



Volume 10

February 2005

No. 2

Yard of the Month January 2005



Rob & Shelly Ficalora
10111 Ballinger Court

Rob & Shelly Ficalora have lived at 10111 Ballinger Court since October 1997. Rob works in IT Management and they have two boys, Andrew (age 8) a third grader and Matthew (age 5) who is in kindergarten. The Ficalora family is involved in various church activities. Drew is in cub scouting and Tae Kwon Do. Matt sings in the church choir.

The Ficaloras live on a corner lot of a cul-de-sac street. The dominant feature of their front yard is the English Tea Roses that planted across the front and side of the house. These roses are in pink blooms throughout much of the year – even the winter months! They also have nandina, compact nandina, giant lariape, day lilies, juniper and butterfly iris.

**View the WillowTalk newsletter
each month online at
www.PEELinc.com**

Are You In The Know?

Have your neighbors been discussing some of the recent SECURITY ALERTS and you didn't know what they were talking about.

Have you not received a SECURITY ALERT through email? Is your family as protected from crime as the family on the next block who is receiving SECURITY ALERTS?

Security Alerts are sent to BLOCK CAPTAINS who in turn email them to residents on their block.

If your not receiving the ALERTS, it's because your block does not have a BLOCK CAPTAIN.

BLOCK CAPTAINS are the heart and soul of the SAFETY PROGRAM of our little community.

We need Block Captains for the following blocks:

- Hardeman Court
- Adwell Court
- Glascoc Lane
- Upshur Lane
- Brenham Court
- Palacios Court
- Willowbridge Park

Very little effort is required of Block Captains after the initial start up. Please volunteer. Your Street needs you. Your Community needs you.

To volunteer call Fred Edler @ 832-237-2319.

THANKS to all the current BLOCK CAPTAINS for their time and efforts. You're doing a great job.



Willowbridge - Stonebridge

Important Numbers

| | |
|---|-------------------------|
| All Emergencies..... | 911 |
| Harris County Sheriff..... | 713-221-6000 |
| Harris County Animal Control..... | 281-999-3191 |
| Cy-Fair Hospital..... | 281-890-4285 |
| Houston Lighting & Power..... | 713-207-7777 |
| Center Point - Street Lights..... | 713-207-2222 |
| ENTEX Gas..... | 713-659-2111 |
| Newsletter Publisher | |
| Peel, Inc..... | 806-385-6444 |
| Adver. Donna Sommer.dsommer@Peelinc.com, 832-237-4684 | |
| PCMI/Myla Chandler..... | 281-870-0585x1313 |
| Republic Waste..... | 713-849-0400 |
| Southwestern Bell - Repair..... | 800-246-8464 |
| - Billing..... | 800-585-7928 |
| Swimming Pool - Pay Phone..... | 281-469-9004 |
| Swimming Pool - Lifeguard..... | 281-517-0225 |
| W. Harris County MUD #11..... | 281-807-9500 |
| Willow Place Post Office..... | 281-890-9416 |
| Willowbridge Website..... | www.willowbridgehoa.com |

Civic Association Directory

| | |
|--|-----------------------|
| Beautification Committee | |
| Lydia Cruzen | |
| Glen Telge..... | 281-469-2525 |
| Block Captains Coordinator | |
| Open | |
| Bunko | |
| Denise Ramponi..... | 281-970-8151 |
| Shalene Fox..... | 281-807-1515 |
| Clubhouse/Pool Coordinator | |
| Rita Keller..... | 281-870-0585 ext.1348 |
| Pool Tags | |
| Karen..... | 281-890-4765 |
| Directory Committee | |
| Shalene Fox..... | 281-807-1515 |
| Homeowners Association | |
| PCMI - Myla Chandler myla@pcmi-us.com, 281-870-0585 | |
| Marquee Coordinator | |
| Glenda Stachowiak..... | 281-894-8339 |
| Mothers of Young Children | |
| Amber Geldersma..... | 281-955-1698 |
| Needlecraft Group | |
| Rebecca Vajdak..... | 281-894-8258 |
| Newsletter Coordinator | |
| Bobby Knight..... | 281-890-2384 |
| Security Coordinator | |
| George Schaudel..... | 281-469-0013 |
| Tennis | |
| Website Committee | |
| Robert Logsdon..... | 281-970-1381 |
| Welcoming Committee | |
| Karen Roush..... kroush@houston.rr.com, 281-890-4765 | |
| Yard of the Month Committee | |
| Glen Telge..... | 281-469-2525 |

Board of Directors

| | |
|---------------------|--------------------------------|
| Andrew Mears..... | President |
| Fred Edler..... | Vice-President |
| Pete Lehle..... | 2 nd Vice-President |
| Angela Sammons..... | Secretary |
| Glen Telge..... | Treasurer |

Willowbridge Homeowners Association Inc. - PCMI

| | |
|--------------------|-------------------|
| Myla Chandler..... | 281-870-0585x1313 |
| E-Mail..... | myla@pcmi-us.com |
| Fax..... | 281-870-9170 |

If you have any questions or comments regarding the neighborhood please contact the #'s above.

