Pecan Grove Plantation
PROPERTY OWNERS' ASSOCIATION
May 2019
volume five

News in a Nutshell

POA NOTES

EASTER EGG HUNT -- WOW!!!

We hope everyone had a great time at our Easter Egg Hunt on Saturday, April 13. There were around 600 youngsters ranging in age from 10 years old to the younger babies. Everyone received candy and a prize. Our thanks to Randall's and Mr. Karl Volney for the candy, Christ's Church at Foster Creek--especially for the Easter Bunny--the Pecan Grove Fire Truck and its crew, for all our Board members, and the Travis and Foster High School Honor Societies for the great work they did. And a special thanks to the CIA and HOA for their contributions. We'll see everyone next year!

REMEMBER TO VOTE!

Our voting date is Saturday, May 4th. Early voting begins March 22nd and ends March 30th. Our closest voting site is Bowie Middle School. Please be sure to vote!! It is both our privilege and responsibility!

ALWAYS BE CAUTIOUS

On Saturday, April 13, in the afternoon, we received some rain and hail. Two days later, there were a lot of roofing companies swarming over our community. We hope that everyone was cautious in their dealings with the groups. Please be sure to contact your insurance companies and the Better Business Bureau. They will be glad to help and will give you accurate advice.

REMEMBER TO PAY YOUR 2019 DUES

Currently, there are still around 250 property owners who have not paid the 2019 maintenance fee. Ten of those owe more than one year. Another 10 are involved in a monthly payment plan. To avoid a June 1st late fee, those who owe must either pay off their total debt or work out a payment plan with the Board. All of us need to pay off our financial debt to our neighborhood. We all need to do our part.

And please remember to be a good neighbor--Pecan Grove is a community of neighbors, so we all need to look out for each other. A kind word to your neighbor or assisting them in some way can leave a lasting impression. And also remember to keep your dogs on leashes, pick up after them, and use our sidewalks for exercising, rather than the private golf course cart paths.

Don't forget to call the MUD if you need help with a sewage problem or if there is a "security problem" that concerns you. They are always ready to help. Their number is 281-238-5000.

THANKS TO MOMS PAST & PRESENT

As we celebrate Mother's Day, please take time to tell your Mom how much you love and appreciate her. And for all of us whose Mothers have passed on, give thanks for all the love she gave you every day of her life.

JOIN US AT OUR NEXT MEETING!

The next General Meeting will be July 16 at 7:00 p.m. at the Pecan Grove Country Club. We hope to see you there!

Jim Ashmore
President

HAPPY MOTHER'S DAY!!

COMMUNITY HAPPENINGS

Pecan Grove Women's Club: The May meeting of the Pecan Grove Women's Club will be held on Tuesday, May 14th, 2019, at the Pecan Grove Country Club. We welcome you to join us at 9:30 a.m. for coffee and visiting. The business meeting and program will follow at 10:00 a.m. Our May meeting will begin with a presentation by our own member, Terri Sazbol-Brogoitti, who introduce her newest Children's Book. Following will be the installation of the 2019-2020 Board of the Pecan Grove Women's Club. Please join us for an optional lunch--the menus have been superb with the new chef at the Club. Join us for lunch by calling Kay McNinch at 281-238-4002 (kkmcminch@yahoo.com) or Linda Saad at 281-342-8575 (lindasaad@gmail.com) to make reservations. Reservations need to be made by Friday, May 10th. The program is free and the cost of lunch is $15.00 **Please note:** A country club membership is not necessary to visit or join the Women's Club. We welcome all women in the Pecan Grove area who enjoy laughter, conversation, and who want to become further involved in their community.

Pecan Grove Stitchery Group. Interested in sewing, cross stitch, needlepoint, latch hook rugs, knitting, crocheting or any craft of interest? Come join the Pecan Grove Stitchery Group at Mugz Coffee Bar, FM 359, every Wednesday from 9:30 a.m. until 12:00 noon.

