



Volume 21

December 2016

No. 12



**HOLIDAY DECORATIONS**  
WILL BE JUDGED DECEMBER 10th.

# 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
Best Trash.....	281-313-2378
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

## ASSOCIATION DIRECTORY

Beautification Committee	
Jennifer Y'Barbo .....	jhybarbo@gmail.com
Homeowners Association .....	713-334-8000
Graham Mgmt - Tracy Graham	
.....	grahammanagement@sbcglobal.net
Clubhouse/Reservations	
Adrienne DelGiorno .....	713-334-8000
Pool Parties/Tags	
Graham Management .....	713-334-8000
Marquee Coordinator	
Barbara Lallinger.....	blallinger@hotmail.com
Newsletter Coordinator	
Barbara Lallinger & Krystina Cotton	
.....	willowbridgenews@gmail.com
Soccer Field Coordinator	
Jay Guarino .....	jvguarino@hotmail.com
Website Coordinator	
.....	willowbridgehoa@live.com
Yard of the Month Committee	
Nominate your favorite at: willowbridgehoa.com or Contact	
Jennifer Y'Barbo .....	jhybarbo@gmail.com
Lost Pet Coordinator	
Sonia Moore .....	msrco@aol.com, 281-955-8068
Welcoming Committee	
Gracie Galvan .....	281-732-0009
.....	galvangracie@hotmail.com
Tennis Coordinator	
Cory Fein.....	coryfein@yahoo.com

## BOARD OF DIRECTORS

Jennifer Y'Barbo .....	President
Barbara Lallinger .....	Secretary
Ryan Lovell .....	Treasurer
Rebecca Peters.....	Director

## HOA INFORMATION

Willowbridge Homeowners Association Inc. - Graham Mgmt  
Tracy Graham ..... 713-334-8000 |

E-Mail ..... grahammanagement@sbcglobal.net |

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.*

## 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](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.

# ANNUAL HOA MEETING REPORT

(AKA Where Did My \$\$\$ Go?)

The Annual Homeowner's Meeting was held October 13th. The meeting was called to order by President, Brian Fisher, after ascertaining that a quorum had been reached by members in attendance and proxies received. Brian discussed various financial reports including the proposed 2017 budget, accomplishments for 2016 and goals for 2017.

The proposed 2017 budget was passed by majority of members in attendance.

Also on the agenda was the election of (2) board members to a (3) year term. Incumbent Rebecca Peters and newcomer Ryan Lovell were elected by a majority vote. Our board is a 5-member board and is continuing its efforts to find a replacement for Leah Protz (served 1 year, transferred out of town by job). Individuals wishing to fill this VOLUNTEER position and getting more involved in your community, should contact Graham Management at (713) 334-8000 or grahammanagement@sbcglobal.net

Listed below are the Major Categories making up the 2017 Budget, approved by majority of members in attendance at the meeting. As noted at the end of each Annual Meeting Notice in WillowTalk, this is the most important/informative meeting of the year. It's your money and your attendance allows you: (1) to vote on the Budget; and (2) the opportunity to participate in the election of individuals (directors) that are charged with making financial decisions for homeowners throughout the year; For a complete budget, with itemized categories, contact Graham Management.

## MAJOR CATEGORIES

### INCOME

Annual HOA Maintenance Fee.....	<b>\$508,605*</b>
(Based on 827 homes @ \$615)	
Miscellaneous	\$ 5,850
<b>OPERATING TOTAL</b> .....	<b>\$514,455</b>

### EXPENSES

<b>UTILITIES</b> .....	<b>\$234,140</b>
Trash/Recycling	\$176,200
Street Lights	\$ 30,900
Electricity	\$ 18,540
Miscellaneous	\$ 8,500
<b>MAINTENANCE (3k+)</b> .....	<b>\$154,250</b>
Pool Contract/Pool R&M	\$ 49,000
Landscape Contract	\$ 55,000
Landscape Extras	\$ 25,000
General R & M	\$ 5,000
Sprinkler System Repairs	\$ 5,000
Pest Control	\$ 3,300
Miscellaneous	\$ 11,550

<b>PROFESSIONAL SERVICES (3k+)</b> .....	<b>\$ 50,400</b>
Administrative (Graham Management)	\$ 36,000
Legal/Collection	\$ 5,000
Annual Audit	\$ 3,900
Miscellaneous	\$ 5,500
<b>OTHER EXPENSES (5k+)</b> .....	<b>\$ 33,512</b>
Insurance	\$ 16,000
Miscellaneous	\$ 12,512
Community Events	\$ 5,000
<b>CAPITAL RESERVE FUNDING</b> .....	<b>\$ 41,153**</b>

\*Initial Budget Overstated Income attributed to HOA assessments.  
 \*\*Overstated HOA Assessments taken from Capital Reserve Funding.

There has been much discussion since the meeting, questioning the increase in the annual HOA assessment, with incorrect information being distributed. Next month's WillowTalk will have an article regarding expenses and improvements in the community for the last 5 years.

To set the record straight: There are **827** homes in Willowbridge/Stonebridge.

The HOA assessment has been increased at least (2) times prior to this increase, traced back to 1998.

1998	\$500
2001	\$520
2009	\$572*

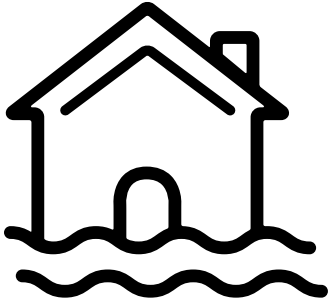
\*Directly attributable to Hurricane Ike requiring numerous repairs in the community, including a new roof on the clubhouse; replacement of the baby pool canopy; community-property fences replaced; tree, brush and debris removal; etc.

