



Hannover Forest Homeowners Association

Important Information

The **2023 Assessment** of **\$435.00** is due January 1, 2023. Assessments will be considered delinquent if not paid in full by January 31, 2023. If you need to set up a payment plan, please contact us at service@csutx.com or 713-429-5440.

Precinct 3 18-Wheeler Enforcement Petition: The association is seeking the help if Precinct 3 to enforce the parking and storage of 18-wheeler cabs. In order for Precinct 3 to enforce and prohibit these large trucks from entering the community and/or parking and storing these trucks, the HOA must seek 25% of residents in agreement. Attached you will find the precoders and petition signing sheet. The Board is asking you to review the information and if you are in agreement, sign and return the petition to the community manager.

2023 Annual Meeting: The associations annual meeting of the members is approaching. There is a Board position up for vote. Please review the attached notice and candidate questionnaire if you are interested in running for the open Board position. The ARC committee volunteers positions are also up for vote and are looking for additional volunteers to be a part of the committee. If you are interested in being on the committee, please complete and return and candidate questionnaire.

Open Board Meetings: The Board of Directors meets monthly on the fourth Monday of the month. Meetings are held at the community clubhouse located at 2502 Fern Lacy Drive and are called to order at 5:30 PM. If you are interested in what the Board is doing and the decisions that are being made, the Board invites you to attend the open meetings.

Community Events: The Board is planning to host community events throughout the 2023 year. If you are interested in being a part of the planning and coordinating, please contact the community manager for more information.

Community Pool: The Board is currently reviewing pool management contracts and are considering continuing with the SAYOR (swim at your own risk) pool operations. Please be mindful of pool rules and safety precautions when enjoying the community pool. Parents be reminded you are responsible for your children and any pool rule violators will have their pool access revoked.

Community Manager Contact Info:

Nicole Ginardi

Email: nicole@csutx.com

Direct Phone: (832) 266-1227



All changes to the exterior of your home and/or lot require architectural approval! General information relating to Hannover Forest, including all Rules and Regulations for the community and home improvements, are posted online for your review. Visit www.hannoverforest.com.

Hannover Forest & Hannover Estates

2023 Maintenance Fees

The **2023 Assessment** has been approved in the amount of **\$435.00**.

The assessment is due no later than January 1st and will be considered delinquent if not paid in full by January 31, 2023. Below are payment options for your convenience:

Pay with eCheck (free) or Credit Card by scanning the C-Property Pay QR code. New users will need to create a new account.

Online payments will need the following numbers:

Management Company ID 3129

Association ID 180

Your 5-digit account number from your statement



Or

Mail a Check or Money Order for the total amount due to the address shown on the enclosed statement before January 31, 2023. **Please be sure to make your check payable to Hannover Forest** and include the bottom portion of the statement with your payment.

Contact us if you need to set up a 6-month payment plan for your 2023 assessments. Owners can make monthly payments throughout the year to prepay the next years' assessment. These payments would be made in advance of the due date and applied to the upcoming assessment billing.

Any account not paid in full on or before January 31, 2023 is considered delinquent. It will accrue interest at 18% per annum.

Accounts not paid in full by February 28, 2023 may be turned over for legal pursuit in which all accumulated costs will be the responsibility of the delinquent Homeowner. Legal fees can range from \$150.00 to over \$2,000.00.



General information relating to Hannover Forest, including all Rules and Regulations for the community and home improvements, are posted online for your review.

HANNOVER FOREST
2023 Approved Budget

2023
Approved
Budget

Annual Operating Assessment \$435

Total Owner Lots 726

REVENUE

Revenues:	
Owner Assessments	315,810
Access Devices	
Assessment Penalties/Late Fees	3,158
Legal Fees - Collections	6,000
Legal Fees - DRV Enforcement	-
DRV Enforcement NonLegal	-
Non-Owner Other Income	-
Interest Income	150
Clubhouse Rentals	400
Reserve for Doubtful Accounts	(6,316)
Total Revenues	319,202

EXPENSES

Administrative	
Administrative Contract	28,800
Meeting Notice Compliance/Office Supplies	-
Copies	2,500
Postage	4,200
Community Mailouts	-
Administrative Notices	2,178
Other Administrative	4,000
DRV/ACC Charges	3,500
Record Storage	60
Total Administrative	45,238

