



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

SEPTEMBER 2025

Pecan Grove POA Nominations Meeting

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 preprinted 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.

YOUR ATTENDANCE IS REQUESTED AT THE 2025 POA ELECTION TO BE HELD AT THE MUD BUILDING ON TUESDAY, OCTOBER 21st AT 6:30PM.

QUORUM REQUIREMENTS: A MINIMUM NUMBER OF VOTING MEMBERS (10% OF THE MEMBERSHIP) MUST BE PRESENT FOR AN OFFICIAL ELECTION. WITHOUT A QUORUM, ELECTIONS MAY NEED TO BE DELAYED OR RESCHEDULED SO PLEASE PLAN TO ATTEND.

Why are POA Elections Important?

POA elections are vital to community governance, allowing homeowners to choose representatives to serve on the POA Board.

- Elections allow homeowners to choose representatives who will make decisions in the community's best interest.
- Elected Board members are accountable to the homeowners and must act in accordance with the community's governing documents, including the rules and regulations.
- Regular elections encourage homeowners to participate in community activities and stay informed about POA matters.

An outcome of POA elections significantly impacts the community's future. Homeowners, much like citizens in a democracy, use these election processes to choose their leaders. The individuals elected as HOA Board members will steer the association, impacting its direction and future.

The results of POA elections directly affect the community's well-being. If dedicated and knowledgeable leaders lead an POA, the community will flourish. On the other hand, self-serving or incompetent leadership may lead to dissatisfaction within a community, causing separation and discord among the members.

Tree Trimming

The Pecan Grove POA is requesting: If you have large trees bordering the streets, please be aware of their size and if they need trimming.

Fire Trucks, School Buses, Trash Pickup etc. need at least fourteen feet of clearance to pass underneath without limbs hitting their equipment. Also watch for limbs hanging low over walkways that force pedestrians to move off walkway to get around limbs. The POA appreciates your attention in this matter.



Constable Security Statistics

Security statistics for August are as follows:

77 Dispatched Calls, 92 Traffic Contacts, 6 Reports, 5 Alarm Calls, 15 House Watches, 0 Criminal Arrests, 5 Accident Reports, 4 Other Agency Assists, 583 Property Checks.

Motorcycle Officers Citations: 14 Speeding, 5 Speeding (School Zone) 8 Stop Signs, 25 Expired Registrations, 2 Illegally Parked Vehicle, 2 No Liability Insurance, 2 No Driver's License, 5 No Front License Plate.

**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:

Damon and Nancy Burnett, Hopewell CT; **David Lynch**, Quarterpath DR; **Danielle Latham**, Morton League RD; **Ryan Gloff and Crystal Wyndon**, Old South DR; **Christopher and Karyssa Baethge**, Summerland DR; **Carols Montes and Sindy Castillo**, Pecan Crossing DR; **Fernando Martinez and Vanessa Salinas**, 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.fortbendcountytx.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!

Byron Lee Willis

March 26, 1951 – August 13, 2025

The husband of J. P. Willis, News Editor, lost a 6-year battle with Vascular Parkinsonism and Dementia. On June 24 he suffered a stroke that left him unable to walk or talk. Rehabilitation was unable to give him the strength he needed to improve and on August 13 at the age of 74 the Lord gave him rest and he passed peacefully while under Hospice care."

Advertising:

Please send inquiries about ads to:

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

United States Parcel Service Cluster Boxes

Your POA now has another area that we will now be financially responsible for repairing and keeping in shape.

The United States Parcel Service will no longer be responsible for repairs to our cluster boxes to which our packages and mail is delivered. This has been an on-going back and forth conversation for a few years but the USPS won.

What does this mean to you? The yearly maintenance fee that you pay now will now have one more place to be used. Hopefully it will be for yearly maintenance only and not because of vandalism or car accidents. And in closing, we are asking that you help us in keeping these cluster boxes looking as good a possible.

~ Pecan Grove POA

Waterline Rehabilitation: Phase Two

(From Mud Minutes – July 29)

Project includes replacement of aging waterline infrastructure within Plantation, Section One with additional location of Mayweather Lane between Plantation Drive and Morton League Road. Engineer has issued the Notice to Proceed and Contractor plans to mobilize the first week of August.

ADDITIONAL NOTES (not from Minutes)

“The MUD has initiated a water line rehab project starting on Carriage Ct, Carriage Dr., and Richmond Ct., with plans to include Plantation Dr and Austin Colony Dr. The project is expected to take 3 1/2 months and will replace the water lines on these streets.” Questions concerning this project should be directed to the Pecan Grove MUD – They can be reached Monday thru Friday, 8am to 1pm and 2pm to 4pm at 281-238-5000.

Update on Plantation Drive Repair



The repair crew is going to be laying the final concrete at Morton League and will let it cure. Once that is completed, they will move on to replacing the sidewalks and curbs at that area. Everything should be back to normal within three weeks.

Pecan Grove Real Estate Update

Average Price-Per-Square-Foot-Sold \$153

Average Days On The Market 78

23 Active Listings

54 Homes Sold



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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.

Roast Beef Sandwich Recipe

During football season, we crave the best game day foods while watching our team play like juicy cheeseburgers, loaded hot dogs, fun snacks, easy game day appetizers, and hot and cold dips. Whether you are a fan of the NFL or College Football, cheer on your favorite team with a winning game plan of good food and munchies. Gather your party guests and throw a legendary football party with spectacular, delicious Super Bowl foods for the biggest game of the year. And tailgate in style with all your fan favorites

I keep it simple. There is no one perfect way to make this classic. A fresh baguette, or slices of bread, leftover roast beef, a creamy spread, crisp lettuce like romaine, and a slice of cheese liked shaved parmesan.