Bridge Players Wanted - Daytime only!
Join us for an afternoon of ACBL or Duplicate Bridge. Will take turns playing in our homes. Current ladies are intermediate players and fun. No smokers, please. Please call 281-341-1849.

Give Back & Mentor a Local Juvenile!
Please consider committing to becoming a positive adult role model for the youth in our community. The juveniles are referred by the Fort Bend County Juvenile Probation Department. There are so many youth in need of a listening ear and encouragement. Come forward and be ***that*** person for a child in need. . . you may be the ***only*** one! Mentors must be 21 years of age and willing to give a minimum of an hour a week. If you cannot give your time, please consider a donation in your name to Fort Bend Partnership for Youth, Inc. Your contribution will provide a juvenile with everyday needs such as clothes, shoes, haircuts, school fees, etc., that they otherwise may not receive. Contact us at 281-633-7317 or susan.bearden@fortbendcountytx.gov or visit fbpfy.org.

A HUGE 'THANK YOU' TO SO MANY!

The POA Board wants to take a moment to thank all of you who did such an outstanding job at our Annual Easter Egg Hunt on April 13th at Pitts Park! We had hundreds of children, and the weather was good to us! We want to thank all of you who took a chance on the weather and brought your little ones to have fun with us. A HUGE thanks to Karl Volney at Randalls who supplied the sweet treats, the CIA and HOA, our POA Board member Paula Gibson, who was chief planner and organizer, along with other Board members, our friends at Christ's Church at Foster Creek, the PGVFD, and Travis and Foster High School Honor Societies. Your time and effort made this year's hunt a huge success.! Hope to see you again next year!!

WANT ADS

Personal want ads, UP TO THREE LINES are free to residents of Pecan Grove POA. ADS OVER THREE LINES OR RUNNING MORE THAN ONE AD will cost $5 for each additional ad up to three lines. Residents of Pecan Grove not living in POA may use personal ad section at a cost of $5. Make checks payable to Pecan Grove POA. For Sale Ads will appear in one issue of *News In A Nutshell*. NO BUSINESS, REAL ESTATE OR GARAGE SALE ads will be accepted in the personal want ad section. Baby-sitting, lawn mowing, etc. ads will be accepted from full-time students, 19 years of age and younger, and retired senior citizens 55 years and older. Typed or neatly printed ads must be received by the 15th day of the preceding month. Send or deliver ad to: Pecan Grove POA, Inc., 1421 FM 359, Suite K, Richmond, Texas 77406. E-mail to pgpoa@peoplepc.com or Fax: 281-239-7000. Personal ads will not be accepted over the telephone.

Sitter: Professional elder sitter, babysitter, house sitter & pet care. Retired teacher. Reliable. Available any time, day or evenings and weekends. Please call 281-814-1714. Ask for Marilyn.

Sitter: Experienced pet-sitter. Will be a nanny to your pet. Accepting only one assignment at a time. Vacation worry free. Text 281-725-8476--Home 832-451-6921. Leave message, please!

Sitter: Experienced caretaker & certified teacher will give quality time to your plants, pets or kids. 832-361-0786.

Sitter: Animal loving lady available for pet-sitting and house-sitting. Lives in Pecan Grove. Years of experience with good references. Call Kay at cell - 832-282-8024.

Sitter: I'll keep your pets happy while you are away. My experience includes dogs, cats, small animals, reptiles, amphibians, and fish. I'm a high school senior and aspiring veterinarian, so all animals are welcome! Text or email me (Micaela) at 281-748-0629 or micaela250@gmail.com.

Available: Tutor with 20 years experience, Texas certified in special ed., ESL, and regular ed. thru 8th grade. Tutor for passing TAKS in reading, math and test-taking skills. Call Carole at 281-683-6500.

Available: Math tutor – Elementary thru High School. Pecan Grove resident. BA in mathematics. Patient mom, loves math and loves kids. 713-562-5589.

Available: French Tutor – certified FBISD French teacher in neighborhood. Contact at 281-782-6687 or 281-232-7066.

