



November 2019

Official Publication of the Normandy Forest Homeowners Association

Volume 8, Issue 11

SPOTLIGHT ON NORTHWEST MUNICIPAL UTILITIES DISTRICT 28

Read more on page 3

**N.W. HARRIS COUNTY
MUNICIPAL
UTILITY DISTRICT #28**

**A POLITICAL SUBDIVISION OF
THE STATE OF TEXAS**

NORMANDY FOREST

NORMANDY FOREST COMMITTEES

THE ARCHITECTURAL COMMITTEE

Cecil Mixon 832-663-5200
Steve Miller 281-723-2148

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

POOL MAINTENANCE & LIFEGUARDS

Aquatic Management of Houston 281-446-5003

CLUBHOUSE RENTALS

Associa Management 713-329-7100

MAINTENANCE COMMITTEE

Paul Diaz 281-687-2045

POOL TAG COMMITTEE

Willmarie Muniz 973-930-4839
Associa Management 713-329-7100

NEWSLETTER TEAM

Sherri Cabrera 512-709-8476

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IMPORTANT CONTACTS

HOA DIRECTORS

Paul Diaz | President 281-687-2045
Willmarie Muniz | Vice President 973-930-4839
Triana Sanches | Secretary 917-328-2941
Jim Norris | Director 281-924-5828
Mishelle Leon | Treasurer 516-305-3665

MUD #28 BOARD

Dwight Osteen | President 832-527-6289
Thomas Pratt | Vice President 832-515-4199
Rich Doll | Secretary 281-528-9110
Denean Bennett | Director 281-350-6360
Hal Walker | Director

BALLPARK RESERVATIONS

Paul Diaz | Coordinator 281-687-2045

COMMUNITY SERVICES

Gas | Centerpoint Energy 713-659-2111
Call Centerpoint for street light repair or outages
Electric | Reliant Energy 713-207-7777
..... www.powertochoose.org
Phone | AT&T www.att.com
MUD #28 Meet 4th Tuesday of the Month @ 6:30pm
Hayes Utility South (Water & Sewer) 281-353-9756
Trash & Recycle | 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
Constable Precinct 4 281-376-3472

MANAGEMENT COMPANY (AS OF 10/01/2019)

Principal Management Group of Houston | Associa
- Principal Management Group of Houston
11000 Corporate Centre Dr #150,
Houston, TX 77041; 713-329-7100 phone
Amy Ballard | Community Manager
ABallard@pmghouston.com
Katelyn Arroyo | Community Assistant
karroyo@pmghouston.com

OFFICE HOURS

Monday - Friday 8:30am-5pm



Connect, Collaborate and Stay Up to Date

Longwood Village and PMG have partnered with Town Sq., a user-friendly app designed to help residents interact with neighbors, manage their accounts, and access the resources they need for better community living. Please sign up for Town Sq. today at www.townsq.com. You will need your PMG/Associa account number and zip code for the registration. If you don't know your account number, please call Principal Management Group at 713-329-7100 or email advertising@PEELinc.com with your name, address and request. We look forward to seeing you all on Town Sq.

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(Continued from Cover)

Last month's newsletter spotlight was on the Normandy Forest Homeowner's Association. This month's focus is on Municipal Utilities District/NWHCMUD 28 (also referred to as MUD 28). There tends to be a bit of confusion regarding the responsibilities of the Normandy Forest HOA and NWHCMUD 28. The questions below were answered by NWHCMUD 28 Board of Directors.

1) What is the overall purpose of the Municipal Utilities District/ MUD 28?

The primary purposes of Northwest Harris County Municipal Utility District No. 28 ("NWHCMUD 28" or "District") are to construct, finance and operate a water supply and distribution system, a sanitary sewer collection and treatment system, and a storm sewer and drainage system which, functioning together, will adequately serve the land contained within its boundaries.

