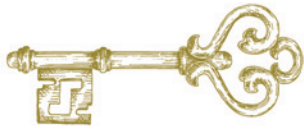


Volume 25

November 2020

No. 11



## COMMUNICATION IS THE KEY!

We've all received that dreaded letter. You know the one...it comes in a white window envelope with Graham Management's return address in the top left corner (or maybe you received one from our previous management company: PCMI). You open it with trepidation, wondering...what did I do now? Sometimes the notification is as simple as you put your trash/recycle cans/bins out too early, or just the reverse, you left them out too long. Sometimes, it's weed and/or mow your lawn; remove the weeds in your sidewalk/driveway expansion joints; power wash your home, chimney, sidewalks or driveways; or trim your hedges or trees overhanging the sidewalks and/or street. Sometimes it's a violation of the CC&Rs such as not getting permission to repaint your home; replace or add new siding or gutters; replace or paint the front/garage door; replace the roof; cut down a tree or redesign your front/side yard (visible from the street); replace the fence or add a wrought iron driveway gate or front porch gate; leave a ragged basketball goal in sight that hasn't seen action in years or seen a lot and net needs replacing; and not getting permission from ARC to add a storage shed, swing or children's play structure in the back yard. The list goes on and on. Sometimes we forget the purpose of CC&Rs... to keep our neighborhood looking nice, promoting harmony, and to maintain our home values. It's been asked before, would you like a bright pink or purple house next door; a rusted car up on blocks in the front yard; grass & weeds 3 feet high in your neighbor's yard; chickens, pigs and other wildlife making noises all day and night; or children looking down from their play structures and seeing everything that happens in your back yard? Again these are just a few examples that can happen if you don't have CC&Rs and if you don't have rules and consequences for violating them.

*Continued on Page 4*

## TRASH & RECYCLE REMINDERS

Below is the letter that Best Trash sent to homeowners when they became our vendors. Following these rules will enable Best Trash to meet there pick up deadlines and ensure a tidier neighborhood for all of us.

**GARBAGE COLLECTION – MONDAYS & THURSDAYS** - Use your own trash cart or garbage bag(s), weighing no more than 40 lbs. each and placed at the curb.

Trees, shrubs, brush trimmings, and fencing must be bundled and can weigh up to a **maximum of 40 pounds, in lengths no greater 4 feet, with no branch diameter exceeding 3 inches**. The bundling is required to allow quick pick up and size limitations are required to avoid damaging the equipment in the crushing process.

Items excluded from normal collection are: dirt, rocks, bricks, concrete, tile, tires, batteries, motor oil, cooking oil, waste generated by a private contractor (remodeling/replacement), or any items deemed hazardous materials. Please do not dispose of gasoline, motor oil, paint(s), cooking oil, or any other liquid items in a container that is not visible to the garbage collectors. If it results in spillage that causes a stain, Best Trash is not responsible for the cleanup. Best Trash will leave a tag for non-collected item(s) explaining the reason.

Items such as appliances, furniture, **carpet (up to 1 room, less than four feet wide and tied in bundles less than 40 pounds)**, will be picked up on either of the trash collection days. **FEDERAL LAW requires refrigerators, freezers or any other item(s) containing FREON to be drained of Freon and have an accompanying bill to validate such service was performed.**

*Continued on Page 4*

## DIDN'T ZOOM IN TO THE ANNUAL MEETING?

Watch for the December issue which will highlight the (2) Directors that were elected, 3rd quarter financial report for September 2020 and other highlights of this our first ever Annual Meeting in Zoom format.

# 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](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)

## *"Communication is Key..." Continued from Cover*

How are these violations reported? Part of Graham Management's duties includes scheduled inspections of all 827 homes in Willowbridge and Stonebridge, at least monthly, and sometimes more often. In addition, they may be reported anonymously by a neighbor by signing into the Nabr website, verbally by calling (713.334.8000) or emailing our community manager, Leigh Allen at [llallen@grahammanagementhouston.com](mailto:llallen@grahammanagementhouston.com).

**COMMUNICATION IS THE KEY** to keep violators from receiving a \$35 certified mail fee and most importantly, from escalating to a fining stage (effective January 1, 2020). If you receive a violation letter, **PLEASE DO NOT IGNORE IT!** Instead, please **COMMUNICATE** with the management company, **COMMUNICATING** can aid them in determining if you can be granted an extended time period to "cure" the violation.

## *"Trash & Recycle Reminders..." Continued from Cover*

**RECYCLE COLLECTION: MONDAY ONLY** – Use the GREEN 65 gallon cart provided\*. Best Trash takes great pride in our recycling program and efforts. Ensuring the best recycling program for our customers takes time and effort on both sides. Please remove caps, liquids and food products/residue from inside the containers. Please use the recycle cart for recyclable materials, not as an extra trash container.

