



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

NOVEMBER 2023

2024 Quarterly Pecan Grove Plantation Property Owner's Association Meeting Dates

Next year, our meeting dates will be as follows:

Third Tuesday of every third month-

- January 16th
- April 16th
- July 16th
- October 15th General Meeting & Election

We will host our nomination meeting on Tuesday September 17th, and will have 3 seats up for election.

We will also begin posting our agenda for each meeting on our website the day of each meeting, and meeting minutes will be posted in the following days. Monthly Financials are also available on our website.

Past Due Member Assessments

Attention Association Members! We have over 300 homes who still have a past due balance on their Association Dues. Most of these now have been turned over to our Lawyers to begin collections. Please work with Lambright and McKee to resolve these issues.

Deed Restrictions and Property Modifications

We all live in a neighborhood with deed restrictions for a reason and would like to maintain a beautiful and tasteful appearance. Please be considerate and abide by your covenants. The online ACC Property Modification form as well as the covenants for your section can all be found on our website.

On Plantation Drive at the entrance to the neighborhood, there is a sign which states.

“PECAN GROVE PLANTATION IS A DEED RESTRICTED & ARCHITECTURALLY CONTROLLED COMMUNITY - DRIVE SAFELY”

Streetlight Out?

If you see a streetlight that is out or not working, you can report it to CenterPoint Energy by pulling up their website and clicking on

the “Report a street light outage” tab and typing in the streetlight number that is on the pole or locating the pole using the closest street address.

POA Dues Increase Announcement

The Board has been proactive in finding ways to cut many costs where we can and will continue to maintain a selective budgetary strategy on projects that require attention to keep Pecan Grove looking fantastic. To continue operating in a surplus of funds each year rather than a deficit, **the Board voted to increase our annual dues by 10% (\$209.00 to \$229.90) at our October meeting.** The last time we voted to increase due was at our October 2021 meeting, from \$190.00 to \$209.00. We have always had and will continue to have a very low annual assessment. The additional increase in dues is necessary to keep up with inflation which is felt in maintenance costs, projects to our aging landscaping and irrigation infrastructure, security contracts, and other incremental operating costs.

2024 POA Dues Announcement

Everyone should receive their annual maintenance fee (assessment) statement for 2024 in Late November or Early December 2023. To avoid a late fee, payment is due in full by end of January 2024. If you do not receive your statement, please contact our Accountant, Potter & Golden at 713-972-1304 and ask to resend.

Residents will have two options to submit payment: **Online or Personal Check**.

ONLINE PAYMENT: Preferred Method – Payments can be made online through Zego (Powered by PayLease) via electronic transfer (eCheck), debit, paypal or credit card, a small processing fee will apply. The Zego (PayLease) system uses the highest security measures and is certified PCI Level 1 Compliant and will require you to create a user ID with your property's legal description number (section/block/lot), which can be found on your Pecan Grove Statement.

To pay online, go to our website at PecanGrove.Org for instructions and access to the payment portal.

~ Guy Steiger / President



Editor's Comments

Do you want our neighborhood to remain a safe place to live?

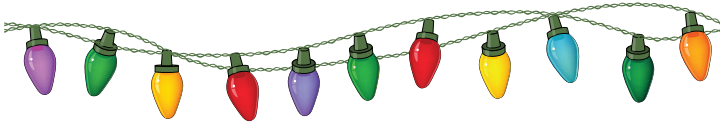
Do you want our neighborhood to remain a safe place to live? Social media and other influences have given a group of teenagers the idea that it is okay to enter our retail stores late in the evening when the stores are open to vandalize and steal what they want. My concern is that this form of action can only lead to other forms of crime if not stopped.

I'm asking all residents "if you see something please say something". The fort bend sheriff's number is 281-341-4665 for non-emergency.

Advertising:

Please send inquiries about ads to:

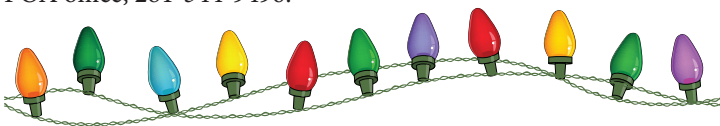
iana@pamelaprinting.com or call 281-240-1313



We Still Need Your Assistance!!!

Did you know that you can enjoy looking at Christmas lights while helping your POA? We already have our list started with interested volunteers. But we are still need a few more to assist us by driving assigned Sections of the neighborhood to pick four of the most impressive homes in those Sections for the Christmas Lighting Contest in December.

