



# Pecan Grove

## PROPERTY OWNERS' ASSOCIATION

### News in a Nutshell...

FEBRUARY 2024

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

Our next Quarterly Pecan Grove Plantation POA Meeting will be on Tuesday April 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. It is a great way to meet some of your neighbors and be a part of your community.

#### Spring Yard Clean Up

We had a freeze in January, so please take some time to go through your front yard flower beds, remove all dead foliage and weeds. Also make sure all clippings are bagged and placed on the curb on trash day. Perfect time to replant for the springtime. Please do your parts to make sure our beautiful neighborhood remains that way!

#### Deed Restriction Violations & Notices

We all live in a neighborhood with deed restrictions and would like to maintain a beautiful and tasteful appearance. Please be considerate and abide by your covenants. If you see a clear violation that is not being enforced, please help us by reporting it. We all do our best to keep up but if you see an issue, please let us know. 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”

#### Support Local Pecan Grove Small Businesses

I am a firm believer that we need to take care of our small businesses and local restaurants. Before you spend money on goods or services, please consider supporting our local economy and spending your money with our many local small businesses first.

#### Parking on the Streets

Please be considerate of your neighbors and emergency vehicles when you park your vehicle in the street for extended periods of time. It makes for a cluttered roadway and is an inconvenience to larger vehicles, trash trucks and emergency vehicles. Please do your part to help us with this growing concern.

#### 2024 POA Dues Announcement

IF you have not paid your 2024 dues, you are now late and have accrued a \$25.00 late fee. If you have not received your statement, please contact our Accountant, Potter & Golden at 713-972-1304 and ask to resend. You can also pay online without your invoice when you login to Zego.

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 Country Club



### Pecan Grove Plantation Country Club

The POA has had a long-standing relationship with The Pecan Grove Plantation Country Club and Golf Course. As a reminder, the course fairways, greens, ponds and pathways are for club members only. As tempting as it may be for some, please do not go fishing in the ponds, feed the ducks, or let your dog(s) run on the fairways. If you wish to become a member, please reach out to either Director of Sales Savannah Baquet sbacquet@pecangrovecc.com or General Manager Brian Dutler bdutler@pecangrovecc.com to explore your options. There are several family friendly options available to Pecan Grove POA members.

~ Guy Steiger / President

# Letter From The Editor

I have some good news and not-so-good news this month.

The **not-so-good news** is that we received calls from residents who were displeased with the late delivery of our January newsletter. It WAS sent the same time in January as it usually is so perhaps it was the rain or USPS. Who knows?

The **good news** is that we are happy that so many of you read and enjoy our publication and miss it when it does not arrive on time. Thanks for your calls.

J. P. Willis  
Pecan Grove Plantation Property Owners Association

## Advertising:

Please send inquiries about ads to:

[iana@pamelaprinting.com](mailto:iana@pamelaprinting.com) or call 281-240-1313



## URGENT NOTICE!!!

### Christmas Lights and Decorations

Christmas is over, hayrides and spectators no longer roam our streets and the winners of our annual lighting contest have been announced.

This is a friendly reminder that all decorations were to have been put back into storage the first part of January. *To those of you who still have lights OR decorations on your home OR in your yard it IS time to remove them before a violation notice is sent.*



## Sheriff's Security Statistics

Security statistics for January are as follows:

6 911 Calls, 62 Dispatched Calls, 24 Case Reports, 8 Alarm Calls, 0 Burglary, 6 Citizen Contacts, 334 Property Checks, 13 House Watches, 70 Traffic Stops, 3 Arrest.

Motorcycle Officers Citations: 19 Speeding, 3 Speeding (School Zone) 6 Stop Signs, 4 Parking Violations, 10 Expired Registrations, 0 No through trucks, 7 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:

*William and Melissa Parker*, Richmond DR; *Christopher and Meghan Ellisor*, Austin Colony DR; *Cassandra Cooper*, Rock Fence DR; *Daniel Rose*, Fernglade DR; *John and Kimberly Schaffer*, Leisure LN; *Samuel and Margarita Elam*, Rambling Stone DR; *Nicholas and Paula Boras*, Windmill DR; *Rajasekhar and Girijalakshmi Kasula*, Stuart DR; *Jennifer Serrano*, Pitts RD.