Available: Spanish Tutor – Experienced Spanish tutor in Pecan Grove. Learn Spanish quickly. Students-Improve your Spanish skills and your grades. I have lots of language resources for all learning styles. Kathy-281-682-1028.

Available: TUTOR CHEMISTRY/BIOLOGY-Texas certified Composite Science. Retired last year after 32 years. Experienced in learning styles and testing techniques. Pecan Grove resident and FBISD parent. Student success is my goal. Call 713-256-4844.

Available: Tutoring - retired FBISD teacher and experienced tutor for grades 2-5, all subjects and grades 6-7 math. Phone281-342-8563.

Available: Private piano instructor w/25 yrs. experience, retired, certified Music Teacher in Pecan Grove. Contact or leave message at 281-238-9758 or 713-582-3034. Summer openings available now

Available: Pecan Grove resident William Fisher will power wash your driveway and/or sidewalks. Lots of experience. Free estimate. Call 832-490-4424.

Available: Retired Pecan Grove resident will do power washing for sidewalks, driveways, patios and decks. Free estimates. Call Bob at 701-226-1114.

Available: Math tutor--3rd-5th grade, P.G. resident, 17 yrs. experience as FBISD teacher. Call Debbie: 832-725-6177

Available: Algebra I & II Tutor-Pecan Grove Resident-University of Houston Business Major and former Travis HS NHS Tutor - Call Ryan at 281-744-7651.

Available: Editor/proofreader: Resumes, college essays, blog posts, newsletters, press releases, reports, correspondence, etc. Call 832-712-7304.

Available: Retired Pecan Grove Resident: Cedar benches, patio furniture, adirondak chairs, planters, custom furniture. Call Andrew at 832-296-0592.

Available: Retired Pecan Grove resident will do car detailing and knife sharpening. Call Mac at 713-562-6014..

For Sale: Men's leather jacket size 42R - new!! Never been worn. Paid $400, asking $100 obo. Call 281-342-1023.

For Sale: Motorcycle Enthusiasts! Get ready for your Spring trip! Buy these Tour Master Nylon Cruiser II Sissybar Bags for $199. Used once. Like new! Call 281-239-3968.

For Sale: Like new Connelly 7' Pool Table. Purchased in Tucson Arizona for over $4500--mahogany, slate, new black felt, includes rack, balls, brush & cover. Go to connellybilliards.com and select 'Catalina' to visualize. $1,650 obo, buyer to schedule move. Call 214-649-0661.

For Sale: Hot tub TT650 Tuff Spa seats 4-5, 21 jets, 220V, hard top cover, paid $6,500, asking $1,500. Call 281-732-8889

Wanted: Super-affordable small car, preferably w/manual trans. O.K. if work needed. Call/text Mark at 281-772-7201.

WELCOME NEW NEIGHBORS!

The Property Owners' Association is pleased to extend a warm welcome to the following new residents: **Katerina Villamil,** Mayweather Lane; **Matthew Cooper,** Bittersweet Drive; **Brian Fisher & Angela Franke,** Vintage Circle; **Gordon Kennedy,** Pecan Trail Drive; **Heather Sessums,** Pecan Crossing Drive;**Jeffrey & Debra Kappes,** Pecan Crossing Drive; **Guy & Kristie Steiger,** Colonel Court Drive.

We're glad you chose Pecan Grove Plantation. It's a great place to live!

SHERIFF'S SECURITY STATISTICS

Security statistics for March are as follows: 1- 911 Call, 1 Burglary, 4 Citizen Contacts, 97 Property Checks, 73 House Watches, 71 Traffic Citations, 3 Arrests. **Motorcycle Officers Citations:** 14 Speeding, 5 Stop Signs, 8 School Zones, 1 Parking. (Citizen Contacts include: self-initiated calls, citizen contacts, and rendered assistance. Criminal Arrests include felony and misdemeanor)

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DEED RESTRICTION COMPLAINT FORM

