



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

JANUARY 2026

2025 Pecan Grove Christmas Light Winners

Photograph by John Anstine



Area 1 First Place



Area 2 First Place



Area 3 First Place



Area 4 First Place



Area 5 First Place



Area 6 First Place



Area 7 First Place



Area 8 First Place

Thanks to Braden Lomonte for donating gift certificates for our First Place Winners.

**Note to First Place Winners: Don't forget to pick up your winner's Lomonte's gift certificate at the POA Office.*



Pecan Grove Mud News

Waterline Rehabilitation

Phase Two Project includes replacement of aging waterline infrastructure within Plantation, Section One with additional location of Mayweather Lane between Plantation and Morton League. Contractor has already completed the work along Austin Colony and construction activities will be placed on hold until January, 2026.

We have been unable to obtain any dates for this project but will update you as soon as we are able.



Constable Security Statistics

Security statistics for December
are as follows:

69 Dispatched Calls, 80 Traffic Contacts, 10 Reports, 7 Alarm Calls, 38 House Watches, 2 Criminal Arrests, 2 Accident Reports, 2 Other Agency Assists, 711 Property Checks.

Motorcycle Officers Citations: 18 Speeding, 0 Speeding (School Zone), 9 Stop Signs, 12 Expired Registrations, 2 Illegally Parked Vehicle, 3 No Liability Insurance, 3 No Driver's License, 1 Illegal Window Tint, 2 No Front License Plate, 4 No Seatbelt, 1 Defective Equipment.

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

Thank you Judges!

**Thank you to our
Christmas Lighting Contest Judges:**

Lori Cykata, Martha Durio, Amber Hambrick,
Debbie Hodson, Danielle Hollier, Sherrie Smith,
Jackie Townsend and Diane Whitmarsh.



The new residents had to defend themselves due to the lack of decorations.

Welcome New Neighbors!

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

Eric Vichi, Morton League RD; **James Clements**, Richmond CT; **John Smith**, Confederate CT; **Vy Nguyen**, Mayweather LN; **Kathleen Leo**, Plantation DR; **Roesha and Cameron Lopez**, Woodland CT; **Carols Hernandez**, Woodmere DR; **Karla Konzen**, Country Mile LN; **Stephen and Sara Waguespack**, Pecan Crossing 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.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!

Third Annual Pecan Grove Christmas Family Walk

December 11, 2025

Since December, 2023, Manda and Josh LaMartina have created a fun time for their neighbors and Pecan Grove residents when The Pecan Grove Christmas Family Walk began. It is a way for families to get out together, meet neighbors and walk N. & S. Hearthside to see the Christmas decorations. There are always coffee, food and other treats and the parents do not have to worry about the kids spilling anything because it is held outside.

Manda and Josh: We would like to thank you, once again, for being our neighbors and for all that you do for us (including the Annual Garage Sales).



Bald Eagles in Pecan Grove *From Our April Edition of News in a Nutshell*

On the front page of our April edition of News in a Nutshell appeared an article on “Bald Eagles in Pecan Grove. It all started with a “Did You Know” comment from one of our board members and my curiosity led to a phone call to Pecan Grove Photographer Vicki Corso. Vicki had been taking pictures of the Bald Eagles (and other interesting birds) and posting on Facebook. She took me on a tour of the area which led to the news article.

In November Vicki said she had created a 2026 “Eagles of Pecan Grove” calendar which should be arriving shortly and would be for sale. Well, my curiosity popped up again and I asked Vicki “what’s the history behind the calendar”? It so happens that she makes a calendar for herself every year with places and things she had seen and with the eagles coming of age and the nesting in the tree on the lot she decided she wanted to protect these birds by letting everyone know we have Eagles in the area and to be mindful of them. She registered them with the US Eagle Protection Service and the nest location as “active” because several residents had seen the mate. While residents were counting the days for eggs and more sightings, the nest fell and the Eagles failed to return except for occasionally flying overhead. We do hope they build their home nest close. Vicki decided to offer her Bald Eagle Calendar to Pecan Grove residents

to remind them to continue being aware of these beautiful birds. She is also getting a website together for “spunkysphotos” a small business in which she has always wanted to dabble and post pictures. Announcement will be on Facebook. “But the Eagles will always be special to me, the Pecan Grove residents and hopefully, the calendar will remind us of that,” she said. Vicki also wanted everyone to know, “I have been so humbled by these calendars being used as gifts and it makes my heart happy that I can share God’s gifts to you!”





