

# NORMANDY FOREST

August 2015

Official Publication of the Normandy Forest Homeowners Association

Volume 4, Issue 8



## New Play Area for Normandy Forest

Our new play area is now complete and it's a hit! The HOA would like to thank residents for their very positive comments.

*(Continued on Page 3)*



# 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

### ACTIVITIES COMMITTEE

Michelle Tsatsaronis ..... michelletsatsaronis@gmail.com  
..... 281-907-2276

### 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  
Paul Diaz ..... 281-687-2045

### POOL TAG COMMITTEE

George Tsatsaronis ..... 281-323-9900

### BLOCK CAPTAIN COORDINATOR

Karen Zuckero ..... 713-504-6469

## IMPORTANT CONTACTS

### BOARD OF DIRECTORS

Paul Diaz | President ..... 281-687-2045  
John Nemec | Vice President ..... 281-651-8606  
Judy Doll | Secretary ..... 281-528-9110  
George Tsatsaronis | Treasurer ..... 281-323-9900  
Tim Benjamin | Director at Large ..... 281-704-3570

### BALLPARK RESERVATIONS

John Nemec | Coordinator ..... 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  
Valerie Overbeck | Association Manager  
voverbeck@chaparralmanagement.com

### OFFICE HOURS

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

## NEWSLETTER INFO

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Advertising ..... advertising@PEELinc.com

### ADVERTISING

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# NORMANDY FOREST

(Continued from Cover)



## My priorities are simple. They're yours.

Whether you're interested in buying or selling, you deserve extraordinary results. I'll be there for you. I'll listen and take time to find out what's important to you and your family. I'll put your interests first. I'll help you achieve the results **YOU** want, a **BETTER BOTTOM LINE** with **LESS INCONVENIENCE** to you. *So, when you're ready to buy or sell, please give me a call.*

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NOBODY KNOWS THE NEIGHBORHOOD  
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# NORMANDY FOREST

## WILL WE ERECT A BRICK WALL AROUND NORMANDY FOREST?

The facts about why it's up to you

For months there have been rumors that the MUD District would erect, a wall similar to the one at the Sanctuary Subdivision on Spring Cypress, around Normandy Forest. I wanted to present to you the facts, rather than let rumors fester.

Since August of last year, the MUD Board has been considering various projects meant to re-invest in the community. In 2016, our sub division will be 20 years old. The history of subdivisions in the area is that they peak in value at 20 years, and after that start to fall apart and lose value. The original residents sell their homes, new people move in, and gradually the resale price goes down. I think our subdivision is different than others because most of us like living here, and simply don't want to move. We don't want to buy the same house with a bigger mortgage, higher taxes, and still have to go through the expense of landscaping again and buying blinds ...again, besides being plagued with two years of emptying boxes.

The Board believes, if we reinvest in our community and put a new face on it, we can change the pattern and insure we have increasing property value and still maintain the quality of life, we have managed to build together.

In the eight months the Board discussed the best way to make this happen. Two major projects have survived the cut. One is the Wall around the subdivision, and the other is developing some land near the detention pond into a Park. Both of these projects are expensive ... \$1M each. We simply don't have the available cash to do either without issuing a Park and Recreation Bond to pay for it.

The facts are:

- Over the last two years, the district has refinanced our existing Bonds, resulting in over a \$55,000 annual savings.
- That savings can pay for a new \$1M bond without increasing our current tax rate in any way.
- To build the Wall or the Park, will cost \$1.0M
- To issue a Park and Recreation Bond, the residents will have to vote in the November 3, 2015 elections and give the MUD the authority to issue the bond.

As President of the MUD Board, I have proposed that we have a Town Hall Meeting for all residents in July or early August. At the Meeting, we will fully explain the plans, cost, the expense impact on taxes, the expected increased value of your home... as well as... hear feed back and input from you.

You will hear more about this over the coming weeks and months. When we schedule the Town Hall Meeting, I urge everyone to come out to get all the facts, have your opinion expressed, and hopefully make up your mind about our future.

# Smile!

## You're On High Definition Camera



We now have cameras in our park. If your children are caught on camera vandalizing pool or playground equipment we will hold parents responsible for replacement or repairs.

Please speak to your children about the legal and financial consequences of these actions.

# NOW HIRING

## Advertising Sales Representative

**Description:** The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

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## Garage Sales and Texas Sales Tax

**Selling Personal Items – You May Need a Texas Sales and Use Tax Permit**

If you are having a garage sale, or selling personal items through an auction website or an advertisement, you may

have a sales tax responsibility. Texas sales tax is due on sales of tangible personal property. “Tangible personal property” means property that can be seen, weighed, measured, felt or touched. Examples include clothing, shoes, CDs, DVDs, books, furniture, bicycles, toys and other personal items typically sold at a garage sale or other sales.

If you sell tangible personal property, you may be required to have a sales tax permit and collect tax, depending on

how many sales you make during a 12-month period and the dollar amount of those sales. If you already have a sales tax permit, sales tax is due on your sales of taxable items, unless another exemption applies to the sale, even if the sales are not made in the normal course of your business.

