



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

AUGUST 2025

This month's front page article has to do with a very touchy subject...

DO NOT FEED THE DUCKS!

Before you decide to shoot the messenger, hear me out. Last month I was on Old South near Plantation Drive when I came upon a Muscovy duck family of 20 crossing the street. I didn't think twice. I pulled my Nissan across the street to keep traffic from coming through while the ducks finished their crossing.

They are living creatures not to be ignored BUT... YOU, YES YOU! YOU MUST STOP FEEDING ANY OF THE DUCKS IN OUR AREA. When you feed any duck you are adding to our already abundant supply of ducks.



Now let's talk Muscovy Duck which is different and you need to be aware of that. I have talked in length with the Audubon Society. I learned from the duck expert some things that I want to pass on to you on the subject.

maintains that the birds cannot be relocated, as they are an invasive bird and can cause harm elsewhere.

HE STATED THAT ENCOURAGING PEOPLE TO NOT FEED ANY DUCKS IS A WAY TO REMOVE THEM PEACFULLY IN A COMMUNITY LIKE OURS. RESIDENTS JUST NEED TO BE CONSTANTLY REMINDED OF THE HARM THEY CAN CAUSE.

He also stated that any businesses or restaurants in our area could be causing their own problems because of the lack of proper garbage storage/disposal. They are attracting and feeding the ducks as well.

Hopefully you now understand that if you feed the ducks you are helping to create an even larger problem for our area.

~ J. P. Willis, Editor

1. Muscovy Ducks are NOT immune to disease. Duck feces is a major vector for avian influenza virus right now. Most ducks are migratory but the domesticated Muscovy Duck IS NOT and they do spread disease here because they never migrate.
2. You will hear that Muscovy Ducks are not invasive because they evolved in the Americas. Partially correct as they are native to South and Central America. Because they are not native to N. America, they have no predators and they take away resources from other native wildlife.
3. A lot of folks who do not want them killed, will ask if they can be relocated but the US Fish and Wildlife Department



Instructions For Upcoming POA Board Election

Please join us for our Pecan Grove POA Nominations Meeting at the PGMUD Building @ 751 Pitts rd. on Tuesday September 16th.

The meeting will begin promptly at 6:30pm.

The POA Board election is coming up in October and we will elect three (3) Trustees. To be an eligible candidate, you must be a POA property owner. Anyone who wants to run must be nominated at the September 16th meeting to be included on the proxy and pre-printed ballot. Nominations will also be accepted from the floor at the October 21st Annual Meeting as write-in candidates only. The election notice, proxy/ absentee ballot and candidate biographies will be mailed at the end of September 2025.

The 2025 election will be held at the MUD Building on Tuesday, October 21st @ 6:30pm.

There are four (4) ways to cast your ballot:

- 1) In person at the Annual Meeting
- 2) Assigning your proxy to an individual
- 3) Assigning your proxy to the Board of Trustees
- 4) Directive Proxy/Absentee Ballot (early voting) which allows you to cast your vote as you see fit.

You may also select Quorum Only which by state law is a non-voting proxy. All proxies must be received by noon Monday, October 20th, 2025—NO EXCEPTIONS.

*Candidate 85-word biography-

All September nominees must submit their personal biographies to the POA office or by email to pgpoa@peoplepc.com no later than 2:00 p.m. on Thursday, September 18th, 2025. Your biography should promote yourself as a candidate and should not exceed 85 words.



Constable Security Statistics

Security statistics for July
are as follows:

126 Dispatched Calls, 135 Traffic Contacts, 13 Reports, 7 Alarm Calls, 81 House Watches, 0 Criminal Arrests, 1 Accident Reports, 7 Other Agency Assists, 780 Property Checks.

Motorcycle Officers Citations: 12 Speeding, 0 Speeding (School Zone) 8 Stop Signs, 4 Drove Wrong Way, 21 Expired Registrations, 1 No Thru Trucks, 2 Defective Equipment, 3 No Liability Insurance, 1 No Driver's License, 4 No Front License Plate, 2 Illegal Window Tint.

**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:

Marina and Jaime Guevara, Deerfield RD; *Alvino and Tamsin Jimenez*, Mistycreek DR; *Morgan Baker*, Rockfence DR; *Courtney and Jeremy Rush*, Country Mile LN; *Scott Lane*, Morton League 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!

Management Software Changes are Now Here

ENUMERATE...

