



# Pecan Grove

## PROPERTY OWNERS' ASSOCIATION

### *News in a Nutshell...*

MARCH 2024

#### **Beautiful Pecan Grove**

Please do your part to keep your yard cut and loose items or clutter out of sight. If we have contacted you about a violation and are having trouble keeping up or need a hand moving some things please let us know! The Board members are always willing to help however we can, but we also have an obligation to enforce our deed restrictions. If we haven't received a response from you in a timely manner, we may initiate a forced mow to keep Pecan Grove up to the standards that we all expect from each other. If your violation is about something else, please contact us to reach a resolution.

#### **2024 POA Dues Announcement**

If you haven't 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.

#### **2024 Pecan Grove POA Annual 4th of July Fireworks Display**

Get ready for another amazing Fireworks display this year at the Pecan Grove Plantation Country Club. We are well underway in the planning stages and with the support of the Club and the Pecan Grove Volunteer Fire Department, we should have a very exciting show this year!

#### **Storing Cars**

Most sections within the POA strictly forbid storing vehicles in your driveway, front yard or anywhere else in plain sight. These details are typically found in your section's specific covenants. If you own a car that does not see daily use, or a project car that you are working on, please store it in your garage or plan to store it offsite. The POA is a Deed Restricted Neighborhood, and our neighbors expect that the deed restrictions are complied with by all and enforced by the Board. If you have questions about this issue, please contact me directly.

#### **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.

~ Guy Steiger / President

# Letter From The Editor

Y'all are probably getting tired of hearing how much I love living in Pecan Grove. The first thing that caught my eye was the lack of cookie-cutter homes. The second thing was the atmosphere of the neighborhood which reminded me of the one in which I grew up. I was impressed with how well the yards and homes were maintained.

Well, this brings me to a subject that I believe needs to be addressed - Christmas decorations/lights that are still displayed. I can tell you that the older I get the more I dislike taking them down. Putting them up is so much easier.

We have had comments about Christmas decorations not being in the deed restrictions. But that is not true. Under "Lot Maintenance" it states that "all lots shall be kept at all times in a sanitary, healthful and attractive condition." I do not speak for everyone but Christmas decorations to me in February-March is not "attractive condition."

I am respectfully asking everyone who still has Christmas décor on the outside of their home to please remove them. If for no other reason than to make way for Saint Patrick's Day, Easter, Memorial Day, and Fourth of July decorations.

Thank you from the bottom of my heart!

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



## Sheriff's Security Statistics

Security statistics for February are as follows:

6 911 Calls, 62 Dispatched Calls, 25 Case Reports, 4 Alarm Calls, 1 Burglary, 2 Citizen Contacts, 240 Property Checks, 2 House Watches, 79 Traffic Stops, 3 Arrest.

**Motorcycle Officers Citations:** 13 Speeding, 4 Speeding (School Zone) 5 Stop Signs, 2 Parking Violations, 14 Expired Registrations, 6 No through trucks, 0 Defective Equipment, 1 No Insurance, 1 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:

*Zeeshan Maknojia*, Sand CT; *Le Vi*, Mayweather LN.

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!**

# Mark Your Calendars!

## Pecan Grove POA Annual Meeting

April 16, 2024

6:30 PM

MUD OFFICE

751 Pitts Road

We welcome any POA resident to attend. A great way to find out what is happening in your neighborhood and give your suggestions.



## Volunteer(S) Needed To Do Research On Articles For Newsletter

I have had inquiries asking if we would print updates on news-worthy items that affect Pecan Grove Plantation residents directly. Could be neighborhood school activities (Austin/Bowie/Pecan Grove, Travis, etc), construction of new businesses, or mobility items or updates on anything that is ongoing around us. There might be someone out there that has a family recipe that they want to share.

Pecan Grove Neighbors want to know what is happening around us so I need your help.

Please call me if you would like to volunteer/assist or have questions. - JP Willis, 281-341-9166 OR email me at Rrealator@yahoo.com.