If you are interested in helping your POA while enjoying the Christmas lights with your family please call Paula Stephens at our POA office, 281-344-9496.



Sheriff's Security Statistics

Security statistics for October are as follows:

5 911 Calls, 91 Dispatched Calls, 24 Case Reports, 4 Alarm Calls, 0 Burglary, 4 Citizen Contacts, 214 Property Checks, 72 House Watches, 58 Traffic Stops, 2 Arrest.

Motorcycle Officers Citations: 13 Speeding, 4 Speeding (School Zone) 6 Stop Signs, 3 Parking Violations, 4 Expired Registrations, 2 No through trucks, 4 Defective Equipment, 2 No Insurance, 2 No Driver's License.

**Citizen Contacts include: Self-initiated calls, Citizen Contacts, and Rendered Assistance. Criminal Arrests include felony and misdemeanor.*

Welcome New Neighbors!

The Property Owners' Association is pleased to extend a warm welcome to the following new residents:

Marlen Yanet DeLeo, Pioneer DR; *Jeane Putz*, Bittersweet DR; *Clarence Woods Jr and Jacqueline*, Mistycreek DR; *Jonathan Hoffman and Tiffany Sutherland*, Pecan Crossing DR; *Chad Eccleston*, Pecan Branch DR

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

Moving To Fort Bend County?

If you or someone you know is planning a move to Fort Bend County you may want to go to <https://www.fortbendcountytx.gov/your-county/moving-to-fort-bend>. There are items that may help in the move such as:

About the County; County Maps; Vehicle Registration; Cities and Towns; School Districts; Museums; Recreation

Please visit <https://pecangrove.org/> for any of the following:

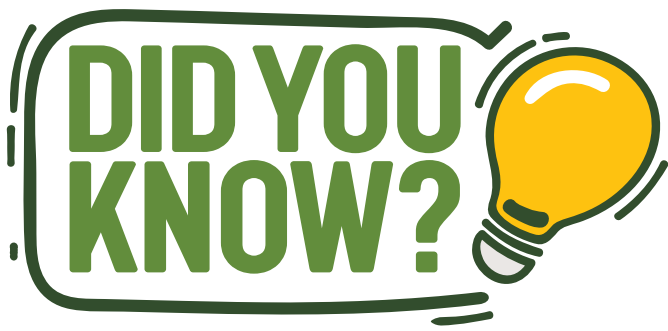
Deed Restriction Complaint Form: <https://pecangrove.org/deed-restriction-complaint-form/>

PGPOA Property Modification Application: <https://pecangrove.org/home-improvements-acc-request/>

Additional Policies and Forms: <https://pecangrove.org/policies-and-forms/>

PGPOA General Meeting Minutes <https://pecangrove.org/minutes/>

Regular updates, emergency information and other fun stuff!



An Architectural Control Committee is a committee that addresses architectural requests for modification to your home. The members are volunteers and are not allowed to be members of and are separate from the homeowner's board of directors. Having an ACC Committee that is separate from the homeowner's board ensures that there is no conflict of interest or abuse of power by members of the board. The Committee follows Architectural guidelines which are a set of standards for property modifications or improvements that the homeowners must follow. These guidelines can be found by looking at your Section's Covenants which can be found at www.pecangrove.org.

Before making any modifications to your home (addition type, materials to be used, color of paint/brand, exact design or plans for project, contractors name and phone number, when project is to start and be completed plus any permits that might be necessary) you must submit the Modification Application to the ACC Committee for review.

The Architectural Control Committee's main duty is to review the Modification Applications along with any plans or specifications for the proposed improvements or changes. They base their decisions for approval or denial on the architectural guidelines found within the associations Covenants.

This submission of proposed changes given to the ACC Committee, although bothersome, are in place to keep the community looking uniform, well maintained and your home's property value stable.

Board Member News

Our September newsletter informed you of our Vice President, Frank Jarrett's unexpected finding of Acute Myeloid Leukemia in July-August. Well, he is home, doing well and attended the October 17 POA Election Meeting. You will notice that he is no longer on our Board Roster as he has, after 20 years, decided to write another chapter about something other than community affairs. He served from 2003 to 2023. Also retiring is his wife, Tommi Jarrett, who served for 16 years as the POA's Office Manager from 2007 to 2023. They were presented with plaques thanking them for their dedication and service. All in attendance enjoyed the cake given Frank and Tommi as a Thank You from Pecan Grove Plantation for their years of service. We will still see them at Randall's I am sure.



