



“GOOD FENCES MAKE GOOD NEIGHBORS”

(An ARC Article - Repeat from March 2019 Issue)

Our neighborhood has seen a huge increase in the number of fences being replaced during COVID-19. This article is being repeated as a friendly reminder that replacing a fence requires ARC approval.

We may never know who first uttered the phrase “Good Fences Make Good Neighbors”. This proverb can be found in Poor Richard’s Almanack by Benjamin Franklin. His version is “Love your neighbor, yet don’t pull down your hedge.” It can also be found used by Robert Frost in his poem Mending Wall written in 1914, a polemic against building walls that separate us from our **neighbors**. – the poem opens with the line, “Something there is that doesn’t love a wall” and goes on to describe the narrator’s attempts to talk his **neighbors** out of putting one up. In the classic poem, a man tells an apple farmer that the two of them must maintain the stone boundary between their orchards. With a boulder firmly grasped in his hands, he declares that “Good fences make good neighbors.” When the developers of Willowbridge formed the Architectural Review Committee Rules & Guidelines, they didn’t have apple farmers on their minds, but they were following standard protocol for an HOA protected neighborhood. Fences are necessary to protect a homeowner’s privacy, to set boundaries, and to keep “your stuff” in “your yard” including, but not limited to pets.

Listed below are the guidelines for fences, found in Section 6, page 4 of the ARC Guidelines).

6. FENCES

6.1 Pickets. All fences situated parallel to the front lot line or parallel to a side street adjacent to a corner lot line shall be constructed with the pickets on the outside so that no posts or rails are visible from the street in front of the lot or from the side street.

6.2 Pickets must be cedar, pine or cypress and be six feet (6’) in height if no rot board is used. A 6” rot board may be used, if desired, making maximum height of the fence six feet six inches (6’6”). Cap boards on top of the fence are not allowed.

6.3 Exception: Gates/fences connecting house and detached garage (see below).

6.4 No chain link fencing permitted. Materials must be wood, masonry, or wrought iron and must be approved in advance by ARC.

6.5 No plastic, vinyl or PVC material is permitted in construction of any fence or portion therein. 6.6 No fence may extend forward of

the front building line. No fence on a corner lot (side) may extend past the outmost portion of the main structure.

6.7 Gates. All gates shall either be constructed of wood or wrought iron.

6.8 Fence Maintenance: Shared fences are the mutual responsibility of each home owner and are required to maintain fence in good condition at all times.

6.9 No painting of picket fences is allowed. Fences may be coated with a clear sealer (no color pigmentation) if desired but must have prior work approval of the ARC. No paint or colored stain is allowed.

6.10 Fences and Gates between main structure and detached garage shall be constructed of wood, wrought iron, or combination of wood and wrought iron. Fence may also be constructed of exact same brick used in main structure. Fence shall be a minimum of 4 ft. high and maximum of 5 ft. high.

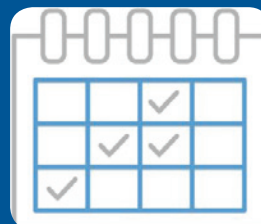
6.11 Any wrought iron fence installed will immediately subject the property owner to a higher level of scrutiny. Therefore, any and all additional requirements and restrictions that pertain to front and side yards will also pertain to rear yards when they are visible from other properties or streets.

Please Note: From the Deed Restrictions – 7.06 Fences and Walls – Fences or walls erected by the Declarant shall become the property of the Owner of the Lot on which the same are erected and, as such, shall be maintained and repaired by such owner.

MARK YOUR CALENDAR:

ANNUAL MEETING

Thursday, October 22, 2020
AT 6:30 PM – VENUE TO BE
DETERMINED, most likely, video
conferencing via Zoom. Please make
this meeting a priority in your
schedule.



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

David Smith.....	Interim President
Barbara Lallinger	Secretary
Candyce Ward.....	Treasurer
Laura Neidhardt.....	Director
Megan Siercks	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

This is your best opportunity leaders to learn more about your community, the management of your neighborhood, to meet and vote for (2) members of the HOA Board of Directors, and to support these **“VOLUNTEERS” THAT WORK ALL YEAR, AMASSING COUNTLESS HOURS (UNPAID) ON YOUR BEHALF.**

JOHN Q. RESIDENT

✓ ABSENT

We’ve noticed your absence on the rolls of the Willowbridge Website (Graham Go/Nabr). We can solve that by helping you sign up so that you will no longer be missing a lot of the features of the Willowbridge Website including:

- Access website from your computer or phone
- Receive e-blasts from the HOA (i.e. Association news/announcements and community events)
- Resident Directory (only list the information you want to)
- Current Events and Activities
- Documents and Forms (i.e. ARC guidelines, deed restrictions, financials, etc.)
- Customize your settings to receive tailored notifications and alerts about our neighborhood
- Make payments or check your account status online

TO SIGN UP:

1. Text grahamgo to 59248 and receive a text back with a mobile app download link; or
2. Search: For the Mobile app “Graham Go” in Google Play Store; or
3. Go to: wwwnabrnetwork.com
4. Follow prompted directions

If you have any issues or need login support, please contact NABR Support at: support@nabrnetwork.com.
PLEASE SIGN UP TODAY!

LOOSE PETS = A DEED RESTRICTION VIOLATION

The Willowbridge/Stonebridge Community has had many loose dogs and cats lately. It is a Deed Restriction Violation if your pets are not confined to a fenced back yard or within your home.

