



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

DECEMBER 2025

Pecan Grove Reflections From 2025

- The Second Annual Pecan Grove Christmas Walk & Stroll was held
- Residents had "Fun in the Snow" in January by sledding and building snow men
- In February the refurbishing of our cluster mailboxes began as they are now POA responsibility
- The park benches throughout the neighborhood were repaired and painted
- The Bulletin Board at Windmill and Plantation was rebuilt.
- Pecan Grove's Annual Spring Community-wide Garage Sale was held once again
- Brick wall on Old South/Pecan Crossing fell and had to be repaired
- April brought the discovery of Bald Eagles Nests (April Newsletter). One in the woods by Firehouse 2 with others around the Harvest Green area and around Skinner Road
- The Entrance Landmark Sign at FM 359 was leveled because of shifting.
- The Fort Bend County Parks & Recreation opened the Sports Hub, 727 Plantation Drive. It is around 64,000 sq. ft. with 4 basketball courts and 8 volleyball courts.
- In place of the Easter Egg Hunt our Easter Rabbit (ROTC Cadet from Travis HS and his helper) rode through Pecan Grove on a PGVFD truck, threw candy which included small rabbits that could be exchanged for an Easter basket. Residents liked the community feel.
- Enumerate, a new Community Management software was introduced. It has helped to make autopay and Home Owner ACC requests easier because of shorter response time.
- The POA dedicated a picnic table and remembrance plaque for Jim Ashmore and Frank Jarett, long-time, past Board members. It was placed by the lake near the Memorial area for all to enjoy.
- Our Fourth of July fireworks display is growing as each year passes. This year was another huge success thanks to the funding of the CIA, HOA and POA and the tremendous work of the PGVFD.
- The Annual Pecan Grove Volunteer Fire Department's 5 Miles My Way was held and, once again, was a huge success.
- Summerland Drive lost some trees to termites and age. They were removed and five oak trees planted in their place.
- Plantation Road Repair was started and was extended 4-5 months due to the major traffic damage to the road but looks like a new road now
- Our landscaping contract with Yellowstone Landscape was renewed for another year
- The POA Elections were held in October. The declared winners were Guy Steiger, Steve Lutz and Kim Hollas who will continue in their current positions as President, Vice President, and Community Affairs.
- Deed Restrictions – Thanks to the neighborhood's strong cooperation we were able to resolve 403 (92%) from a total of 438 resident property-related concerns such as: Lawns, Shrubbery, and Trees (29%), Trailers, RVs, and Boats (14%), Clutter (12%), Stored Vehicles (13%), Fences (8%), and Miscellaneous – 24%
- Financial goal for the end of 2026 is a cash reserve of \$100,000. This will be to help with any unexpected expenditures associated with our neighborhood. Your Board will continue to look for opportunities to reduce expenses where possible as they have in the past.
- The Architectural Control Committee, in 2025, had the most modifications (166 requests) in 5 years. Thirty days is allowed for approval but our ACC members have tried to approve within 3 days. They have, in the last 4 years, maintained 96% completion in that timeline.
- 2025 Real Estate Sales through November:

Total Number of Sales.....	85
Average Sold Price.....	\$427,216
Average Price-Per-Sq. Ft.....	\$151
Average Days on Market.....	69

To Our Pecan Grove Plantation Property Owner's Family

It has been our pleasure to serve as trustees this year for the Pecan Grove Plantation Property Owners Association. We wish you and yours a very Merry Christmas and a Happy New Year.

Guy Steiger - President
Steve Lutz - Vice President
Joe Gerzina - Treasurer
Howard Katz - Security
Kim Hollas - Community Affairs
Philip Pletka - Esplanades
J. P. Willis - Newsletter, Secretary
Howard Katz - Security
Paula Stephens - Office Manager



Constable Security Statistics

Security statistics for November
are as follows:

34 Dispatched Calls, 73 Traffic Contacts, 4 Reports, 2 Alarm Calls, 12 House Watches, 0 Criminal Arrests, 0 Accident Reports, 2 Other Agency Assists, 424 Property Checks.

Motorcycle Officers Citations: 14 Speeding, 10 Speeding (School Zone), 2 Cell Phone (School Zone), 5 Stop Signs, 15 Expired Registrations, 3 Illegally Parked Vehicle, 3 No Liability Insurance, 3 No Driver's License, 1 Illegal Window Tint, 2 No Front License Plate.

**Citizen Contacts include: Self-initiated calls, Citizen Contacts, and Rendered Assistance. Criminal Arrests include felony and misdemeanor.*

Maintenance (Assessment) Fee for 2026 Increased

The Annual Maintenance Fee for 2026 has been voted on and has been increased 10% to \$275.00 for next year, 2026.

