



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell... SEPTEMBER 2022

Pecan Grove POA Board Nomination Meeting Tuesday Sept. 20th, 2022 | PGMUD Building @ 751 Pitts Rd. | At the new MUD Building

Please join us for our Pecan Grove POA Nominations Meeting at the PGMUD Building @ 751 Pitts rd. on Tuesday September 20th. The meeting will begin promptly at 6:30pm.

The POA Board election is coming up in October and we will elect three (3) Trustees. To be an eligible candidate, you must be a POA property owner. Anyone who wants to run must be nominated at the September 20th meeting to be included on the proxy and preprinted ballot. Nominations will also be accepted from the floor at the October Annual Meeting as write-in candidates only. The election notice, proxy/absentee ballot and candidate biographies will be mailed at the end of September 2022.

The 2022 election will be held at the MUD Building on Tuesday, October 18th @ 6:30pm.

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 17, 2022—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 22nd, 2022. Your biography should promote yourself as a candidate and should not exceed 85 words.

POA October Yard of the Month

This year, we decided to do a Yard of the Month for October with a special Fall/Halloween Themed Pumpkin Yard of the Month Sign. Similar to the Christmas light bulbs placed in yards who go above and beyond, we would like to start an annual tradition of Halloween decorations and acknowledgment of those who really enjoy this season! Signs will be placed mid-October giving homeowners time to decorate for Halloween!

The Pecan Grove Community-Wide Garage Sale is BACK October 15th.

Sponsored by The Kimbra V Team at Keller Williams Southwest! Please follow the link below to sign up!

<https://bit.ly/garagesale-signup>

Update on Damaged Curbs

Repairs of damaged curbs around the POA have begun. I have turned in the log of requests that I have compiled over the last few months, and the Fort Bend Country Road and Bridge has asked that we refer all future requests to their repair request link on their website. Please follow their link below and complete their form so they can hopefully include you on the next repair project list.

<https://www.fortbendcountytx.gov/government/departments/road-and-bridge/maintenance-request>

Get excited! The POA is planning a Fall Festival at Pecan Grove Park in October!

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

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:

Richard & Carol Papeo, Pecan Trail Drive; *Hoang Tran*, Old South Drive; *Gregory & Sharon Smith*, Fernglade Drive.

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



Sheriff's Security Statistics August 2022

Security statistics for August are as follows: 0-911 Calls, 1-Burglary (Habitation), 4-Citizen Contacts, 149-Property Checks, 47-House Watches, 77-Traffic Stops, 3-Arrest (1-Theft; 2-Family Violence).

**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!



YOUR AD

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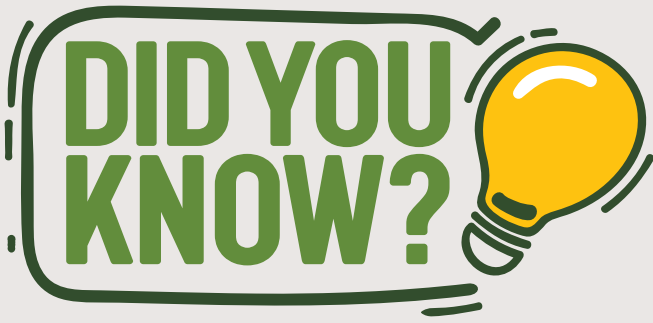




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Pecan Grove LED Streetlight Conversions Completed!



All of the streetlights within the POA have successfully been retrofitted with new LED lights which already have made a huge impact on lighting, and really make a difference!

According to Centerpoint Energy, compared to traditional lighting sources, LEDs use 50-60 percent less energy, lower associated carbon emissions and last significantly longer, which greatly reduces street light outages and number of times the light needs to be visited.

Let us know your thoughts!

(For more information on the LED Streetlights, visit <https://www.centerpointenergy.com>)



PECAN GROVE POA FALL FESTIVAL

*Saturday October 22
2pm - 5pm*

Pecan Grove Park - 800 Pitts Rd

Thanks to our local contributors



Your Pecan Grove POA is hosting its First Annual Fall Festival at Pecan Grove Park on October 22nd!

This is a free event for our community thanks to our many generous contributors. We will have a lot of family friendly activities... a pumpkin patch, a trunk or treat for the kiddos, a costume contest (start working on yours!), a mobile target range, face painters, a bounce house, hay rides, the PGVFD's Fire Truck and some amazing photo opportunities!

There are still ways to contribute to this fun event...email Brooke@wierrealestate.com if your family or your company would like to make an in-kind donation or contribute in any way!



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401 Matlage Way, Sugar Land, Texas 77478 ph. 281-491-7773

SUGAR LAND BIBLE CHURCH

Fall Crockpot Recipe | Mississippi Pot Roast

This pot roast is an instant favorite for anyone who tries it. With just five ingredients, it doesn't get any easier to make your family a delicious meal!



Ingredients:


- 1 Chuck Roast (3-4 pounds)
- 1 Ranch Dressing Mix Packet
- 1 Au Jus Gravy Mix Packet
- 1 Stick of Butter (you can use as little as ¼ stick!)
- 4-5 Pepperoncini Peppers to taste

Instructions

1. Place the roast in the slow cooker.
2. Sprinkle the ranch & au jus packets over the top of the roast.
3. Cut the butter into slices and place them on top of the roast & seasonings.
4. Place the pepperoncini peppers on top as the final ingredient.
5. Cook on low heat for 8 hours.