Deed Restriction Complaints should be directed to the Pecan Grove Plantation Property Owners' Association at 1421 FM 359, Suite K, Richmond, TX 77406 or faxed to 281-239-7000. Remember that you can also file a complaint via email at pgpoa@peoplepc.com or via the Pecan Grove website at www.pecangrove.org. (one complaint per e-mail or Complaint Form, please)

1. Address of property in violation:_____
2. Identity of occupant (if known):_____
3. Describe nature of violation:_____

_____

_____

_____

_____

_____

4, Name(confidential)_____

Phone no.(confidential)_____

Pecan Grove Plantation P. O. A., Inc.
Balance Sheet
As of March 31, 2019
Unaudited
Assets

Current Assets		
Wells Fargo - Operating	$	187,865.85
Wells Fargo - Petty Cash		2,897.86
Prosperity Bank - Money Market		71,364.98
Pioneer Bank - Money Market		170,061.39
Capital One - Savings		12,877.56
Petty Cash on Hand		409.01
Acct Rec - Maint Fee		67,165.64
A/R - S Grand Apts		5,683.59
Allowance - Uncollectible A/R		(1,622.88)
Prepaid Worker's Comp Insurance		488.50
Prepaid Officer Insurance		(258.08)
Prepaid Storage Expense		(386.73)
Prepaid Expense - Gen Liab Ins		3,043.25
Prepaid Expense - Auto Insur		501.30
Prepaid Website Hosting		3,600.00
Prepaid Contract Deputy		6,648.00
Prepaid - 4th of July Fireworks		8,535.00
Total Current Assets		538,874.24
Property and Equipment		
Land - Donated		1.00
Furniture & Equipment		45,175.14
Improvements		118,099.25
Computer Software		1,545.00
Community Service Vehicle		23,419.15
Playground Equipment		43,281.50
Christmas Wreaths & Accessories		85,722.26
Accumulated Depreciation		(251,723.16)
Net Property and Equipment		65,520.14
Total Assets	$	604,394.38

Liabilities and Stockholders' Equity

Current Liabilities		
Accounts Payable	$	7,171.99
Deferred Income-Advertising		6,529.00
Contract Deputy Patrol Payable		9,905.52
FWT Payable		1,851.96
FICA/MED Payable		771.78
FUTA Payable		135.98
SUTA Payable		55.62
Defd Inc - 2019 Maint Fees		317,276.23
Total Current Liabilities		343,698.08
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		343,698.08
Stockholders' Equity		
Unrestricted General Fund		253,799.72
Designated by the Board Sidewalk Repairs		14,851.10
Unrestricted Current Earnings		(7,954.52)
Total Stockholders' Equity		260,696.30
Total Liabilities and Stockholders' Equity	$	604,394.38

Pecan Grove Plantation Property Owners' Association, Inc.
1421 FM 359, Suite A Richmond, TX 77406
(281)344-9496 Fax: (281)239-7000

APRIL 2019 COMMITTEE REPORTS

FINANCIAL:

The 2019 budget is on track. No unexpected expenditures. Maintenance Fee collections have reached 89%.

DEED RESTRICTIONS:

22 Violations- 16 Resolved- 6 Under Investigation

ESPLANADES:

Our new esplanade contractor is Greenmark, and they began working on April 1. They have been redoing the esplanade beds and planting our spring flowers. Things are looking good!!

CONTRACT DEPUTY:

1-911 Call, 1 Burglary, 0 Criminal Mischief, 0 Suspicious Persons/ Vehicles, 4 Citizen Contacts, 97 Property Checks, 71 Traffic Citations, 73 House Watches, 3 Arrests, 114 Dispatched Calls. Motorcycle Officers Citations: 14 Speeding, 8 School Zones, 5 Stop Signs, 1 Parking.

ARCHITECTURAL CONTROL:

New Roofs, 2 New Fences, Replace & Paint Trim, Widen Driveway, Extend Deck/Add Fireplace, Replace Front, Side, Back Fences, Add Shed, Paint Brick, Door & Trim, Replace Deck/Add Pergola, Replace & Paint Siding/Garage Door.