## Pecan Grove Easter Egg Hunt

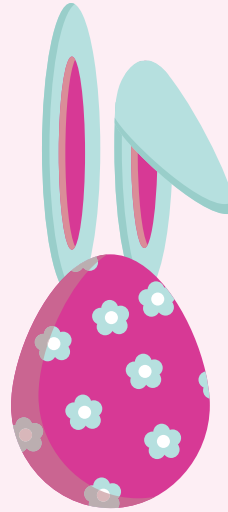
March 30, 2024

Saturday

10 am - Noon

Pecan Grove Park

Pitts Road



*Only a short time left and we urgently need:*

- 1) **Volunteers now for Planning Committee**
- 2) **Volunteers on the day of Easter Egg Hunt**

*And most importantly*

**Is our need for candy donations  
and/or monetary donations**

Contact

**Kim Hollas**

713.962.4426

kimpgpoa@yahoo.com

**JP Willis**

281.341.9166

rrealator@yahoo.com

## Up Date on Truck Thru-Traffic on Plantation

We all have driven Plantation Drive and noticed the pot holes due to the heavy trucks and other cut-through traffic. The large trucks have become such an issue that your Board contacted the Sheriff's Department.

They agreed to station both patrol cars and motorcycle patrolman on Plantation Drive to give tickets as thru-truck traffic is not allowed.

Your Board has also contacted Road and Bridge and they will install new and larger "No Thru Trucks" signs to replace the current signs. Request has also been submitted to have pot hole repair done.

# Community Happenings

## Pecan Grove Women's Club

The Pecan Grove Women's Club will meet Wednesday, April 10th at the Pecan Grove Country Club. The ladies will gather at 9:30 am upstairs. The meeting commences at 10 am with a brief business update. This month there will be no speaker but rather some fun activities in which all attendees can participate. These are some of the most popular events.

Meals are \$20 cash and choice of 4 entrees will be available.

We welcome all to attend and are thrilled to have new members. Please join us.

For questions or more information you may 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. Located 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.childrensdiscoveryfb.org](http://www.childrensdiscoveryfb.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:** New, still-in-box Biogear Folding Exercise Rider, Model #451. Reduced to \$50. My loss (\$200+) is your gain. OBO Call 281-341-1023.

**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.

**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.

**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.

**Accountant Needed:** 4-year degree, 3+ years' experience. Sugar Land area. 4 weeks PTO, 401K, health, dental, vision insurance. Experience with QuickBooks and MS Office. Please send resume to [ciarellaut78@gmail.com](mailto:ciarellaut78@gmail.com).

Expertise Matters When You Need

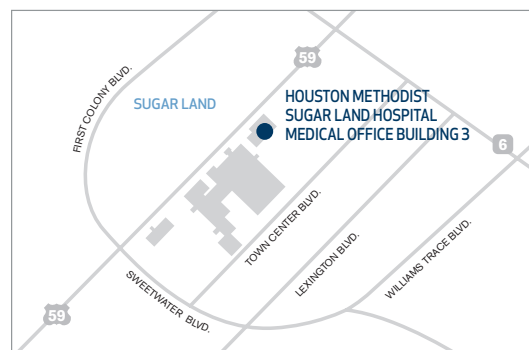
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visit [houstonmethodist.org/neuro-sl](https://houstonmethodist.org/neuro-sl)  
or call **281.205.4662**.



# Kim Stevens's Cherry Icebox Pie

## INGREDIENTS:

### *For crust*

- 2 tablespoons butter
- 1/4 cup slivered almonds
- 1 1/2 cup flour
- 1 Teaspoon salt
- 1 1/2 teaspoon sugar
- 1/2 cup vegetable oil
- 2 tablespoons milk

### *For Filling*

- 1 can sweetened condensed milk
- 1/3 cup lemon juice
- 1/2 teaspoon almond extract
- 1 teaspoon vanilla extract
- 1 cup heavy whipping cream
- 1 21 oz can cherry pie filling

## INSTRUCTIONS:

1. In a small pan melt 2 tablespoons of butter, add 1/4 cup slivered almonds.
2. Cook on medium heat until just brown, set aside.
3. Mix flour, salt, and sugar.
4. In a small bowl mix together vegetable oil and milk.
5. Add milk mixture and slivered almonds to the flour mixture until well combined.
6. Spray pie pan with cooking spray then spread crust all around the bottom and edges evenly. Bake pie crust at 450° for 10-12 minutes until the edges are just brown. Allow crust to cool completely while making filling.
7. In a small bowl beat heavy whipping cream until peaks form.
8. In a separate bowl mix by fork 1 can of sweetened condensed milk, 1/3 cup of lemon juice, 1/2 teaspoon almond extract, and 1 teaspoon vanilla extract.
9. Once combined fold in whipping cream and spread across cooled crust.
10. Add the entire can of cherry pie filling on top of pie, cover and refrigerate for at least 4 hours.