The Mississippi Pot Roast pairs perfectly with rice or mashed potatoes. Another great side dish option...add quartered russet potatoes and sliced carrots to the pot roast for the last 1-2 hours of cooking time. Enjoy!!!

worried about the housing market?



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Yard of the Month!

Congratulations to our August 2022 Winners!

Next round of voting will be in late-September, 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.



2003 Country Mile Court



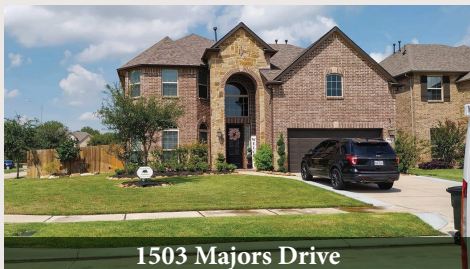
1615 Deerfield Road



1710 Kingsmill Lane



2126 Cannon Farm Hills Lane



1503 Majors Drive



1806 Thompson Crossing Drive



2207 Country Creek Way

Thank you to Lomonte's for donating each month's prize for the winners...a \$25 gift certificate!

Jingle all the Way!

SugarPlum
MARKET

Holiday Shopping Extravaganza

Benefiting Fort Bend County Charities

Preview Night
Wednesday, November 2nd 6:00pm to 10:00pm

Market Days
Thursday, November 3rd 9:00am to 5:00pm
Friday, November 4th 9:00am to 8:00pm
Saturday, November 5th 9:00am to 5:00pm

Stafford Centre Performing Arts Theatre and Convention Center

Buy tickets online at: www.sugarplummarket.com

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Deed Restriction Complaint Form

Deed Restriction Complaints should be directed to the Pecan Grove Plantation Property Owners' Association at 1421 FM 359, Suite K, Richmond, TX 77406 or faxed to 281-239-7000. 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) _____

Phone no.(confidential) _____

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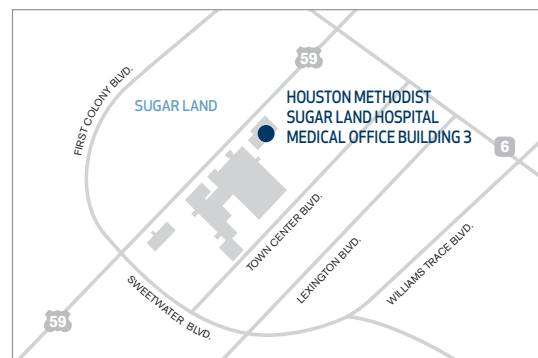
Specialists Serving Fort Bend County and Surrounding Areas

If you suffer from back and neck pain, you have options when it comes to treatment. At Houston Methodist Neuroscience & Spine Center at Sugar Land, we offer comprehensive spine care ranging from nonsurgical and minimally invasive options to highly complex spine surgery. Whether you are experiencing everyday discomfort or severe pain from a significant condition or injury, our spine specialists provide advanced, personalized care — so you can get back to your active life.

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Market News in a Nutshell

PECAN GROVE REAL ESTATE MARKET UPDATE

*DATA FROM LAST 30 DAYS

\$139sf

AVERAGE SOLD
PRICE

9

HOMES SOLD

14

DAYS ON MARKET

13

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$149sf
2021: Avg Sold Price \$126sf

Pecan Grove Community-Wide Garage Sale



October 15, 2022. Scan to Sign Up!

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

Community Happenings

Touch A Truck in downtown Richmond

Presented by the Shady Oak School PTA. Event is free and open to the public on Saturday October 15th 9am-12pm. Located on Main Street between 5th & 7th Streets.

Get up close and personal with trucks & other vehicles in our community! Climb inside a police car; walk right up to a dump truck; and admire other cool vehicles from around Richmond and Houston!

Pecan Grove Women's Club

The Pecan Grove Women's Club will meet on October 12 at 9:30 am upstairs at the Pecan Grove Country Club. Our guest speaker will be Wendy Ross, from Wreaths by Wendy, who will teach us to make a mesh wreath for the Holidays and to save money when buying supplies. In addition, Wendy will teach updating your wreath for all the Seasons.

Following the short business meeting and program, we will have lunch downstairs in the Club dining room. Lunch will be \$20, collected when you arrive, and includes a choice of 3-4 lunch entrees to include the entrée, a drink of your choice, tax and gratuities.

We are an eclectic group of interesting and enthusiastic women who care about our community and hope that you will join us for lunch. If you have any questions, please write Linda Webb. fortbendlady@gmail.com

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?

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.



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PECAN GROVE PLANTATION POA OFFICE

Open Tuesday - Thursday 9:00 a.m. to 2:00 p.m.

Tommi Jarrett - Office Manager, Newsletter & General Information - (281) 344-9496

Fax - (281) 239-7000

E-mail - pgpoa@peoplepc.com

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

Vice President - Frank Jarrett | Esplanades, Security, Deed Restrictions - (281) 341-5214

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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