PLEASE KEEP THIS FOR FUTURE REFERENCE IN PAYING ASSESSMENT FEES OR FOR HOME IMPROVEMENT REQUESTS

During the month of May, the Pecan Grove POA transitioned to Enumerate Community Management Software. Residents will notice several changes, primarily concerning autopay and Home Owner Improvement Requests (ACC Applications). Additional options will also be available over the coming months

Registration – Please Note: You will be required to create a User ID & Password to pay online or submit a Homeowner Improvement Request. Save your login credentials as this will be required for all Enumerate options.

Auto-Pay has shifted from Zego to Enumerate. Enumerate, like Zego, offers safe and secure payment for assessments and fees with

PCI level 1 compliance and advanced online protection. Moving to Enumerate enhances the online payment process, as residents are now able to view a complete invoice of fees, as well as login to review activity, payments, or print an invoice, if desired. After this transition, you must register prior to making any payments, as your Zego login will be deactivated.

Homeowner Improvement Request (ACC Application) - Online: We have also implemented a new form for submitting online Homeowner Improvement Requests, which follows a similar process to our current system but with additional options. Our ACC team can review, ask questions, and approve applications online. Residents have the option to track the status of their ACC Request to completion and will receive email notifications if there are inquiries from the ACC Team or once the application is approved.

~ Pecan Grove POA

Plantation Drive Repair Update

We knew when we saw the rain fall that the Plantation Drive repair wouldn't be finished until after school started. The Fort Bend Road and Bridge and the contractor had their plans and Mother Nature had hers. Guess who won? Barring any new rain downfall the completion should be in 3-4 weeks.

But just remember, the word of the day is "PATIENCE".



Submissions Needed!!!

Would you like to submit an
article or content to
News in a Nutshell?

Do you have something that you think other residents might enjoy reading; such as helpful hints, articles pertinent to our area, or a family recipe you can share. Please email to pgpoa@peoplepc.com or <https://pecangrove.org/newsletters>. Any attachments should be in Word format. All submissions become the property of the POA and are used at the POA's discretion. NO Business Advertising or Marketing Submissions please.

Pecan Grove Real Estate Update

Average Price-Per-Square-Foot-Sold \$151

Average Days On The Market 72

28 Active Listing

5 Pending

55 Sold



Hurricane Preparedness Checklist



- ☐ Evacuation Plan
- ☐ Medications and Medical Supplies
 - Two Week Supply
- ☐ Cash
- ☐ Flashlight – Batteries
- ☐ Phone and Portable Chargers
- ☐ Important Documents:
 - ☐ Birth Certificates
 - ☐ Insurance Cards
 - ☐ Social Security Cards
 - ☐ Bank/Credit Card Numbers
 - ☐ Wills
 - ☐ House Inventory Photos
 - ☐ Titles (cars, boats, etc.)
 - ☐ Vet/Microchip Records for Pets
- ☐ Battery-powered Weather Radio
- ☐ Phone List:
 - ☐ Doctors
 - ☐ Insurance
 - ☐ Electric, Gas, and Water Companies
 - ☐ Family/Friends/Neighbors
 - ☐ Landlord or Property Manager
 - ☐ Bank or Credit Union
- ☐ Keep Your Vehicle filled with Gas
- ☐ Emergency Kit:
 - ☐ Nonperishable Food and Water (1 gallon per person per day) for 7 days
 - ☐ Non-electric Can Opener
 - ☐ Cooler
 - ☐ First Aid Kit
 - ☐ Pet Supplies – Pet Food and Water, Leash and Collar, Bowls, Medications, Carrier/Cage
 - ☐ Sleeping Bags and Pillows
 - ☐ Tool Box/Rope
 - ☐ Plastic Sheeting and duct tape
 - ☐ Work Gloves
 - ☐ Fire Extinguisher
 - ☐ Cleaning Supplies
 - ☐ Clothing
 - ☐ Whistle
 - ☐ Special Needs Items for Infants/ Small Children or Elderly/Disabled
- ☐ COVID-19 Supplies
 - ☐ Face Masks
 - ☐ Disinfectant Wipes
 - ☐ Hand Sanitizer



Parking In The Street

We have received numerous complaints about cars parked in the street. If you must park your vehicle in the street from time to time, be courteous, do not block your neighbors drive, and please limit the amount of time your car is there. And remember - do not store your vehicles in the street. Also, you need to know that it is against the law to park your vehicle across the sidewalk. Some of our streets are narrower and when cars are parked in the street it creates an unnecessary burden on garbage service trucks but especially on emergency vehicles. Try to remember that the fire truck or EMS might be trying to get to your home or a neighbor.



