



NORMANDY FOREST

April 2012

Official Publication of the Normandy Forest Homeowners Association

Volume 1, Issue 4



WELCOME

NORMANDY FOREST

*Official Newsletter of the Normandy
Forest Homeowners Association*

Normandy Forest is a monthly newsletter mailed to all Normandy Forest residents. Each newsletter will be filled with valuable information about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at PEELinc.com, or you can send an email to scott@normandyforest.org. Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

GO GREEN! Subscribe via Peelinc.com to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

OPPOSING DEVELOPMENT

Attention fellow Normandy Forest residents. The Texas Department of Housing & Community Development (TDHCA) has posted their 2012 Pre-Applications for the 9% Competitive Housing Tax Credits. In layman's terms...these are applications for income tax credits for developers to place low income housing in our community. This is the 3rd year in a row that we, along with various community homeowners associations, will support opposition campaigns against this application.

This is the same property as last year, the same proposed development name, and the same developer; Rev. David L. Punch, Pastor of the Mount Zion Missionary Baptist Church in Houston's 3rd Ward. He is joined on this year's application by a Mr. Rick Sims from Webster County, Louisiana. Rev. Punch also runs a community re-development firm called "Re-Ward Third Ward". Their mission is the revitalization of the 3rd Ward in Houston. Numerous homeowners have expressed that placing a low-income housing development in Spring has absolutely nothing to do with re-vitalization of the 3rd Ward.

The property (2635 FM2920) is still shown to be owned by the FM2920 Moparty Medical Group. This group erected a large red medical clinic sign on the corner of the same property. For those who are not familiar where this property is...it's immediately adjacent (west) to Spring Glass and Mirror at FM2920 and Hannover Forest, on the south side of FM2920.

If opposed to this application, homeowners are asked to contact their elected officials: Rep. Debbie Riddle, State Senator Dan Patrick, Congressman Ted Poe.

It is too early for the Public Hearing dates to be published, but it's expected in the April/May time-frame. For the last two years, there has been favorable response and involvement in getting the word out and attaining opposition petitions signed.

For now, you can see the applications log at:

<http://www.tdhca.state.tx.us/multifamily/htc/docs/12-PreAppLog.xls>.

You can see the Zion Valley application here:

<http://www1.tdhca.state.tx.us/htc/2012preapps/12094.pdf>

NORMANDY FOREST

NORMANDY FOREST COMMITTEES

THE ARCHITECTURAL COMMITTEE

Danny Rodriquez 281-528-6640
Rod Selman 281-682-3056

The Association has an active Architectural Control Committee that approves or denies all construction and any improvements. You may request an ACC form by contacting Chaparral Management 281-537-0957 or the association website. Please keep in mind that the Association has thirty days (30 days) to approve or disapprove any ACC and verbal approvals or disapprovals are not given.

SECURITY COMMITTEE

In the event of an emergency please call "911" or for Precinct 4 please program your cell phone with the number below.

Precinct 4 281-376-3472
Jim Norris 281-924-5828 | jnorris@normandyforest.org

ACTIVITIES COMMITTEE

Pam Selman, Coordinator pselman@normandyforest.org
Peggy Zuckero 281-353-4669

POOL MAINTENANCE & LIFEGUARDS

Jeffery King 281-655-8675

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Sally Rodriquez 281-528-6640

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OPEN POSITION

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OPEN POSITION

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Emily Nget enget@normandyforest.org

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BOARD OF DIRECTORS

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Paul Diaz | Vice President 281-355-8890
Pam Selman | Secretary 281-682-3056
Scott Marder | Treasurer 281-350-5118
Jim Norris | Director 281-907-0099

BALLPARK RESERVATIONS

John Nemec | Coordinator
..... jnemec@normandyforest.org | 281-651-8606

COMMUNITY SERVICES

Gas | Centerpoint Energy 713-659-2111
Electric | Reliant Energy 713-207-7777
Phone | AT&T www.att.com
Sewer | Harris County MUD #28 281-353-9809
Trash | Republic Waste 281-446-2030
Fire Department | Spring VFD 281-355-1266
County Commissioner | Jack Cagle 713-755-6444