Sections 49 and 54 of the Texas Water Code specifically authorize NWHCMUD 28 to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend, inside and outside its boundaries, all works, improvements, facilities, plants, equipment, and appliances necessary to:

1. Supply water for municipal, domestic, power, and commercial purposes and all other beneficial uses or controls;
2. Collect, transport, process, dispose of, and control all domestic, industrial or communal waste, whether in fluid, solid or composite state;
3. Gather, conduct, divert, and control local storm water or other local harmful excesses of water in the District;
4. Irrigate the land within the District; and
5. Alter land elevation in the District where needed.

Additionally, Chapters 49 and 54, Texas Water Code authorize NWHCMUD 28 to provide other services to its residents such as park and recreational facilities.

2) What neighborhood services are provided by NWHCMUD 28?

NWHCMUD 28 provides water and wastewater service, has contracted with Harris County Precinct 4 Constable's Office for supplemental law enforcement service for the neighborhood, and pays for garbage collection within the Normandy Forest subdivision.

3) How are the NWHCMUD 28 Board of Directors selected? What is the length of term in office for elected members?

Individuals are elected to the NWHCMUD 28 Board of Directors (the "Board") by the registered voters of NWHCMUD 28 at elections held on the uniform election date in May of every odd-numbered year. The director elections are conducted pursuant to the requirements of the Texas Election Code and the Texas Water Code. To be qualified to serve as a director, a person must be at least 18 years old, a resident citizen of the State of Texas, and either own land subject to taxation in the district or be a qualified voter within the district.

Directors are elected to four-year terms. Our most recent election was called for May 2019 to elect three directors. Directors Denean Bennet, Rich Doll, and Hal Walker filed for reelection and no one else filed an application seeking a place on the ballot. Since the incumbent directors were unopposed in seeking reelection, the election was cancelled pursuant to state law and the incumbent directors were automatically reelected.

4) Are MUD 28 Board of Directors paid for their service?

By law directors are paid \$150.00 per day for each day that the director actually spends performing the duties of a director. "Performing the duties of a director" means substantive performance of the management or business of the district, including participation in board and committee meetings and other activities involving substantive deliberation of district business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time. The \$150.00 per diem may not exceed \$7,200.00 per year.

5) How is MUD 28 funded?

Property taxes are the primary source of revenue for NWHCMUD 28. The residents' water and sewer bills provide additional revenue.

6) What entity oversees MUD 28 Board transactions?

The Texas Commission on Environmental Quality regulates NWHCMUD 28. The District operates primarily pursuant Chapters 49 and 54 of the Texas Water Code, but other areas of state law also govern the District including the Texas Constitution, the Texas Election Code, the Texas Government Code, the Texas Local Government Code, the Texas Tax Code, and the Texas Administrative Code.

7) When are MUD 28 meetings held?

NWHCMUD 28 meets on the 4th Tuesday of the month at the Normandy Forest Clubhouse at 6:30pm. There are other authorized meeting locations so the agenda postings should be checked to verify the location.

8) How can a resident present suggestions or concerns to the MUD 28 Board?

The best way to contact NWHCMUD 28 would be to complete the form found at <http://www.nwhcmud28.org/contact/> at least a week before our regular Board meeting. The matter mentioned on the contact form can then be discussed at the Board meeting or added to the agenda if it requires a vote.

The second best way is to attend a Board meeting. Every regular Board meeting agenda provides that the Board hear from the public. The speaking time is limited to 3 minutes and, if necessary, the Board can discuss the topic of concern at the next board meeting. Members of the public that wish to address the Board are required to sign-in so that we have a record of who is speaking for the meeting minutes.

9) What MUD 28 projects were completed in 2019 to benefit the Normandy Forest neighborhood?

NWHCMUD 28 constructed a wall around the perimeter of the Normandy Forest subdivision in late 2018. The District has been working on warranty issues associated with the wall.

The District is cooperating with a local property owner who is constructing a Chevron gas station to connect his property to the district's facilities.

NWHCMUD 28 assisted the homeowners association with the installation of a (drinking) water fountain in the park and the District agreed to pay 50% of the project's expenses.

