



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

JULY 2026

Information For Pecan Grove Residents

1) NOMINATIONS/ELECTIONS

Please mark your calendar and join us for our Pecan Grove POA Nominations Meeting at the PGMUD Building at 751 Pitts rd. on Tuesday September 16th. The meeting will begin promptly at 6:30pm.

Then on October 21 the Elections will be held at 6:30 pm at the PGMUD Building. We will elect three (3) Trustees to fill the positions of J. P. Willis, Joe Gerniza and Howard Katz. To be an eligible candidate, you must be a POA property owner and current with your maintenance fees. 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.

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.

2) DEED RESTRICTION VIOLATIONS UPDATE

Pecan Grove is a deed restricted community, yet we identify multiple Covenant violations across the neighborhood on a weekly basis.

As of May 19, 2026, we have 49 open issues across all 24 sections. Most Common Violations

- Mildew on exterior surfaces
- Rotted siding or peeling paint
- Grass not cut / growing over curbs
- Shrubs not maintained
- Stored vehicles (expired tags, long term parking, vehicles under tarps)

Vehicle Reminder:

Vehicles not driven frequently - including those covered with tarps - are considered stored under our Covenants. Stored vehicles must be kept in garage or off site.

3) NOTICE: PECAN GROVE RESIDENTS - PAY ONLINE OR SUBMIT HOMEOWNERS' IMPROVEMENT REQUEST (ACC) OR SUBMIT A QUESTION

If you would like to make a payment, submit a Homeowners Improvement Request (ACC Request) or ask a question, you can do that via the Pecan Grove Enumerate Site, but you must be registered. If you need to register, just go to pecangrove.org and click on Pecan Grove Enumerate.

Please note, if you previously registered, you may need your email and pass-word to login in.

(Continued on page 3.)

Information For Pecan Grove Residents

(Continued from Cover.)

4) YARD SIGNS OF ANY KIND

Please be aware, Pecan Grove Covenants do not allow signs in yards or along street right of way for advertising Garage/Estate Sales or Bandit Signs i.e.” We buy Houses for Cash”. Signs of this nature, may be removed by our Board Members or the Community Driver. If you wish to post a notice, please do so on our Community Bulletin Board located at the front of the neighborhood on Plantation Dr. near the Park on Windmill.

5) GARBAGE DISPOSAL

We have touched on this before but we still have plastic garbage bags being thrown at the curb and not put into a garbage can. With the displacement of wild life (coyote, racoon, possum, and armadillo, etc.) they have the need to forage for food. We are seeing garbage loose and blowing around on pick up day so we are respectfully asking our residents to put garbage in a garbage can please.

6) ARCHITECTURAL APPLICATION GUIDELINES

When you live in a neighborhood with deed restrictions you must always remember to check the ACC guidelines found by going to: pecangrove.org. before making any improvements or changes to your property. You may find that none are needed but it is better to find out before RATHER than after the changes have been completed and must be redone.



Constable Security Statistics

Security statistics for June are as follows:

108 Dispatched Calls, 56 Traffic Contacts, 12 Reports, 4 Alarm Calls, 37 House Watches, 1 Criminal Arrests, 3 Accident Reports, 3 Other Agency Assists, 258 Property Checks.

Motorcycle Officers Citations: 28 Speeding, 6 Stop Signs, 12 Expired Registrations, 4 Illegally Parked Vehicle, 2 No Driver's License, 2 No Liability Insurance.

**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:

Matthew Botzong and Katherine Muhlherr, Pitts RD; *Karen Davidovich*, Deerfield RD; *Robert and Terrie Ashley*, Country Mile LN; *Lindsey and Isaac Elias*, Old South 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/>

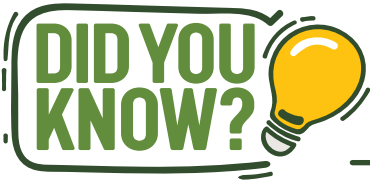
PGPOA Property Modification Application: <https://pecangrove.org/home-improvements-acc-request/>

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!





History of The Country Club



1978

The golf course at Pecan Grove Plantation Country Club (now The Club at Pecan Grove) was designed by Carlton Gipson and built in 1978. The championship 18-hole course was designed as a challenging yet playable layout that would stand the test of time. In addition, a clubhouse was built with the vision of providing members with a top-notch golfing experience in their own backyard.

The developer's focus was also on building a clubhouse that would serve as the hub of social activities within the community and a gathering place for members with amenities such as a pro-shop, dining room, men's and women's locker rooms, a swimming pool, fitness center, tennis courts, bar and grill and event spaces. The intention was to create a welcoming environment where members could not only enjoy golf but make lasting friendships while creating memories.

