



WillowTalk

Willowbridge - Stonebridge Homeowners Association Newsletter
www.willowbridgehoa.com

Volume 19

December 2014

No. 12

ANNUAL HOMEOWNER'S MEETING REPORT

THE ANNUAL HOMEOWNER'S MEETING WAS HELD THURSDAY, OCTOBER 23RD

After ascertaining that a quorum had been reached by member attendees and proxies received, the meeting progressed to the association's information reports (financial record, budget approval & review of goals and accomplishments for this year). The proposed 2015 budget was passed. Below is the 2014 Budget, 2014 YTD and the proposed/passed 2015 Budget.

Also, on the agenda was the election of (2) members. Incumbent, Jennifer Y'Barbo, was reelected for another 3 year term and Barbara Lallinger was nominated and elected to the other open position. Leaving the board (for a break) after serving for 6 years, Julie Dubros will continue handling coordination of security for the neighborhood. Julie has done a spectacular job as a board member and as the Security

Coordinator. It's good that she's not really gone and will continue to work closely with the board.

This year's meeting included a presentation by Cy-Fair VFD member, Al on obstructions in traffic flow which continue to pose obstructions and dangerous public safety issues, (including the impassability of fire trucks and other emergency vehicles) in the neighborhood. Residents and guests continue to ignore parking laws; thus the deputies were instructed to start issuing citations, for parking violations such as parking headed the wrong way on streets, parking too close to fire hydrants and intersections, etc. Deputies were issuing tickets the next day. Watch for more on this subject in the January issue of WillowTalk.

HOA ANNUAL MEETING BUDGET

MAJOR CATEGORIES	2014 BUDGET	2014YTD	2015 PROP
Maintenance Fee Rate	\$572.00	\$572.00	\$572.00
Landscaping / Sprinkler/Maintenance	\$52,832.00	\$34,052.77	\$43,832.00
Lake/Well Maintenance	\$3,470.00	\$0.00	\$0.00
Street Lights / Power / Water / Phone	\$76,540.00	\$29,993.20	\$53,500.00
Trash / Recycling Service	\$176,200.00	\$110,652.60	\$176,200.00
Patrol Service	\$1,000.00	\$0.00	\$1,000.00
Legal / Accounting / Audits	\$13,080.00	\$18,427.15	\$13,580.00
Administrative / Professional / Club House Rent	\$39,280.00	\$27,883.30	\$39,280.00
Insurance	\$15,000.00	\$11,451.56	\$15,000.00
Community Events / YOM	\$8,000.00	\$4,844.25	\$9,500.00
Web / Supplies / Postage / Copies / Misc/ Taxes	\$10,580.00	\$8,073.26	\$20,527.00
TOTAL OPERATING EXPENSES			
Capital Reserve Funding	\$31,000.00	\$0.00	\$35,421.00
TOTAL OPERATING AND RESERVE	\$490,052.00	\$390,032.06	\$472,590.00

Our biggest percentage costs in these operating fees are: Pool Services & Lifeguards 10% Landscaping/Sprinkler/Maintenance 11%, Street Lights/Power/Water/Phone 15%, Trash & Recycling 36% If you would like to see the whole Financial Report distributed at the Annual Meeting, please call Graham Management at (281) 497-4320.

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
Street Lights & Outages - CenterPoint Energy.....	713-207-2222
CenterPoint Energy.....	713-659-2111
Newsletter Publisher	
Peel, Inc.	www.PEELinc.com, 888-687-6444
Advertising.....	advertising@PEELinc.com, 888-687-6444
Poison Control Center	800-222-1222
AT&T - Repair	800-246-8464
Billing	800-585-7928
Trash – Royal Disposal & Recycle	713-526-1536
Vacation Watch - Harris County District 5	281-290-2100
W. Harris County MUD #11	281-807-9500
Willow Place Post Office	281-890-2392
Willowbridge Website	www.willowbridgehoa.com
Cable/Internet/Phone...COMCAST	713-341-1000

ASSOCIATION DIRECTORY

Beautification Committee	
Jennifer Y'Barbo	jhybarbo@subhou.com
Homeowners Association	281-497-4320
Graham Mgmt - Tracy Graham	
.....	grahammanagement@sbcglobal.net
Clubhouse/Reservations	
Tammy Puerta	281-497-4320
Pool Parties/Tags	
Sweetwater Pool Co.	281-988-8480
Marquee Coordinator	
Barbara Lallinger.....	281-890-8464
Newsletter Coordinator	
Barbara Lallinger & Rebecca Peters	
.....	willowbridgenews@gmail.com
Security Coordinator	
Julie Dubros.....	281-794-9032
.....	martin@juliedubros.com
Website Coordinator	
Angela Doray.....	willowbridgehoa@live.com
Yard of the Month Committee	
Nominate your favorite at: willowbridgehoa.com or Contact	
Jennifer Y'Barbo	jhybarbo@subhou.com
Soccer Field Reservations	
Terese Joubran	tmjoubran@gmail.com
Lost Pet Coordinator	
Sonia Moore	msrco@aol.com, 281-955-8068
Welcoming Committee	
Gracie Galvan	281-732-0009
.....	galvangracie@hotmail.com