As part of the new 2026 budget, we will continue to work on maintaining our \$100,000 cash reserves for future unexpected expenses.

There has been an on-going discussion between the POA, County Commissioner and the USPS regarding cluster box maintenance. We replaced one box on Old South due to an auto accident this year. Moving forward we have decided that to ensure that our mail continues being delivered we are going to include a part of our budget each year to cluster box repairs and possible replacements at about \$2,000 per box.

NOTE: The annual Assessment is reviewed each year by the PGPOA Board and is subject to increases up to 10% with Board approval.

Welcome New Neighbors!

The Property Owners' Association is pleased to extend a warm welcome to the following new residents:

David and Regina Lankford, Bent Creek CT; **Christopher and Emily Millward**, Landscape Way; **Gerald and Mary Ellen Gay**, Misty Creek DR; **Justin and Karley Hardin**, Windmill DR; **Alton Fuller Jr**, Mayweather LN; **Robin and Michael Scrivens**, Old South DR; **Joshua Micheal**, **Madison Micheal** and **John Clarke**, Cooling Breeze 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:

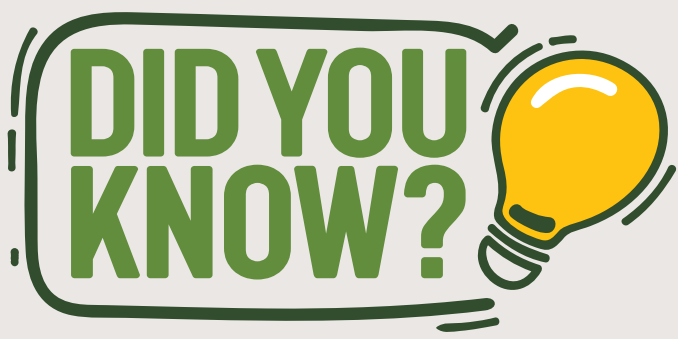
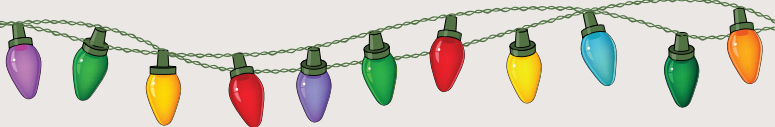
Deed Restriction Complaint Form: <https://pecangrove.org/deed-restriction-complaint-form/>

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!



Residents of Pecan Grove Plantation, Richmond, TX began their tradition of decorating for the holidays in the early 1990's. At that time, it was HIGHLY SUGGESTED that the yards be edged with strings of lights on stakes and the red light had to be at the top of each stake with other colored bulbs in between. Today residents have extended the original yard decorating to their homes and our neighborhood is now one of the most popular destinations for holiday lights in the Houston area. We did create our own monster though because now a trip to Randalls takes about 1/2 to 3/4 of an hour and we have more hayrides than cars. But for one month there is no speeding through the neighborhood and we can proudly tell anyone that will listen that we live in one of the most decorated, vibrant, and caring subdivisions in the Houston area.

Merry Christmas

**Notice All Pecan Grove Residents
Regarding Online Assessment Payments**

ENUMERATE...

Need to make an online payment of your 2025 Assessment (Maintenance Fee), submit a Homeowner Improvement Request (ACC Application), or just ask a question or voice a concern. The Pecan Grove POA encourages all residents to register, submit ACC Requests and make payments online.

This can all be completed via our new Enumerate site but you must register first.

To register, go here → **Enumerate Login** and select “Need to Register” When you first register you will be asked for the section, block and lot of your home, if you don't know it, just select “I can't find it” and continue. Your request will be sent for review to ensure you are a Pecan Grove Resident; this will normally be completed in a couple of hours but may take longer if submitted after hours. If you are already registered just input your UID and PW for access.

Once approved, you will receive a note to set your password and you are good to go. Please save your credentials for future use. As registration increases the POA Board will also be able to provide important information impacting Pecan Grove directly to residents.

Christmas Lighting Contest

Most of you have already proudly decorated your home and are waiting for the Lighting Contest judging which will be held December 8 through the 13. First Place Winners will receive a gift certificate from Lomonte's and a First Place Bulb in their yard. Second, Third and In the Eyes of a Child Winners will receive a corresponding Bulb in their yard.

If the judges pick your home as a winner, congratulations but... if not, we are still proud of you and thank you for participating in helping make our subdivision a beautiful winter wonderland.