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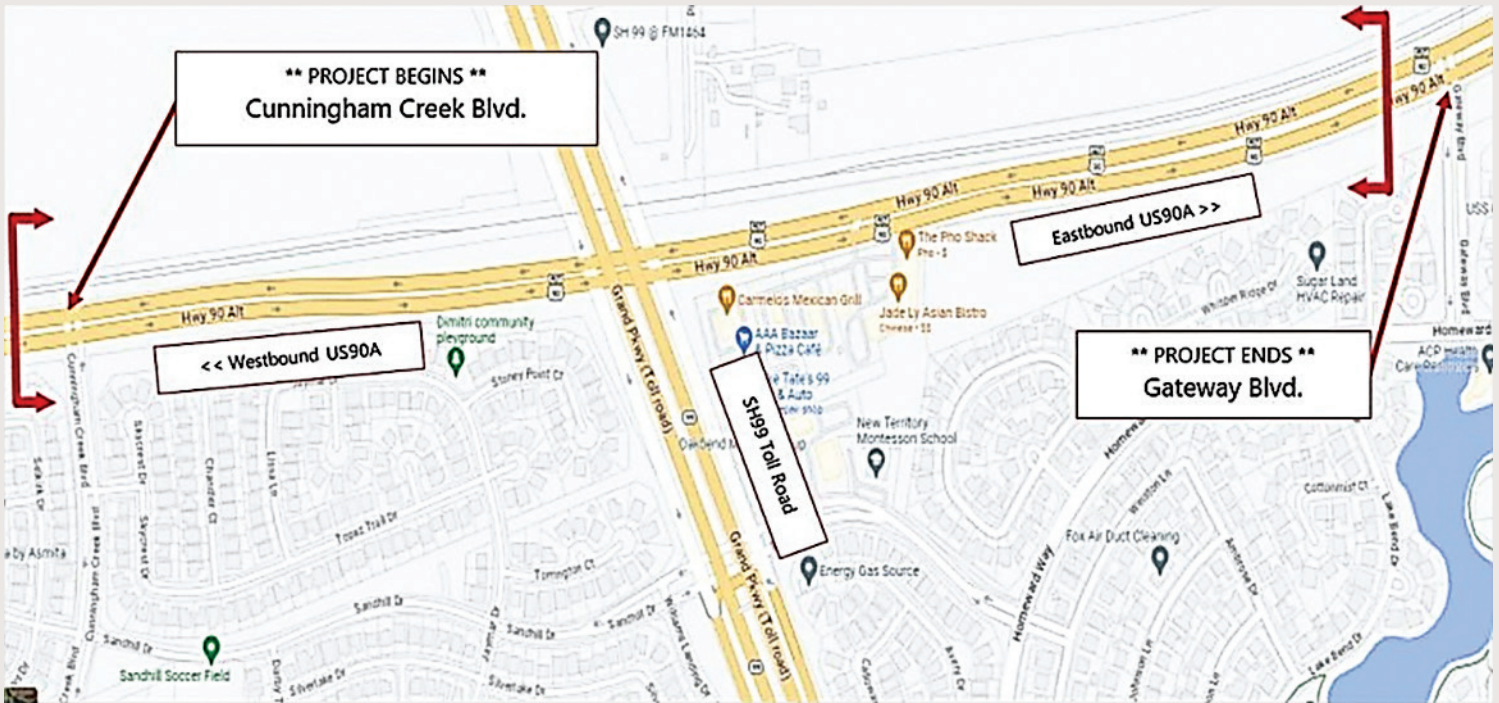
**KEEP CALM AND CALL KIM!**

**KIM HOLLAS**  
(713) 962-4426  
kim@nimeshpatelgroup.com



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

# TxDOT Started a 29-Month Roadway Project



TxDOT started a 29-month roadway project in September, 2023 to improve drainage and mobility on US90A near SH99 in Sugar Land. The reconstruction project starts at the Cunningham Creek Blvd. intersection and ends just west of the Gateway Blvd. intersection.