COMMUNITY AFFAIRS

A sincere "thank you" to all those who helped to make our annual Easter Egg Hunt a huge success again this year! Hundreds of children came with their parents to enjoy the fun, games and prizes! A special thank you to Paula Gibson for planning and organizing everything, Karl Volney and Randalls for supplying the sweet treats, the CIA and HOA, our POA Board members, Christ's Church at Foster Creek, the PGVFD, and the Travis and Lamar High School Honor Societies. Your time and effort is so greatly appreciated!!

PECAN GROVE PROPERTY OWNERS ASSOCIATION, INC.
PROPERTY MODIFICATION APPLICATION

All exterior modifications to your property must be approved in advance by the Architectural Control Committee.

The Committee has up to 30 days to review your application. Your application will be with granted or withheld based on matters of compliance with the Deed Restrictions, quality of materials, aesthetic or environmental considerations, and harmony of external design with existing structures. Please provide as much detail as possible so that the Committee can properly understand your application. Use additional sheets if necessary. After you've completed this form, please return it to**: POA Acc Committee *1421 FM 359, Suite A, Richmond, Texas 77406.***

Driving Directions: From FM 359 & Plantation: Turn left onto FM 359. Travel 1/2 mile. Turn Right into Plantation Center. We are located in the 2 story building, top floor. There is a mail drop in the office door.

This form and all required attachments must be submitted in duplicate. One set will be returned to you, stamped approved or not approved, and one set will go in the permanent file for your address.

☐ STEP ONE: Check the Acc chart to see if your project is pre-approved or needs an approval.
If there is any question whether you need approval or not, submit a form for approval.

☐☚ Check here, **If your project is on the pre-approved list and you simply want a record of the work done to be placed in your permanent file.** Fill out this form without attachments and return it to the office for placement in your address file. An approval will not be mailed to you.

☐ STEP TWO: LEGAL DESCRIPTION: SECTION_____ BLOCK_____ LOT_____
Your Legal Description Can be found above your name and address on your copy of the News in a Nutshell.

☐ STEP THREE: Property OWNER NAME:_____
Property ADDRESS:_____
Mail ADDRESS: (if different from property address)_____
PHONE (day):____ _____ (evening)_____ _____

☐ STEP FOUR: DESCRIBE THE IMPROVEMENTS (☚ you must be specific – Pools, Additions, Patios, Decks, New Concrete work, etc. (**must include a detailed architectural-type drawing**).
_____
_____
_____

☐ STEP FIVE: LOCATION OF THE IMPROVEMENTS. ☚ **Attach a survey plat of your property showing the location of the proposed improvement.**

☐ STEP SIX: MATERIALS TO BE USED (attach sample as required by Modification Procedures):
Paint Color Change (☚ **paint sample at least 10x10 on sample of material to be painted**) Main Color: _____ Trim Color: _____
Roof Color_____ Sample of Shingle _____ Shingle MFG._____ Shingle Warranty & or Weight: _____ (**Shingle weight must be 300# or more—of wood color)**
Outside Lumber (type/grade) _____
Brick (type/color)_____ **Cement** Type_____ Pipe_____ Electrical_____
Siding (type/mfg/color_____
Other material: _____

☐ STEP SEVEN: Work will be done by: ☐SELF ☐CONTRACTOR ☐BOTH
CONTRACTOR Name:_____
Phone_____Address_____
OTHER COMMENTS:_____
NOTE: CONTRACTOR SIGNS ARE NOT ALLOWED TO BE POSTED.

☐ STEP EIGHT: PLANNED START DATE:_____ EXPECTED COMPLETION DATE:_____

☐ STEP NINE: OWNER'S SIGNATURE:_____ DATE:_____

DISCLAIMER: Any approval granted by Pecan Grove Plantation Property Owners Association, Inc. to this Property Modification Application is conditioned upon the applicant's construction of the improvement in strict accordance with the application. Any deviation from any approved Property Modification Application whether caused by requirements imposed by any governmental authority, circumstances of construction, or changes in the owner's plans, will automatically invalidate an approved property modification application. Project must be completed within 90 days of the date of approval unless otherwise specifically noted on application. Failure to do so invalidates the approval. (Revised November 2009)

Architectural Application Guidelines

Note: Some homes have items that have not been approved. ie Fences, Decks, Sheds, Etc. If you have such an item, you must apply to see if the original item can be approved > BEFORE any modification or repair can begin. If you are not sure, You may check the permanent file for all approvals for YOUR street address. For Information Call the POA office.

