

# NORMANDY FOREST



March 2013

Official Publication of the Normandy Forest Homeowners Association

Volume 2, Issue 3

## Registration Dates To Pick Up Tags At The Pool:

Thursday April 18th 6:30-8:00 PM

Wednesday April 24th 6:30-8:00 PM

Saturday May 4th 9:00-11:00 AM

**\*\*\*PLEASE REMEMBER TO BRING YOUR REGISTRATION FORM  
AND PROOF OF RESIDENCY HOA DUES MUST BE CURRENT\*\*\***



### The guest policy is as follows:

Two guests per pool tag issued, not to exceed six guests, whichever is greater. There will be no guest fee for the 2013 summer season

### 2013 POOL HOURS OF OPERATION

Pool Season for 2013:

**May 4th, 5th, 11th, 12th, 18th, 19th, 25th and May 26th**

Saturday, Sunday: 12:00 PM – 8:00 PM

Memorial Day: 12:00 PM – 8:00 PM

**June 2012** Full time beginning June 1st

Monday: Closed

Tuesday – Sunday: 12:00 PM – 8:00 PM

**July 2012** Full time

Monday: Closed

Tuesday-Sunday: 12:00 PM – 8:00 PM

**August 2012** 1st – 18th

Monday: Closed

Tuesday-Sunday: 12:00 PM – 8:00 PM

August 2012 24th, 25th and 31st

Weekend Only: 12:00 PM – 8:00 PM

**September 2012:** 2nd

Labor Day 12:00 PM – 8:00 PM

### POOL REGISTRATION AND VALIDATION INFORMATION

Eligibility requires that you are an owner and/or resident of Normandy Forest Homeowners Association to obtain your pool ID tags. To avoid use of the facility by ineligible people, access to the pool WILL BE DENIED without the proper pool ID tags. This is for the protection of the residents and owners of the Hunters Valley and your assistance in bringing your pool ID tags will assure only eligible people are using the facilities. If you are a renter or you are not listed as the owner and are over the age of 21 you will need to show proof of residency.

**FOR YOUR SAFETY, NO PERSON WILL BE  
PERMITTED ACCESS TO THE POOL WITHOUT  
THE PROPER POOL ID TAGS, NO EXCEPTIONS!**

# NORMANDY FOREST

## NORMANDY FOREST COMMITTEES

### THE ARCHITECTURAL COMMITTEE

Danny Rodriguez ..... 281-528-6640  
Rod Selman ..... 281-731-0297

*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

Michelle Tsatsaronis ..... michelletsatsaronis@gmail.com

### POOL MAINTENANCE & LIFEGUARDS

Jeffery King ..... 281-655-8675

### CLUBHOUSE RENTALS

Sally Rodriguez ..... 832-788-4186

### MAINTENANCE COMMITTEE

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

### OPEN POSITION

### POOL TAG COMMITTEE

Pam Selman ..... pselman@normandyforest.org

### OPEN POSITION

### WEBMASTER COMMITTEE

Emily Nget ..... enget@normandyforest.org

## TEENAGE JOBSEEKERS

Joey Garza ..... 12 ..... P ..... 281-300-0855  
Justin Froelke ..... 11 ..... Y ..... 281-353-1155  
Lindsay Ohnoutka ..... 15 ..... B ..... 281-651-7951  
Candice Woerner ..... 14 ..... B, P ..... 281-907-0830

\*=Red Cross Certified (B)=Babysitting (P)=Pet Care (Y)=Yard Work

*To add your name to this list, please send your name, age, phone #, email (optional) and service that you can provide to Scott Marder at smarder@normandyforest.org.*

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## IMPORTANT CONTACTS

### BOARD OF DIRECTORS

John Nemec | President ..... 281-651-8606  
Paul Diaz | Vice President ..... 281-355-8890  
Roger Rumsey | Secretary ..... 281-323-0640  
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

### EDITOR

Sally Rodriguez ..... onesalrod@aol.com

### PUBLISHER

Peel, Inc. .... www.PEELinc.com, 512-263-9181  
Advertising ..... advertising@PEELinc.com