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!**





## Pecan Grove Easter Egg Hunt

**Save The Date**

**March 30, 2024**

**Saturday**

**Pecan Grove Park**

**Pitts Road**

**Volunteers & donations needed to make  
this another success!**

**Contact:**

**Kim Hollas**

713.962.4426

kimpgoa@yahoo.com

**JP Willis**

281.341.9166

rrealor@yahoo.com

## Architectural Control Committee (ACC) Volunteers Needed



One of the primary responsibilities of the ACC is to review specifications and plans for proposed improvement or changes to a resident's existing property. No formal requirements needed but extremely helpful if one or more of the ACC members has

prior experience in maintenance, construction, or architecture. Being familiar with the issues that come up with modification requests allows us to better maintain property values given that projects maintain a certain level of uniformity within the community that remains attractive to both current and future potential residents.

This is a necessary and rewarding part of keeping Pecan Grove the great neighborhood it is. To volunteer please call the POA office, 281-344-9496 to leave your name so that we may contact you with further information.

## From The Board

*Valentine's Day*, also called *Saint Valentine's Day* or the *Feast of Saint Valentine*, is celebrated annually on February 14. It originated as a Christian feast day honoring a martyr named Valentine and through later folk traditions, it has also become a significant cultural, religious and commercial celebration of romance and love in many regions of the world

*Happy  
Valentine's  
Day*

**From your POA Board**

## E Bills



**VS**



Not receiving your utility bills or other invoices from companies with whom you do business?

If you own a computer, you can receive your invoices via "e bill." Contact your provider (whomever they may be) and ask how! If you are paying your bills on line through your bank, you can request "ebills" through them.

A great way to get your invoices on time.

# Community Happenings

## Pecan Grove Women's Club

The Pecan Grove Women's Club will meet Wednesday, March 13th upstairs at the Pecan Grove Country Club. There will be a meet and greet at 9:30 with a brief business meeting at 10 followed by our guest speaker, Rich Edie of Wildlife Birds unlimited. The topic of his presentation will be "Creating a Backyard Bird Habitat."! Lunch is \$20 with a choice of 4 entrees available. We welcome new attendees and new members. Please join us.

Additional questions or information? Please contact Linda Webb at [Fortbendlady@gmail.com](mailto: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](http://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@fortbendcountytexas.gov](mailto:susan.bearden@fortbendcountytexas.gov) or visit [fbpfy.org](http://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](http://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](mailto: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](mailto: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.

**Artisan Coffee:** Small batch artisan whole bean coffee. Roasted locally by Pecan Grove resident. \$10 for 10oz bag. Text 214-563-2209.



# Saturday, April 27, 2024

10 AM - 2 PM

**Fort Bend County Epicenter**  
**28505 Southwest Fwy, Rosenberg, TX 77471**

## FREE Family Event | Open to the public

- Free Admission and Parking
- Raffle and Door Prizes
- Emergency Vehicle Displays
- Expert speakers
- Meet and Greet
- Community Emergency Response Teams
- Kids Zone







# THERE'S A BETTER APPROACH TO CANCER CARE in Sugar Land

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# Garlic Brown Sugar Glazed Salmon

## INGREDIENTS:

- 2 pounds salmon
- 2 Tablespoons olive oil
- 2/1 cup brown sugar
- ¼ cup soy sauce
- 3 garlic cloves minced
- Juice of one lemon
- ½ teaspoon salt
- ½ teaspoon pepper

## INSTRUCTIONS:

1. Preheat oven to 350 degrees. Line a baking sheet with aluminum foil. Lay the salmon on top and sprinkle with salt and pepper. Fold up the sides of the foil around the salmon.
2. In a small bowl whisk together olive oil, brown sugar, soy sauce, garlic, lemon juice, salt, and pepper. Pour the glaze over the salmon. Top the salmon with aluminum foil and seal.
3. Bake for 20-25 minutes or until salmon is cooked throughout. Take the foil off the top and baste the salmon with the sauce in the foil. Broil for 3-5 minutes or until brown and caramelized.
4. Garnish with sliced lemons and chopped parsley





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**Dr. Andy Woods, Sr. Pastor, President Chafer Seminary**  
401 Matlage Way, Sugar Land, Texas 77478 ph. 281-491-7773

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## KEEP CALM AND CALL KIM!

