

# NORMANDY FOREST



March 2017

Official Publication of the Normandy Forest Homeowners Association

Volume 6, Issue 3

## MARK YOUR CALENDAR



### **GARAGE SALE**

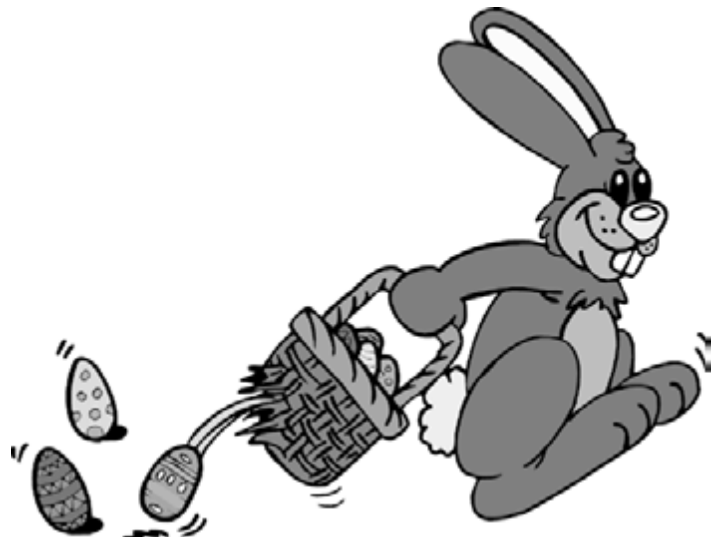
Saturday March 25th  
8am to 2pm

**Time to clean out those  
closets and earn some cash**

### *Annual Easter Egg Hunt*

Saturday April 8th  
10:30am SHARP

**Golden Egg  
and Lucky Ticket prizes**



# NORMANDY FOREST

## NORMANDY FOREST COMMITTEES

### THE ARCHITECTURAL COMMITTEE

Danny Rodriguez ..... 281-528-6640  
Mark Lawson ..... 281-651-8034

*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  
Paul Diaz ..... 281-651-8606

### POOL MAINTENANCE & LIFEGUARDS

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

### CLUBHOUSE RENTALS

Chaparral Management / Valerie Overbeck ..... 281-537-0957

### MAINTENANCE COMMITTEE

John Nemec ..... 281-651-8606 | [jnemec@normandyforest.org](mailto:jnemec@normandyforest.org)  
Paul Diaz ..... 281-687-2045

### POOL TAG COMMITTEE

Sally Rodriguez ..... 832-788-4186  
Chaparral Management ..... 281-537-0957

### BLOCK CAPTAIN COORDINATOR

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

### BLOCK CAPTAIN

Sherri Cabrera ..... 512-709-8476

## IMPORTANT CONTACTS

### BOARD OF DIRECTORS

John Nemec | President ..... 281-651-8606  
Paul Diaz | Vice President ..... 281-687-2045  
Judy Doll | Secretary ..... 281-528-9110  
Sally Rodriguez | Treasurer ..... 832-788-4186  
Lindsey McPherson | Director at Large ..... 713-898-9878

### BALLPARK RESERVATIONS

John Nemec | Coordinator ..... 281-651-8606

### COMMUNITY SERVICES

Gas | Centerpoint Energy ..... 713-659-2111  
*Call Centerpoint for street light repair or outages*  
Electric | Reliant Energy ..... 713-207-7777  
Phone | AT&T ..... [www.att.com](http://www.att.com)  
MUD #28 ..... Meet 4th Tuesday of the Month @ 4 pm  
Hayes Utility South (Water & Sewer) ..... 281-353-9756  
Trash | Republic Waste ..... 281-446-2030  
Heavy Trash ..... 2nd Friday of the Month  
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  
Valerie Overbeck | Association Manager  
[voverbeck@chaparralmanagement.com](mailto:voverbeck@chaparralmanagement.com)

### OFFICE HOURS

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

## NEWSLETTER INFO

### EDITOR

Judy Doll ..... [txcardlady@sbcglobal.net](mailto:txcardlady@sbcglobal.net)

### PUBLISHER

Peel, Inc. ..... [www.PEELinc.com](http://www.PEELinc.com), 512-263-9181  
Advertising ..... [advertising@PEELinc.com](mailto:advertising@PEELinc.com)

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# Welcome Neighbors!

Johnnie & Mary Carson  
Trotzky Garcia  
Timothy J Hampton



# MUD DIRECTOR ELECTION

MAY 6, 2017 SATURDAY

It has been 16 years since Normandy Forest voted to select new MUD directors. During these years the MUD has had 15 different directors, all appointed. If no one runs for the office the sitting directors are installed as unopposed. Rich Doll is the last elected Director and remains a Director until May of 2019.