Advertising Information

Please support the businesses that advertise in the WillowTalk. Their advertising dollars make it possible for all Willowbridge residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the WillowTalk by advertising, please contact our sales representative, Donna Sommer @ 832-237-4684 or at dsommer@peelinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

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w/ coupon -New Clients Only
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not valid on gift certificate purchase

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any service

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exp. 03/31/05
Not valid on gift certificate purchase.

Thank You

I would like to thank all of our sponsors and volunteers that made this years Winter Festival a HUGE Success. Without their services and help, this great neighborhood event would not have been possible: Pepsi, Kroger, Dominguez Pest Control, Monarch Landscape, First Bank, J&H Landscape, Robert & Kayla James Semmler Pollard Properties, Vasquez & Sammons, L.L.P., Mark McSchaffry Backyard Grill, Westbahn Auto, Moonwalk Mania, Karen Roush Keller Williams and Sheila Cannon Family Century 21. Our wonderful volunteers, Laura Neidhardt, GLen & Lacy Telge, Andy & Kathy Mears, Pete & Terri Lehle, Fred Edler, Shelby Young, Christine Weber, Kelly Johnson, Alex Blaies, Nick Hajovsky, Matthew & Kyle Louderbach, Christian Sakar, Tyler Johnson, Chris & Alex Charnock.

If I have left anyone out, I apologize and I thank you for all of your help and contributions!

Angie Sammons, Event Chair.

.....
Newsletter Deadline

The deadline for the WillowTalk newseltter is the 10th of each month.

County Commissioners Bring You BARS

Thanks to County Commisioners we now have BARS, the Burglary Apprehension Response Squad.

BARS is a group of specially trained Sheriff's Department Deputies, at least one per patrol beat, that respond to home burglaries, ONLY.

These deputies have graduated from the prestigious FBI Training School for burglary investigation. Their close rate on home burglaries is running at 24.4%. While this may sound low, their close rate is 4x that of the National Average.

Some advice from the BARS Unit:

- Many of you, if home alone, will not answer the door if someone knocks or rings the doorbell. This is exactly the action not to take. Burglars do not want confrontations, so they will usually ring the doorbell to check if anyone is home. If no one answers the burglar assumes no one is at home and proceeds to the rear of the home to break in. So, if your doorbell rings and your are afraid, just shout through the door "Please come back later I'm on the phone"
- Write down serial numbers of all important items or engrave a code on your important items which will help you and Police identify them.
- Tear down large purchase boxes when placing at the curb for garbage pickup. Deputies say large boxes identify the contents to all who pass down your street. They give potential burglars an inventory of items in your home that may be worth stealing.
- Deputy JT Stamper is the BARS Specialist for our area.

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Willowbridge - Stonebridge



Christmas Eve Snowfall in Willowbridge

GOOD NEWS

Trash Contract Changes

By Fred Edler

The HOA Board has successfully negotiated a new contract with Republic Waste.

- After considering dropping Recycling the Board decided to continue Recycling Service on Fridays. The cost of this service is \$2.00(per month) per all 827 homes whether they recycle or not. Approximately 167 homes recycle on any given Friday. But not all the same homes recycle every Friday, so it is difficult to get a firm count on the total number of homes that recycle. The total annual cost to recycle is \$19,848.
- Many of you were concerned about the trash being on the street for as long as 24 hours. Beginning January 1, 2005 the window for trash pickup has been narrowed. Republic has agreed to pickup trash only between 10:00AM and 7:00 PM on the scheduled days. This change means **you do not have to put your trash out the night before the scheduled pickup day.**
- Scheduled days remain TUESDAY and FRIDAY.
- This new contract is a one-year agreement with the HOA having the right to renew for two one-year options. Each option year has a built in rate increase of 2% if we choose to exercise the renewal option.
- Your HOA Board will continue to search for the most cost effective Trash Vendor balanced with "good to excellent" service.
- Your input and suggestions are welcomed and encouraged. Please send to Myla Chandler, PCMI.