Professional Services	
Bank Charges	100
Insurance	16,423
Legal - Corporate	500
Legal - Collections	12,000
Legal - Deed Restrictions	2,500
Tax Preparation & Audit	300
Total Professional Services	31,823

Landscaping	
Landscape Contract	36,270
Landscape Extras & Replace	4,000
Irrigation Repairs	4,000
Force Mows	750
Total Landscaping	45,020

General Maintenance	
Maintenance & Repairs	3,000
Maintenance - Playground	5,000
Maintenance - Clubhouse	20,021
Pest Control	2,600
Total General Maintenance	30,621

Gate Maintenance	
Access Control	1,000
Total Gate Maintenance	1,000

Pool	
Pool Maintenance Contract	36,000
Pool Supplies & Tags	500
Pool Extras	500
Pool Repairs & Maintenance	4,000
Pool Furniture & Equipment	4,000
Total Pool	45,000

Utilities	
Electricity - Street Lights	34,800
Electricity - Common Area	7,000
Water & Sewer	13,000
Telephone	2,400
Total Utilities	57,200

Taxes	
Federal Income Tax	-
Taxes - Property	100
Total Taxes	100

Bad Debts	
Bad Debts/Uncollected	1,000
Total Bad Debts	1,000

Other Expenses	
Website	2,400
Community Events	2,000
Holiday Decorations	2,500
Miscellaneous	300
Total Other Expenses	7,200

Reserves	
Reserve Study	
Reserve Contribution	50,000
Non-Cap Reserve	5,000
Total Reserves	55,000

Total Expenses	319,202
Profit (Loss)	(0)

Hannover Forest Homeowners Association Inc.

C/O Community Solutions
PO Box 5191
Katy, Texas 77491
www.CSUTx.com

November 2, 2022

RE: 2023 Annual Meeting – Candidate Solicitation

The 2023 annual meeting is approaching in the first quarter of the year and the association will be voting on expired term(s). If you are interested in running for a position on the Board of Directors; please complete the attached candidate questionnaire.

Homeowner Board Members

The Association is soliciting candidates for the Board of Directors of the Hannover Forest HOA. The Board of Directors makes decisions on behalf of the community as a whole. There is **one (1)** open position that will carry a 3-year term.

Architectural Review Committee Members

In addition to the Board of Directors, the Association is also soliciting candidates for the Architectural Review Committee. The ARC Committee reviews and approves home improvement and modification applications for the community. The ARC Committee term is for one year and is voted upon at each annual meeting.

If you are interested in becoming more involved with your community association, please complete the enclosed candidate questionnaire form and return it to us by **Friday, January 27, 2023**.

The information provided on the questionnaire will be made available to all homeowners entitled to cast a vote. Information submitted by a candidate which includes political statements or agendas is not required to be sent to all members. Candidates that have been convicted of a crime of moral turpitude are not permitted to serve on the Board.

If you have any questions or need additional information, please contact us.

Sincerely,

Nicole Ginardi
Agent for the Association - Community Solutions
nicole@csutx.com



2023 Candidate Nomination Form

Hannover Forest Homeowners Association

Name: _____ Address: _____

Phone Number: (____) _____ E-mail: _____@_____

All items are eligible for inclusion on the Mailed Ballot as part of your bio.

* How long have you lived in the community? _____

* Have you ever served as a Committee Member or as a Board Member? Yes/No

* Would you be able to meet once a month at varying times? Yes/No

* What do you see as the two (2) major concerns within the Community?

1. _____

2. _____

* How would you propose to solve them?

1. _____

2. _____

* If you were to be elected, what are your desired goals to achieve for the Association during your tenure?

* Please write a brief bio on yourself and your interest to serve on the Board of Directors:

I understand that this Candidate Nomination Form will become a part of the records of the Hannover Forest Homeowners Association, subject to inspection and copying by Members of the Association.

Printed Name _____ Signature _____

******* PLEASE NOTE *******

Complete and return the attached Candidate Nomination Form before 5:00 p.m. on Friday January 27, 2023 via fax 713-344-0472 or email to service@csutx.com. Candidate Nomination Forms received after January 27, 2023 will NOT be included on the ballot.

