YOU SEE SOMETHING, SAY SOMETHING!"

(BETTER YET... DO SOMETHING)

"If You See Something, Say Something" is a national campaign that has nothing to do with this article, it's just a catchy phrase (with the subtitle added) that can be applicable to our residents. Here are some examples:

1. On the 2nd page of every newsletter in the bottom right hand corner are instructions for **reporting a Street Light Out**, yet numerous lights that are out go for weeks, if not months, aren't being reported. Once reported it can take several more weeks for repair. Please remember that these lights are an aid for residents and their property's safety in our community. In addition, we **ARE BILLED MONTHLY FOR EVERY LIGHT WHETHER IT IS LIT OR NOT!** Please report outages.

2. On July 30th a board member was notified by a resident, while walking her dog, that she had noticed that one of the metal cabinet's doors at the end of the soccer field (by the sidewalk and Willowbridge Park Blvd.) was not secured and the doors were standing open with numerous wires and connections exposed. Upon inspection, it was noted that the doors were either broken or had been locked open. The cabinet was secured with duct tape (works on everything), Graham Management was notified, and a work order was submitted to AT&T. Our community manager was told they would be here by 5:00 pm (standard answer); however, less than an hour later, they called back and said a technician was on the way. The importance of the (3) metal cabinets at this location is they house the main wiring and connections for the telephone and internet system for the whole neighborhood! Prior to being notified that the doors were standing open we had just experienced heavy winds and rain. Could it have been a problem if water had gotten in there... according to the AT&T technicians, YES! Prior to the doors being duct taped, several people were observed walking by the cabinets, glancing over, and continuing on their way. Also, a homeowner that lives nearby stopped by and said it had been that way for days, **yet no one that "Saw Something, Said Something or Did Something"**.

3. Dogs Off Leash – This has become a problem in the last few months with more and more people walking and on several occasions, different residents have reported encountering dogs not on leashes, acting aggressively. Residents are reminded that not only is there a leash law in Harris County, but also a PET POLICY that also states that pets must be on leash when out of their yards. The policy can be found under documents on the Willowbridge HOA Website. To access the Website you must be signed up for before Graham Go (Nabr.)

HOW TO REPORT:

For number 1, follow directions in newsletter. For numbers 2 & 3, please report to Leigh Allen, Willowbridge Community Manager at 713.334.8000 or lallen@grahammanagementhouston.com. Also, if you are signed up Graham Go you will be able to report numbers 2 & 3 and any other Violation(s)....ANONOMOUSLY.

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7. Misplacing things and losing the ability to retrace steps
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9. Withdrawal from work or social activities
10. Changes in mood or personality

For more information: alz.org/texas or 800.272.3900

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