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## NORMANDY FOREST HOMEOWNERS ASSOCIATION POOL RULES

1. All guests must sign in when they enter the facility.
2. Pets are not allowed inside the facility.
3. No running allowed inside the facility. Dunking, pushing, shoving and any other form of horseplay is not allowed. Foul or abusive language/gestures will not be tolerated. Fighting is not allowed inside the facility.
5. Guests are not allowed to use masks, fins, or snorkels while in the pool. Goggles are acceptable.
6. Guests must shower prior to entering the water. Suntan lotion, oil and dirt impair the filtration system and are not allowed.
7. Ten minute safety breaks will be conducted at the end of every hour.
8. All guests are subject to a swimming test.
9. Diving, flips, somersaults, and cannonballs are not allowed from the sides of the pool.
10. Children in diapers must wear rubber swim pants (no exceptions).
11. Children 12 and under must be accompanied by a responsible adult over the age of eighteen (18) and must be in present in the pool area close to the swimming pool when the children are in the pool. (no exceptions)
12. Glass containers as well as all alcohol are not allowed inside the gates of the facility. This is a non smoking facility.
13. One long whistle means to clear the pool immediately.
14. No one will be admitted without proper I.D.
15. No loud music around the pool area.

## THE LIFEGUARDS HAVE ULTIMATE AUTHORITY

### 2013 Relay for Life Cy-Fair

*Friday, April 26, 2013 | 7 p.m.*

*Cy Falls High School | 9811 Huffmeister Road, Houston*

All funds raised benefit the American Cancer Society  
Sign up to donate or participate or start a team today!



For more information, contact [erin.kasperek@cancer.org](mailto:erin.kasperek@cancer.org)  
or go to [www.relayforlife.org/cyfairtx](http://www.relayforlife.org/cyfairtx)

## Announcements

### Easter Family Fun Event

Place: Normandy Forest Park

Time: March 23, 2013 10 AM SHARP!

Music & fun for the whole family...coming soon so look for the flyer on your front door

Volunteers needed please call or email Michelle Tsatsaroni  
Activities Coordinator

Email: [michelletsatsaronis@gmail.com](mailto:michelletsatsaronis@gmail.com) ph:281-907-2276

Normandy Forest Annual Community Garage Sale 4/20/2013  
8am-2pm

Call Sally Rodriguez for details 832-788-4186 Flyer to follow

## JOB SEEKER

Name: Case Webb

Age: 13

Phone: 281-350-4480

email: [casewebb@comcast.net](mailto:casewebb@comcast.net)

Services: Yard Work and Pet Care

## NEIGHBORHOOD WATCH

Get Involved  
Your Neighborhood  
depends on it!!





# NORMANDY FOREST

## Fact Sheet Repair and Maintenance of Sidewalks, Curbs and Leaks

Questions have been asked at recent HOA meetings regarding sidewalk repair and water leaks. As President to the MUD Board, I would like to give you the official and correct answer to these questions.

### FACTS:

- The homeowners own the land up to the street. This includes the side walks, curbs and driveway aprons in front of their homes.
- The homeowners have granted a 6-10 foot easement for the side walk (public access) and utilities (electric, water and sewer).
- The County has accepted donation of the streets from the developer thus converting them from private to public thoroughfares.

### CONSEQUENCE OF OWNERSHIP:

The homeowner owns and is responsible for repair and maintenance of the sidewalk, curb, and driveway apron.

The Mud District is responsible for any damage caused by failure of the water or sewer system - both to the county and the homeowners. (We currently hold \$600,000. in reserve to cover this type of

damage. The worst case would be a failure under FM 2920 that caused a collapse of the road. There is no insurance available to cover this risk.)

The County is responsible for repair and maintenance to the street. This includes pot holes, stripping paint, road reflectors, stop signs, and traffic lights.

By force of law, neither the County nor the MUD District can affect repair or maintenance to private property unless that body is liable for causing the damage

### DEFINITIVE ANSWER TO THIS QUESTION:

The homeowner is responsible for repair of any cracked sidewalk, curb, or driveway apron as well as any injury to property or person that may result due to disrepair.

The HOA by its Charter takes responsibility for inspecting and requiring repair of damaged, unsightly, or dangerous conditions, and could be liable jointly with the homeowner if injury occurred as a result of these items being in disrepair.