This year two incumbent Directors must stand for election. The Directors are Anne Headley and Pat Donais. As of the deadline for filing articles for the Newsletter, they will be opposed by Dwight Olsteen and Thomas Pratt. Controversy surrounding the wall, the security cameras, the MUD house sale and style of governing has lead to these two residents filing for the posts and forcing an actual election.

The MUD election will be much more formal than the HOA elections. Each of the four candidates will be placed on the

State Election Ballot in May. To vote you will need to go to our regular polling place (likely the Champions Life Community Centre on FM 2920) and cast a vote just like you did in the Presidential and Wall Bond Authorization elections.

The campaigns for these posts will likely begin soon. In order to stay informed, follow social media, Normandy Forest Next Door and Facebook, read upcoming Normandy Forest Newsletters, and familiarize yourself with the issues and the personalities which will effect the future of our neighborhood. Who sits on the MUD Board will likely have more effect on our lives, our property values, and security than those who sit in congress.

We need an informed and energized electorate to insure that we have responsible leaders.



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## NORMANDY FOREST HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS SPECIAL MEETING

November 9, 2016  
MINUTES

The Board of Directors of the Normandy Forest Homeowners Association, Inc. held their special meeting on November 9, 2016 at 6:00 p.m. at 20811 Normandy Forest Drive. President, John Nemec called the meeting to order with a quorum of members present as follows: Paul Diaz, Judy Doll, Sally Rodriguez, and Lindsey McPherson.

Also present was Valerie Overbeck, CMCA®, AMS™, PCAM® representing Chaparral Management Company, Inc., AAMC®.

**EXECUTIVE SESSION:** The Board adjourned into Executive Session at 6:05 p.m. for discussion on legal matters.

**DEED RESTRICTIONS:** The Board reviewed the deed restriction compliance matters and by motion made by John Nemec, seconded by Sally Rodriguez, motion passed to authorize the following actions:

- **Account #00-0570-0131-01:** Paint the trim on the chimney. Authorization to send to attorney for a demand letter for compliance.
- **Account #00-0570-02201:** Paint the gable vent on the home and remove the mildew and algae from the brick on the front of the home. Authorization to send to attorney for a demand letter for compliance.
- **Account #00-0570-0347-01:** Remove the mildew/algae from the right side of the home. Authorization to send to attorney for a demand letter for compliance.
- **Account #00-0570-0352-01:** Make arrangements to paint the home. Authorization to send to attorney for a demand letter for compliance.
- **Account #00-0570-0306-01:** Remove the mildew/algae from the brick on the front of the home. Authorization to send to attorney for a demand letter for compliance.
- **Account #00-0570-0311-01:** Remove the mildew/algae from right side of the home and replace the gate of the fence. Authorization to send to attorney for a demand letter for compliance.
- **Account #00-0570-0121-01:** Paint the trim on the chimney and repair the fence on the right side. Authorization to send to attorney for a demand letter for compliance.
- **Account #00-0570-0077-01:** Repair the damaged portions of the driveway. Driveway not to be addressed as a violation unless they are raised in excess of 3" or are crumbled and caving in. Approved to send courtesy letter to pressure wash the driveway.

- **Account #00-0570-0502-01:** Repair the gate on the right side. The imperfection of the gate too insignificant to address. Close the violation.

- **Account #00-0570-0270-01:** Repair damaged garage door. Photograph provided to the Board was unable to define the violation. Board President will review on location and advise the Board.

- **Account #00-0570-0297-01:** Make application to the ACC for the newly painted door. Board granted ACC approval.

**HOMEOWNERS/GUESTS TO ADDRESS THE BOARD:**  
There were none to report.

### OLD BUSINESS:

**RATIFICATION OF ELECTRONIC ACTION:** The Board with unanimous electronic consent, and by motion made by Sally Rodriguez and seconded by John Nemec, motion passed to ratify the electronic action listed below:

- **STONE ENTRANCE REPAIR:** After an accident occurring at the 2920 entrance, repair estimates were submitted from Tuttle Construction, Total Lender Services, LLC, and McKenna Contracting. Tuttle Construction was approved to make the repairs for the amount of \$2,102.53.

- **IRRIGATION REPAIRS:** Estimate was received from Earthcare Management Inc. for irrigation repairs in the amount of \$491.62.