Pecan Grove Association, Inc. October 17, 2023 Meeting - Elections

A BIG "THANK YOU" to our residents who took time to send in their vote. We had 342 votes received for this election. A big thank you for your participation.

We have a great line up for next year. Guy Steiger was elected to another term as President. The new Trustees are; Kim Hollas, Steve Lutz and Don Turner.

Here is the 2023-2024 Board Roster

- *Guy Steiger* – President, Deed Restrictions secs. 1,2,3,21 – (713) 408-6849
- *Don Turner* – Vice-President, Deed Restrictions secs. 11,15,17,20 - (713) 478-1121
- *Bryan Key* – Security – Esplanades, Deed Restrictions secs. 4,7,8 – (281) 389-0917
- *Kim Hollas* – Community Affairs, Asst. Secretary, Deed Restrictions secs. G1, G2, T1 – (713) 962-4426
- *Phillip Pletka* – Esplanades, Deed Restrictions secs. 6,9,14 – (832) 520-1208
- *Steve Lutz* – Treasurer, Deed Restrictions secs. 5,10,18,19 – (832) 278-8571
- *JP Willis* – Newsletter, Secretary, Deed Restrictions secs. 12,16,22 – (281) 341-9166

Yard of the Month!

Congratulations to our October 2023 Winners!

October's Yard of the Month was the last one for the year and focused on homes with Fall decorations. Our residents really care about their homes and for that we thank you.

Thank you to Monte's and Enchanted Gardens for giving \$25 gift cards to each winner.



Conquering The Homework Headache, Once And For All!

*This is the final article from Shady Oak Primary School:
Making Homework Easier.*

1. Look at your planner.
2. Bring everything you will need home.
3. Separate your papers.
4. Prioritize.
5. Decide when to complete your homework.
6. Place completed assignments in your binder/notebook.
7. Tell/show a parent!

Just Another Helpful Hint

Residents have been posting about seeing coyotes, possum and racoons in our area. On top of that we also have buzzards, loose dogs, and hawks, etc.

If you are wondering where this is going, these creatures scavenge for their food and just love trash day. They also like it when you make it easier for them by putting garbage bags at the curb and not putting them in a trash container. If you have a trash container, please use it if possible. It might keep you from trying to collect all your trash off the street before trash pickup occurs. Just saying!





Matilde's Pumpkin Cake



Easy Pumpkin Cake Recipe
from Kim Hollas' Grandmother

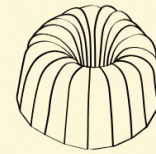
INGREDIENTS

- 1 box yellow cake mix
- 3/4 c. sugar
- 1/2 c. oil
- 1 c. canned pumpkin
- 1/4 c. water
- 4 eggs (beaten)
- 1 tsp. cinnamon
- 1/4 tsp. nutmeg

DIRECTIONS

1. Combine cake mix and sugar in a bowl.
2. Add other ingredients. Mix thoroughly
3. Transfer to greased tub pan or bundt pan.
4. Bake at 350° for one hour.

Enjoy!



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Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will not be meeting in December so we would like to extend our warmest wishes for a joyous Holiday season.

Our regular meetings will resume January 10th at Pecan Grove Plantation Country Club. Social - 9:30 am business meeting - 10:00 am. Speakers' presentation will begin at 10:30 am. Meals are \$20 cash with a choice of 4 entrees.

You do not want to miss this one as we will have a professional organizer as our special guest. Kelly Allender is from the company, "Bee Organized—Simplify Your Hive"... What a wonderful way to start the New Year!!! Hope to see you there!

For additional questions or info contact Linda Webb at FortBendlady@gmail.com.

Pecan Grove Stitchery Group

The Pecan Grove Stitchery Group meets at Randall's on Wednesdays from 9:45 until Noon. Bring your own project or just sit and chat. Call 281-989-5883 for more information.

Learn more about Ft. Bend Children's Discovery Center!

Ranked as one of the "Top 10 Things to do in Sugar Land" on TripAdvisor. Fort Bend Children's Discovery Center is "a playground for your mind". It is dedicated to transforming communities through innovative, child-centered learning with a vision to spark a passion for lifelong learning in all children. Locates at 198 Kempner Street, Sugar Land, Texas, 77498, in the historical Imperial Market, the Discovery Center offers a multitude

of innovative exhibits and bilingual learning programs for kids aged birth to 12 years. The Discovery Center operates as a (501c) (3) under the direction of a Board of Directors. For more information, please visit www.childrendiscoveryfb.org or call 832-742-2800. Can your mind come out to play?