MANAGEMENT COMPANY

Chaparral Management Company, AAMC
6630 Cypresswood Suite 100 | Spring, Texas 77379
281-537-0957 phone | 281-537-0312 fax
Kay Serventi | Association Manager
kserventi@chaparralmanagement.com

OFFICE HOURS

9am to 5pm | closed for lunch 12:30 to 1:15 pm

NEWSLETTER INFO

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DOGS IN THE PARK



Please keep your dogs on a leash while in the park please. It is a rule of the park. Also, please clean up after your dog in the park or neighborhood as well.

Thank you for your cooperation.

SUDOKU

View answers online at 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.

BOARD MEETINGS

If you wish to receive notification of Board meetings electronically, beginning January 1, 2012 you must register your email to receive community updates. Additional information on how to register your email can be obtained from the Normandy Forest website at <http://www.normandyforest.org>.



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Please Visit Our Website

www.americas-angels.com

We also encourage you to call us at

713-936-0787

440 Benmar, Ste 1022
Houston, Texas 77060

NORMANDY FOREST COMMUNITY

EASTER EGG HUNT

WHEN:
SATURDAY, APRIL 7, 2012

TIME:
10AM SHARP! - 12PM

WHERE:
NORMANDY FOREST CLUBHOUSE



PLANNING A HOME IMPROVEMENT PROJECT?

Are you in the initial stages of planning a home improvement project? If you are, one of the most important steps is determining if the project will “fit” your neighborhood. As you begin your planning process, ask yourself, “Will the change I am thinking of contribute to the overall good of the neighborhood? Will it promote property values? What will be the effect on the neighborhood if similar changes are made to every home, again and again, as each of the homes change hands over the next twenty years? Is it a quality project? Does the project “fit” the neighborhood?”

So, what is “fit”? Technically, it is an agreeable relationship of use, mass, proportion, scale, design, materials, and colors that will stand the test of time. Improvements that fit are improvements that are consistent with and do not adversely impact the neighborhood’s existing character.

Some of the elements of “fit” are specifically defined in recorded documents such as the plat, the Declarations, the architectural control guidelines, and easements. The recorded subdivision plats set minimum building setback lines, street access limitations, and other requirements. Easements can set aside certain areas of the lot for utility lines. The Declarations and guidelines typically spell out specific items that the homeowners have mutually agreed that the neighborhood will or will not have. All of these elements taken together are designed to uphold property values, protect the quality of life in individual neighborhoods; and preserve the design integrity and architectural quality of the homes in the neighborhood.

Submitting your project for review and approval by the architectural control committee is not only required by the Declarations, it is a good way to find out if your proposal has “fit”. Once your plan is submitted, the Architectural Control Committee and the staff of the Chaparral Management Company acting on behalf of the Committee reviews the plan to see if it meets the setback requirements on the plats, respects the easements, and meets all of the other specifics that are spelled out in the recorded documents that govern the neighborhood. If there are technical elements that have been overlooked, they will be brought to your attention early in the review process so that modifications can be made in a timely and cost effective way. In many instances, the review process has actually helped a homeowner flesh out the bid specifications for a project before a contractor is even selected.

So, what should you do if you are planning a home improvement project? The Board of Directors has tried to make the application and review process quick and efficient. First, download an application for improvement from the associations website www.normandyforest.org or the management company website at www.chaparralmanagement.co or call for an application form to be mailed to you at 281.537.0957. Next, review your Declarations and architectural control guidelines for information specific to your lot. Then, if you would like more personalized help, call Chaparral Management Company. The staff will be happy to help you no matter how small or large the proposal. Phone 281.537.0957.

SELF HELP TIPS FOR REPAINTING YOUR HOME’S EXTERIOR

Walk around the exterior of your home and note any special problems you may encounter in having full access to all exterior surfaces of your home. Clear an adequate work area around the perimeter of your home of approximately 5 feet. Prune any vegetation that may be growing into the sides of the home. Use normal pruning techniques to insure that you are not damaging your trees and shrubs.