ADDITION, MODIFICATION, REPAIR, Etc.	Application Needed	Pre-Approved No application needed	No Application Needed	Key
Antenna (other than satellite dish)	✓			
Any Addition / Modification (not pre approved)	✓			
Any Repair that is not a Modification			✓	
Basketball Goals in Ground	✓			1
Basketball Goals Portable			✓	1, 8
Brick repair			✓	
Brick replacement / addition	✓			
ANY Concrete Replacement or Addition	✓			
Concrete Repairs			✓	
Deck	✓			1, 3
Enclosed Patio / Screen Room	✓			
Exterior Lighting			✓	1
Fence New or Different Location	✓			
Fence on Golf Course	✓			9
Fence Repair			✓	9
Fence Replacement (same place & type)		✓		9
Flag Poles / Permanent	✓			
Flower Beds / Seasonal Flowers			✓	3
Fort Play Set / Club house / Play House	✓			1, 7
Fountain	✓			
Gutters & Drainage systems	✓			2, 3
Hot Tub	✓			2, 3
Hot Tub, Portable			✓	1, 3
Other not listed	✓			
Paint Change of Color	✓			
Paint Same Color			✓	
Patio Addition	✓			
Roof Repair			✓	5
Roof Replacement CHANGE: Type & or Color	✓			
Roof Replacement Same Type & Color		✓		5
Room Addition	✓			
Rotted Wood Repairs			✓	
Satellite Dish		✓		6
Shed / Utility Building / Out Building	✓			1
Shrubs & Plants next to house			✓	
Shrubs & Plants 10' or more from house	✓			
Siding Change / Addition	✓			
Siding Repair / Replacement		✓		4
Signs	✓			
Sprinkler System		✓		2, 3
Swimming Pools and Spas	✓			2, 3
Swingset			✓	1, 7
Swingset with Fort	✓			1, 7
Trees Addition / Removal	✓			
Trees Removal Dead / for Construction			✓	

1. Location May not impact on neighbor privacy & / or reasonable noise levels. Please talk with your neighbors in advance.
2. There are MUD Restrictions and guidelines 281-238-5000. 3. May not interfere with neighbors drainage.
4. Must use same siding pattern and color 5. Shingles Must be 300# or more and a Wood tone Color. Check your Deed Restrictions.
6. Must be installed above eve, but below chimney height, on back of house/garage, other location needs approval
7. Any thing placed or planted on a Utility Easement is done at owners risk 8. May not be left (stored) in or near street
9. Fence Heights: Wooden--check Deed Restrictions for Section. Golf Course wrought iron height is 4'

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The Kimbra V Team

Market News in a Nutshell

DATE	SOLD Avg$ Per sq. ft.	Avg DAYS On Market	# Sold
Jan.2018	$94	76	7
Feb. 2019	$95	66	10
Year Totals 2017/2018	$99/96	43/47	117/117

** OUR CHART will include the RESALE HOMES in PECAN GROVE PLANTATION ONLY.

There are 52 homes on the market as of 4/10/2019 with 17 under contract.