Cy-Fair Jackets

The Cy-Fair Jackets are looking to expand their 9U AAA roster for the Spring 2005 season. We are looking for players having AAA skills and experience, the desire to listen, work hard, learn, and most important, have fun. We also seek supportive and cooperative parents. If you would like more information about the team and would like to schedule a tryout, please contact Jim Webb at 281-788-9206 or CoachJim@JAXBaseball.com. You can visit our website at www.JAXBaseball.com

Neighborhood Baby-Sitters Available!

Are you in need of baby-sitting? Contact one of the following and help our neighborhood youth earn a little extra money.

| Name | Birthday | Phone Number | Parents |
|--------------------|--------------|--------------|---------------------------|
| Kyle Louderback | 7/7/87 | 281-807-7970 | Truman & Dena Louderback |
| Matthew Louderback | 12/29/88 | 281-807-7970 | Truman & Dena Louderback |
| Carmen Colmenero | 14 years old | 281-890-3223 | Jaime & Juanita Colmenero |

Questions, complaints, comments?

Contact Myla at PCMI by e-mail: myla@pcmi-us.com or calling 281-870-0585. To ensure prompt attention and response please make sure you include your full name, address, and a contact number. Please remember that being polite and practical helps. We are all trying to do a good job and keep our neighborhood a pleasant place for residents.



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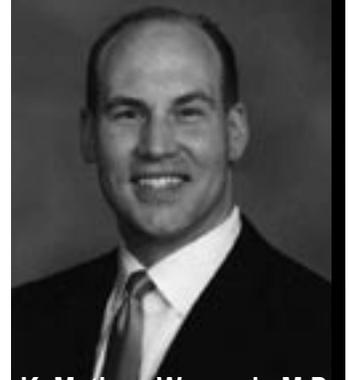
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K. Mathew Warnock, M.D.



Northwest Harris County Aggie Mothers' Club

February 8, 2005 – Second Tuesday of the month

Please join the Northwest Harris County Aggie Mothers' Club on Tuesday, February 8, 2005 to hear Lisa Whittlesey '89, an Extension Program Specialist speak about the National Junior Master Gardeners and floral arranging.

Our meeting begins with a brief social at 7:00p.m. at the Foundry Methodist Church, in the Fellowship Hall, 8350 Jones Road, Jersey Village (one block North of Hwy 290)

For more information or carpool possibilities please call: Mary Vargo at 281-433-3042; E-mail – mkvargo1@juno.com

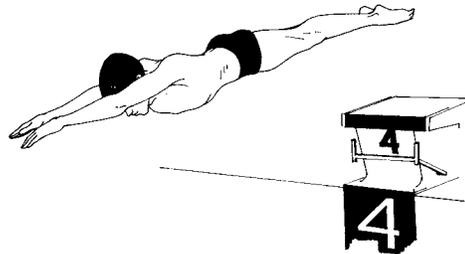
Want Life In The "Fast Lane"? Yes!

If you're thinking about swimming year-round, consider life in the fast lane with Team Yes! Whether you're just learning to swim or improving your skills at the high school level.

Team Yes! has a program for you! We are a US Swim Team located in the Cy-Fair area. Our practices are conveniently offered at Cy-Falls and Cy-Springs High Schools. We provide smaller practices so each swimmer receives more individual attention. That means you can get up to speed faster, and without eating anybody else's bubbles or fins—so choose Yes!— for life in the fast lane!

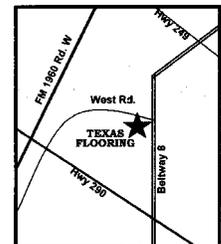
Remember, summer league is just around the corner. Get your swimmer ready now!

For more information visit our website at www.teamyes.net or call and leave a message with our voice mail at 281-443-4002. Sign up today, start today, and swim in the fast lane!



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Mon. - Sat. 10:00 am - 7:00 pm
Sunday by appointment only.

Willowbridge - Stonebridge

February 2005

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--|--|-----------------------|-------------------------------------|---|----------|
| | | 1  | 2 Men's Game Night | 3 | 4  | 5 |
| 6 | 7 | 8 Bridge  | 9 | 10 Newsletter Deadline | 11  | 12 |
| 13 | 14  Bunko | 15  | 16 | 17 Board of Directors Meeting | 18  | 19 |
| 20 | 21 | 22  | 23 | 24 | 25  | 26 |
| 27 | 28 | | | | | |

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March 2005

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|-------------|--|-----------------------|--|---|----------|
| | | 1  | 2 Men's Game Night | 3 | 4  | 5 |
| 6 | 7 | 8 Bridge  | 9 | 10 Newsletter Deadline  | 11  | 12 |
| 13 | 14 Bunko | 15  | 16 | 17  St. Patrick's Day  | 18  | 19 |
| 20  | 21 | 22  | 23 | 24 | 25  | 26 |
| 27  | 28 | 29  | 30 | 31 | | |



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Willowbridge - Stonebridge

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Business Classifieds

Montessori Mother's Day Out. Willowlake subdivision. Openings now and for summer and fall. Open all year. Wednesdays and/or Fridays. 9am-4pm, ages 18 months to 3½ years. Excellent references from Willowbridge families. Call Pat at 281-970-0879. In business since 1998.