INGREDIENTS:

- 1 French Baguette
- 8 oz Sliced Beef Filet
- 4 tablespoons Creamy Balsamic Horseradish Sauce
- 1 cup regular sour cream
- ¼ cup prepared horseradish
- 1 tablespoon of balsamic vinegar
- 1 tablespoon Dijon-style mustard
- ½ teaspoon kosher salt
- ¼ teaspoon ground pepper
- Dash Worcestershire sauce
- 1-ounce Shaved Parmesan
- 1 cup Spring Lettuce Mix

INSTRUCTIONS:

1. In a glass prep bowl, use a small rubber spatula and mix sour cream, prepared horseradish, balsamic vinegar, Dijon mustard, sea salt, pepper, and Worcestershire until well combined.
2. Keep covered and chilled in fridge, will keep for 2-3 weeks.
3. Slice the baguette open and spread the creamy balsamic horseradish sauce on both sides.
4. Layer spring lettuce, shaved parmesan cheese (tip: use a potato peeler), and sliced store bought or homemade roast beef.



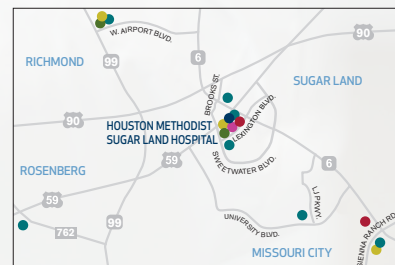
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Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will meet Wednesday, October 8th at The Club at Pecan Grove. We will gather at 9:30 am upstairs for our meet and greet with the business portion of the meeting commencing at 10 am.

Our program will feature Michael Gutierrez, executive director of Richmond Rosenberg Helping Hands. His informative presentation will be on their operations and ideas on how we could become involved. The Pecan Grove Women's Club is a service club as well as a social club.

Please bring donations of fall/winter clothing and shoes for men, women, and children! No socks or underwear unless they are new and packaged.

We will have our annual—one time “pass the hat” donation (cash or check) which will be donated to Helping Hands.

For any questions please contact Kimbra Valachovic at kimbavmedia@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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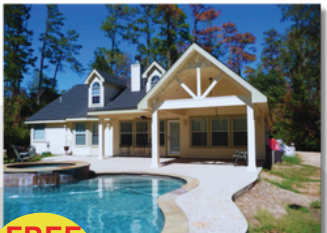
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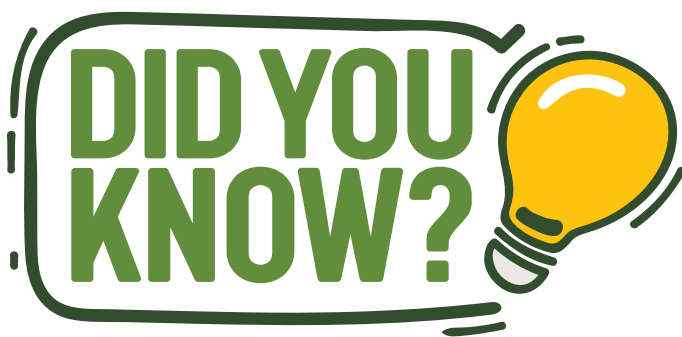
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The Pool at The Club at Pecan Grove is Open.

And, guess what?

It will remain open until Mid-October.

Also remember that the general public (not a MUD member/resident or club member) has access to:

- Dining at The Turn Restaurant
- Tee Times and Golf Practice Facilities

Important Information:

- Dining reservations are not required but recommended.
- Tee Times can be booked up to three days in advance. Golf Practice facilities are available for an additional fee.
- Golf rates: Tuesday-Thursday: 10AM-3PM \$50/3PM-Close \$42; Friday-Sunday: 10AM-3PM \$72/3PM-Close \$49



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



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

As of July 31, 2025 - Unaudited Assets

Current Assets	\$
Wells Fargo - Operating	209,863.31
Wells Fargo - Petty Cash	1,269.81
Wells Fargo Bank - CD	100,000.00
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	141,751.42
A/R - S Grand Apts	8,055.14
Allowance - Uncollectible A/R	(7,931.24)
Prepaid Worker's Comp Insurance	2,281.31
Prepaid Officer Insurance	902.29
Prepaid Storage Expense	530.00
Prepaid Contract Deputy	10,787.49

Total Current Assets	467,793.04
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Property and Equipment

Land - Donated	1.00
Furniture & Equipment	50,773.14
Improvements	133,099.25
Computer Software	1,545.00
Community Service Vehicle	2,291.86
Christmas Wreaths & Accessories	85,722.26
Accumulated Depreciation	(236,938.01)

Net Property and Equipment	36,494.50
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Total Assets	\$504,287.54
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Liabilities and Stockholders' Equity

Current Liabilities	\$
Accounts Payable	11,413.58
Contract Deputy Patrol Payable	9,905.52
FWT Payable	1,048.05
FICA/MED Payable	961.34
FUTA Payable	79.70
SUTA Payable	45.06
Defd Inc - 2025 Maint Fees	232,083.31

Total Current Liabilities	255,536.56
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Long-Term Liabilities

Total Long-Term Liabilities	0.00
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Total Liabilities	255,536.56
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Stockholders' Equity

Unrestricted General Fund	183,339.01
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	50,560.87

Total Stockholders' Equity	248,750.98
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Total Liabilities and Stockholders' Equity	\$504,287.54
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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