

# NORMANDY FOREST



July 2012

Official Publication of the Normandy Forest Homeowners Association

Volume 1, Issue 7



## Pool Hours

Tuesday - Sunday  
12 p.m. to 8 p.m.

Get your summer started! Fill out the pool pass application on page 3.

## NORMANDY FOREST COMMITTEES

### THE ARCHITECTURAL COMMITTEE

Danny Rodriquez.....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

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

### POOL MAINTENANCE & LIFEGUARDS

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

### CLUBHOUSE RENTALS

Sally Rodriquez .....281-528-6640

### 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

## IMPORTANT CONTACTS

### BOARD OF DIRECTORS

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

### EDITOR

Scott Marder .....scott@marderfinancial.com

### PUBLISHER

Peel, Inc. ....www.PEELinc.com, 512-263-9181  
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**NOT  
AVAILABLE  
ONLINE**

## NORMANDY FOREST Pool Pass Application

**\$20**

### GUIDELINES:

- All HOA dues must be paid in full
- Failure to follow pool rules will result in loss of pool privileges for 2012
- No one under the age of 10 will be allowed in the pool area without an adult resident
- Residents are allowed to bring up to 4 guests they must remain with the resident during their entire stay at the pool – No exceptions
- Special Events/Parties, etc. must be held before or after pool hours and with lifeguard contact and pool rental contact. See website for details.

Complete the form and enclose your check or money order for \$20.00 payable to:

Normandy Forest HOA

Mail to:  
Normandy Forest HOA  
Attn: Pam Selman  
3422 La Mer Lane  
Spring, Texas 77388

Please print clearly:

Homeowners Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Additional Family Members – Must be residents!

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## SEND US YOUR *Event Pictures!!*

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue. Email the picture to [scott@marderfinancial.com](mailto:scott@marderfinancial.com). Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at [www.PEELinc.com](http://www.PEELinc.com).



## Keepsake Ornament Premiere is July 14th & 15th

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## Recycling in Normandy Forest

The question has been asked at a number of HOA meetings "Why don't we have recycling in Normandy Forest". The question should be why don't we have curb side pick up of recycling. The HOA has always responded by saying that decision rests with the MUD district. The next question is ...What is the MUD district and how do I get in touch with them.

I would like to answer the second question first and then address the Recycling Issue.

The MUD District is a State of Texas political subdivision charged with providing safe pure water and efficient sewer treatment to a defined geographical area. The district that serves Normandy Forest and Klein Collins Campus is our district, NWHC MUD #28. The management of the district is done by five Member Board who meet once a month. All the Board Members are residents of Normandy Forest.

To establish the district, we had to install all the pipes and meters for sewer and water delivery, install hydrants, install storm sewers, purchase capacity in two water wells, build a well water treatment and storage plant, a pump station for sewerage, and purchase capacity in a sewer treatment plant.

To pay for these assets we issued municipal bonds and sold them into the financial markets. Twice each year we make interest and principal payments to our bond holders. We use the revenue raised from property taxes on the residents of the district to make these payments. The revenue we make from selling water and sewerage to the residents is used to meet operating expenses.

Besides meeting the expense of simply supplying water and sewer, in 2005 we assumed the entire subdivision expense for trash collection. Before then, trash collection was a billed item on the resident's water bill. In 2007, we assumed the entire cost of police protection and increased in district patrols from 12 hours per month

to 160 hours at a current year expense of \$67,000.

The current cost of regular trash collection is \$97,000 this year. Curbside pick up would cost an extra \$25,344 on top of the \$164,000 already committed.

The facts are, it takes 285,000 beer or soda cans to make one ton of aluminum valued at \$87.00 per ton. One ton of newspapers is approximately 500 Sunday Editions of the Chronicle and is worth \$4.80. One ton of plastic milk bottles (86,000) is valued at \$14.40.

We are simply too small a district to have any efficiency at it.

We encourage everyone to recycle. Curbside pick up of recyclables, however is a convenience, with a financial consideration that has to be shared by those who choose not to take their recyclables to a center.

The official position of the Board is that we will set up curb side pick up for those who want it, but they will need to pay for it on their water bill.

Those who choose not to have it, will not be billed. The residents who want it, will need to agree to pay their pro rata share of the \$25,344 bill plus sales tax, sign a contract with the MUD District to stay in the program for two years, and accept billing for the service on their water bill each month.

We believe that the majority of residents share our opinion that "It's a nice idea, but we can't afford it ..and we don't want to trade police protection for a curb side convenience".

We will continue to look for options that make recycling an affordable and convenient choice for our residents. In the meantime, we will all have to do the same thing my wife and I do, drop off recyclables when you are out running errands.

*Richard Doll*

*President, NWHC MUD #28*

*Serving Normandy Forest and Klein Collins Campus*

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ONLINE**

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Sylinda - age 2

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each month at  
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NMF



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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®*

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**Direct: 832-788-4186**

[onesalrod@aol.com](mailto:onesalrod@aol.com)

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