



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

DECEMBER 2023

Next POA Quarterly Meeting – January 16th @ 6:30pm

Our next Quarterly Pecan Grove Plantation POA Meeting will be on Tuesday January 16th, at the Pecan Grove MUD building on Pitts rd. @ 6:30pm. We normally have about 30 people attend, and we encourage all members of the association to join us. It is a great way to meet some of your neighbors and be a part of your community.

Christmas Light Tradition

Thank you to everyone who decorated this year and made Christmas special. Many homes have continued this tradition for many years, while others are recent Pecan Grove transplants who enjoy the lights and began their own traditions this year. Interactive homes with Santa Claus, The Grinch, Elf of the Shelf, Hayrides, Giving Christmas Wishes to deserving people and other forms of Goodwill. These are a few of the reasons we all love Pecan Grove!

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 Dr. 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.

2024 POA Dues Announcement

Everyone should have received their \$229.90 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.

Pecan Grove Plantation Entrance

The POA once again hired West Houston Pressure Washing to beautify our Plantation Dr. Esplanade. They have wrapped all 12 trees on the first esplanade with lights and added lights to the marquee border of the island. Certainly, a much-needed addition of lights and sparkle to our long-lasting Christmas tradition.



~ Guy Steiger / President

Letter From The Editor

We all have been seeing articles on how to be safe during this holiday season whether at a mall, the grocery store or just walking to a parking lot or garage after work. It is disheartening when you read about other people being touched by crime but when it happens in your backyard it starts to mean a little more.

I had mentioned in our October News in a Nutshell that there were teens vandalizing our local grocer. Now, in the middle of the day on Plantation Drive/Rock Fence someone decided to back into a cluster box. We are in the process of working with USPS on this but in the meantime one of our wonderful residents put the panel back and repaired it as best he could so the residents on Rock Fence could, once again, walk to obtain their mail. **One important note to all residents – make certain that you close both the mail box and package postal box door when finished. Open boxes give thieves the leverage they need to gain access.**

Our residents are special to us as we are a neighborhood family. For that reason, I want each and everyone of you to be always aware of your surroundings and remember: *If you see something, say something.* The Fort Bend Sheriff's number is 281-341-4663.

Wishing you all a Very Merry Christmas and Happy New Year.

J. P. Willis
Pecan Grove Plantation Property Owners Association

Advertising:

Please send inquiries about ads to:

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



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: 21 Speeding, 5 Speeding (School Zone) 7 Stop Signs, 5 Parking Violations, 4 Expired Registrations, 2 No through trucks, 5 Defective Equipment, 1 Illegal Window Tint, 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:

Beth Ann and Dwyer Lynch, Old South DR; ***Tristan and Cassie Venable***, Pioneer DR; ***Chris and Cindy Merritt***, Mahan DR; ***Daniel and Alyssa Gonzalez***, Cooling Breeze DR; ***Melvin Hancock***, Mistyvale CT; ***Thomas O'Dell***, Spreading Oak LN; ***David Lynch***, Carriage DR; ***Andrew and Kelsey Snedaker***, Austin Colony; ***Roxana and Quinn Piette***, Moss Creek; ***Shelby and Stephen Bower***, Rambling Stone; ***Amy Spivey***, Shade Crest 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.fortbendcountytexas.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!

Merry Christmas from The Board

It has been our pleasure to serve as trustees this year for the pecan grove plantation property owners association. We have seen many positive changes this year which we mentioned in our September newsletter.

We are wishing you and yours a very merry Christmas and happy New Year.

