



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell... JULY 2022

Next POA Quarterly Meeting

Tuesday July 19, 2022 | At the new MUD Building

Please join us for our next quarterly POA Meeting at the PGMUD Building @ 751 Pitts rd. on Tuesday, July 19th. The meeting will begin promptly at 6:30p.m. and end no later than 8p.m.

Sign Policy in the POA

Please help us keep the neighborhood looking nice. Political signs are okay, as long as they meet the State guidelines outlined in Texas State Election Code Sec. 259.002. The 2022 Texas Gubernatorial election is November 8th, 2022, so please remove your signs until at least August 10th.

REGULATION OF DISPLAY OF POLITICAL SIGNS BY PROPERTY OWNERS' ASSOCIATION.

- (a) In this section, "property owners' association" has the meaning assigned by Section 202.001, Property Code.
- (b) Except as otherwise provided by this section, a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property owner from displaying on the owner's property one or more signs advertising a candidate or measure for an election:
 - (1) on or after the 90th day before the date of the election to which the sign relates; or
 - (1) before the 10th day after that election date.

If you have questions, please contact us or find our Sign Policy on our website.

Damaged Curbs?

Please report damaged curbs to us at pgpoa@peoplepc.com. We are working with the Precinct 1 Commissioner's Office to generate a list of repair opportunities and they will be scheduled for repairs in the Fall of 2022.

Annual Pecan Grove Fireworks Display July 4th, 2022

The Annual Pecan Grove July 4th Fireworks display was amazing this year! Big thank you to the Pecan Grove Volunteer Fire Department and the other Associations in Pecan Grove for your help in making this show such a hit!

Deed Restriction Violations

We receive no less than 10 complaints a week about homeowners leaving their trash cans out in the street, on the curb or in front of their home in public view. This is becoming more of a regular occurrence, specifically

on days outside of the regular trash pickup schedule. Trash cans are an eyesore and should be put up once the trash collection comes and not left out in the street for days at a time. Trash cans, cardboard boxes, large trash bags, grass clippings, limbs, etc. should only be put outside the night before or day of trash pickup. Please do your part to help out and be considerate of all of your neighbors. Your POA Board would greatly appreciate your diligence with this request.

Get excited! The POA is planning a Halloween Festival at Pitts Park in October!

Our POA Board is in the early stages of planning a Fall / Halloween Festival at Pitts Park in Late October. If you would be interested in volunteering for activities or contributing goods or content, please contact us via the website!

Pecan Grove LED Streetlight Conversions Update

I received a response from Centerpoint that we are the next community in line to begin the LED streetlight project. We should expect to see some of these changes in the next couple of months!

POA Rental Policy Amendment Proposition 2022

Attention POA members,

The Board has received the long-awaited Proposed Amendments to the Covenants which will allow us to restrict all types of short-term rental properties within the POA. The amendments consist of 4 sections which cover their own guidelines:

1. Required Lease Provisions
2. Subleasing Prohibited
3. Lessee Information
4. Occupancy

For these Amendments to be Lawful and filed with the state, The POA will need to secure a vote of 66% of the entire association, voting in favor of this proposition in its entirety. We currently have already collected 10% of the required votes needed through our website. It will likely take some time to secure all the required approval votes so please follow the QR code here for the link to an electronic version of the form which you can vote in favor of this proposition.



~ Guy Steiger / President

Would you like to submit an article or content to **News in a Nutshell?**

Please email info@pecangrove.org or go to <https://pecangrove.org/newsletters/> with your submission or suggestion (any attachments in Word format, please). All submissions become the property of the POA and are used at the POA's discretion. **No business advertising or marketing submissions, please.*

Advertising:

Please send inquiries about ads to:
iana@pamelaprinting.com or call 281-240-1313

Welcome New Neighbors!

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

Michael Villareal, Cotton Court; *Michael Hale*, Plantation Drive; *Steven & Sandra Montgomery*, Old South Drive; *Ray & Brianna Janson*, Shady Trail Court; *Khanh Tran*, Roundstone Drive; *Douglas Petit*, Country Squire Drive; *Kevin Nutt*, Pecan Crossing Drive; *Robert & Elizabeth Lee*, Shade Crest Drive.

We're glad you chose Pecan Grove Plantation. It's a great place to live!



Sheriff's Security Statistics June 2022

Security statistics for June are as follows: 4 - 911 Calls, 0 - Burglary, 12 - Citizen Contacts, 123 - Property Checks, 8 - House Watches, 133 - Traffic Stops, 1 - Arrest.

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

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 from April 19, 2022 <https://pecangrove.org/wp-content/uploads/2022/04/4-19-22-POA-Meeting-Minutes.pdf>

Regular updates, emergency information and other fun stuff!



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Our July 4th Extravaganza!

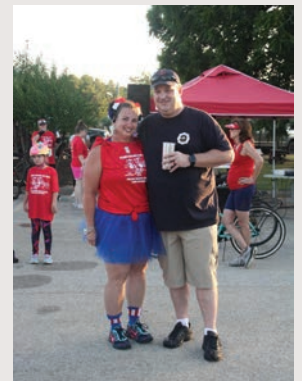
We hope every enjoyed our 2022 Fireworks Display! We want to thank the POA and HOA for their financial support, Sky Wonder Pyrotechnics for managing the display, Pecan Grove Volunteer Fire Department for their hard work in setting up the display and their safety watch and the Pecan Grove Country Club for their wonderful venue. We hope everyone enjoyed this beautiful tribute to our great nation and the freedoms we all enjoy. GOD BLESS AMERICA!!



PGVFD Annual "5 Miles My Way"

The Pecan Grove Volunteer Fire Department held their annual "5 Mile My Way" race the morning of July 4th. Thank you to all the neighbors who participated and supported our PGVFD! A fun time was had by all!

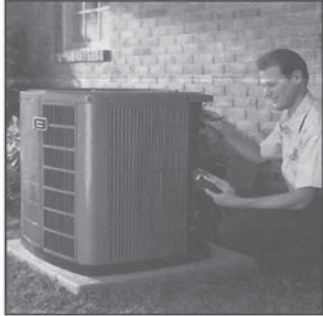
For more information about the PGVFD, please visit:
<https://www.pecangrovefire.org/>



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1119 Plantation Drive

Yard of the Month!

Congratulations to our June 2022 Winners!



2122 Windmill Drive



1015 Deerfield Road



2218 Walnut Grove



2123 Pecan Trail



1102 Austin Colony



2527 Cooling Breeze

Next round of voting will be in late-July, so get your yard ready! 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. Thank you to Lomonte's for donating each month's prize for the winners...a \$25 gift certificate!

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Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will not be meeting during the summer months. We will resume meetings in September. We look forward to seeing everyone at our next meeting, and we welcome newcomers to meet new neighbors and discover more about our community.

Pecan Grove Stitchery Group

The Pecan Grove Stitchery Group meets at Muggz Coffee, FM 359, on Wednesdays from 9:45 a.m. until 12:00 noon. Bring your own project or just sit and chat. Call 281-989-5883 for more information.

Bridge Players Wanted - Daytime only!

Join us for an afternoon of ACBL or Duplicate Bridge. Will take turns playing in our homes. Current ladies are intermediate players and fun. No smokers, please. Please call 713-299-1469.

Learn more about Ft. Bend Children's Discovery Center!

Ranked as one of the "Top 10 Things to Do in Sugar Land" on TripAdvisor, Ft. 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 501(c)(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? Some activities that are scheduled include:

July 15 - "Who Let the Dogs Out?" - Dog Days of Summer--dancing dogs and therapy for dogs

July 22 - "Princess Party with Ariel, Cinderella and Tiana

July 29 - "Jurassic Extreme" Are you into dinosaurs?

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 youth 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.

Simple & Delicious Summertime Recipe

Watermelon Feta Salad



Ingredients:

- 6 cups Watermelon (Bite-sized Cubes)
- 1/2 cup Chopped Red Onion
- 1/2 cup Crumbled Feta Cheese
- 1/3 cup Chopped Fresh Mint Leaves
- Balsamic Vinegar or Glaze to taste (completely optional!)

Instructions

1. In a large bowl, combine the cubed watermelon, red onion, feta cheese and mint. Stir until ingredients are well combined.
2. (OPTIONAL) Drizzle Balsamic Vinegar or Glaze over the salad.
3. Serve Chilled & Enjoy!

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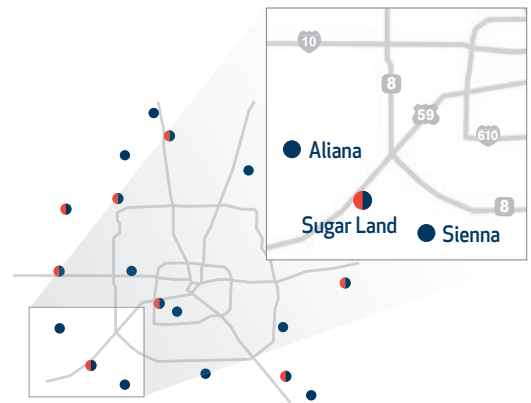
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Market News in a Nutshell

PECAN GROVE REAL ESTATE MARKET UPDATE

*DATA FROM LAST 30 DAYS

\$154sf

AVERAGE SOLD
PRICE

19

HOMES SOLD

12

DAYS ON MARKET

13

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$159sf
2021: Avg Sold Price \$126sf

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From The Desk of The Marta Mohan Team

A Few More Listings – Buyers Still Buying – 2-month snapshot of Pecan Grove

Beginning of July there are 7 listings on the market, 1 was listed this month, 3 have been on the market for over 30 days. Listings on the market for over 45 days were there when there were only 1 or 2 homes available. It is still a sellers market and will remain so for a while – again activity is different depending on the price point. Current interest rates (still low but much, much higher than they have been) will make a difference to the entry level buyer that might not be approved for as much as they were a few months ago. Again, we have pent up demand that is unlikely to disappear in the short range.

Pecan Grove stats for the past 2 months show good activity and sales. Remember this is a very small sample and price per square foot is dependent on the size and amenities of each house sold, take this number lightly as the sample is very small. Always feel free to call, text, or email for details

	# Pending	#Sold	DOM	\$/sq ft	% Sales Price/Listing
May		7	7	\$ 165.00	105%
June		11	12	\$ 145.00	101%
July 1-7	7	6 @ 3-6 DOM		1 @ 27 DOM	
		7 available listings	2 listings on the market 45- 60 days		
			1 listing on the market 30-45 days		
			4 listings on the market < 10 days		



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Members' Market

Residential for sale listings, UP TO THREE LINES are free to residents of Pecan Grove POA. *Ads will appear in one issue of News In A Nutshell.* 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., 1421 FM 359, Suite A, Richmond, Texas 77406. E-mail to pgpoa@peoplepc.com or Fax: 281-239-7000.

For Sale: Older Dell Computer Desktop, printer--good condition--\$450 obo. Older Samsung 54" flat screen\$400 obo. Call 832-406-6365.

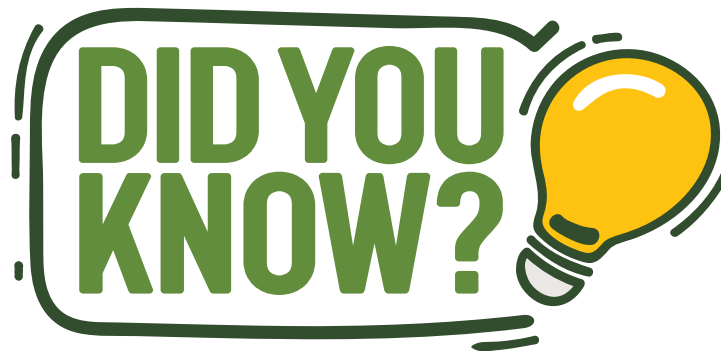
For Sale: Piccolo w/case \$55; 12' outdoor blowup screen w/projector \$450; Proform Comfort Stride elliptical \$600; Vintage 1926 Singer Sewing Machine \$200; new 2-man blowup raft \$150; new beautiful white tail deer purse \$600; Scarlett O'Hara handmade porcelain doll \$300. Call 832-421-7421.

For Sale: Biogear Folding Exercise Rider Model #451. New!! Still in box--needs to be put together. \$50 obo. Call 281-342-1023.

For Sale: Bath 20x30 beveled mirror \$40; 4 teak bath toilet cabinets \$100 ea; 1 teak carved dining table, 140 yrs. old, 10 side & 2 arm chairs, can be used outside, cost 27K in SE Asia, ask \$4,800; 2 sofa queen hide-a-beds, like new; 206 oak picture frames, natural stain, some black, different sizes \$10 ea; 56 paintings, oils, pastels, prints, charcoals, lithographs, investment artists from all over world. Best offers, Call 281-341-1905.

For Sale: 78-year-old collector selling 2 2004 Chrysler Crossfire Coupes, 2 1999 Plymouth Prowlers and 1 1932 Ford Roadster. Call 281-923-6094.

Wanted: Super-affordable small car, preferably w/manual trans. O.K. if work needed. Call/text Mark at 281-772-7201.



Trash and Recycle Information

Pecan Grove MUD trash pick-up days are Monday and Thursday. Garbage must be out no later than 7:00 am. Heavy trash is collected on both days.

For 2022, collections will continue for *every Monday and Thursday* regardless of holidays with the *single exception* of Thanksgiving Day, Thursday 11/24/2022, when there will be no collections.

The Recyclables pick up day depends on where you live in Pecan Grove. If you live north of Plantation Drive your recycle day is Monday. If you live on or South of Plantation Drive your recycle day is Thursday.

Should you need to replace a damaged recycle cart simply call customer service at (281) 368-8397, indicate you are in Pecan Grove and they will process the request at no charge.

GFL does have a special pick-up service available at a nominal fee to collect many overweight items or other items not covered as part of the normal service. Please call their office in advance at (281) 368-8397 to arrange collection of this type of material.

For more information, including weight limits & collection tips, visit <https://www.pecangrovemud.com/trash/#trash>



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Website - www.pecangrove.org

Webmaster - John Clark - (832) 985-0535

PECAN GROVE PLANTATION (POA) - BOARD OF TRUSTEES & OFFICERS

President - Guy Steiger | Security, Deed Restrictions - (713) 408-6849

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Treasurer - Lance Schaper | Esplanades, Deed Restrictions - (404) 213-0810

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Board Member - Brooke Wier | Community Affairs, Deed Restrictions - (713) 320-8772

Board Member - Jimmy Jones | Community Affairs, Deed Restrictions - (832) 788-1973

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 / 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

EDP | PG MUD Payment Center, Water or Sewer Maintenance (24 Hours) - (281) 238-5000

Centerpoint Energy | To report a burned-out street lights, please provide the serial number of pole - (713) 207-2222

Pitts Park/Pecan Grove Park Reservations - PG MUD/Marcus Campbell - (832) 818-5600

Pecan Grove Plantation Country Club | Brian Dutler, PGA/General Manager - (281) 342-9940 ext 111 or bdutler@pecangrovecc.com

Accounting | Potter & Golden - (713) 972-1304

Fort Bend County Commissioner, Precinct 1 | Vincent Morales - (281) 344-9400 or vincent.moralesjr@fortbendcountytexas.gov