1994

In October, 1994, a fire was reported by Pecan Grove Country Club at 11:26 am to the Pecan Grove Volunteer Fire Department. By the time the fire department arrived, they saw a large fire coming through the roof. The 23 firemen had the fire under control in 40 minutes but in that time the club's general manager said it looked like a total loss. They had been experiencing electrical problems that morning and the lights weren't working properly so HL&P was called to troubleshoot the problem. A new fuse was added and power was restored but the transformers started smoking so electricity to the building was turned off, and the 44 employees were evacuated. The fire resulted in a total loss to the clubhouse which was unfortunate as the general manager said they had just finished a \$1 million dollar renovation of the facility. Temporary buildings were moved in to house the pro shop and a snack bar while the club was rebuilt.

2025

The Pecan Grove MUD purchased the former Pecan Grove Plantation – now The Club at Pecan Grove boasting 27 holes of golf. The restaurant “The Turn” is open to the public as well as to club members. MUD residents and the public can access tennis courts, the pool and the fitness center with an annual fee and key card. Pecan Grove residents key card is \$125/annually with each additional card \$50. A non-resident access card is available for \$400. Membership application and access cards are available at the MUD office on Pitts Road. A separate membership fee applies for golf course privileges.

2026

The Club at Pecan Grove while owned by the MUD has been leased to an equity owned group of members that are committed to revitalizing the club to its original vision. Sterling Golf Management has been retained to manage golf operations. There have been substantial improvements since the equity member purchase which includes:

- Installation of a new irrigation system on the original 18-hole course
- New greens have been opened on the Grove course and the Plantation course is currently being sprigged
- Greens and fairway maintenance is ongoing to ensure the course is in good condition
- Dining room has been updated
- Ladies' locker room has been updated
- Updates to other areas of the clubhouse (men's locker room, foyer, hallways and banquet area) are currently being planned
- Tennis courts (6) and Pickleball courts have been resurfaced and enhanced lighting added
- Olympic-size pool has been repaired and resurfaced.
- Fully equipped, state-of-the-art fitness center is available
- A Membership Director is available Monday – Friday to provide membership information

The Club at Pecan Grove takes pride in its heritage and continues to uphold the traditions of excellence set forth by its founders. With a commitment to providing a first-class golf experience for members and guests, The Club at Pecan Grove remains a beloved fixture in the Richmond community.

Yard of the Month!

Congratulations to our July 2026 Winners!

This is the last month until Spring 2026 due to our heat. All houses in the PGPOA are eligible to win! Our Yard of the Month Committee of 7 neighbors each have their own section to judge and determine the winner each month.



2026 Plantation Drive



2431 Vintage Circle



2315 Thompson Crossing Drive



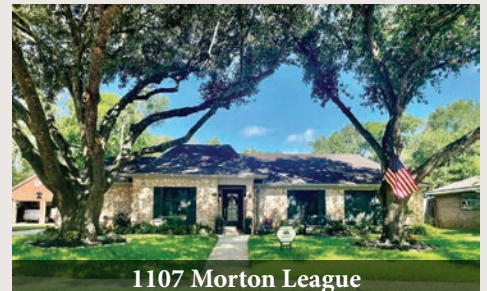
2307 Quarterpath



1807 Pitts



1622 Deerfield Court



1107 Morton League



Larkspur Cottage Garden Flower

If you love tall flowers that make a bold statement, larkspur is your garden's next star. These dreamy, spire-like blooms are perfect for cottage gardens, cutting gardens, and containers alike. Easy to grow from seed and bursting with shades of blue, pink, and purple, larkspurs offer stunning vertical interest and bloom for weeks with just a little care

If you're a fan of tall flowers you'll want to check out larkspurs, especially *Consolida ajacis*. Also known as rocket larkspur for its rapid growth in spring, these cottage garden flowers provide a vertical display and a blooming period lasting up to 2 months with deadheading.



THINKING OF MAKING A MOVE IN 2026?

KEEP CALM AND CALL KIM!

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As Of June 1, 2026 We A List Of 360 Residents Who Owe A Total Amont Of \$160,000. On That List Are Many Who Are With Our Attorney In Collections

Is Your Name On This List?

“Assessment dues” are established by your POA board of directors based on a projection of the POA’s annual budget. Many owners view POA fees as a negative and feel that their money only goes towards filling someone else’s pockets. That is not the case. Since board members are also residents, they are obligated to pay POA fees just like everyone else in the community and do not profit from the money they collect. Our Association’s fees are paid annually and are put towards community projects and maintenance such as:

Insurance - coverage for common property protection and community hazard/liability coverage.

Landscaping Management Services, Community Security Services, Utility payments - street lighting/water for common areas/ POA Office, **Rent /Cleaning – POA Office, Pest control** for common area, **Storage Unit** - Christmas, Easter Egg Hunt and other necessary items needed for special events.

And there would be no Annual Easter Egg Candy Throw, Fourth of July Fireworks, or Christmas Lighting Contest.






If a member fails to remit payment to the POA, it affects the other members of the community. **Because of lack of funds projects and maintenance may not be affordable even though some residents have paid their dues.** The POA has the authority to charge late fees, initiate a lawsuit, place a lien on property, or foreclose on owner’s property to collect the delinquent payments. It is also not well-received when dues must be increased so your Board can efficiently manage the budget. Your Board in early 2023 reviewed, once again, items in our budget that could be eliminated or reduced and it has worked. The POA now has emergency funds set aside.