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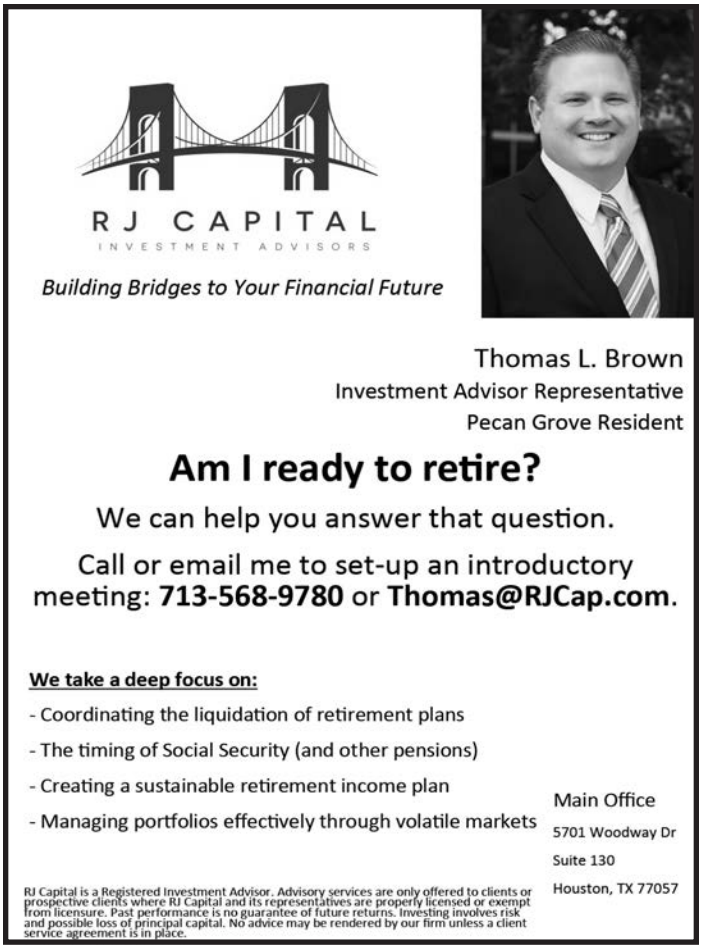
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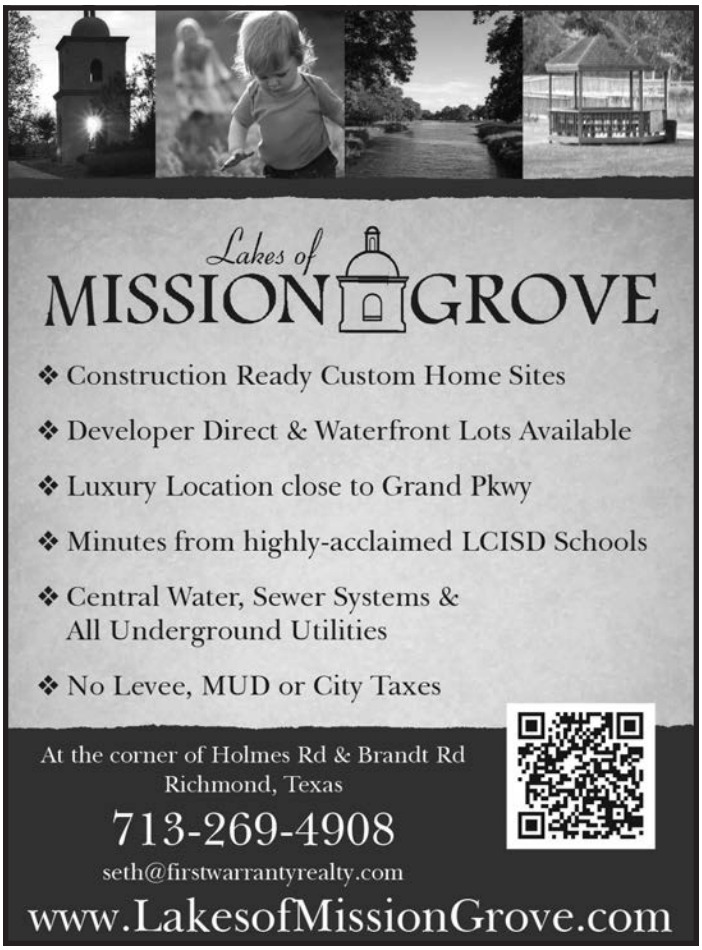
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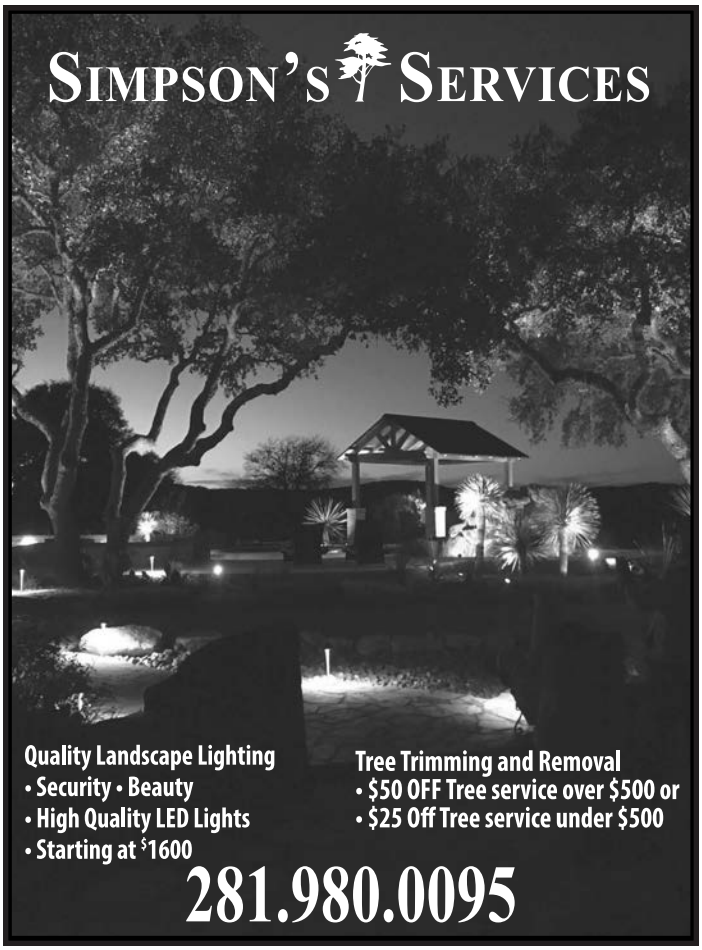