10) What future MUD 28 projects/plans are in place for 2020?

Although no major projects are planned at this time, the Board will continue to achieve cost savings for the District's residents by reviewing the District's contractual obligations and identifying operational efficiencies.

Contact information for NWHCMUD 28 directors are listed on the second page of the newsletter. Visit them on the web at nwhcmud28.org.

NORMANDY FOREST

LET'S TALK TRASH



Household trash that is! Republic Services is the waste management company hired by Northwest Harris County Municipal Utility District 28 to handle trash and recycling pickup within our Normandy Forest community. Below are some answers to common trash related questions. Answers were found by visiting republicservices.com,

as well as contacting Republic Services Customer Service at (713) 849-0400.

- **“My trash can is broken. How can I replace it?”**

- Republic Services will replace or repair your broken trash can FREE of charge. Just give them a call to schedule maintenance or replacement (713) 849-0400. You can also find their phone number posted on your trash can.

- **“Can I have a second trash can for my home?”**

-Residents are allowed to have only one trash can per home. However, by participating in the optional recycling program you can significantly reduce the amount of trash filling up your bin.

- **“How can I sign up for the recycling program?”**

-Contact Republic Services to set up recycling for your home. The fee is \$5.00 per month (billed quarterly). Republic Services will deliver a 96 gallon, recycling container to your home. Residents are able to make a request for two recycling cans. There is an additional fee of \$4.00 per month for the second recycling can.

- **“When is recycling picked-up?”**

- Recycling is picked up on Wednesdays of the first and third week of the month. • **“What can we recycle?”**

-All approved items listed below can go into one can. There is no need to separate recycling. **NO PLASTIC BAGS! (They clog up the machinery.)**

Paperboard	Junk Mail	Glass Bottles and Jars
Brown Paper Bags	Tin and Steel Cans	Plastics #1, 2, 3, 4, 5, & 7

Phone Books, Catalogs	Aluminum Cans	Cereal and Food Boxes
Books	Foil and Trays	Aerosol Cans
Magazines	Office and School Paper	Newspapers
Cardboard		

- **“When is heavy trash day?”**

- Heavy trash day pick-up is the second Friday of the month.

Examples of items collected are: couches, lamps, rugs, mattresses, large appliances without Freon. Rugs should be stacked and tied with string or twine. Place items on the sidewalk or edge of driveway. Contact Republic Services if you are unsure of certain items.

- **“Will trash be collected on Thanksgiving Day?”**

According to the Republic Services website on Thanksgiving Day, November 28, 2019 – “Service will run one day behind throughout the holiday week, beginning with services scheduled for the holiday.”

Visit their website for future holiday schedule information.

- Contact information for Republic Services

Phone: (713) 849-0400

Website: republicservices.com

Happy Thanksgiving Normandy Forest!

November 2019 NF Events

06 – Recycling pick-up

08 – Large-trash collection

19 – HOA Meeting at NF

Clubhouse 6:30p.m. – HOA Board Elections!

20 – Recycling pick-up

26 – MUD 28 Meeting at NF Clubhouse 6:30p.m.

28 – Thanksgiving Day

Upcoming event: December 14th - Cookies with Santa!!!



OUTSMARTING CANCER

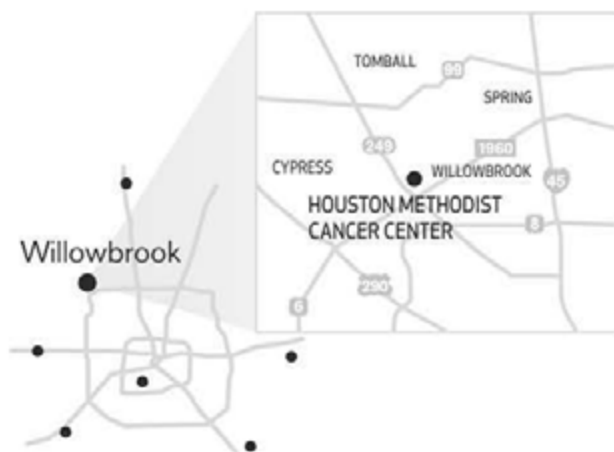
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Brown Patch