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## Normandy Forest Pool/Clubhouse

In the next few weeks you will see a lot of activity at the Clubhouse and Swimming Pool area. We will be updating the Pool deck and repairing the inside and pool side rest rooms. The board reviewed several proposals and came up with a great option of installing three Pergolas' and removing the old worn deck and fencing in the pool area. The pool resurfacing is already complete. We look forward to having all work completed before the pool opens. Please watch for the updates and come join us in the Spring to enjoy your new pool area.

Here is a sample of what our Pergola will look like.



## Your Community, Your Family

Low Income housing projects have been proposed for the past several years to be built in our area. Last year's applications were rejected because some of your neighbors wrote letters, created/signed petitions and contacted both business owners & elected representatives. Fewer neighbors attended hearings downtown, in City of Houston offices. This is grassroots community response. No one is in command or leading this. Without these efforts, what would have happened? This year, 2013, more Low Income housing projects are being proposed.

The Texas Department of Housing and Community Affairs have received numerous pre-applications for Housing Tax Credits for projects in our immediate area. The closest would be located on FM 2920 between the CVS Pharmacy and Spring Chateau. Among the other proposals are "Lafayette Manor Development", "Campanile at Foster Rd.", "Kiron at Spring" and "Spring Cypress Senior Villas Development on Spring Cypress". The private companies & the individuals involved are asking for government funding to affect our neighborhood and surrounding areas. The infrastructure is not in place to support these and would place an additional burden on existing Schools, Fire Dept's, Police Dept's, Ambulance Services, Water Supplies and Sewage Treatment, among others. Education, Transportation and Water are the primary problems facing the State of Texas today. There is no public bus service or any sidewalks for any of the major thoroughfares in our area including FM 2920 & Spring Cypress. We do not have sidewalks for students to get to and from the public schools on Ella.

For more info go to <http://tdhca.state.tx.us/multifamily/htc/> and/or request info on Zip Codes in Spring, which include 77373, 77379, 77380, 77381, 77382, 77383, 77386, 77383 and 77388 via email @ [htcnotifications@tdhca.state.tx.us](mailto:htcnotifications@tdhca.state.tx.us). Contact your elected officials. State Rep Debbie Riddle may be reached through [gail.gallien@house.state.tx.us](mailto:gail.gallien@house.state.tx.us) or (512) 463-0572. State Senator Dan Patrick [www.patrick.senate.state.tx.us/](http://www.patrick.senate.state.tx.us/) (713) 464-0282. County Commissioner Jack Cagle at <http://www.hcp4.net> (713) 755-6444. Thankfully, a few of your neighbors took the time to write letters and emails to State Rep Debbie Riddle and State Senator Dan Patrick. Rep Riddle's testimony, bolstered by correspondence from our community, stopped the "Champions Home Development by the Spring" on FM 2920 at Falvel. Both Rep Riddle and Senator Patrick asked us, you, the community residents, to keep them informed of these types of issues. We need each other's help. Thank you!

Richard C. Doll, President  
Northwest Harris Country MUD No. 28  
3327 Le Mer Lane · Spring, Texas 77388  
281-528-8004



# Reaching Your Neighbors

*and so many others...*

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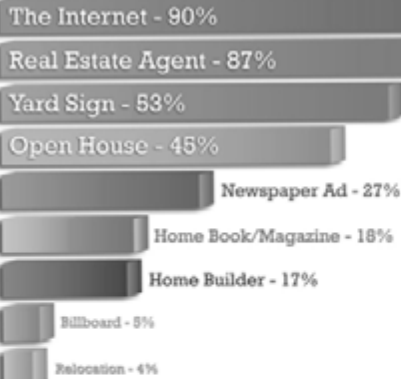


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### Information Sources Buyers Used to Find The Home They Purchased in 2012 —

from research conducted by the National Association of Realtors®

With 9 out of 10 homebuyers on the internet, it is important that we have an **online strategy** to promote your home.

*Contact me for a list of web sites used to directly promote your home to prospective buyers.*

Source: 2012 NAR Profile of Homebuyers and Sellers

## 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.*



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