BOARD OF DIRECTORS

Jennifer Y'Barbo.....	President
Julie Dubros	Vice President
George Schaudel	Secretary
Rebecca Peters.....	Treasurer
Brian Fisher.....	Director

HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt
Tracy Graham 281-497-4320 |

E-Mail grahammanagement@sbcglobal.net |

Fax 281-870-1654 |

If you have any questions or comments regarding the neighborhood please contact the numbers above.

HOA MEETINGS

Willowbridge/Stonebridge Homeowner's Association Meetings are held the fourth Thursday of each quarter (Jan, Apr, Jul, & Oct) at the community clubhouse at 7:00 pm.

WELCOMING COMMITTEE

The Welcoming Committee meetings are the last Monday of each month.

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:

1. Dial (713) 207-2222.
2. Choose a language preference.
3. Select option "4" (for street light outages).
4. Provide the 6 digit number (located approximately 5 feet up the pole), street name and closest address.

The School Zone

By: Barbara Lallinger

Gleason ES

- 11/21 (Fr) Western Day
- 11/24 – 28 Thanksgiving Break
- 12/01 (M) SN – Back Yard Grill (4:00 – closing)
- 12/09 (Tu) SN – Orange Leaf Yogurt (opening – closing)
- 12/15 (M) Winter Social & 4th Grade Program
- 12/18 (Th) SN – Chik-fil-A (5 – 8:00 pm)
- 12/19 (Fr) Class Parties
- 12/22 (M) Winter Break Begins
- 01/05 (M) Winter Break Ends
- 01/06 (Tu) SN – Orange Leaf (opening – closing)
- 01/15 (Th) SN – Chik-fil-A (5 – 8:00 pm BW8 @ West)
- 01/15 (Th) Martin Luther King Holiday Observed
- 01/29 (Th) VIPs Meeting @ Berry Center (Must register to attend)
- 02/12 & 13 KISS Day Rose Sales

Any Day Now Auction & Carnival Chairpersons and volunteers will hit the ground running, planning for this year's event scheduled for Saturday, April 11th.

Cook MS

- 12/11 (Fr) SN – Bullrito's
- 12/15 - 19 PBIS Christmas Sale
- 12/16 (Tu) SN – Chik-fil-A

JVHS

- 01/08 (Th) SN – Chik-fil-A
- 01/13 (Tu) PP2015 Parents Meeting (7:00 pm JVHS Small Commons)
- 02/23 (Fr) Merlot to Masterpiece (open to the public)*
- 02/13 (Fr) Golf Tournament (Jersey Meadows Golf Course)
- 02/14 (Sa) Sadie Hawkins Dance (JVHS Students Only!)



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Willowbridge - Stonebridge

GARAGE SALE PROFITABLE FOR SOME NOT SO FOR OTHERS

Participation in this year's sale was down (as opposed to last year); however, the weather was great and by all accounts most participants were happy with the outcome. As noted in the title, some were profitable, some not. Many people had rooms full of stuff to sell, some threw out a table and chair with a few items for sale. The HOA heavily researched other events going on that day (down to popular college football games) and decided this was the best date, all things considered. Hopefully, we will get the chance to have one in the spring (if we can determine that enough people will participate).

During my visit to various sales, I happened to be at board member, Brian Fisher's house (who did well at the sale), lamenting about getting up at 5:30 am to put out the HOA signs for the sale. I said next year we needed more people on the committee to help with some of these chores. Brian's son, Blake, overheard me and said, "Miss Barbara, I'm your man! I'll do that for you", all the while with his winning and engaging smile. Yes, Blake, you're my man! Next garage sale, you are the official HOA Garage Sale Sign Putter Outer & Picker Upper!! Thank you, now I will be able to sleep a little longer!

If you have any ideas to make the event better, or just want to be on the committee, please call me at (281) 890-8464 or email: blallinger@hotmail.com.



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PET PLACE

HOLIDAY SAFETY TIPS

Christmas is just around the corner. A time for celebration can quickly turn into disaster for our pets.