2025 Pecan Grove *Christmas Light Winners*

2025 *Winners*

| AREA | AWARD | ADDRESS |
|------|-----------------|-------------------------|
| 1 | 1st | 2606 Thompson Crossing |
| 1 | 2nd | 2715 Avalon Court |
| 1 | 3rd | 2218 Shade Crest Drive |
| 1 | EOC | 2710 Avalon Court |
| 2 | 1st | 2523 Old South |
| 2 | 2nd | 2518 Plantation Springs |
| 2 | 3rd | 2615 Old South |
| 2 | EOC | 1631 Pecan Crossing |
| 3 | 1st | 1426 Woodfair Drive |
| 3 | 2nd | 2219 Mossy Glen Court |
| 3 | 3rd | 1323 Woodfair Drive |
| 3 | EOC | 2331 Leisure Lane |
| 4 | 1st | 1506 Rain Barrel Court |
| 4 | 2nd | 1102 Woodland Court |
| 4 | 3rd | 1031 Deerfield Road |
| 4 | EOC | 1019 Deerfield Road |
| 5 | 1st | 2323 Confederate Court |
| 5 | 2nd | 1510 S. Hearthside Dr. |
| 5 | 3rd | 1803 Kingsmill Lane |
| 5 | EOC | 1518 N. Hearthside |
| 6 | 1st | 1810 Cotton Court |
| 6 | 2nd | 1211 Austin Colony |
| 6 | 3rd | 710 Ironwood |
| 6 | EOC | 607 Fernglade |
| 7 | 1st | 1315 Plantation Drive |
| 7 | 2nd | 2010 Plantation Drive |
| 7 | 3rd | 2006 Plantation Drive |
| 7 | EOC | 2110 Plantation Drive |
| 8 | 1st | 1527 Giles Drive |
| 8 | 2nd | 1519 Giles Drive |
| 8 | 3rd | 1526 Giles Drive |
| 8 | EOC | 1626 Stuart Drive |
| All | Best Cul-de-sac | Cotton Court |
| All | Best Street | Plantation Springs |

Hall of Fame

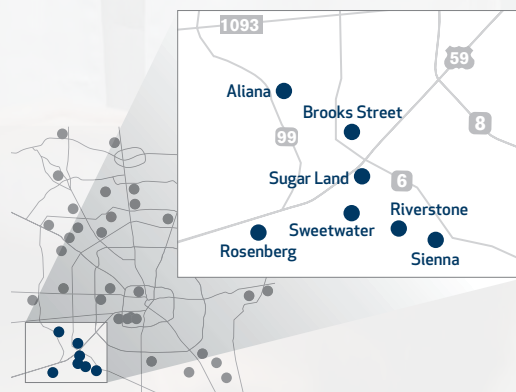
| AREA | ADDRESS |
|------|-------------------------------|
| 1 | 2102 Shade Crest Drive |
| 1 | 3106 Saddle Ridge Court |
| 1 | 2014 Pecan Trail |
| 1 | 2110 Shade Crest Drive |
| 2 | 1914 Thompson Crossing Drive |
| 2 | 2307 Juniper Hills |
| 2 | 2530 Plantation Springs Drive |
| 2 | 2530 Old South Drive |
| 2 | 2306 Jonathans Landing |
| 3 | 2207 Enchanted Path Court |
| 3 | 1302 Roundstone Drive |
| 3 | 2219 Walnut Grove Lane |
| 4 | 1610 Quarterpath Drive |
| 4 | 1702 Chapelwood Lane |
| 4 | 1202 Bittersweet Drive |
| 5 | 1618 Fair Oak Lane |
| 5 | 1915 Mistyvale Court |
| 5 | 2303 Cottage Court |
| 6 | 2103 Country Mile Lane |
| 6 | 2103 Morton League Road |
| 6 | 1807 Cotton Court |
| 6 | 2022 Windmill Drive |
| 7 | 2107 Plantation Drive |
| 8 | 1522 Giles Drive |
| 8 | 1634 Stuart Drive |
| 8 | 1631 Pecan Branch |



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Important News From The Pecan Grove Fire Department



In the last 24 months, existing Emergency Services Districts (ESD) have been annexing areas that border our current response territory. The City of Richmond has already had neighborhoods, who the City currently has contracts to service, annexed by these districts. We believe that these ESDs will continue to annex more neighborhoods, and Pecan Grove is a future possibility.

Pecan Grove Volunteer Fire Department has begun the process of creating an ESD. To that end, we are soliciting signatures to accompany a petition to Fort Bend County Commissioner's Court so that an election can be called to let the voters decide on the creation of this ESD.

Pecan Grove VFD currently has contracts with Pecan Grove

MUD, FB Mud 118 (Waterside Estates), and the four MUDs that comprise Harvest Green, FBMUD 134B, 134C, 134D and 134E. If an ESD is created, the fire fee on your water bill will go away and be replaced by a property tax. This tax is limited by law to be no more than \$0.10 per thousand of the appraised value of your home. Depending on the value of your home, this amount could be more, less, or the same as your current fire fee. Plus, the amount could be deducted on your income tax filing.

By creating an ESD of our existing response territory, not only will we secure a long-term source of funding, but we will also prevent our neighborhoods being annexed by larger Fire Departments who do not live and work in this area. If we are successful in creating an ESD, it will be governed by a Board of Directors who will be appointed by our County Commissioner. These directors will be citizens of the district. We want to keep our fire department under local control.

