



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

APRIL 2024

Spring Cleaning in Pecan Grove

In Pecan Grove, most of our beautiful flower beds tend to get a lot of weeds during the wintertime. Unfortunately, this requires a lot of time and effort to keep up with once the Spring weather hits and flowers begin to bloom. Please do your part to keep Pecan Grove beautiful and make sure to address all weeds, overgrown grass and edging, branches, debris, mildew, and clutter that may have accumulated in your driveway, or around your home in the last few months. We all appreciate your support and look forward to a spectacular 2024.

Future of Pecan Grove Plantation Country Club

The POA has had a long-standing relationship with The Pecan Grove Plantation Country Club and Golf Course. A recent attempt to sell the club to outside interests had failed so now there is a group of Pecan Grove members who are organizing an effort to transform the country club to a 100% member owned, private club. To find out more details, visit <https://theclubatpecangrove.com/>

Whether you are into golf, tennis or not very social at all, it is imperative that our Country Club is successful for the future of Pecan Grove and our community. I encourage everyone to take a few minutes to learn a bit about this effort and participate however you can so we can really drive this thing home. There are some awesome opportunities coming for everyone.

More details in this newsletter.

Pecan Grove Easter Egg Hunts at Pitts Park

Huge Shoutout to Kris Russell, Kim Hollas, JP Willis, Nicholas Dario and all the other people who contributed time, energy, services, and resources to the success of this event! It was an amazing day for everyone!

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!

Please report damaged roads in the POA to Fort Bend County Road and Bridge

Please report all necessary road repairs, curb repairs, damaged or missing traffic signs using the following link. There will be a login and you can find the location on an interactive map. <https://seeclickfix.com/>

Things like potholes, cracks in roadway, curbs, sinkholes and unlevel roads.

Deed Restrictions and Property Modifications

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. 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”

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

Garage Sale

Pecan Grove Neighborhood Garage Sale

April 20, 2024
8:00am - 1:00pm



Enjoy a day of treasure hunting and bargain hunting at the annual Spring Community-wide Garage Sale in Pecan Grove on Saturday, April 20th from 8 a.m. to 1 p.m.

Tools, clothes, toys, home décor, indoor and outdoor furniture, holiday decor, antiques, sports equipment, books and much more! Please visit the Facebook event page or our Pecan Grove Bulletin Board on Plantation Drive by Windmill Drive. A map of participants will be provided the week of the sale.

There will be an after-the-sale-clothing drive donation to the Youth Assistance Thrift Store on 90A. If you have gently-used children's clothing and toys left after your sale, they can be dropped off in Pecan Grove on April 20 after 1:00 p.m.

Information for both the garage sale and/or the After-The-Sale Donation Drive please contact Amanda LaMartina at manda10215@gmail.com.

Do not miss out on a fun day of deals!

Advertising:

Please send inquiries about ads to:

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



Sheriff's Security Statistics

Security statistics for March
are as follows:

4 911 Calls, 74 Dispatched Calls, 14 Case Reports, 8 Alarm Calls, 1 Burglary, 2 Citizen Contacts, 183 Property Checks, 32 House Watches, 93 Traffic Stops, 1 Arrest.

Motorcycle Officers Citations: 17 Speeding, 3 Speeding (School Zone) 4 Stop Signs, 6 Parking Violations, 5 Expired Registrations, 4 No through trucks, 2 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:

Tarek Afifi and Loyal Assi, Plantation DR; *Gabriel Arismendez and Evelyn Arismendez*, Morton League RD; *Leobardo and Amber Ochoa*, Plantation DR; *Brandon Muesse*, Quarterpath 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:

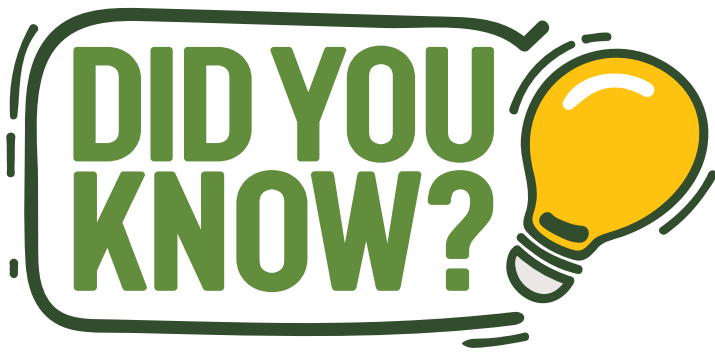
Deed Restriction Complaint Form: <https://pecangrove.org/deed-restriction-complaint-form/>

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!