MERRY CHRISTMAS TO ALL OF OUR PECAN GROVE RESIDENTS

**Note to First Place Winners – Gift certificates will need to be picked up at the POA Office, Tuesday, Wednesday, or Thursday 9am to 2pm.*

Garbage Holiday Schedule

This year Christmas and NewYear's Day both fall on a Thursday. GFL, our trash collection company, has asked to change the pickup dates from the actual holidays to the next Saturday, two days after the holiday. Mark this on your calendar!

The Thankful Ones

10th Annual Pecan Grove Turkey Trot

PECAN GROVE TURKEY TROT

Benefiting:  the Thankful Ones

Dear Pecan Grove,

I wanted to take a moment to express our deepest gratitude for your continued support of the Pecan Grove Turkey Trot (PGTT). Pecan Grove fosters truly unique traditions, and we are profoundly thankful that the Pecan Grove Turkey Trot 2025 has been embraced as a beloved pre-Christmas tradition.

The Thankful Ones hosted the 1st Annual PGTT nine years ago at the small park on Windmill and moved to Randall's in 2023 due to the event's growth. This year's incredible turnout is a testament to the amazing community we have in Pecan Grove.

The Thankful Ones is a 501(c)(3) organization supporting local child adoption and foster care missions. We are 100% volunteer-run, and every penny raised goes directly to our local missions.

This year's 10th Annual Pecan Grove Turkey Trot hosted almost 2,000 attendees, including over 1,600 trot participants, along with many volunteers, sponsors, vendors, supporters, donors, and onlookers.

The Thankful Ones anticipates raising close to \$100,000 after event expenses. This is the anchor for our 2026 Adoption Family Grant Program with an estimated budget of \$150,000. This could not be possible without the incredible love and support from our Pecan Grove Turkey Trotters! Also, a special thank you to Pecan Grove Randalls and Tree House Academy of Richmond for providing the tagging areas for the event.

Looking ahead to 2026, we plan to improve operations by providing more parking volunteers to reserve spaces for Randalls customers and adding portable restrooms for our attendees.

Sincerely,

Matthew Martin
832-489-8085
www.thethankfulones.org



Excellence
IN COMMERCIAL LANDSCAPING

A Very Merry Christmas wish was sent to us for all our residents from Yellowstone Landscape, our landscape contractor.

We would like to give them not only a Merry Christmas wish but also send CONGRATULATIONS for being voted "**BEST LANDSCAPE COMPANY**" by the West Houston Chamber of Commerce. So glad we renewed our contract with you for another year.

Thank you, Boy Scout Troop 1656

Pecan Grove Plantation POA would like to give a big shout out to Scout Leader Aart Slikker, and his Boy Scouts from Troop 1656 for taking their Saturday, December 6 to help us continue another of our traditions. They loaded over 450 of our Christmas wreaths on trailers and distributed them over 10 routes within Pecan Grove Plantation.

Thank you, Troop 1656. Wishing each one of you a Very Merry Christmas.



Rep. Matt Morgan - District 26

Please contact State Representative Matt Morgan with any questions or concerns you might have. His email is:

Matt.Morgan@house.texas.gov

His phone number is:

(512)463-0710.

Capitol Address: Room E2.802
P.O. Box 12910
Austin, Texas 78711-2910





Santa Ride

Dec 13, 2025

Start: Austin Elementary

08:00

Right on Pitts Rd
Left on Morton League
Left on Plantation
Left on Windmill
Right on Fernglade
Curve right to Country Mile
Left on Windmill
Left on Plantation
Left on 359
Left onto Southern Place

08:15

(Down and back)
Right on 359
Right on Plantation
Left on Old South
Left on Colonel Court
Right on Thompson Crossing
Curve Right on Shade Crest
Left on Old South

08:35

Right into PG Elementary
Left on Jane Long League
Left on Old Dixie
Right on Old South
Right on Victoria Garden

Right on Colonel Court

Right Old South
Left on Old Dixie
Left on Farmer
Right on Mason

08:50

Right on Waterside Village
Left on Lawson Lake
Curve left on Rogers Lake
Curve Left on Lake Wichita
Right on Waterside Village
Left on Mason

09:05

Left on Lewisville
Left Bellwood
Right on Waterside Estates Circle
Left on Lake Charlotte
Left on Waterside Estates Circle
Right on Lost Lake

09:20

Left on Harvest Corner
U Turn through Granary Flats

09:30

Right on Harvest Corner
Round about to Harvest Garden
Cross Harlem

This year, once again, we would like to thank our Pecan Grove Volunteer Department for taking Santa on a ride through Pecan Grove, Waterside Estates and Harvest Green. Santa and the candy he threw, certainly helped to add to the children's Christmas excitement.