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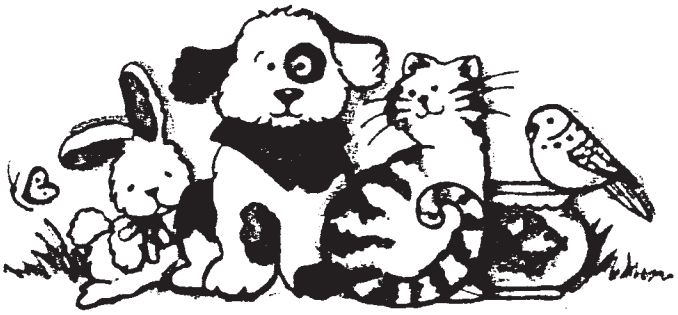

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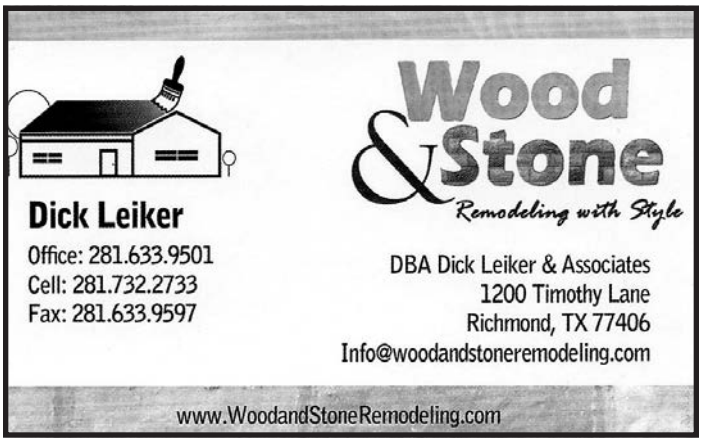

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