THE COUNTRY CLUB at the entrance to our community was established in 1979 has been owned by a variety of companies since that time and has become a Pecan Grove landmark. As many of you know, the club has lost its focus and the course and its facilities have many issues. You may have heard that a group of Pecan Grove residents have come together, formed a new entity to return the club to its glory days when it was member-focused. Remember the Easter Egg Hunts, Mother's Day brunch, Breakfast with Santa, and the packed pool on July 4th? Well, this is what is being planned for OUR club. We have an agreement to purchase the club and plans are underway to make improvements to the clubhouse, golf course, pool, and tennis courts and to have our club the focal point for social events and activities in the community once again. The group of organizers and many others who have already joined the new club, want everyone in the area to get involved and help us return the club to a member-focused club where we all have fun and celebrate together.

By now, I hope we have your interest but to learn more please go to www.theclubatpecangrove.com web site.

A Big Change is Coming.

THE CLUB
AT PECAN GROVE

I'm Ready. Are You?

www.TheClubatPecanGrove.com

Yard of the Month!

Congratulations to our April 2024 Winners!

Next round of voting will be in late-April, so get your yard ready! All houses in the PGPOA are eligible to win! Our Yard of the Month Committee of 7 neighbors each have their own section to judge and determine the winner each month.



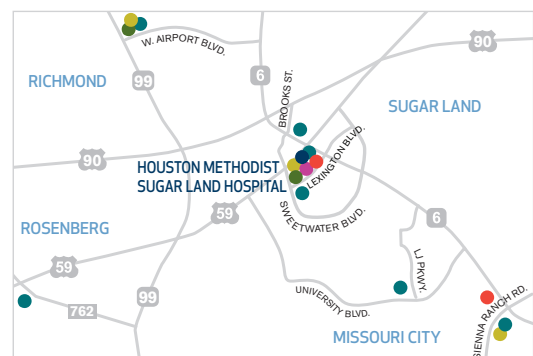


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Pecan Grove Easter Egg Hunt



Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will meet May 8th to install officers for the upcoming year. Regular meetings will resume in September.

During the summer months the ladies will meet the second Wednesday of each month for a casual lunch. Location to be announced. We would love to see you there.

For any questions or more information 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. 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 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 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

Pecan Grove Social Group

Come meet some new friends - make a Fairy Garden. Brunch/bring a snack to share.

Wednesday April 17 11am-1pm & 6pm-8pm. 2110 Morton League Rd. RSVP crowellrobyn@gmail.com

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: New, still in-box Bio gear Folding Exercise Rider, MODEL #451. Reduced to \$50. My loss (\$200+) is your gain. OBO Call Karen @ 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.

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.



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

As of February 29, 2024 - Unaudited Assets

Current Assets	\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	328,931.89	Current Liabilities	\$
Wells Fargo - Petty Cash	2,958.53	Accounts Payable	5,847.33
Prosperity Bank - Money Market	13,656.26	Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51	FWT Payable	2,662.60
Acct Rec - Maint Fee	155,428.28	FICA/MED Payable	4,079.92
A/R - S Grand Apts	2,477.41	FUTA Payable	347.95
Allowance - Uncollectible A/R	(6,833.46)	SUTA Payable	49.67
Prepaid Worker's Comp Insurance	1,729.72	Defd Inc - 2024 Maint Fees	426,847.66
Prepaid Officer Insurance	2,976.31	4th of July - Defd Reimbursement	2,487.45
Prepaid Expense - Utilities	784.15	Total Current Liabilities	452,228.10
Prepaid Expense - Gen Liab Ins	4,915.41		
Prepaid Contract Deputy	10,787.49	Long-Term Liabilities	
Prepaid Contract Deputy	15,450.00	Total Long-Term Liabilities	0.00
Total Current Assets	533,545.50	Total Liabilities	452,228.10
		Stockholders' Equity	
Property and Equipment		Unrestricted General Fund	99,704.52
Land - Donated	1.00	Designated by the Board Sidewalk Repairs	14,851.10
Furniture & Equipment	50,773.14	Unrestricted Current Earnings	(2,436.91)
Improvements	118,099.25	Total Stockholders' Equity	112,118.71
Computer Software	1,545.00	Total Liabilities and Stockholders' Equity	\$564,346.81
Community Service Vehicle	23,598.81		
Christmas Wreaths & Accessories	85,782.83		
Accumulated Depreciation	(248,998.72)		
Net Property and Equipment	30,801.31		
Total Assets	\$564,346.81		

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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Market News in a Nutshell

REAL ESTATE
**PECAN GROVE
MARKET UPDATE**

**DATA FROM LAST 30 DAYS*

\$153sf

AVERAGE SOLD
PRICE

5

HOMES SOLD

43

DAYS ON MARKET

16

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$153sf
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
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 burned-out street lights, please provide the serial number of pole - (713) 207-2222
Centerpoint Energy | To report a gas leak (888) 876-5786 | Customer Service – (713) 659-2111
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