Guy Steiger, <i>President</i>	Philip Pletka, <i>Esplanades</i>
Don Turner, <i>Vice President</i>	Steve Lutz, <i>Treasurer</i>
Bryan Key, <i>Security, Esplanades</i>	J. P. Willis, <i>Newsletter, Secy.</i>
Kim Hollas, <i>Community Affairs</i>	Paula Stephens, <i>Office Manager</i>



Thank you Troop 1656



Pecan Grove Plantation POA would like to give a big shout out to Scout Leader Aart Slikker, and his Boy Scouts from Troop 1656 for taking their Saturday, December 2 to help us continue another of our traditions. They loaded over 450 of our Christmas wreaths on trailers and distributed them over 10 routes within Pecan Grove Plantation.

Thank you, Troop 1656. Wishing each one of you a Very Merry Christmas.

Annual Christmas Lighting CONTEST

Well, it is that time of year again when, for one month, a trip to Randalls takes about 1/2 to 3/4 of an hour; people cutting through Pecan Grove cannot speed, we have more hayrides than cars and we can proudly tell anyone that will listen that we live in one of the most decorated subdivisions in the Houston area.

Most of you have already proudly decorated your home and are waiting for the Lighting Contest judging which will be held December 11 through the 16.

If the judges pick your home as a winner, congratulations but... if you were not picked we are still proud of you for participating and helping make our subdivision a beautiful winter wonderland.



Thank you Pecan Grove Plantation Residents!

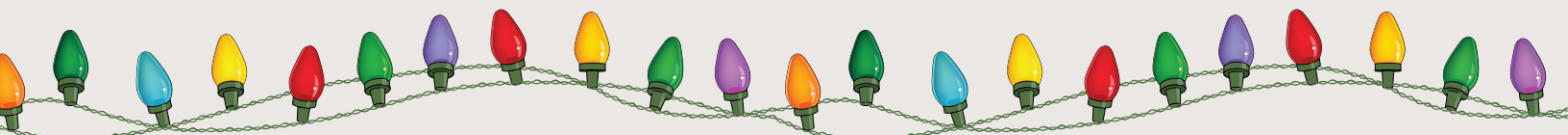


DID YOU KNOW?

Residents of Pecan Grove Plantation, Richmond, TX began their tradition of decorating for the holidays in the early 1990's. At that time, it was HIGHLY SUGGESTED that the yards be edged with strings of lights on stakes and the red light had to be at the top of each stake with other colored bulbs in between. Today residents have extended the original yard decorating to their homes and our neighborhood is now one of the most popular destinations for holiday lights in the Houston area. This is reflected by the holiday traffic we see on our streets. We are very fortunate to live in such a vibrant and caring subdivision. **MERRY CHRISTMAS!!!**



Pictures Provided by John Anstine, Pecan Grove Photographer



Crock Pot Christmas Peanut Clusters

INGREDIENTS

- 1 jar unsalted peanuts (16 oz)
- 1 bag milk chocolate chips (12 oz)
- 2 jar salted peanuts (16 oz ea.)
- 2 bags peanut butter chips (10 oz ea.)
- 1 bag semi-sweet chocolate chips (12oz)
- 2 pkgs white almond bark or vanilla candy coating 1# each

INSTRUCTIONS:

1. Layer all ingredients in a large Crock Pot (peanuts 1st)
2. Break bark into chunks and place into Crock Pot as last layer
3. Turn the pot on low, cover with lid and leave sitting for 1 hour
4. Remove the lid and stir to combine ingredients
5. Replace lid and leave sitting on low for another 30 minutes keeping an eye on it so it does not burn
6. Stir again. Then spoon mixture on wax paper
7. Allow candy to harden for at least 1 hour.... *ENJOY!*



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KIM@NIMESHTELGROUP.COM



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For more details and to sign up, email at
carrie@welchkin.net



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401 Matlage Way, Sugar Land, Texas 77478 ph. 281-491-7773

SUGAR LAND BIBLE CHURCH

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.