To Submit Articles:

E-Mail articles to the following address: articles@PEELinc.com. Photos may be mailed to P.O. Box 886; Littlefield, TX 79339. Articles must be received by the 15th of the month for the following month's issue. Please specify on the article that it is to be published in the *WillowTalk*.

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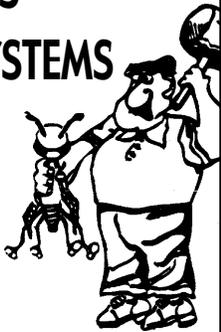
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Northwest Harris County Aggie Mothers' Club

'BOOT SCOOTIN'

Come One! Come All! To The 13th Annual Dinner and Auction, 'BOOT SCOOTIN', sponsored by the Northwest Harris County Aggie Mothers' Club.

This 'Silent and Live Auction' fundraiser will be held on Friday, February 11, 2005, at the Wyndhaven Terrace Banquet Room (12716 Cutten Road; just off of FM 1960 W, Houston). The fun begins at 6:30p.m. Dress will be Casual Denim or Glitzy Bling!!

Please plan on joining us for a delicious Buffet Dinner and Cash Bar. Tickets are \$20.00 per person. For further questions, donation information, or to purchase tickets, please call Sue Dehnert at 281-890-8686. Seating is limited, so we encourage you to purchase your tickets a.s.a.p.

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Rachael's



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for Christmas?

Valentine's Day
is Monday
Feb. 14th!

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Willowbridge - Stonebridge

West Road Property Information

By Andrew Mears

The only thing many of you know about the property behind Kroger is bulldozers, in less than a week, cleared what was once 16 forested acres. I thought I would share some of my emotions and some facts about the property on West Road.

First, some emotions. I'm a native Houstonian so I'm very aware of the exponential growth our city has seen over the last 45 years. When I was born, my parents built a house near Voss and I-10, what was then, the edge of Houston. Behind our home were hundreds of forested acres which over a short period of time became residential and commercial developments. I recall West Belt being a single lane road that only went south off I-10 and a barbed-wire fence kept the cows from wandering into the road. We now know that road as Sam Houston Parkway. In the 70's, I used to drive to Mason Road off I-10 to do a little duck hunting after school. Now, there are thousands of homes and businesses throughout the Katy area. And as sad as I was to see the forest on West Road being cut down, I recognize the fact that our community was once a similar forest. I believe our community is now the edge of the city and without question, Houston will continue to grow.

Some facts. 16 acres of the West Road property were purchased for the development of an upscale 300 unit apartment complex. The apartments are being developed by JTS Interests of Baton Rouge, Louisiana. Some of the active volunteers first learned about the specifics of the development during a MUD meeting last year when JTS presented engineering plans and drawings of the elevations. At the time, MUD 11 was involved in a drainage study for the district and would not specify the amount of detention required for the property, information JTS needed to proceed. Although the study has not been completely finalized at this time, a three acre detention area has been proposed by the MUD Engineer and JTS was willing to move forward even though the detention requirement has not been officially finalized. I've spoken with Larry Bankston, the COO of JTS Interests and Glenn Jerrell, the project manager and both are genuinely interested in being good neighbors and are going to try their best not to disrupt our quiet community during the construction process. Mr. Jerrell told me more about the project and said they had completed a similar development called "The Lakes at Cinco Ranch" except that it was built with brick and siding and these are going to be rock and stucco. I took a look at that development on the web and they appear to be attractive and well managed; a property I'd

certainly recommend to friends or family. Mr. Jerrell also told me they'd probably start renting to tenants around August but the entire development would take about 12 months to complete.