George Memorial Library

Located at 1001 Golfview Drive, Richmond, TX, 77469 (Phone 281-341-4455) offers books, periodicals, and other information sources to patrons. The library collection also includes electronic databases, films, and other cultural materials. In addition to its collections, the library also hosts programs and activities in the Fort Bend County area. To find out more about other programs, go to:

www.fortbendlibraries.gov/locations-hours/George-memorial

Examples include:

January 13: 3pm-6pm

After-School Homework Help (Elementary/Middle/Teens)

January 13: 4:15-5 pm

Building Club (Elementary)

January 14: 9am-5 pm

Family Games & Jigsaw Puzzles (Preschool/Element/Mid)

January 14: 10am-11am

ELS Conversation Circle – Learning Lab (Adults)

January 14: 10:30am-11:30am

Intro to Ancestry.com – History/Genealogy (Adults)

**Registration required

January 14: 3pm-6pm

After-School Homework Help (Elementary/Middle/Teens)



YELLOWSTONE
LANDSCAPE

Landscape Prep

December/January often brings unpredictable weather, some days may bring a chance of frost, while others feel unseasonably warm. With these changing patterns, our teams are keeping a close eye on the forecast to ensure your landscape stays protected and looking its best. You may see us on site checking irrigation systems for adjustments or repairs, as well as assessing overall site conditions to prepare for upcoming weather shifts.

Aeration

Healthy lawns start from the ground up! Over time, soil can become compacted, making it harder for water and nutrients to reach the grass roots. Aeration helps relieve that compaction by removing small cores of soil, creating pathways for air, water, and nutrients to flow more freely. This process strengthens root growth, improves overall soil health, and helps your lawn retain moisture as it heads into the warmer months.

Leaf & Debris Management

A clean, leaf-free landscape not only looks beautiful but also shows the care and attention your property receives. Beyond appearance, removing fallen leaves is important for the health of your turf, leaves left to pile up can weigh down the grass, block sunlight, and limit the airflow your lawn needs to stay healthy.

Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will meet on Wednesday, February 11 upstairs at The Club at Pecan Grove. Our February presentation will be The Sugar Land FOG – Four Old Guys who will be serenading us into Valentine's Day so PLEASE WEAR RED!!

We meet at 9:30 am upstairs for enjoyable and informative discussions followed by a business meeting at 10 and then the presentation by the Sugar Land FOG. Afterward those who wish to dine can join us at The Turn downstairs. Meals are \$25 cash or check.

The Pecan Grove Women's Club has been enriching member's lives through friendship and community service since 1982. Everyone is welcome to join us and no need to be a member.

NOTE*

Please mark your calendars for Wednesday, March 11. We will have Ft. Bend Co. Master Gardener Deborah Birge speak on "Fearless Pruning" after winter and *before Spring!*

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.

Weight Watchers 1 Point Brownies

So, you can still have sweets while following your New Year's Resolution we have decided to run this one again.

INSTRUCTIONS:

1. 1 Box Pillsbury Sugar-Free Brownie Mix
2. 1 Egg
3. 1/3 cup Unsweetened Apple Sauce
4. 3 Tbsp. Water
5. Add ¼ Cup Dark Chocolate Chips
6. Mix all together and bake in mini muffin pans sprayed with Pam for baking.
7. Bake at 350 Degrees for 15 Minutes (Check after 10 minutes because oven temperatures do vary)

Makes 24 little bites of joy.





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

As of November 30, 2025 - Unaudited Assets

| Current Assets | | \$ | Liabilities and Stockholders' Equity | |
|-----------------------------------|---------------------|----|---|---------------------|
| Wells Fargo - Operating | 117,969.40 | | Current Liabilities | \$ |
| Wells Fargo - Petty Cash | 2,161.06 | | 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 | 706.54 |
| Acct Rec - Maint Fee | 106,444.82 | | FICA/MED Payable | 753.84 |
| A/R - S Grand Apts | 5,691.10 | | FUTA Payable | 84.00 |
| Allowance - Uncollectible A/R | (8,764.56) | | SUTA Payable | 58.92 |
| Prepaid Worker's Comp Insurance | 760.47 | | Defd Inc - 2025 Maint Fees | 46,416.63 |
| Prepaid Officer Insurance | 1,154.17 | | | |
| Prepaid Storage Expense | 530.00 | | Total Current Liabilities | 63,772.78 |
| Prepaid Contract Deputy | 10,787.49 | | | |
| Prepaid - 4th of July Fireworks | 16,750.00 | | Long-Term Liabilities | |
| Total Current Assets | 303,767.46 | | Total Long-Term Liabilities | 0.00 |
| | | | Total Liabilities | 63,772.78 |
| 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 | 79,414.49 |
| Computer Software | 1,545.00 | | | |
| Community Service Vehicle | 2,291.86 | | Total Stockholders' Equity | 277,604.60 |
| Christmas Wreaths & Accessories | 85,722.26 | | Total Liabilities and Stockholders' Equity | \$341,377.38 |
| Accumulated Depreciation | (239,228.59) | | | |
| Net Property and Equipment | 37,609.92 | | | |
| Total Assets | \$341,377.38 | | | |

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

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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