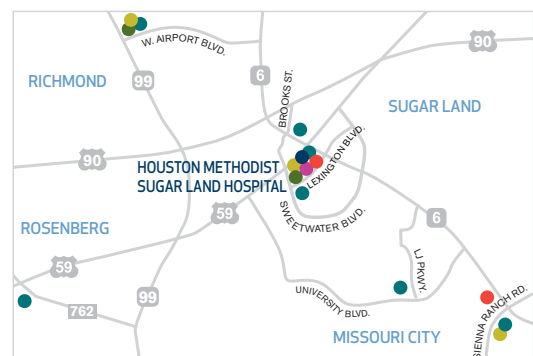


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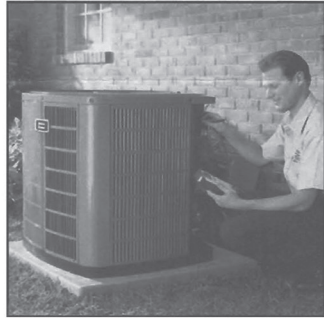
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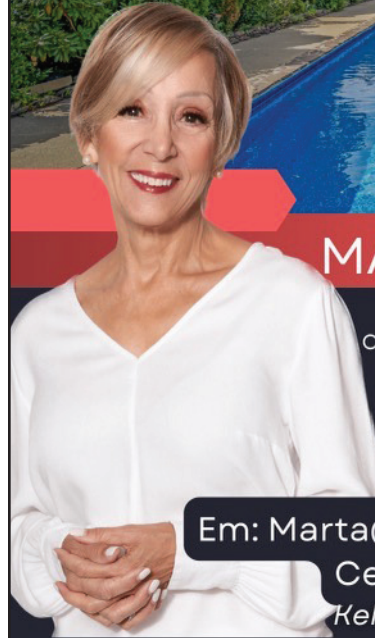


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Pecan Grove Plantation P. O. A., Inc. Financial Position

As of October 31, 2023 - Unaudited Assets

Current Assets	\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	57,032.63	Current Liabilities	\$
Wells Fargo - Petty Cash	783.17	Accounts Payable	5,847.33
Prosperity Bank - Money Market	13,605.90	Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51	FWT Payable	2,077.57
Acct Rec - Maint Fee	98,788.76	FICA/MED Payable	4,086.19
A/R - S Grand Apts	3,789.06	FUTA Payable	293.82
Allowance - Uncollectible A/R	(6,033.46)	SUTA Payable	4.64
Prepaid Worker's Comp Insurance	2,414.04	Defd Inc - 2023 Maint Fees	77,608.70
Prepaid Officer Insurance	1,061.43		
Prepaid Storage Expense	363.32	Total Current Liabilities	99,823.77
Prepaid Expense - Utilities	784.15		
Prepaid Expense - Gen Liab Ins	1,480.59	Long-Term Liabilities	
Prepaid Contract Deputy	10,787.49		
		Total Long-Term Liabilities	0.00
Total Current Assets	185,140.59	Total Liabilities	99,823.77
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	7,671.02
Computer Software	1,545.00		
Community Service Vehicle	23,598.81	Total Stockholders' Equity	117,800.54
Christmas Wreaths & Accessories	85,782.83		
Accumulated Depreciation	(247,316.31)	Total Liabilities and Stockholders' Equity	\$217,624.31
Net Property and Equipment	32,483.72		
Total Assets	\$217,624.31		

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) _____



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**CHRISTMAS
HOLIDAY**

December 16–December 31
10 am–5 pm
Closed Christmas Day

**NEW YEAR'S
EVE**

Sunday, December 31
10 am–5 pm

**NEW YEAR'S
DAY 2024**

Monday, January 1
Noon–5 pm



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Market News in a Nutshell

REAL ESTATE
PECAN GROVE
MARKET UPDATE

**DATA FROM LAST 30 DAYS*

\$146sf

AVERAGE SOLD
PRICE

4

HOMES SOLD

27

DAYS ON MARKET

15

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$146sf
2022: Avg Sold Price \$145sf

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Pecan Grove

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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
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
Philip 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

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