During the Wal-Mart opposition and the unfathomable conception the entire 35 acres of becoming parking lot, I along with other volunteers, met with Jerry Eversole, Harris County Commissioner, Precinct 4, and Joanye Younts, Mr. Eversole's Chief of Staff. We told him we really felt the best use of the property would be a park and he was very receptive to the idea, but at the time Wal-Mart had the option on the property. He said if Wal-Mart did not exercise their option, he would commit \$2,000,000 towards the purchase of the land. When Wal-Mart decided not to build, much to our surprise, JTS Interests had already optioned the property from the seller, Avanti. JTS optioned the property with one stipulation, Avanti was not to discuss or sell any of the remaining property, until the disposition of their transaction was final. In December, the JTS purchase was finalized. I've been in contact with Commissioner Eversole's office and we hope to see some progress soon on the acquisition of approximately 12 acres. What about the MUD's proposed park? Last year, members in the district voted in favor of a bond election for our MUD to be able to purchase land for the purpose of building parks. Residents approved the bond election by a landslide margin. The only reason they haven't moved forward is the Attorney General is still trying to determine the rules and regulations by which MUD's can build parks and it's not known when that will be concluded and the biggest road block is that the City of Houston has to amend its charter allowing West Harris County MUD #11 the ability to build a park. The City is in the process of changing its charter with all of the area MUD's at one time. So, it appears, the best scenario would be for the County to purchase (as much land as the \$2,000,000 will buy) and then when the City has allowed the process and the Attorney General finalize the rules, the MUD can develop the property into the park that was presented during the Town Hall meeting last fall. There's still a lot of work to be done and time is of the essence. I hope the county has secured the property by the time you receive this newsletter. Everyone, cross your fingers or pray or just hope good news is coming soon.

For those of you who helped volunteer your time, and there were literally hundreds who spent hundreds of hours, you can take great solace in knowing there's still a large forest on West Road, which without your efforts, could have easily become a parking lot filled with thousands of cars every day. I'd particularly like to thank the directors; Glen Telge for his direction and leadership through some very difficult times, Peter Lehle for his service and knowledge of hydrology, valuable in addressing our flooding and drainage concerns, Fred Edler for his steadfast work to rally the block captains and help make this a safe community working closely with our Sheriff's department and Angela Sammons, who has been active in the community for a long time and even more active since her election to the board last fall. I would also like to recognize Carey Johnson, President of MUD 11 and the MUD Board of Directors for their expertise, professionalism and their effort to bring about a wonderful park in our district.

(Continued on Page 11)

Bashans Painting



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- Door Refinishing & Replacement
- Wallpaper Removal
- Custom Staining

West Road Info - (Continued from Page 10)

In January of 2001, I wrote the Willowbridge Board of Director's an email saying we should help market the West Road property to attract a neighbor we'd be happy with. Avanti would not return my calls, presumably because the Wal-Mart acquisition was on the horizon. In January of 2003, I received a phone call from Wal-Mart's representative saying they had decided not to option the property. Here it is January 2005 and we now know the disposition of 16 of the acres. Ultimately, I think we're fortunate; the seller could have sold the property to a number of developers who we'd rather not have in our neighborhood. Sure, would I rather have seen a 35 acre park, right across from Gleason, you bet, but we didn't have \$5,400,000 and enough of a premonition Wal-Mart would opt out. Am I glad, to see the trees still standing on half of the property, undoubtedly. Do I think the JTS development will affect our community adversely, not one bit. I'm my opinion, Willowbridge is one of the nicest communities in Houston, with the finest people you can find anywhere. I believe it will continue to be just that.

For more information, please attend the Board of Directors meeting, February 17th at the Clubhouse.

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WILLOWBRIDGE MARKET REPORT

Courtesy of "Super Dave"

#1 in Sales in Jones Rd and West Rd Area!

This market information report is provided to keep you informed of resale market activity in your subdivision.

| | Jul 04 | Aug 04 | Sept 04 | Oct 04 | Nov 04 | Dec 04 |
|-------------------|----------|----------|----------|----------|----------|----------|
| \$250,000 + | 0 | 1 | 2 | 0 | 0 | 1 |
| \$210,000-229,999 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$190,000-209,999 | 2 | 0 | 2 | 0 | 0 | 2 |
| \$170,000-189,999 | 1 | 0 | 1 | 0 | 0 | 2 |
| \$150,000-169,999 | 1 | 0 | 1 | 1 | 0 | 0 |
| \$150,000 - | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 4 | 1 | 6 | 2 | 0 | 5 |
| Highest S/Sq Ft | 78.27 | 64.99 | 75.11 | 60.57 | | 80.60 |

This chart represents resale homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

#1 Selling Agent In Willowbridge!*

David "Super Dave" Flory



- #3 Realtor in Houston (out of 10,000)!**
- Top 1% of Realtors in the U.S.
- Over 450 Homes SOLD in 2003
- Over 96% of David's Listings Result in a Sale

HIGHEST PRICE PER SQ.FT. resale homes sold in Willowbridge: \$90.59



Direct line: **281-477-0345**

* According to information received from the HAR MLS Computer 2004

** Ranked by the Houston Business Journal 3/2004

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