Please be a good neighbor and continue to pay your annual maintenance fee. If you are on the past-due list, your fees are in arrears. You do need to pay in full to avoid further charges so please contact the POA office, 281-344-9496 for a contact name.

CAN I RIDE IT ON THE ROAD IN TEXAS?

Texas Electric Vehicle Road Use Guide



VEHICLE	PEDALS	LICENSE	REGISTRATION	WHERE YOU CAN RIDE
 <p>E-Bike (Class 1–3) ✓ Pedals required ✗ No license required ✗ No registration required ⚠ Class 3 riders must be 15+ (Texas law – see note below)</p>	✓ Yes	✗ No	✗ No	• Roads • Bike lanes • Trails • Sidewalks* *Unless city ordinances restrict them
⚠ State law requires operators of a Class 3 e-bike to be at least 15 years old.				
 <p>Stand-Up Electric Scooter</p>	✗ No	✗ No	✗ No	• Roads ≤35 mph* • Bike lanes • Sidewalks* (unless city restricts)
 <p>Moped / Motor Scooter</p>	✗ No	✓ Class C	✓ Yes	• Public roads only
 <p>Electric Motorcycle</p>	✗ No	✓ Class M (Motorcycle license)	✓ Yes	• Public roads only
 <p>Electric Dirt Bike / Pit Bike</p>	✗ No	✗ Not street legal	✗ Not street legal	⚠ Off-road only (Private property)

Simple Rules to Remember

- ✓ Has working pedals = **E-BIKE**
- ✗ No pedals = **NOT** an e-bike
- ⚠ Class 3 e-bike riders must be at least 15 years old (Texas law)

- Green box: No license & no registration required
- Yellow box: License & registration required
- Red box: Not street legal / Off-road only

ⓘ Always wear a helmet and follow local laws.

APRIL 2024



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Green Bean Salad with Bacon From The Old Farmer's Almanac

Shallots, lightly cooked in bacon fat, complement the flavor of fresh green beans.

INGREDIENTS:

- 1-pound green beans
- 1/4-pound bacon
- 1 shallot, minced
- 2 tablespoons white-wine vinegar
- 1 tablespoon chopped fresh tarragon
- 1 teaspoon sugar
- Salt and freshly ground black pepper, to taste
- 1 tablespoon chopped fresh chives

INSTRUCTIONS:

1. In a pot of boiling, salted water, cook beans for 6 to 8 minutes or until crisp-tender. Drain and rinse under cold running water. Put beans on paper towels and pat dry. Place in a shallow serving dish.
2. Cook bacon until crisp, then remove to paper towels. Reserve 2 tablespoons of bacon drippings.
3. Add shallots to bacon drippings and stir over medium heat until tender. Add vinegar, tarragon, sugar, salt, and pepper. Remove from heat, stir in chives, and pour over green beans. Crumble bacon over beans and serve at room temperature.



Community Happenings

Pecan Grove Women's Club

During the summer months we will continue to meet the second Wednesday of the month at various eateries in the area. Please check out our "Pecan Grove Women's Club" Facebook page for updates each month for the location for that month's meeting.

Regular meetings will resume in September.

Since 1982 the Pecan Grove Women's Club has been enriching member's lives through friendship and community service.

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: 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.

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

As of May 31, 2026 - Unaudited Assets

Current Assets	\$
Wells Fargo - Operating	371,983.18
Wells Fargo - Petty Cash	3,288.67
Wells Fargo Bank - CD	159,966.33
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	168,404.62
A/R - S Grand Apts	1,435.82
Allowance - Uncollectible A/R	(10,014.54)
Prepaid Worker's Comp Insurance	8,167.93
Prepaid Officer Insurance	2,176.68
Prepaid - 4th of July Fireworks	16,750.00

Total Current Assets **722,442.20**

Property and Equipment

Land - Donated	1.00
Furniture & Equipment	47,463.04
Improvements	136,505.25
Computer Software	1,545.00
Christmas Wreaths & Accessories	85,722.26
Accumulated Depreciation	(239,507.05)

Net Property and Equipment **31,729.50**

Total Assets **\$754,171.70**

Liabilities and Stockholders' Equity

Current Liabilities

	\$
Accounts Payable	8,446.58
FWT Payable	1,273.51
FICA/MED Payable	1,206.72
FUTA Payable	68.06
SUTA Payable	68.05
Defd Inc - 2026 Maint Fees	357,408.35
4th of July - Defd Reimbursement	12,244.25

Total Current Liabilities **380,715.52**

Long-Term Liabilities

Total Long-Term Liabilities **0.00**

Total Liabilities **380,715.52**

Stockholders' Equity

Unrestricted General Fund	258,304.52
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	100,300.56

Total Stockholders' Equity **373,456.18**

Total Liabilities and Stockholders' Equity **\$754,171.70**

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
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
Texas State Representative, District 26 | Matt Morgan - (512) 463-0710 or district26.morgan@house.texas.gov