- Dogs must not be allowed to bark all night long or cause a nuisance to your neighbors.

- Dogs (and cats) must be on a leash when not in a contained environment as described above.

- It is the pet owner’s responsibility to keep **ALL AREAS OF THE COMMUNITY FREE** from pet waste when walking your pets.

- If you happen to encounter vicious dogs, or ANY loose dogs of this nature, please contact Harris County Animal Control at 281.999.3191.

- If you are familiar with the property address of Violators of this deed restriction, please submit to Graham Management via the secure/anonymous website at willowbridgehoa.com. If you’re not signed up for the new website you may submit via regular email to our community manager, Leigh Allen, at: lallen@grahammanagementhouston.com. As with any Deed Restriction Violation, notification and ample time must be given to the owner to “cure” this violation prior to any further action by the HOA.

- Pets should always wear a collar with **current owner information** (also consider putting a friend’s phone number here in case you’re unavailable), up-to-date rabies vaccination tag and a Harris County license tag (required by county law). Owners should definitely consider having their pet micro-chipped for identification in case they lose their collar/ID tag.

(Excerpts from Kathy Huber, Houston Chronicle)

Sod webworms have been recently observed in our neighborhood. Our last bad infestation was in 2016 and was extremely heavy on the northwest side of town. If you spot small moths hovering over your lawn or if they fly up when you walk across the grass you may see the handiwork of sod webworms – patchy brown areas with chewed blades in your turf – in the days/weeks ahead. The moths fly over a lawn, depositing scores of eggs that hatch into larvae/caterpillars. These caterpillars set up holes in silken tunnels built in the thatch of the grass and return to the small tunnel to eat. You may see the silky tunnel threads early in the morning.

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Willowbridge - Stonebridge

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To test for sod webworms, soak an area of the lawn with a highly diluted soap solution and they should rise to the surface. Controlling them can be hard. Spray the biological pesticide Bt (*Bacillus thuringiensis*) according to label instructions. Be careful, avoid spraying butterfly plants. Spinosad, another biological treatment, is also effective and many people find that beneficial nematodes can help control sod webworms.

Texas A & M University experts say webworms prefer sunny, hot, dry lawn areas, so water these deeply as needed. Cut the grass high during hot, dry periods. Gather the clippings during infestation as the moths lay eggs on the grass. It's beneficial to rake up dead grass and thatch. After the next mowing, rake again. Since the webworms don't eat grass roots, new green blades may reappear, especially in well-maintained lawns.

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WHAT IS A ZIPPER MERGE?

It could possibly be considered an act of kindness. A fact of life....Houston and surrounding areas will always have construction on our highways and freeways. So imagine you're on Highway 290 and you start seeing signs alerting you to merging lanes ahead. Do you immediately move over, or do you wait until the lane closure is upon you? The zipper merge is the preferred move. Lower your speed but wait until you come upon the actual closure (cones, arrows, etc.), and then alternate with the vehicle next to you, like the teeth of a zipper, to become one lane. This method has proven to reduce traffic backups and congestion, and it creates a feeling of justice and equity that no one is getting unfairly ahead of anyone else. Next time you encounter a lane closure, practice the zipper merge to save time and hassles.

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OLD-FASHIONED PUMPKIN PIE



Ingredients

- 2 cups pumpkin puree
- 3/4 cup packed light brown sugar
- 1 tsp ground cinnamon
- 1 tsp ground ginger
- 1/2 tsp ground allspice
- 1/2 tsp ground nutmeg
- 3 large eggs
- 3/4 cup heavy whipping cream
- 2 tbsp pure maple syrup
- Whipped Topping
- 1 cup heavy whipping cream
- 1 tbsp powdered sugar

Things You'll Need

- 9-inch deep dish pie plate
- Food processor
- Wire cooling racks
- Pie server

Instructions

Preheat oven to 350 F.

Pre Bake your crust in a 9" deep dish pie plate. Let cool for ten minutes.

Use a food processor to combine the pumpkin, brown sugar, and all four spices until smooth. Next add the eggs, one at a time, pulsing briefly after each addition. Add the cream and syrup and pulse just until smooth. Pour filling into crust and bake 60-65 minutes or until puffed around the edge and firm in the center. Let pie cool completely on a wire rack. Refrigerate for about an hour after cooled.

Whipped Topping

Beat heavy cream with powdered sugar until firm peaks form and spread on top of pie. Optionally, you can sprinkle with a little cinnamon sugar for garnish. Keep refrigerated until ready to serve.

The expertise to **KEEP YOU MOVING**

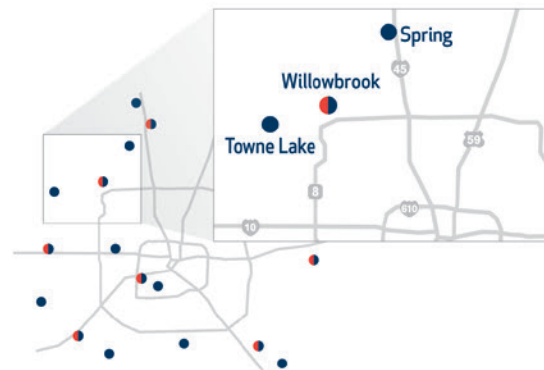


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