The HOA Board of Directors is very conscientious and VOLUNTEER many of their personal hours on HOA business. It takes a lot of time and funds to run a corporation and that is what we are. Graham Management researches vendors that provide the most cost-effective and quality vendors, presenting them to the board for their approval/disapproval for contraction of services such as trash/recycle; lawn maintenance; utilities; repairs and maintenance; professional services, etc. listed above. Inside those categories are smaller services listed under miscellaneous. Nothing is approved without consideration from the board. Many residents mistakenly believe that Graham Management runs the neighborhood. They do not. They work for you, via the board. We pay them to do the day-to-day activities and leg-work entailed in running a corporation that VOLUNTEERS with full-time positions can't do. The board wishes to ensure that our neighborhood remains a great place to live. After all, we live here too!

# Willowbridge - Stonebridge

## POP! GOES THE VALVE....

(WATER, WATER EVERYWHERE)



Last February, March and April many of you may have noticed the bright green and orange ServPro trucks parked for many days at 9407 Willowbridge Park Blvd., home of the Rodriguez Family. At approximately 2:30 am on February 20th, they were awakened by a noise which turned out to be running water, lots of it!

The culprit in this incident was a piece of plastic, the pressure release (pop-off) valve on the hot water tank. The valve in question “pops” off when too much pressure or heat builds up in the tank. The overflow started from the ceiling over the bathroom and kitchen. Although able to turn off the water quickly, the damage was devastating! It damaged walls, floors (wood, tile and carpet), discolored and pitted grout. The master bedroom had to be totally gutted, all household possessions moved to storage and all utilities had to be disconnected.

As if all this devastation wasn't enough, the Rodriguez family had

to live in a hotel room for 1½ weeks and then an apartment for 3 months, totally inconveniencing the family and interrupting their lives and daily schedules. The insurance company paid for everything, with the exception of the new hot water heater. The family used insurance company contractors, saving money, but the final bill still topped \$100,000.00!

Since learning of the Rodriguez's plight, I've heard of at least 2 other homes that had the same problem in Willowbridge. Many homes in WBSB still have their original hot water heater/tanks. What can you do to stop this from happening to you? A plumber said we should drain our tanks annually to prevent the buildup of sediment, which creates pressure and too much heat, then the valve pops off as it is designed to do. It might be worth the dollars to have your plumber evaluate your tank. It's been said that if you drain an older tank it can cause more problems. Just saying...\$100 for an evaluation versus \$100,000. Even if he advises getting a new tank, \$800 - \$1,200 sounds much better than \$100,000 in heartache and inconvenience. AND, don't forget mold/mildew remediation!

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# MUD TAXES GO DOWN

(AND SO DOES THE WATER IN THE PARK)

The West Harris County Municipal Utility District No. 11 (our MUD) held a public hearing, October 17th, on the proposed tax rate for the 2016 tax year. The MUD Board of Directors voted to lower the rate from .50 to .47 per \$100 of taxable value for 2016. An individual's taxes may increase or decrease, depending on the change in taxable value of property in relation to the change in taxable value of all other property and the tax rate that was adopted. By now you should have received your tax bill for 2016. The .03 decrease yielded a small decrease for most of us. The "Water District Notice of Public Hearing on Tax Rate" legal notice published in the Chronicle on September 28th used an example of a home appraised at \$229,099 (HCAD appraisal). Using this example, residences with an average homestead exemption would be taxed \$1,076.77. That's a savings of \$1.9853! These days every penny counts and at press deadline, that would buy you a gallon of regular gas.

WHCMUD #11, holds its monthly meeting on the 3rd Monday of the month. The directors: Andrew C. "Carey" Johnson, Jim H. Roddy, Angelica Garcia, John H. Link and Mark Hubenak; MUD employees/contractors; and TOPS Water Management employees/

contractors all work diligently to maintain the integrity of our water system. In addition, the MUD pays for the security contracts with the Sheriff's Department, for all subdivisions located in our MUD. In conjunction with the Harris County Flood Control District, the MUD is responsible for providing and maintaining our beautiful walking, jogging and bike riding trails; pocket parks; children's playground; and the wonderful dog park located behind Westbridge. Please remember that the dog park is first and foremost, a **RETENTION POND**. This park is a Special Added Attraction to double the usefulness of the retention pond. As such, when it rains and the Retention Pond/Dog Park is doing what it is designed to do, it is going to retain water. When we have rains such as the Memorial Day Weekend Flood, it's going to have lots of water (over the top of the chain link fence amounts of water). **PLEASE BE AWARE** that when any significant amount of rainfall is received, **SECURITY CONCERNS and ENSURING the INTEGRITY of the Park Facility, for both humans and our furry (or not) family members, COMES FIRST. The park will be closed for the time-period deemed necessary by the park developer and maintenance team.**



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the  
League!**



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# Willowbridge - Stonebridge

Not Available Online

## WELCOME TO OUR NEIGHBORHOOD

Hernandez Family	Stoney Lake Dr.
Landrum Family	Tascosa Ln.
Mahood Family	Skipping Stone Ln.
Meneses/Pantin Family	Ricaby Dr.
Montoya Family	State Walk Cr.
Nguyen Family	Parmer Ct.
Nobles Family	Skipping Stone Ln.
Shah Family	Parmer Ct.
Sheline Family	Willowbridge Park Blvd.
Stockwell Family	Skipping Stone Ln.
Thibodeaux Family	Tascosa Ln.

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## SUDOKU

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View answers online at [www.peelinc.com](http://www.peelinc.com)

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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

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