**KIM HOLLAS**  
(713) 962-4426  
[kim@nimeshpatelgroup.com](mailto:kim@nimeshpatelgroup.com)

20-Year PG Resident Realtor Realtor  
I would be honored to be interviewed by you!




## Jr. Hurricanes Rec Soccer @ Parkway Church

**Registration Open!**

4-10-year-old Girls & Boys  
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# Pecan Grove Plantation P. O. A., Inc. Financial Position

## As of December 31, 2023 - Unaudited Assets

Current Assets	\$
Wells Fargo - Operating	169,784.16
Wells Fargo - Petty Cash	272.26
Prosperity Bank - Money Market	13,631.67
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	80,673.50
A/R - S Grand Apts	3,789.06
Allowance - Uncollectible A/R	(6,433.46)
Prepaid Worker's Comp Insurance	2,071.88
Prepaid Officer Insurance	386.37
Prepaid Expense - Utilities	784.15
Prepaid Expense - Gen Liab Ins	740.29
Prepaid Contract Deputy	10,787.49
<b>Total Current Assets</b>	<b>276,770.88</b>
<b>Property and Equipment</b>	
Land - Donated	1.00
Furniture & Equipment	50,773.14
Improvements	118,099.25
Computer Software	1,545.00
Community Service Vehicle	23,598.81
Christmas Wreaths & Accessories	85,782.83
Accumulated Depreciation	(247,981.98)
<b>Net Property and Equipment</b>	<b>31,818.05</b>
<b>Total Assets</b>	<b>\$308,588.93</b>

Liabilities and Stockholders' Equity	
<b>Current Liabilities</b>	<b>\$</b>
Accounts Payable	10,697.33
Contract Deputy Patrol Payable	9,905.52
FWT Payable	2,272.12
FICA/MED Payable	4,248.26
FUTA Payable	298.74
SUTA Payable	11.88
Defd Inc - 2024 Maint Fees	168,962.01
4th of July - Defd Reimbursement	2,487.45
<b>Total Current Liabilities</b>	<b>198,883.31</b>
<b>Long-Term Liabilities</b>	
<b>Total Long-Term Liabilities</b>	<b>0.00</b>
<b>Total Liabilities</b>	<b>198,883.31</b>
<b>Stockholders' Equity</b>	
Unrestricted General Fund	95,278.42
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	(423.90)
<b>Total Stockholders' Equity</b>	<b>109,705.62</b>
<b>Total Liabilities and Stockholders' Equity</b>	<b>\$308,588.93</b>

## 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](mailto:pgpoa@peoplepc.com) or via the Pecan Grove website at [www.pecangrove.org](http://www.pecangrove.org). (One complaint per e-mail or Complaint Form, please.)

- Address of property in violation: \_\_\_\_\_
- Identity of occupant (if known): \_\_\_\_\_
- Describe nature of violation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Name(confidential) \_\_\_\_\_  
 Phone no.(confidential) \_\_\_\_\_



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## Market News in a Nutshell

### REAL ESTATE PECAN GROVE MARKET UPDATE

\*DATA FROM LAST 30 DAYS

#### What's the market like?

2021: 138 homes sold, avg \$125/sf

2022: 148 homes sold, avg \$144/sf

2023: 100 homes sold, avg \$147/sf

**\$166sf**

AVERAGE SOLD  
PRICE

**3**

HOMES SOLD

**14**

DAYS ON MARKET

**13**

ACTIVE LISTINGS

## Curious What Your Home is Worth?



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*Pecan Grove*  
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Richmond, TX 77406

## 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](mailto:pgpoa@peoplepc.com)  
Website - [www.pecangrove.org](http://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](http://www.pecangrovemud.com)  
Fort Bend County Sheriff's Office / Security - Dispatch - (281) 341-4665 | [www.fortbendcountytexas.gov](http://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](mailto: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](mailto:vincent.moralesjr@fortbendcountytexas.gov)