



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell... OCTOBER 2022

Pecan Grove POA Board Annual General Meeting and Election - Tuesday October 18th ,2022 | At the new MUD Building

Please join us for our Pecan Grove POA General Meeting at the PGMUD Building @ 751 Pitts rd. on Tuesday October 18th. The meeting will begin promptly at 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.

Trick or Treating Halloween in Pecan Grove

Please decorate your homes, put on a scary costume, pass out candy and enjoy Halloween this year with our community on October 31st!



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 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.fortbendcountytexas.gov/government/departments/road-and-bridge/maintenance-request>

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:

Ray and Breana Janson, Shady Trail Court; *Steven and Sandra Montgomery*, Old South Drive; *Kristen Whitcomb*, Woodland Drive; *Noel and Febe Obregon*, Landscape Way; *Fernando and Elaine Olivares*, Country Mile Lane.



Sheriff's Security Statistics September 2022

Security statistics for September are as follows: 2 - 911 Calls, 1 - Burglary (Vehicle), 0 - Citizen Contacts, 101 - Property Checks, 44 - House Watches, 76 - Traffic Stops, 1 - Arrest (POM).

**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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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 Pitts 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!

Thank you to all the local business and our PG families that have contributed to this great event! We can't wait to see all of our neighbors on October 22nd!



PG MUD - Change in Operator

As it has been announced, Pecan Grove MUD has hired Si Environmental, LLC to be the operator of our District's water system effective October 1, 2022. This change should be nearly transparent to our users. The District's customer service number is 281-238-5000 for all billing and service inquiries. Our new payment remittance address is 751 Pitts Road, Richmond TX 77406.



Meet the Candidate

EACH CANDIDATE SEEKING ELECTION TO THE PECAN GROVE BOARD OF TRUSTEES/ARCHITECTURAL CONTROL COMMITTEE WAS ASKED TO PROVIDE A BRIEF STATEMENT AS TO THEIR QUALIFICATIONS AND GOALS FOR DISTRIBUTION TO THE HOMEOWNERS. LISTED BELOW IS WHAT EACH CANDIDATE SUBMITTED.

PHILIP PLETKA

I am a 22-year resident of Pecan Grove. I am married to Sandra Pletka, and we have three grown children who were raised in Pecan Grove. For the last 25 years, I have worked in the FINTECH industry as an application developer supporting complex financial fraud prevention systems. My desire is to continue to bring effective communication, unity, continuity and forward-thinking to keep Pecan Grove a great neighborhood.

JP WILLIS

My husband, Byron, and I moved to Pecan Grove in 1991, and my daughter also lives in Pecan Grove. I'm proud to say this neighborhood is still a great place to live. My background exists of marketing (oil industry), Customer Satisfaction Manager (Automobile Industry), subdivision management, and after 32 years in real estate I just retired (broker/owner Arbor Realty. I believe my abilities in problem solving, negotiations and customer service will lend themselves to helping support our POA on a more personal level now that I am on "retired time".

BRYAN P. KEY

1982 graduated with a BS in geology from Stephen F. Austin, Nacogdoches, Texas. 1987 married my wife, Lisa, an architect. We raised 3 children and bought 4 homes in 35 years in Sugar Land. A Boy Scout leader, President of Pony League, and participated in several charity events. December, 2021, we bought a home in Pecan Grove, and we have enjoyed living here for the last 10 months. I am interested in maintaining and improving the quality of life in Pecan Grove.

See the cover article to learn how to cast your vote!



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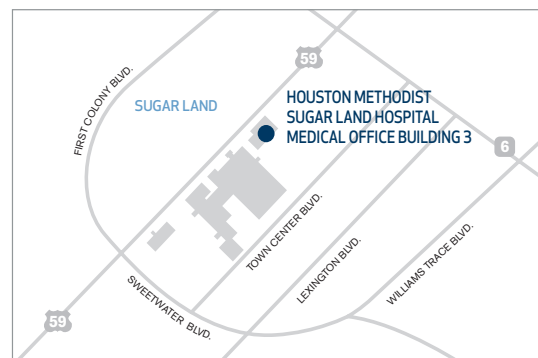
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Yard of the Month!