For Association Use: Date Received _____

fax / email

PROCEDURES FOR THE POSTING OF SIGNS PROHIBITING OVERNIGHT PARKING
IN CERTAIN RESIDENTIAL SUBDIVISIONS
IN THE UNINCORPORATED AREA OF HARRIS COUNTY, TEXAS

SECTION 1 – Authority

- 1.1 These procedures are promulgated pursuant to and in conformity with HB 327 which took effect on September 1, 1997, and is to be codified at TEX. TRANSP. CODE ANN. }545.307

SECTION 2 – Definitions

As used in these procedures:

- 2.1 “Commercial motor vehicle” has the meaning assigned by TEX. TRANSP. CODE ANN. } 522.003 (Vernon 1997) and includes a vehicle meeting that definition regardless of whether the vehicle is used for a commercial purpose.

TEX. TRANSP. CODE ANN. } 522.003 (Vernon 1997) currently states:

- (5) “Commercial motor vehicle” means a motor vehicle or combination of motor vehicles used to transport passengers or property that:
- (A) has a gross combination weight rating of 26,001 or more pounds, including a towed unit with a gross vehicle weight rating of more than 10,000 pounds;
 - (B) has a gross vehicle weight rating of 26,001 or more pounds;
 - (C) is designed to transport 16 or more passengers, including the driver; or
 - (D) is transporting hazardous materials and is required to be placarded under 49 C.F.R. Part 172, Subpart F.
- 2.2 “Motor vehicle” means a vehicle, machine, tractor, trailer, or semi-trailer propelled or drawn by mechanical power and used on a highway. The term does not include a vehicle, machine, tractor, trailer, or semi trailer operated exclusively on a rail. TEX. TRANSP. CODE ANN. } 522.003 (21) (Vernon 1997)
- 2.3 “Overnight” means that period of time after 10 p.m. and before 6 a.m. in any given twenty-four hour period.
- 2.4 “Residential subdivision” means a subdivision in Harris County for which a plat is recorded in the Harris County real property records and in which the majority of lots are subject to deed restrictions limiting the lots to residential use.

SECTION 3 – Subdivision’s Responsibilities

- 3.1 The residents of a residential subdivision who want Harris County to post signs prohibiting the overnight parking of commercial motor vehicles in their subdivision must do the following:
- a. Provide a petition to their County Commissioner in the prescribed form, attached hereto, signed by at least 25 percent (25%) of the owners or tenants of residences in the subdivision.
 1. Contiguous subdivisions that are developed by the same entity or a successor to that entity and that are given the same public name or a variation of the same public name is considered one subdivision. Separation of one of the subdivisions from another by a road, stream, greenbelt, or similar barrier does not make the subdivisions noncontiguous.
 2. Not more than one person for each residence may sign the petition.
 3. Each person signing the petition must be at least 18 years of age.
 - b. Provide an affidavit to be signed by a resident of the subdivision, in the prescribed form attached hereto, which lists each and every part of the subdivision affected by the petition and attests to the following:
 1. the number of residences in the affected subdivision;
 2. that a majority of the lots in the affected subdivision are subject to deed restrictions limiting the lots to residential use;
 3. the number of individuals who have signed the petition;
 4. that each person signing the petition is over 18 years old;
 5. that each person signing the petition is either an owner or tenant of a residence in the affected subdivision; and
 6. that only one (1) person from each residence in the affected subdivision has signed the petition;
 7. that he/she has received a copy of the Harris County regulations related to this matter and understands these regulations.
- 3.2 Signs will be posted at each entrance to the subdivision through which a commercial motor vehicle may enter the subdivision or on a street adjacent to the subdivision within 1,000 feet of the property line of a residence, school, place of worship, or park.
- 3.3 The petition (s) and affidavit required under subsection 3.1 shall be delivered to the County Administration Building Office of the Commissioner of the Precinct in which the affected subdivision lies. Within a reasonable time after receipt of the documents, the Commissioner, or his designee, will prepare an item for presentation to Commissioners Court during a regularly scheduled meeting. If the Commissioners Court approves the petition during the regularly scheduled meeting, the Commissioner of the precinct in which the subdivision lies shall have a reasonable time in which to install the signs.