Thank you, PGVFD for caring about all of us.

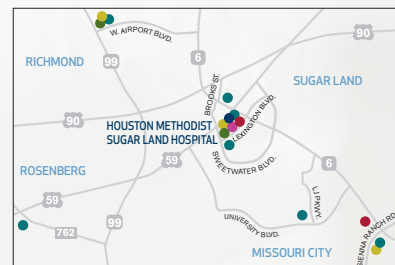
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What a Welcoming Sight as You Enter Pecan Grove!



Once again, the POA has hired West Houston Pressure Washing to beautify the Plantation Drive Esplanade. Twelve trees have been beautifully wrapped with lights; border lights placed on the marquee and colored lights frame the entire area. Thanks, Derrick, for helping us to show off our Pecan Grove pride for 2025.



RECRUITING

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SIGN UP NOW WWW.PECANGROVEFIRE.ORG

Pecan Grove Christmas Tree



Thanks to Rachel, Kevin, John, and Terrance for putting up the Pecan Grove Tree in front of the Club House. And thanks to Ryan for helping make this happen.

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THANKSGIVING WEEK

November 22–November 30

10 am–5 pm

Closed Thanksgiving Day

CHRISTMAS HOLIDAY

December 20–January 7

10 am–5 pm

Closed Christmas Day

NEW YEAR'S EVE

Wednesday, December 31

10 am–5 pm

NEW YEAR'S DAY 2026

Thursday, January 1

Noon–5 pm

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of NATURAL SCIENCE

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Visit hmns.org/sugarland

Community Happenings

Pecan Grove Women's Club

On behalf of the Pecan Grove Women's Club, we would like to wish all of you life's blessings and a healthy and prosperous New Year.

Our first meeting of the new year will be January 14, 2026 at The Club at Pecan Grove. Our guest speaker will be Pecan Grove neighbor Joe Smith. Joe is a beekeeper and his presentation is titled "All About Bees!"

We meet upstairs at 9:30 am with the business portion of the meeting at 10 am followed by our presentation. After the meeting those who wish to dine can join us at The Turn downstairs. Meals are \$25 cash or check. Please join us for an enjoyable and informative discussion. You do not have to be a member to attend, everyone is welcome. Since 1982, The Pecan Grove Women's Club has been enriching member's lives through friendships and community service.

Our February presentation will be Wednesday, February the 11th and our guests will be The Sugar Land FOG, "Four Old Guys", who will be serenading us into Valentine's Day. Please wear RED!!!

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.


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.



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Wishing you peace and joy this Christmas
season and a bright year ahead !



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MARKETING AND DESIGN

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

As of October 31, 2025 - Unaudited Assets

Current Assets		\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	152,119.97		Current Liabilities	\$
Wells Fargo - Petty Cash	778.97		Accounts Payable	5,847.33
Wells Fargo Bank - CD	50,000.00		Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51		FWT Payable	91.46
Acct Rec - Maint Fee	118,686.06		FICA/MED Payable	172.84
A/R - S Grand Apts	5,691.10		FUTA Payable	84.00
Allowance - Uncollectible A/R	(8,556.23)		SUTA Payable	58.92
Prepaid Worker's Comp Insurance	1,140.68		Defd Inc - 2025 Maint Fees	92,833.30
Prepaid Officer Insurance	1,491.70			
Prepaid Storage Expense	530.00		Total Current Liabilities	108,993.37
Prepaid Contract Deputy	10,787.49			
Prepaid - 4th of July Fireworks	16,750.00		Long-Term Liabilities	
Total Current Assets	349,703.25		Total Long-Term Liabilities	0.00
			Total Liabilities	108,993.37
Property and Equipment			Stockholders' Equity	
Land - Donated	1.00		Unrestricted General Fund	183,339.01
Furniture & Equipment	50,773.14		Designated by the Board Sidewalk Repairs	14,851.10
Improvements	136,505.25		Unrestricted Current Earnings	80,700.56
Computer Software	1,545.00			
Community Service Vehicle	2,291.86		Total Stockholders' Equity	278,890.67
Christmas Wreaths & Accessories	85,722.26		Total Liabilities and Stockholders' Equity	\$387,884.04
Accumulated Depreciation	(238,657.72)			
Net Property and Equipment	38,180.79			
Total Assets	\$387,884.04			

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) _____

5. Phone no.(confidential) _____



Pecan Grove
PROPERTY OWNERS' ASSOCIATION

PRESORTED STANDARD
U.S. POSTAGE PAID
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77478

PECAN GROVE PROPERTY OWNERS' ASSOCIATION
Pecan Pointe Office Park
1305 FM 359, Suite B
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
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