We're used to some of the more popular "accidents", such as dogs knocking over the tree or cats toppling them while climbing. Other dangers lurk, such as the chewing of electrical cords and plugs, whiskers being burned by candles, all leading to possible burns and/or electrocution. Many seasonal plants are toxic to animals such as holly, poinsettias and mistletoe. Many pets like to chew on decorations, such as tinsel, beads, ornaments & hooks and ribbons. In addition, the ASPCA lists the following as dangerous to pets: Christmas tree water (may contain fertilizer & bacteria) and batteries. Ingestion of these items can lead to a blockage in the gastrointestinal track which can lead to emergency surgery. Owners like to indulge their pets with leftovers from holiday meals such as turkey and ham bones and human holiday treats. This is a no-no (please refer to the November Pet Place article, page 5). If your pet develops vomiting, poor appetite, diarrhea, lethargy or disorientation after ingesting these items, seek veterinary treatment immediately! Losing a pet this way is senseless, heartbreaking and not a memory one wishes to have each year at this time. Please be vigilante and plan your holiday celebrations and decorations to be as safe as possible for our four legged family members!

WEST HARRIS COUNTY MUD #11

(WHCMUD #11)

The WHCMUD #11 Annual Meeting on Monday, October 20th. The board voted to NOT raise the district's tax rate; therefore, it will remain @ .55 per \$100 of evaluation. Much discussion was held on maintenance and upkeep of our beautiful walking/jogging/biking trails, children and dog parks and encompassing amenities such as scrubs, trees, playground mulch and playground equipment. As a reminder, the MUD now owns Waller Park and is responsible for its upkeep and maintenance.

Please note that November's WillowTalk article has a small error in the address. It should have read: 10000 Memorial, Suite 260, Houston 77024 (Park Laureate Building). Park Laureate is just West of Chimney Rock Rd., before you get to Antoine St. Meetings are held in the offices of Young and Brooks, Attorneys (attorneys of record for WHCMUD #11) at (713) 951-0800.

Meetings are held on the third Monday of each month and are open to property owners in the district. If you have business to bring before the board, you must call the attorneys at least 72 hours prior to the meeting to be put on the agenda.



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THE RECIPE BOX

HAZELNUT AND DRIED CRANBERRY BISCOTTI

Diabetes focus Magazine

INGREDIENTS:

- 2 c. whole wheat flour
- 1 ½ t. ground cinnamon
- ¾ c. packed brown sugar
- 1/3 c. butter, softened
- ½ c. hazelnuts, toasted, skinned and coarsely chopped
- 1 t. baking powder
- ¼ t. each: ground cloves, ground allspice & salt
- 2 large eggs
- ½ c. dried cranberries

1. Preheat oven to 350 degrees.
 2. In a medium bowl: stir together flour, baking powder, cinnamon cloves, allspice and salt.
 3. In a large bowl: with an electric mixer on low, cream brown sugar and butter until light and fluffy. Beat in eggs, one at a time. Using a wooden spoon, stir in flour mixture to make a soft dough. Stir in cranberries and hazelnuts.
 4. With floured hands, gather dough in a ball and divide in half. On a lightly floured board, pat dough into 2 logs, each about 10 inches wide. Arrange logs about 2 inches apart on baking sheet lined with parchment paper.
 5. Bake for 24-28 mins., or until firm to the touch. Remove from oven, leaving oven on, and cool on baking sheet for 10 mins. Using a long spatula, transfer logs to a cutting board. Using a serrated knife, cut each log on the diagonal into ½ inch slices.
 6. Place cookies upright, ½ inch apart on a baking sheet. Bake for 20 mins., or until dry and light brown. Transfer cookies to a wire rack to cool.
- This recipe makes 40 cookies. Per two cookies: 135 calories, 3 g protein, 20 g carbohydrates, 2 g fiber, 10 g sugar, 6 g fat, 2 g saturated fat, 27 mg cholesterol, 93 mg sodium.

Note: Cinnamon, may help lower blood sugar levels.
Share your favorite recipe: blallinger@hotmail.com

IMPORTANT REMINDER

Speed Limits Vary

1. The MAXIMUM Speed Limit within Willowbridge/Stonebridge is 30 MPH!
2. We have several school zone signals inside the community & surrounding areas such as West Rd. and Wheatland and the speed limits are different. Inside WBSB - Willowbridge Park Blvd. and Wheatland in front of Cook MS: 20 MPH
West Rd.: 25 MPH by Gleason (none by Cook MS).

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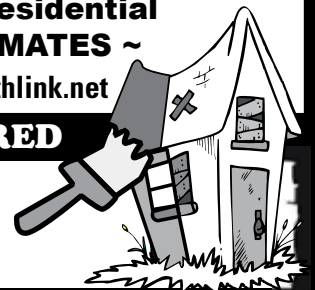
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