### Sales by Individuals

If you make only “occasional sales,” as defined in Texas Tax Code Section 151.304, you are not required to have a

sales tax permit or collect tax on sales of qualifying items. But, if you have a sales tax permit, the sales you make are not occasional sales.

“Occasional sales” can be made by a person who does not have, or is not required to have, a Texas sales and use tax permit or a similar permit or license issued by another state.

Occasional sales include:

- one or two sales of taxable items, regardless of price, during any 12-month period (Texas Tax Code Section 151.304(b)(1)); or
- sales totaling up to \$3,000 in a calendar year of items that were originally acquired for personal use by the person

or a family member of the person selling them (Tax Code Section 151.304(b)(5)). For example, in the same calendar year, you have a garage sale of your family’s personal items and earn \$1,000; sell your used bicycle for \$200; and sell your childhood toy for \$500 through an auction website. You have made more than two sales in a 12-month period, so the exemption in Section 151.304(b)(1) does not apply. On the other hand, because the items you sold during the calendar year were originally acquired for personal use, and the sales total less than \$3,000, you qualify for the exemption in Section 151.304(b)(5). If you keep selling taxable items after making more than two sales or reaching the \$3,000 limit on sales of personal items in a calendar year, you are considered to be engaged in business. You must obtain a sales tax permit and start collecting tax on all future sales of taxable items, beginning with the first sale after the limit is reached.

### Group Sales and Community-Wide Events

The occasional sale exemption does not apply to:

- groups or organizations, including student and church groups, that collect items to sell at a garage sale; or
- community-wide events produced by a third party, if the seller is required to pay a fee for booth or space rental or a commission to participate in the event.

In these situations, sales tax must be collected, unless other exemptions apply.

Tax Help: [www.cpa.state.tx.us/taxhelp](http://www.cpa.state.tx.us/taxhelp) • Window on State Government: [www.window.state.tx.us](http://www.window.state.tx.us)

Tax Assistance Call Toll Free: 1-800-252-5555 • Local Number in Austin: 512-463-4600

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### Artists, Craftsmen and Other Sellers

If you are already in the business of selling taxable items, then you cannot qualify for the occasional sale exemption

under either Section 151.304(b)(1) or (b)(5). A person who buys or otherwise obtains goods from others for the purpose

of reselling them (including barter or trades) or a person who routinely sells taxable items, including an artist or craftsman who fabricates goods for sale, is considered to be engaged in business. In that case, you are required to have

a Texas sales tax permit and collect tax on all sales of taxable items, even on your personal items. In other words, if you

are engaged in the business of making taxable sales, you cannot claim an exemption from tax on the first two sales in a

12-month period or on the first \$3,000 worth of personal taxable items sold in a calendar year. As with all exemptions, the seller is required to maintain records to document that the exemption applies.

Use the chart below to see if the occasional sale exemption applies to you.

If ... and... then ...

### Helpful Links and Publications

- Apply for a sales tax permit at [www.cpa.state.tx.us/taxpermit/](http://www.cpa.state.tx.us/taxpermit/).
- File a sales tax return and pay the tax due at [www.window.state.tx.us/taxinfo/sales/webfile\\_sales.html](http://www.window.state.tx.us/taxinfo/sales/webfile_sales.html).
- Sales tax returns (Forms 01-114 and 01-116) are available at [www.cpa.state.tx.us/taxinfo/taxforms/01-forms.html#Sales](http://www.cpa.state.tx.us/taxinfo/taxforms/01-forms.html#Sales).
- Update your sales tax account (change address, add a location or close a sales tax permit) at [www.window.state.tx.us/taxinfo/sales](http://www.window.state.tx.us/taxinfo/sales).
- Engaged in Business (Sales and Use Tax) at [www.window.state.tx.us/taxinfo/taxpubs/tx94\\_108.html](http://www.window.state.tx.us/taxinfo/taxpubs/tx94_108.html).
  - Guidelines for Collecting Local Sales and Use Tax at [www.window.state.tx.us/taxinfo/taxpubs/tx94\\_105.pdf](http://www.window.state.tx.us/taxinfo/taxpubs/tx94_105.pdf).

### More Information

For more information about seller’s and purchaser’s responsibilities, see Comptroller Rule 3.316 and other sales tax information online at [www.window.state.tx.us/taxinfo/sales/](http://www.window.state.tx.us/taxinfo/sales/).

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## Back To School

School starts in August, so now is the time for drivers to pay closer attention to the school zones in the neighborhood. We want to remind you that the speed limit in a school zone is 20mph and traffic fines double!

### Other changes to be aware of include;

- Children behaving unpredictably
- School Bus Stops
- Crossing Guards – please obey the guards! Remember, they are there for the safety of you and your children
- New areas of traffic congestion
- Be prepared for delays
- Use of cell phones in schools zones is prohibited!

Please give yourself extra time in the mornings and mid-afternoons and remember if you are traveling in a school zone to slow down.

## Time To Slow Down!

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