- **CORRESPONDENCE TO MUD #28:** Letter was prepared, approved and signed by all Directors to communicate to the MUD #28 the Board's request to serve on a design committee as the ACC governance for the community due to the change in the design concept.

**2017 BUDGET:** The Board reviewed the budget adopted on September 20, 2016 for reconsideration. Revisions were made to add for pool pass income, change the assessment rate. Motion was made by Judy Doll, seconded by Lindsey McPherson motion passed with John Nemec, Paul Diaz, Judy Doll and Lindsey McPherson in favor and Sally Rodriguez against, to adopt the revised budget and set the new assessment rate at \$500.00 per residence.

**ADJOURNMENT:** Being no further business to discuss, the meeting adjourned at 7:39 p.m.

**NEXT BOARD MEETING:** The next scheduled meeting of the Board is set for January 17, 2017 at 7:00 p.m.



## Red Imported Fire Ants

TEXAS A&M  
AGRI LIFE  
EXTENSION

I was making dinner the other night and my kiddo was outside playing. He came rushing in panicked. He discovered the fire ants of the season. While I knew it was inevitable, I was hoping that it would occur a bit later in the year. But, it's true. Fire ants have begun to yet again, dot the landscape with their mounds.

Spring time is usually when people see fire ants swarming (although it can also happen in the fall). Swarming is a reproductive process that usually occurs on warm days after a rain event. Winged males and females leave the mound and fly into the air to mate. After mating, they fall to the ground where males die and females break off their wings and search for a location to establish a new colony. Mated females dig a small chamber in soil, lay a few eggs and rear those young by themselves until the young become mature worker ants. At that point workers take



*Fire ant queen without wings.*

over colony functions and the queen continues to expand the population of the colony by laying more eggs.

While searching for a new colony location, many mated fire ant queens are killed by lizards, birds, spiders, other ants, and often my shoe stomping on them. Queens that survive can be managed by broadcasting fire ant bait over your entire property. New colonies are usually very small and may not have substantial mounds for locating easily for individual treatment. When worker ants forage for food, they would have the opportunity to locate, pick up, and carry fire ant bait back to the colony to share with other ants including the queen.

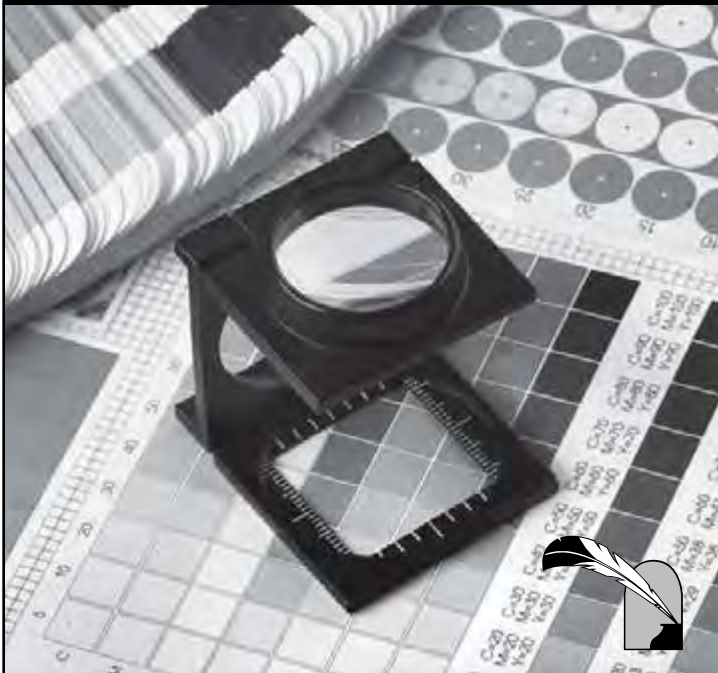
For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

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We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.

DUE: March 31st

Be sure to include the following so  
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Name: \_\_\_\_\_

(first name, last initial)

Age: \_\_\_\_\_



NMF



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Lakeway, TX 78734

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## NORMANDY FOREST MARKET REPORT FOR JANUARY 2017\*

2016 Homes SOLD	25
2016 Avg Days on Market	37
2016 Avg Sales Price	\$223,554
2016 Average List Price vs Sales Price Ratio	98%

\*Data is from HAR for 1-1-16 through 12-31-16

### As of February 1, 2016:

Homes Active on the Market	8
Price Range	\$155,000 - \$249,900

### Homes Under Contract 5

Option Pending	0
Price Range	N/A
Pending Continue to Show	0
Price Range	N/A
Pending	5
Price Range	\$155,000 - \$229,999

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