Congratulations to our October/Fall Winners!

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



2110 Shade Crest Drive



1118 Woodland Court



1710 Fernglade



2430 Colonel Court



1522 Giles Drive



1910 Kingsmill Lane



2331 Quarterpath Drive

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Fall Cookie Recipe

Pumpkin Cookies With Cream Cheese Frosting

Prep Time: 10 minutes | Cook Time: 10 minutes | Servings: 30 cookies



Ingredients:

- 1 cup Butter (softened)
- 1 cup Granulated Sugar
- 1 Teaspoon Baking Powder
- 1 Teaspoon Baking Soda
- ½ Teaspoon Salt
- 1 Teaspoon Ground Cinnamon
- ½ Teaspoon Ground Nutmeg
- 1 Egg
- 1 Teaspoon Vanilla
- 1 cup Canned Pumpkin
- 2 cups All-Purpose Flour

Cream Cheese Frosting

- ½ cup Butter (softened)
- 8 ounces Cream Cheese (softened)
- 4 cups Powdered Sugar
- 1 Teaspoon Vanilla

Instructions

1. Preheat oven to 350 degrees. Line a cookie sheet with parchment paper and set aside. In a large bowl, beat 1 cup butter with an electric mixer on medium to high speed for 30 seconds. Add granulated sugar, baking powder, baking soda, salt, cinnamon, and nutmeg. Beat until combined, scraping bowl occasionally. Add egg and 1 teaspoon vanilla; beat until combined. Next, beat in pumpkin. Finally, beat in flour.
2. Drop dough by heaping teaspoons 2 inches apart on a cookie sheet. Bake for 10 to 12 minutes or until tops are set. Transfer cookies to a wire rack and let cool.
3. To make the DELICIOUS Cream Cheese Frosting, beat together the butter and cream cheese until smooth. Next, add the powdered sugar and vanilla...beat until smooth and creamy. Once the cookies are cooled, frost the cookies and ENJOY!



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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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Market News in a Nutshell

PECAN GROVE REAL ESTATE MARKET UPDATE

*DATA FROM LAST 30 DAYS

\$141sf

AVERAGE SOLD
PRICE

9

HOMES SOLD

25

DAYS ON MARKET

13

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$139sf
2021: Avg Sold Price \$126sf

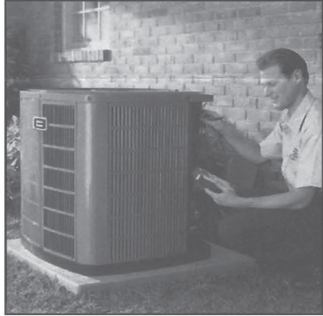
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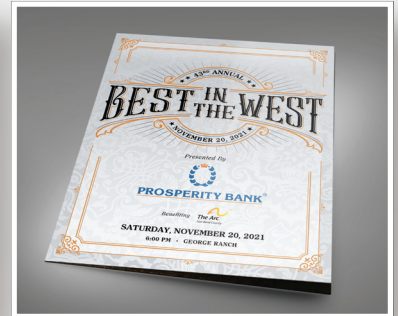
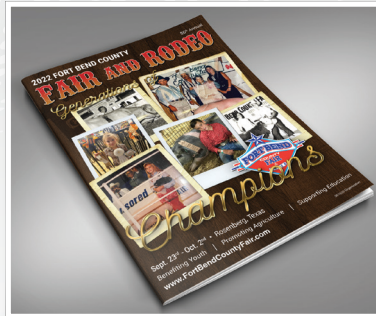


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From The Desk of The Marta Mohan Team

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.

For Sale: 3 consecutive cemetery lots/Forest Park Westheimer \$6,900; