



# Pecan Grove

## PROPERTY OWNERS' ASSOCIATION

### News in a Nutshell...

SEPTEMBER 2026

## Pecan Grove POA Board Nomination/General Meeting

Tuesday, September 15, 2026 | 6:30 PM | PGMUD Building - 751 Pitts Rd

**Attention Pecan Grove Residents!** Three trustee positions are up for election on the Property

Owners Association (POA) Board this year. If you're passionate about our neighborhood and want to help shape its future, consider stepping forward as a candidate!

#### Why Run for the Board?

- **Influence Decisions:** Help guide the direction of our community.
- **Introducing New Ideas:** Bring fresh insights and perspectives.
- **Make an Impact:** Play an active role in making Pecan Grove even better.

#### What You Should Know:

- **Volunteer Role:** Please note that these are volunteer roles, requiring a dedication of time and effort.

- **Key Responsibilities:** Attend meetings, contribute to discussions, and participate in community management.

- **Time Commitment:** Be ready to allocate time from your regular schedule to fulfill POA responsibilities, commitment is for a two-year term of service.

#### How to Become a Candidate:

To be eligible, you must be a Pecan Grove POA property owner.

- You must be nominated at the **September 15th Nomination Meeting** to appear on the official proxy and preprinted ballot.
- Additional nominations will be accepted from the floor at the **October 20 Annual Meeting** as write-in candidates only

#### Pecan Grove POA Board Elections/Annual Meeting

Tuesday, October 20, 2026 • 6:30 PM

PGMUD Building - 751 Pitts Rd

## Pecan Grove POA Update - Covenant Reminders: August 2026

#### Know Your Covenants:

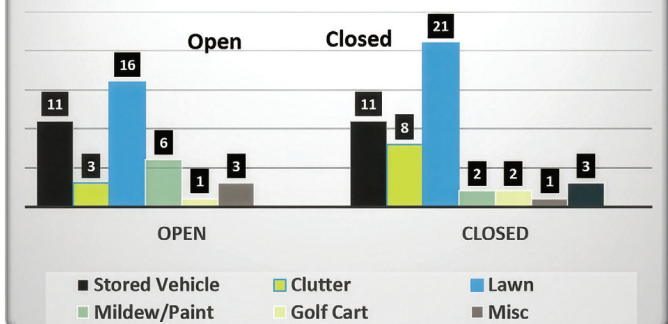
Pecan Grove has 24 unique sections, and covenant requirements can vary slightly by section. Be sure to review the covenants specific to your property, if you have questions about a potential violation or whether a Home Improvement Request is required, give us a call.

#### August at a Glance:

Deed Restrictions: 40 new issues identified, 48 cleared, 40 outstanding.

(Continued on page 3.)

#### Deed Restrictions - Pecan Grove August 2026



## Letter From The Editor

Since I'm winding down my four years as a Trustee, I'm looking back over what I have experienced and I must say, it's been quite a roller coaster ride. I've learned to love Pecan Grove Plantation more than I ever had before (all 35 years of it) and have realized there are a lot more of us than I realized. But, as I always say, "I'm not ever moving because when I die I'm being buried in my back yard". We are on the men's tee so I will have forever-after entertainment. I have also enjoyed getting to know more of my neighbors. And since I have lived here since I turned 50, I feel like I've grown up and grown old with some of you. My last month of my 4-year stint is about here and the thing that I think about is the monthly newsletter. That brings up a question for you. "If you love this subdivision like I do, have an inquisitive mind (or just plain nosey), love to write and want to keep our neighbors up to date on current things going on in the POA, our area, etc., the POA needs a replacement Editor for the News In a Nutshell. Think about it neighbors. I really have had a blast!



## Constable Security Statistics

Security statistics for August are as follows:

90 Dispatched Calls, 37 Traffic Contacts, 5 Reports, 3 Alarm Calls, 14 House Watches, 0 Criminal Arrests, 3 Accident Reports, 0 Other Agency Assists, 176 Property Checks.

**Motorcycle Officers Citations:** 28 Speeding, 8 Stop Signs, 8 Expired Registrations, 2 Illegally Parked Vehicle, 1 No Driver's License, 3 No Liability Insurance, 5 No Front License Plate, 2 Illegal Window Tint.

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

## Welcome New Neighbors!

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

*Loren and Alexandria Quintanilla*, Woodland DR; *Chanse and Stacy Durand*, Plantation DR; *Jason Reeves and Erika Leonardo*, Spanish Forest LN; *Christopher and Nancy Search*, Rutgersville College LN; *Alexander and Danya Lunsford*, Leisure LN; *Cameron Gerdes*, Morton League RD; *Karen Obmaces, Jennifer and Gene Lord*, Carriage CT

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!**

## PLANTS THAT REPEL MOSQUITOES



Lavender

Garlic

Lemongrass

Basil

Rosemary

Catnip

THE OLD  
FARMER'S ALMANAC

## Pecan Grove POA Update - Covenant Reminders: August 2026 *(Continued from Cover.)*

**Sidewalks:** The POA is now sending requests to residents to address damaged or unlevel sections of the sidewalk in front of homes. If you receive a notice, we ask that you address this promptly, give us a call if questions. We are also working with the MUD on walkways.

Residents are encouraged to proactively walk their sidewalk, look for uneven or broken concrete and make needed repairs as necessary.

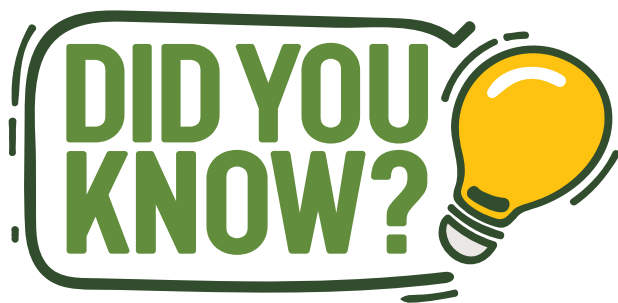
**Tree Clearance:** You may receive a notice asking you to trim tree limbs hanging over the street, if you do we ask that you address this situation promptly. The Pecan Grove Fire Department trucks require up to 14' of clearance to prevent damage to their equipment.

**Stored Vehicles:** Vehicles that are not driven frequently—including vehicles covered with tarps—may be considered stored under the Covenants.

Stored vehicles must be kept in a garage or off-site and not visible from the street or golf course.

**Thank You, Pecan Grove!** Your cooperation helps keep our community safe, attractive, and well-maintained.

Questions about a covenant, potential violation, or Home Improvement Request? Please contact the POA office for clarification.



### Please Be a Good Neighbor and Trim Those Low-Lying Tree Limbs

We'd like to thank our neighbors who have trimmed their tree branches. For those nine (9) neighbors who have been asked but have not yet trimmed them, I would like you to think about the fire truck not being able to get to you or your neighbor's burning home because of the blocked path. The trucks need clearance of 14+ feet.

We have notified everyone through our newsletter that our Pecan Grove Volunteer Fire Department has received their new truck and is in use. In some instances, they are having difficulty getting the truck through some of our streets due to low-hanging branches.

Picture this scenario: Your home is on fire, you can see the fire truck but the low-hanging branches caught in the ladder rungs or other items on the truck and they can't continue. Your house is burning, the truck has major damage and now will probably be out of commission for repairs.

BECAUSE, WHEN ASKED, A NEIGHBOR DIDN'T TRIM THEIR TREE(S).

## Let's Make September "Think About Our Neighbors" Month

- 1) In our newsletter, a while back, we talked about some of our streets being so narrow and how difficult it is to drive on these streets if cars are parked on both sides of the street. We are respectfully asking all our neighbors to put the car that is usually parked in the street in your garage (if you have room).
- 2) There have been people noticing that there are homes that either have no street numbers on the house or on the curb. Think about the people who might need to find your house. The Realtor, so she can sell your home, the Fireman, so they can put the fire out, EMS, so they can save someone's life, the Pizza Delivery person (you don't want to miss this one), the Plumber if you have a leak in your home. This is an easy fix. We have two companies who paint numbers on your curb and you can easily get reflective numbers at the hardware store and put them somewhere on the front of your home.

Your Personal Printer!

# ADVERTISE HERE!

Get more info:



To advertise in this newsletter contact us today.

**Pamela Printing** 281.240.1313 or [lane@pamelaprinting.com](mailto:lane@pamelaprinting.com)

MARKETING AND DESIGN

# Yard of the Month!

## Yard of the Month Committee Needs Volunteers!

We are in need of volunteer judges for next year to serve on the Yard of the Month Committee. You will judge your given area from April through July, 2027, get to know your neighbors and watch Pecan Grove come alive in the Springtime.

If interested, please call or email our POA Office - 281-344-9496), pgpoa@peoplepc.com



## Christmas Wreath Restoration Committee



### If Christmas is More Your Style Please Volunteer for the Christmas Wreath Restoration Committee

Our Christmas Wreaths have aged like the rest of us and we need some creative people to look at them and decide if there is a way to restore them to a point that we might be able to use all of them for another year or two OR restore enough to use them on a few of our main streets like Plantation and Old South. We really need your help and ideas.

If Interest, please call our POA Office (281-344-9496) and give Paula your name, phone number, email address and whether you are interested in Christmas or Yard of the Month.

OR you can email all this information to her at: pgpoa@peoplepc.com.



## What's So Great About America?

There seems to be a great divide in the United States these days—even over whether or not 250 years of American independence is really worth celebrating. We'd like to try and make the case that it truly is worth celebrating.

We can begin at the beginning. Our fledgling nation, launched its uncertain attempt at independence with no military, but built one rapidly. In a few years, these freedom-loving upstarts defeated the richest, most powerful nation on earth. American leaders then struggled through the summer of 1787 to produce a constitution.

It was unlike any ever devised. Its affirmation that government exists to serve "We the People..."; its unique system of checks and balances to curb the corruptive nature of power, and its focus on limited government and the rights of citizens were without precedent on the earth. These features became a model for constitutions created in dozens of other countries ever since that time.

The U.S. constitution is by far the oldest in the world. Its endurance through massive population growth (4 million to almost 350 million), geographic expansion and countless national and international upheavals, are a testament to the wisdom of its authors.

And what has this nation and its inventive, empowered citizens accomplished in its first quarter of a millennium?

- Laid the first trans-oceanic cable (1858)
- First to establish a national park system (1872)
- First to achieve manned flight (1903)
- First to make mass-produced automobiles affordable for the average family (1908)
- Built the Panama Canal (1914) Then gave it away (1999)
- Built the first nuclear reactor (1942)
- First supersonic flight (1947)
- Invented the modern submarine (1900), air conditioning (1902), polio vaccine (1955), the cell phone (1973), the internet (1985)
- Put men on the moon and got them back home (1969) Then did it six more times. More than five decades later, Americans are still the only ones to accomplish this feat. Worth Celebrating.

## Fort Bend Junior Service League Announces Momentum BMW Southwest as the Valet Underwriter Partner for the 25th Annual Sugar Plum Market



The Fort Bend Junior Service League (FBJSL) is proud to announce that Momentum BMW Southwest will serve as the Valet Underwriter for the 2026 Sugar Plum Market.

As FBJSL's premier fundraising event, the Sugar Plum Market directly benefits nonprofit organizations throughout Fort Bend County, helping fund programs and services that make a lasting difference in our community.

This year's event will be held at the Stafford Centre from November 4-7, 2026. The Sugar Plum Market officially opens with its exclusive Preview Night Celebration on Wednesday, November 4, from 6:00 to 10:00 p.m.

"This year, we celebrate 25 incredible years of Sugar Plum Market! We are grateful for Momentum BMW Southwest's continued

partnership, which helps drive our mission forward and fuel support for the nonprofit organizations making Fort Bend County a stronger, more vibrant community," said Michelle Vargas, President of the Fort Bend Junior Service League.

"Many of our employees and valued customers are residents of Fort Bend County," said Tommy Kuranoff, General Manager of Momentum BMW Southwest. "By supporting the Fort Bend Junior Service League, which supports numerous local Fort Bend programs, it ensures that the funds stay here and our neighbor's benefit. Being good stewards of resources is something that is important to our organization."

FBJSL extends its sincere appreciation to Momentum BMW Southwest for its generous support, which helps advance the League's mission of improving lives by investing in nonprofit organizations that serve the Fort Bend community.

## Summer Is Here

Summer is here and golf carts are emerging once again as a favorite way for families to explore Pecan Grove. From quick rides to the pool to evening cruises with neighbors, these small vehicles offer a fun and convenient way to get around. But many residents may not realize that there are important state laws—and neighborhood-specific safety concerns—that come with driving a golf cart in a single-family residential community.

During a conversation with our Constable, we asked a few "golf cart questions" and we would like to pass his information on to you parents and your children.

**Can my teenager drive our golf cart on public roads?**  
**No!** They must have a valid driver's license. Not a permit. A full license. This applies even in neighborhoods that allow golf carts. If the child is caught, they can be ticketed.

**AND REMEMBER THIS LITTLE BIT OF INFORMATION - IF YOU GET A TICKET FOR DRIVING UNDERAGE, YOU CAN'T APPLY FOR YOUR DRIVER'S LICENSE UNTIL AGE 18.**

**Can I use my golf cart at night?**

Only if your cart is equipped with proper lights and meets specific safety standards. Most golf carts aren't equipped for this. Safe bet? Stick to daytime only.

### Tips for Safer Golf Cart Use in Pecan Grove

To ensure everyone enjoys a safe summer here are a few essential tips for golf cart safety:

1. Only licensed drivers should operate the cart.
2. Never overload the cart with more passengers than it was built for.
3. Always use seat belts if your golf cart is equipped with them.
4. Avoid distractions—*drivers should not be using phones or playing loud music while in motion.*
5. Respect speed limits and stop signs within the neighborhood.



# All Star STORAGE



Proudly serving  
your family's  
storage needs  
since 1993!

281-341-STOR



[www.AllStar-Richmond.com](http://www.AllStar-Richmond.com)



**Cross**  
Construction Services

**Driveways**  
**Sidewalks**  
**Patios**



ACCREDITED BUSINESS

**A+** Rating

**713-254-1703**

**713-854-5949**

## MAKING MEDICARE SENSE

*Your Health Is My Priority*

We Are Your Local Licensed Agents  
Specializing In Medicare & Texas Marketplace



**Patricia McBride**  
(281) 216-6844

[pmcbride@mccunisfox.com](mailto:pmcbride@mccunisfox.com)

BENEFIT REVIEW

PLAN COMPARISONS

ACA/MARKETPLACE

VISION

DENTAL



**Alex Bissias**  
(832) 491-5110

[abissias@mccunisfox.com](mailto:abissias@mccunisfox.com)



*No Obligation No Fees For Reviews*

**ADVERTISE  
HERE!**

**Pamela Printing**  
MARKETING AND DESIGN  
*Your Personal Printer!*

Get more info:

To advertise in  
this newsletter  
contact us today.



**281.240.1313 or [lane@pamelaprinting.com](mailto:lane@pamelaprinting.com)**

[www.PamelaPrinting.com](http://www.PamelaPrinting.com)

# Classic Chicken Salad with Pecans

This dish comes from the folks at eatpecans.com (aka the APPB). It can be made even easier by using leftover chicken or one of those rotisserie birds. Serve it on a bed of greens or try a croissant sandwich.

## INGREDIENTS:

- 6 cups water or low sodium vegetable broth
- 3 large celery stalks, divided
- 1 onion, peeled and cut into 4 pieces
- 1/8 teaspoon pepper, plus additional to taste
- 1 1/4 pounds boneless, skinless chicken breast (see recipe notes)
- 3/4 cup toasted pecans pieces
- 3/4 cup red grapes, cut in half
- 1 tablespoon chopped fresh dill (optional)
- 1/3 cup light or regular mayonnaise
- 1 tablespoon Dijon mustard
- 1/4 teaspoon salt, or to taste



## INSTRUCTIONS:

1. Add water or broth to a medium pot. Cut 2 celery stalks into 4 pieces and add to pot along with onion pieces and fresh pepper, to taste. Add the chicken breasts and bring water or broth to a boil. Turn heat down and simmer for about 20 minutes or until chicken is cooked and no longer pink inside. Once cooked, remove chicken to a plate and chill in the refrigerator while making the rest of the salad.
2. Chop remaining two stalks of celery into small pieces and add to a large bowl. Add pecans, grapes and dill. Add mayonnaise and mustard.
3. Remove the chilled chicken from the refrigerator and shred into small pieces, adding it to the rest of the ingredients in the bowl.
4. Mix until well combined. Add salt and pepper to taste. Refrigerate until ready to serve. Salad tastes even better when it has time to sit in the refrigerator for a few hours or overnight.



## JGL Painting Company

**Guillermo Acevedo**  
Owner  
Interior/Exterior Painting/Texture  
Sheetrock Repair/Wallpaper Removal  
Hardi/wood replacement/Tile Installation  
2815 Park Springs Ln  
Sugar Land TX 77479  
Cell: 832-244-7149  
[memorm@att.net](mailto:memorm@att.net)  
Best Prices Guaranteed!

### THINKING OF MAKING A MOVE IN 2026?

**KEEP CALM AND CALL KIM!**



**KIM HOLLAS**  
RE/MAX Fine Properties  
(713) 962-4426  
[kim@nimeshpatelgroup.com](mailto:kim@nimeshpatelgroup.com)  
22-Year PG Resident Realtor  
I would be honored to be interviewed by you!



# Community Happenings

## Pecan Grove Women's Club

Our summer month's schedule has ended and we are now back to the regular program meeting the second Wednesday of the month.

The PG Country Club renovations have us a little behind scheduling programs but we should have the new programs listed in the October Newsletter. In the meantime, please look at our Pecan Grove Women's Club Facebook Page for updates.

## 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](http://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](mailto:susan.bearden@fortbendcountytexas.gov) or visit [fbpfy.org](http://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](http://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](mailto: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.

**Wanted:** Used Gas Golf Cart, Good condition, nothing fancy, 4-seater. Call Paula 214-240-2724.

**Susan Garczynski** REALTOR®

Residential • Commercial • Investments

281.726.2665

Susan@SusanGar.com

Get **SOLD** on **SUSAN** TEAM

- ★ TOP PRODUCER
- ★ EXPERT NEGOTIATIONS
- ★ CLIENT FOCUSED

Each Office Is Independently Owned and Operated.

**KW** SOUTHWEST  
KELLER WILLIAMS REALTY

## **SPECIALIST TREE SERVICE LLC**

Tree Trimming, Removal & Stump Grinding

**HENRY & JESSE**, Owner  
Excellence Uncompromised

Henry Cell: **281-704-2336**

**281-564-0337**

15151 S. Post Oak Rd.  
Houston, TX 77053

specialisttreesrvc@outlook.com

**FREE ESTIMATES**

We are fully insured for your protection

Satisfying Customers Since 1981



## AFFORDABLE SHADE PATIO COVERS

*Custom Built for Houston Lifestyles*

**713-997-8560**

- CUSTOM PATIO COVERS
- CUSTOM WOOD SHADE ARBORS
- ALUMINUM COVERS & ARBORS
- DECORATIVE & FLAT CONCRETE
- SIDING & SCREEN ROOMS



**FREE**  
ESTIMATES  
call for  
appointment

houzz  
Angie's list  
BBB

**Financing Available!**

Payments as Low as \$250

\*subject to credit approval



We obtain City permits,  
TDI Windstorm Certifications,  
and help with HOA approvals.

VISIT OUR WEBSITE FOR MORE

**WWW.AFFORDABLESHADE.COM**



# Smile Studio ORTHODONTICS

RIZWAN A. KHAN, DMD - SPECIALIST IN ORTHODONTICS

**SPECIALIST IN ORTHODONTICS SERVING  
THE COMMUNITY SINCE 2010**



### **WHY CHOOSE US:**

- Free consultations and 0% financing
- Specialist in braces and Invisalign
- Top reputation with 700+ authentic 5 star reviews
- State of the art 3D technology

### **CONTACT:**

832-535-1865

5434 W. Grand Parkway S., #200

Shops of Bella Tera in Richmond

[www.smilestudioortho.com](http://www.smilestudioortho.com)



- Brochures
- Flyers
- Business Cards
- Newsletters
- Graphic Design
- Bindery Solutions

# Your Personal Printer!



Complete In-House **Mailing Services**

**281.240.1313 | [www.PamelaPrinting.com](http://www.PamelaPrinting.com)**  
 4791 Lexington Blvd. • Missouri City, Texas 77459

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

## As of July 31, 2026 - Unaudited Assets

| Current Assets                  | \$                |
|---------------------------------|-------------------|
| Wells Fargo - Operating         | 301,816.53        |
| Wells Fargo - Petty Cash        | 2,635.01          |
| Wells Fargo Bank - CD           | 160,888.02        |
| Petty Cash on Hand              | 283.51            |
| Acct Rec - Maint Fee            | 157,346.52        |
| Allowance - Uncollectible A/R   | (10,431.20)       |
| Prepaid Worker's Comp Insurance | 6,352.83          |
| Prepaid Officer Insurance       | 1,632.52          |
| <b>Total Current Assets</b>     | <b>620,523.74</b> |

| 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        | (240,316.51) |

**Net Property and Equipment** **30,920.04**

**Total Assets** **\$651,443.78**

### Liabilities and Stockholders' Equity

| Current Liabilities                 | \$         |
|-------------------------------------|------------|
| Accounts Payable                    | 5,887.33   |
| Unearned Revenue - South Grand Apts | 3,765.06   |
| FWT Payable                         | 606.04     |
| FICA/MED Payable                    | 1,247.69   |
| FUTA Payable                        | 78.50      |
| SUTA Payable                        | 76.92      |
| Defd Inc - 2026 Maint Fees          | 255,291.69 |

**Total Current Liabilities** **266,953.23**

### Long-Term Liabilities

**Total Long-Term Liabilities** **0.00**

**Total Liabilities** **266,953.23**

### Stockholders' Equity

|                                          |            |
|------------------------------------------|------------|
| Unrestricted General Fund                | 258,304.52 |
| Designated by the Board Sidewalk Repairs | 14,851.10  |
| Unrestricted Current Earnings            | 111,334.93 |

**Total Stockholders' Equity** **384,490.55**

**Total Liabilities and Stockholders' Equity** **\$651,443.78**

## 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  
PAMELA PRINTING CO.  
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](mailto:pgpoa@peoplepc.com)  
Website - [www.pecangrove.org](http://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](http://www.pecangrovemud.com)  
Fort Bend County Sheriff's Office / FBC Constable Pct. 1 Security - Dispatch - (281) 341-4665 | [www.fortbendcountytexas.gov](http://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](mailto: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](mailto:vincent.moralesjr@fortbendcountytexas.gov)  
Texas State Representative, District 26 | Matt Morgan - (512) 463-0710 or [district26.morgan@house.texas.gov](mailto:district26.morgan@house.texas.gov)