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 youths 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.

Free Peer-Led Men's Workouts

We do not show up at F3 for ourselves. We show up for the man standing beside each of us. F3 brings together like-minded men of similar ages and abilities for self-improvement that starts with fitness. Pecan Grove Country Club, 2201 Plantation Dr. in rear parking lot

Workout Times: Tues 5:30-6:15 AM, Fri 5:30-6:15 AM
Sat 6:30-7:30 AM

For Information: www.F3fortbend.org

Members' Market

Residential for sale listings, UP TO THREE LINES are free to residents of Pecan Grove POA. 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., 1305 FM 359, Suite B, Richmond, TX 77406. E-mail to pgpoa@peoplepc.com. **PLEASE NOTIFY US WHEN YOU WANT TO DISCONTINUE AD.**

For Sale: Biogear Folding Exercise Rider Model #451. New!! Still in box--needs to be put together. \$50 obo. Call 281-342-1023.

For Sale: 78-year-old collector selling 2 2004 Chrysler Crossfire Coupes, 2 1999 Plymouth Prowlers and 1 1932 Ford Roadster. Call 281-923-6094.

Wanted: Private collector, I will buy your U.S. silver coins, 10xface value. Immediate cash. Call 713-416-7895.

Bookkeeper needed: MS Office, basic accounting procedures, 2 years college minimum, full-time, Health Insurance, 401K, 4 weeks vacation. Send info to ciarellaut78@gmail.com.

For Sale: 1993 classic muscle car Trans Am. Needs paint job, battery and minor repairs. Mileage 208,161. OBO. Text offer to 832-421-7421.

Tutoring available: 28 years of teaching experience to all ages. Would prefer working with K-8th grade. Subjects: Math, English, Social Studies, Science. Also, a homeschool mom of 7 years. Ask for Judy: 832-858-7670.

Piano & Music Studio: All ages can learn how to play piano, read music with all musical genres. Recording sessions also available for singers and musicians. Call Derrick, 504-442-4157 for monthly rates and packages.

For Sale: GE Café Energy Star 27.7 Cu. Ft. Smart French-Door Refrigerator with Hot Water Dispenser with Wi-Fi Connect, Model CFE28TP2MS1. 8 months old. Includes a 5-year transferable warranty that ends 12/27/2027. \$2,900. Call 713-724-5898 - Carol.

For Sale: Beautiful TV armoire, storage at bottom. \$300 or best offer, 713-530-1434 - Cindy.

For Sale: Beautiful fireplace screen with beveled glass doors. Adjust to fit different dimensions. \$125. Call or text 713-416-6505 and I will text you pictures of the screen.

Pet Sitting: 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.

Expertise Matters When You Need

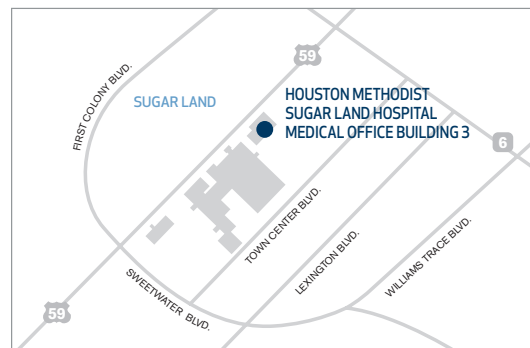
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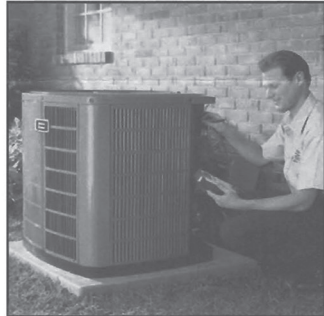


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Pecan Grove Plantation P. O. A., Inc. Financial Position