Inspect the exterior of your home carefully for areas in need of repairs. Areas of concern may be roofing, flashing, chimney caps, brick, windows, doors, exterior siding and trim. Make all repairs before proceeding. Painting over rotten trim boards will result in reoccurring problems.

After repairs are complete on the exterior of your home, it should be cleaned to remove dirt, mildew, fungus, spider, webs and etc. Pressure-washing with plain water can be used to clean the house. If a cleaning agent is needed, the Texas Natural Resource Conservation Commission (TNRCC) offers a recipe for a wash solution as a less-toxic alternative to store-bought cleaners. The TNRCC says to wash painted wood with 1 teaspoon of sodium carbonate, or washing soda, in a gallon of hot water, and then rinse with clear water. After washing the exterior of your home, allow it to dry before proceeding. Normally, allow 24 hours for drying before proceeding with sealing or priming materials used to repair rotten or damaged areas. Primers such as a lacquer undercoated should be used to prime new areas.

Using a quality caulking, recaulk all of the wooden joints in the exterior trim. Caulk vertical wood to brick areas where water penetration may occur. Also caulk metal window frames to the wood or brick areas around the perimeter of the window frames. A good caulking of all cracks will also reduce air infiltration, making your home more energy efficient.

Selecting the proper paint for the finish top coat of your home is the most important task of the entire project. There are a large number of stain products available. Otherwise, use a latex paint that is manufactured locally. Paints that are produced and sold nationally may not perform as well as those developed for this climate.

Paint products are offered in three grades . . . good, better, and best. Paint materials are sold and graded by the quantity of latex contained in each product. Latex is the major ingredient in the paint product which protects your home from the elements. So, best quality is best. Better quality is okay . . . and so forth. Beware of bargain paints. Selecting a muted earth-tone color will result in less maintenance than a light color.

(Continued on Page 5)

(Self Help Tips- Continued from Page 4)

Plumbing vents, furnace vents, and all flashing which penetrates the roofing of your home are to be painted the same color as the roof. Leaving the vents and flashings unpainted or painted a much different color than the roof appears unprofessional and incomplete.

Repainting your own home can be a fun, rewarding, and a money saving project.

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Thinking of Selling Your Home in 2012?

Here are 10 inexpensive ways to derive more from the sale of your home . . .

1. **Improve first impressions:** Touch up paint on the front door and other areas that buyers see first.
2. **Clean up the landscaping:** Trim hedges and trees and plant some annuals in the flowerbeds.
3. **Paint the interior:** A coat of light yellow or cream with contrasting white woodwork looks fresh and clean.
4. **Refurbish the floors:** Buff the hardwoods. Install new carpets or get them professionally cleaned.
5. **Take care of the big problems:** If the house needs a roof or the front stoop is crumbling, get them fixed.
6. **Buy a Residential Service Contract:** Putting appliances/systems under warranty gives homebuyers a secure feeling.
7. **Improve energy efficiency:** New windows, improved insulation tells a buyer the seller is on top of things, plus they come with tax benefits.
8. **Replace light fixtures:** Updated fixtures, especially at the entrance way and in the foyer, create a good first impression.
9. **Buy a stove:** Jazz up your kitchen with a new stove, which will give the room a fresh feel.
10. **Tidy up the bathrooms:** Get rid of mildew, replace caulking, & replace stained sinks.

Nobody Knows The Neighborhood Like A Neighbor!

If you're thinking about selling your home,
you'll want to carefully choose the real estate professional
you work with during the process.

You should choose a professional who specializes in residential real estate and
who has the specific knowledge of the local real estate market.

You should choose me ... as a resident of Normandy Forest,
I have a vested interest in keeping the neighborhood values as high as possible.

So, when you're ready to sell, call me. You'll be glad you did.



Sally Rodriguez

Realtor®

Sales & Marketing Specialist

Direct: 832-788-4186

onesalrod@aol.com

<http://SallyRodriguez.garygreene.com>

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