By Cecil Mixon, the cantankerous grandpa



Yes, I received one of "those" letters from Chaparral last year telling me that I needed to take care of my lawn. I am one of the retired guys that spend many hours taking pride in the care of my yard because I enjoy gardening. Needless to say, I wasn't pleased when I received the letter. You see, I had Brown Patch in my St. Augustine lawn and basically there isn't much you can do about it.

Now here is what I have learned about Brown Patch: It is a common lawn disease caused by *Rhizoctoria solani* fungus and can infect a variety of lawn grasses. It first appears as a circular area of brown and dead grass. You will first see spotting on the leaf blades, which will eventually bleed together and turn the entire leaf brown. Patches are typically irregular and can become quite large as the disease spreads fast. It likes moist soil and shaded areas. It generally does not kill the roots and thrives in hot, humid weather. Your yard can become infected in cooler temperatures and develop below 80 degrees in the springtime but doesn't become apparent until temps and humidity rises.

The main reasons for getting Brown Patch is over watering and excessive nitrogen. Controlling Brown Patch can be done by not over fertilizing, especially in hot and humid weather. Use proper watering practices such as NEVER watering overnight. Always try to water early in the morning, not before 6:00 am. Improve air circulation by aerating and dethatching the lawn annually.

Now here is where I found a difference of opinion. Lawn care companies state to apply a fungicide in late September and again in late October. Then again in spring before it has a chance to take hold. Texas A&M states that most lawns will recover the following year without any chemical treatment. So, you decide what is best for your lawn. For me, I treated my lawn twice and the chemicals did nothing, perhaps because I waited too long before taking action. This spring I scratched off the old brown areas and took plugs from the healthy areas of the lawn and replanted them in the brown patch areas. The St. Augustine plugs took hold and my lawn recovered. I have been told that once you get the fungus, it never goes away. Sooo, at the first site of Brown Patch I will attempt to head off the problem by treating it at that time. Good luck with your lawn and here's to good gardening.

Happy Thanksgiving from

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Local FUN!

Harris County Precinct 4 offers a FREE quarterly calendar called "Happenings". It features events and activities happening within our community. Visit www.hcp4.net/publications to subscribe and receive the quarterly issue of "Happenings". Below is an example of some upcoming events found within "Happenings" that will help us find new ways to fall in love with where we live.

NOTE: Online registration maybe required. Visit www.hcp4.net/tap/events for additional event information.

NOVEMBER, 2019

9th - "Stargazing" at Pundt Park

Located at 4129 Spring Creek Dr., Spring. Begins at 6 p.m.

Learn how to use a star chart and your smartphone for stargazing. Meet at the Pundt Park parking lot. Bring binoculars.

21st - "Glow-In-The-Dark Walk" at Pundt Park

Located at 4129 Spring Creek Dr., Spring. Begins at 6p.m.

All ages! Explore glow-in-the-dark nature using a UV light during an evening walk in the park. Borrow a UV-light or bring your own. Wear closed-toe shoes.

30th - "Holiday Wonderland" at Burroughs Park

9738 Hufsmith Rd., Tomball. From 4p.m. - 8p.m.

DECEMBER, 2019

12th - "Holiday in the Gardens" Festival Market

From 11 a.m. to 4 p.m. at Mercer Botanic Gardens

Santa - Children's Crafts - Food Trucks - Library Corner - Plant Sale - Live Music.



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Normandy Forest Newsletter Team

Neighbors are welcome to submit article suggestions. This month's newsletter features resident Cecil Mixon and how we can identify Brown Patch in our lawns. Neighbors may also submit pictures, art, poetry, favorite recipes, etc. If you have an idea that will positively impact our Normandy Forest Community, please send it to struexcabrera@gmail.com. Thanks!



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