As of September 30, 2023 - Unaudited Assets

Current Assets	\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	89,151.66	Current Liabilities	\$
Wells Fargo - Petty Cash	1,044.29	Accounts Payable	7,482.33
Prosperity Bank - Money Market	13,593.95	Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51	FWT Payable	1,571.30
Acct Rec - Maint Fee	109,987.76	FICA/MED Payable	3,569.83
A/R - S Grand Apts	1,894.53	FUTA Payable	290.40
Allowance - Uncollectible A/R	(5,833.46)	SUTA Payable	1.73
Prepaid Worker's Comp Insurance	171.12	Defd Inc - 2023 Maint Fees	116,413.03
Prepaid Officer Insurance	1,398.96		
Prepaid Storage Expense	755.32	Total Current Liabilities	139,234.14
Prepaid Expense - Utilities	784.15		
Prepaid Expense - Gen Liab Ins	1,850.74	Long-Term Liabilities	
Prepaid Expense - Auto Insur	(276.19)		
Prepaid Contract Deputy	10,787.49	Total Long-Term Liabilities	0.00
Total Current Assets	225,593.83	Total Liabilities	139,234.14
Property and Equipment		Stockholders' Equity	
Land - Donated	1.00	Unrestricted General Fund	95,278.42
Furniture & Equipment	50,773.14	Designated by the Board Sidewalk Repairs	14,851.10
Improvements	118,099.25	Unrestricted Current Earnings	9,280.78
Computer Software	1,545.00		
Community Service Vehicle	23,598.81	Total Stockholders' Equity	119,410.30
Christmas Wreaths & Accessories	85,782.83		
Accumulated Depreciation	(246,749.42)	Total Liabilities and Stockholders' Equity	\$258,644.44
Net Property and Equipment	33,050.61		
Total Assets	\$258,644.44		

Deed Restriction Complaint Form

Deed Restriction Complaints should be directed to the Pecan Grove Plantation Property Owners' Association at 1305 FM 359, Suite B, Richmond, TX 77406. 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) _____

Cookies with Santa

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December 8 + 9, 2023

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Market News in a Nutshell

REAL ESTATE
PECAN GROVE
MARKET UPDATE

**DATA FROM LAST 30 DAYS*

\$146sf

AVERAGE SOLD
PRICE

29

DAYS ON MARKET

7

HOMES SOLD

16

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$148sf
2022: Avg Sold Price \$145sf

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PECAN GROVE PLANTATION POA OFFICE

Open Tuesday - Thursday 9:00 a.m. to 2:00 p.m.
Paula Stephens - Office Manager & General Information - (281) 344-9496
E-mail - pgpoa@peoplepc.com
Website - www.pecangrove.org
Webmaster - John Clark - (832) 985-0535

PECAN GROVE PLANTATION (POA) - BOARD OF TRUSTEES & OFFICERS

Guy Steiger – President, Deed Restrictions Secs. 1,2,3,21 – (713) 408-6849
Don Turner – Vice-President, Deed Restrictions Secs. 11,15,17,20 - (713) 478-1121
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Steve Lutz – Treasurer, Deed Restrictions Secs. 5,10,18,19 – (832) 278-8571
JP Willis – Newsletter, Secretary, Deed Restrictions Secs. 12,16,22 – (281) 341-9166

IMPORTANT TELEPHONE NUMBERS

EMERGENCY - 911
Fort Bend Emergency Medical Services - (281) 342-2100
Pecan Grove Volunteer Fire Department / Fire Alarms - (281) 342-6116
Pecan Grove Volunteer Fire Department / Non-Emergency - (281) 341-6677
Pecan Grove MUD Community Representative (TBA) - (281) 238-5000 | www.pecangrovemud.com
Fort Bend County Sheriff's Office / Security - Dispatch - (281) 341-4665 | www.fortbendcountytexas.gov
Fort Bend County Mosquito Control - (281) 342-0508
Fort Bend County Animal Control - (281) 342-1512
Fort Bend County Road & Bridge | Street/Stop Signs, Dead Animal Removal - (281)342-4513
Fort Bend County Public Transportation - (281) 633-7433
GFL Environmental, Inc. | Garbage or Recycling Service Questions - (281) 368-8397
Si Environmental, LLC | PG MUD Payment Center, Water or Sewer Maintenance (24 Hours) - (281) 238-5000
Centerpoint Energy | To report a burned-out street lights, please provide the serial number of pole - (713) 207-2222
Pitts Park/Pecan Grove Park Reservations - PG MUD/Marcus Campbell - (832) 818-5600
Pecan Grove Plantation Country Club | Brian Dutler, PGA/General Manager - (281) 342-9940 ext 111 or bdutler@pecangrovecc.com
Accounting | Potter & Golden - (713) 972-1304
Fort Bend County Commissioner, Precinct 1 | Vincent Morales - (281) 344-9400 or vincent.moralesjr@fortbendcountytexas.gov