Hints For Your Lawn From Randy Lemmon

Randy Lemmon the Garden Guru for Houston & the Gulf Coast. He has been giving advice about lawns and gardens and outdoor living in our unique climate for over 35 years. His advice is the perfect blend of science and experience. Randy is on 740 KTRH every Saturday and Sunday morning 6am to 10am.

Since August is here and our yards (St. Augustine, Bermuda, and Zoysia) are starting to show the summer stress here is Randy's suggestions for August and the months leading up and to November.

AUGUST (Optional) – Iron supplementation, specifically for those using heavy irrigation and seeing yellowing grass

SEPTEMBER (Optional) – Fungicide for brown patch

SEPTEMBER TO OCTOBER (Optional) – Trace minerals supplementation (Truly helps the upcoming fall feeding)

OCTOBER – pre-emergent herbicide (Barricade or Dimension-based)

OCTOBER (Optional) – Fungicide for brown patch

OCTOBER TO NOVEMBER – Fall feeding or winterize (Use ratios with higher-than-normal potassium – the third number – such as Nitro-Phos Fall Special 8-12-16) Nelson Plant Food has their fall fertilizer in the Turf Star line known as Carbo Load 10-10-20.





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Air Fryer Chicken Legs

INGREDIENTS:

- 4-6 chicken legs
- 2 tsp. paprika
- 1 tsp. Italian seasoning
- 1 tsp. brown sugar
- ½ tsp. salt
- ½ tsp. pepper
- 2 Tbsp. olive oil

INSTRUCTIONS:

1. Pat the chicken legs with a paper towel to dry. Add them to a medium-sized bowl
2. In a small bowl, combine paprika, Italian seasoning, brown sugar and salt and pepper. Add the olive oil to the bowl of chicken and sprinkle with the seasonings. Toss until fully coated.
3. Place the chicken legs (skin side down) in the basket of the air fryer. Cook at 380 degrees for 10 minutes. Flip after 10 minutes and continue to cook for 7-8 more minutes until no longer pink and internal temperature is 165 degrees.



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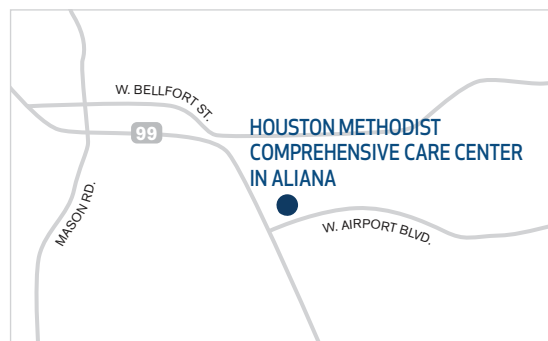
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Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will resume their regular monthly meetings in September. The first meeting will be Wednesday, September 10 at The Club in Pecan Grove. We will gather upstairs at 9:30 am for Meet & Greet. The business portion of the meeting begins at 10 am followed by the program. With so many new members we will be focusing on "Getting to Know You" through some great activities.

Optional lunch entrée reservations will be taken at the meeting for our lunch which will follow in The Turn restaurant downstairs. We hope you had a great summer and we look forward to seeing everyone again. If you have someone you think might enjoy our group, please bring them along because we love new faces.

For any questions you may have, contact Kimbra Valachovic at kimbravmedia@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

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: 81-year-old car collector. Great chance for you to start collecting. Has two 2004 Chrysler Crossfire Coupes and two 1999 Plymouth Prowler Roadster Convertibles for sale. Call 281-923-6094.

Wanted: Private Coin Collector wants to buy your U. S. silver coins, 10 x face value. Immediate cash. Call 713-416-7895.

For Sale: High quality furniture, desk, office chair, bed frame, end tables, recliner and more. To inquire prior to community garage sale text 713-637-9265.

For Sale: WeatherTech floor mats for 2017 Suburban. Black. Front, second row captains, and third row. No cargo mat. Also usable in GMC Yukon XL body in same body series & model years. \$150 cash. Call 281-342-8100.

For Sale: 2012 Nissan Versa Hatchback. Runs great. Maintenance records available. Pecan Grove resident. Call/text 832-766-2893.



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GFL (Green For Life) Currently Recovers Trash in Pecan Grove But There Are Limitations Concerning The Material They Will Pickup.