The current roadway has 4 lanes and has an average right-of-way width of 175 feet. Drainage is primarily open ditches with short section of curb-and-gutter between Cunningham Creek drive and SH 99.

Proposed improvements between SH 6 and SH 99 include:

- Expand to 8-lane divided roadway with raised media
- Curb-and-gutter drainage
- About a half-acre of right-of-way would be required at various points along southern edge of existing right-of-way.

## 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.



**Once Upon a Time Gala**

Sugar Land Marriott Town Square  
**April 27, 2024**  
**6pm**

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 For sponsorship, reservations or more information go to [www.cafb.org](http://www.cafb.org) or contact Tarina at [TSheridan@cafb.org](mailto:TSheridan@cafb.org).

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

## As of January 31, 2024 - Unaudited Assets

<b>Current Assets</b>	<b>\$</b>	<b>Liabilities and Stockholders' Equity</b>	
Wells Fargo - Operating	309,574.17	<b>Current Liabilities</b>	<b>\$</b>
Wells Fargo - Petty Cash	1,104.28	Accounts Payable	5,847.33
Prosperity Bank - Money Market	13,645.49	Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51	FWT Payable	2,199.46
Acct Rec - Maint Fee	213,121.07	FICA/MED Payable	3,607.54
A/R - S Grand Apts	4,068.50	FUTA Payable	330.08
Allowance - Uncollectible A/R	(6,633.46)	SUTA Payable	33.93
Prepaid Worker's Comp Insurance	1,900.80	Defd Inc - 2024 Maint Fees	469,532.43
Prepaid Officer Insurance	3,313.84	4th of July - Defd Reimbursement	2,487.45
Prepaid Expense - Utilities	784.15	<hr/>	
Prepaid Expense - Gen Liab Ins	740.29	<b>Total Current Liabilities</b>	<b>493,943.74</b>
Prepaid Contract Deputy	10,787.49		
Prepaid Contract Deputy	15,450.00		
<hr/>		<b>Long-Term Liabilities</b>	
<b>Total Current Assets</b>	<b>568,140.13</b>	<b>Total Long-Term Liabilities</b>	<b>0.00</b>
		<hr/>	
<b>Property and Equipment</b>		<b>Total Liabilities</b>	<b>493,943.74</b>
Land - Donated	1.00		
Furniture & Equipment	50,773.14	<b>Stockholders' Equity</b>	
Improvements	118,099.25	Unrestricted General Fund	99,704.52
Computer Software	1,545.00	Designated by the Board Sidewalk Repairs	14,851.10
Community Service Vehicle	23,598.81	Unrestricted Current Earnings	(9,049.55)
Christmas Wreaths & Accessories	85,782.83	<hr/>	
Accumulated Depreciation	(248,490.35)	<b>Total Stockholders' Equity</b>	<b>105,506.07</b>
<hr/>		<hr/>	
<b>Net Property and Equipment</b>	<b>31,309.68</b>	<b>Total Liabilities and Stockholders' Equity</b>	<b>\$599,449.81</b>
<hr/>		<hr/>	
<b>Total Assets</b>	<b>\$599,449.81</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.)

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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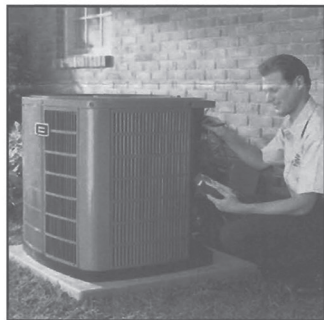
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## Market News in a Nutshell

REAL ESTATE  
PECAN GROVE  
MARKET UPDATE

\*DATA FROM LAST 30 DAYS

**\$153sf**

AVERAGE SOLD  
PRICE

**7**

HOMES SOLD

**59**

DAYS ON MARKET

**15**

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$154sf  
2023: Avg Sold Price \$147sf

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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](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)