Best Trash will collect **all paper products, all plastics, aluminum and tin cans, cardboard boxes, and ALL COLORS of GLASS** that are placed in the provided recycle cart. If items exceed container capacity, please place them adjacent to the cart, well-marked as recycling materials.

\*Best Trash will replace any recycling cart that is defective or otherwise becomes unusable due to normal wear and tear. Lost or stolen carts will be replaced at the resident's expense for \$65.00 each.

**HOLIDAY SCHEDULE:** If your regularly scheduled trash pick-up day falls on New Year's Day, Memorial Day, Independence Day (July 4th), Labor Day, Thanksgiving Day, or Christmas Day – TRASH IS NOT PICKED UP! It will be **picked up on the next regularly scheduled pick-up day**. If your recycle day falls on a holiday it will be **picked up the next week on your regularly scheduled recycle day**.

From the HOA: Please note that garbage carts/cans and recycle carts/baskets are required to be kept out of sight (behind your fence) other than on normal pick up days. Also, trash and recycle containers should never be left on the curb for days before or after pick up. **Habitual violators of these rules are subject to fines under the Fining Policy, effective January 1, 2020.**

As a courtesy to your neighbors, please do not place trash/recycle containers, lawn/leaf bags or any other forms of trash on the curb before 7:00 pm, the night before scheduled pick up.

## PROFILES IN VOLUNTEERISM

At the monthly Board of Directors Meeting held August 25th, the Board voted for Megan Siercks to fill the vacant position on the Board.

Megan has been a Board Member of the Texas Society of Petroleum Engineers for the past 10 years, serving in many positions, including, President, President-Elect, Vice President, Secretary and Director and is currently serving in the State Director position.

As a Committee Member of the Houston Engineer's Week Committee for the past 12 years, she has chaired the committee in the past and currently serves as an advisor to the current chairs. Megan also currently chairs the Engineer of the Year Gala and is overseeing the re-vamping of the nomination process for this event.

Megan's other **VOLUNTEER** activities include: Board Member of the Houston Architects and Engineers Bowling League for 6 years, in the past as Treasurer and currently as its President; **VOLUNTEER** for the Houston Livestock Show and Rodeo Wine Competition Committee for the last 3 years, currently serving as an Assistant Captain for check in; and as a Committee Member of the North Houston Association Golf Tournament Committee for 5 years.

Megan and husband, Jim, a Facilities Engineer in the oil and gas industry, have been married for 10½ years. They have lived in our community for 12 years, first residing in Stonebridge and then moving to Willowbridge 2 years ago. The Siercks have a fur-baby named Delilah, a lab mix, currently in the "fun puppy" stage.

## SCOOPING THE POOP "IT'S THE RIGHT THING TO DO"

**It's also the law.\*** Our management company has recently received complaints from homeowners regarding dog poop being left on their property and in recreational common areas such as on the soccer field and grass in front of the clubhouse. It's also been a problem on the grass sidewalk easements (grass between the sidewalks and street curbs) around the neighborhood, which some people think is ok, because easements don't belong to homeowners. It's not ok...homeowners are tasked with keeping those easements mowed and cleaned.

Opening up your home to a dog (or cat) means accepting responsibility for that pet, including cleaning up their waste. **\*Harris County Pet Ordinance – Section 6.24 – Dog and Cat Feces** – requires any person in control of a dog or cat to promptly **remove and dispose of feces that is left by the animal on property not owned by a homeowner** (key words here are on property not owned by a homeowner; therefore, this applies to the walking/jogging trails, pocket parks, Westwillow Dog Park & children's playground, retention ponds, pipeline (owned by our HOA), etc. A person may receive a fine between \$75 and \$500 for violating this law. Also, please be cognizant that these are laws that apply to all of Harris County and please pick up your doggy poop on our wonderful walking, hiking, jogging trails. Leaving poop encourages other dogs to "mark their spot" by first smelling the poop...and some dog's noses get pretty close to the dirty deed. Yuck!

*Continued on Page 4*

# Willowbridge - Stonebridge

Continued from Page 3

Some people view dog feces (poop) as a good fertilizer, but this is actually a myth. Dog's diets mostly contain animal products such as chicken and turkey, thus a dog's waste contains substances created by the breakdown of the animal products. It does not enrich the soil for plants or grass. If not picked up, dog feces can enter our waterways via storm drains after it rains. Nitrogen in feces depletes oxygen from the water, and the water is made harmful to fish and other aquatics.

Dog feces are also considered an environmental pollutant as it contains harmful organisms. One gram of dog feces may contain as much as 23 million bacteria, harmful bacteria such as Salmonella and E. coli. Parasites such as Giardia, Cryptosporidium, roundworms, hookworms and whipworms may also be found. Many of the parasites (usually in a resistant egg form) linger in the environment for years, even if the rest of the dog feces breaks down over time. Both bacteria and parasites are health hazards for both humans and animals that come in contact with them.