Specifically, regarding Tree Limbs, Fence parts and Bricks/concrete there are rules

- Tree trimmings must be cut into 4 foot lengths, tied and bundled not to exceed 50 pounds. Tree limbs not cut to length or bundled will not be picked up. Normally, should not exceed three to four bundles
- Fence slats, but must be no more than four feet in length, all nails removed and not exceeding 50lbs. Again, do not expect more than three to four bundles to be picked up and please do not stack multiple bundles on the curb, awaiting pickup on future days.
- Fence posts, cannot exceed 4" in diameter, 4 feet in length, all nails removed and any concrete removed from posts. Bundled and not to exceed 501 bs
- Brick and concrete waste or concrete blocks, GFL will not pick up these items, please do not place on the curb
- Tires will also not be retrieved by GFL

Please note, if you replace a fence or remove a tree, you should arrange for the contractor to remove the old fence or tree limbs. Do not rely nor expect GFL to pick up large volumes of trees, fencing debris or Bricks/concrete.

Trash Collection Tips

- The maximum size allowable container is 50 gallons unless you purchased a cart directly from GFL . .

- The maximum weight per container, bag or bundle is 50 pounds.
- Containers larger than 50 gallons and or items exceeding 50 pounds will have a notice placed on them indicating the need to use a smaller container or to remove some of the content on overweight containers or items for collection the next scheduled day.
- Tree trimmings need to be cut into 4 foot lengths, tied and bundled not to exceed 50 pounds
- Dirt, rocks, brick and concrete are not part of normal trash collection.

GFL does have a special pick-up service available at a nominal fee to collect many overweight items or other items not covered as part of the normal service. Please call their office in advance at (281) 368-8397 to arrange collection of this type of material.

Questions regarding trash pickup should be referred to GFL, contact info below

Green For Glife (GFL)
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Pecan Grove Plantation P. O. A., Inc. Financial Position

As of June 30, 2025 - Unaudited Assets

Current Assets		\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	227,395.11		Current Liabilities	
Wells Fargo - Petty Cash	1,514.81		Accounts Payable	\$ 5,847.33
Wells Fargo Bank - CD	100,000.00		Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51		FWT Payable	1,612.25
Acct Rec - Maint Fee	176,176.93		FICA/MED Payable	1,534.54
A/R - S Grand Apts	5,691.10		FUTA Payable	66.89
Allowance - Uncollectible A/R	(7,722.91)		SUTA Payable	39.55
Prepaid Worker's Comp Insurance	2,661.52		Defd Inc - 2025 Maint Fees	278,499.98
Prepaid Officer Insurance	1,239.82		4th of July - Defd Reimbursement	15,761.02
Prepaid Storage Expense	530.00			
Prepaid Contract Deputy	10,787.49		Total Current Liabilities	313,267.08
Prepaid - 4th of July Fireworks	31,509.00			
Total Current Assets	550,066.38		Long-Term Liabilities	
			Total Long-Term Liabilities	0.00
Property and Equipment			Total Liabilities	313,267.08
Land - Donated	1.00		Stockholders' Equity	
Furniture & Equipment	50,773.14		Unrestricted General Fund	183,339.01
Improvements	133,099.25		Designated by the Board Sidewalk Repairs	14,851.10
Computer Software	1,545.00		Unrestricted Current Earnings	75,674.56
Community Service Vehicle	2,291.86			
Christmas Wreaths & Accessories	85,722.26		Total Stockholders' Equity	273,864.67
Accumulated Depreciation	(236,367.14)		Total Liabilities and Stockholders' Equity	\$587,131.75
Net Property and Equipment	37,065.37			
Total Assets	\$587,131.75			

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) _____



Pecan Grove
PROPERTY OWNERS' ASSOCIATION

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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
Steve Lutz – Vice President, Deed Restrictions Secs. 5, 10, 18, 19 – (832) 278-8571
Joe Gerzina – Treasurer, Deed Restrictions Secs. 11, 15, 17, 20 – (713) 502-5820
Howard Katz – Security, Esplanades, Deed Restrictions Secs. 4, 7, 8 – (713) 858-8893
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
J.P. 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 / FBC Constable Pct. 1 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
The Club at Pecan Grove - (281) 342-9940 or theclub@pecangrove.com
Accounting | Potter & Golden - (713) 972-1304
Fort Bend County Commissioner, Precinct 1 | Vincent Morales - (281) 344-9400 or vincent.moralesjr@fortbendcountytexas.gov