Besides the "ick" factor of stepping in dog poop and the unpleasant odor of it, dog feces can serve to attract pests (such as flies) and rodents (such as rats). Being a responsible pet owner and scooping your pet's poop is important for the health of both humans and animals in our community and it helps improve local water quality. Not to mention... scooping your pet's poop promotes favorable reviews towards dogs by other residents in the community. **Please see companion article in this issue: Unleashed!**

Parts of this article are attributable to Jennifer Magness, DVM

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# UNLEASHED!

## Harris County Leash Laws

Everyone wants their pet(s) to be able to run and play freely, getting out all that pent up energy acquired while alone at home during the day. Alas, it's not to be under Harris County Laws. Please be a responsible pet owner and remember that Harris County Animal Control clearly states that **"all dogs and cats must be kept under restraint** while in the unincorporated areas of Harris County, Texas". In other words, they aren't permitted to run around at large, and they always must be kept under direct physical control (on a leash) by their owner.

Attacks by dogs are on the rise in Harris County. Even though your dog may be a 50 pound "pussy cat", that's not the perception of someone that it's running towards, especially if it's also barking, growling, or exhibiting any other threatening behavior along these lines. A situation like this is unacceptable for someone that likes dogs and doesn't fear them, but is even worse for someone that suffers from Cynaphobia, the fear of dogs (see Willow Talk Issue November 2016, titled: The Pet Place – Do You or Someone You Know Have Cynaphobia?). This article was written at the request of a Willowbridge resident that suffers from this phobia that prevents them from being able to walk in our neighborhood and/or on the "bayou" and even putting out the trash because neighbors allow their pets to run freely outside for that last nightly potty break. *Leash laws can become an extremely important element in claims for dog bites because in Texas, unless the dog has a history of attacks or aggressive behavior, dog bite victims must be able to show that the owner violated an animal control law.*

Also, all dogs and cats over 3 months old and living in unincorporated Harris County (us) must wear a Harris County license tag and have a current rabies vaccination tag (issued by a veterinarian). Failure to comply may result in a fine up to \$500 for each offense.

Just like poop scooping laws, **leash laws apply to any area that you do not own**, thus, the same areas listed under the Poop Scooping article.

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# Willowbridge - Stonebridge

## THE RECIPE BOX

### SLOW COOKER KING RANCH SOUP

*From: Pillsbury Kitchens*

#### Ingredients

1 c. yellow onion, chopped  
1 Medium red bell pepper (1 cup), diced  
3 T. vegetable oil, divided  
1 can (28 oz.) Muir Glen Organic fire roasted diced tomatoes, undrained  
1 can (18 oz.) Progresso creamy mushroom soup  
2 c. Progresso chicken broth (from 32 oz. container)  
1 t. salt  
1 can (4.5 oz.) Old El Paso chopped green chilies  
1 pkg. (0.85 oz.) Old El Paso Chicken Taco Seasoning Mix  
1 pound boneless, skinless chicken breasts  
1 pkg. (8 oz.) cream cheese, cubed & softened  
Fresh, chopped cilantro leaves, if desired  
Crushed tortilla chips, if desired

#### Instructions

1. Spray a 5 – 6 quart slow cooker with cooking spray; mix onion, bell pepper, 1 tablespoon vegetable oil and salt in the slow cooker. Stir in tomatoes, soup, broth and chilies.
2. In a medium bowl, mix remaining 2 tablespoons vegetable oil and taco seasoning mix. Add chicken; turning to coat. Add chicken to slow cooker.
3. Cover; cook on LOW for 3 – 4 hours or until juice of chicken is clear when center of the thickest part is cut (at least 165 degrees). Remove chicken from slow cooker using a slotted spoon to a cutting board. Stir cream cheese into mixture until smooth. Cover and keep warm. Shred chicken by pulling apart with 2 forks and return to cooker.
4. If desired, top each serving with crushed tortilla chips and fresh chopped cilantro.



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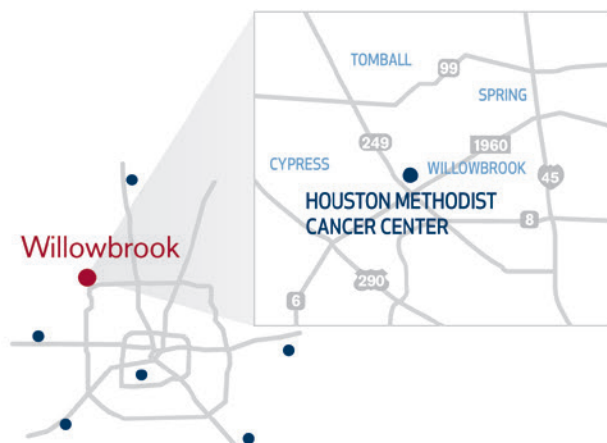
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*Area resident for 25 years.*

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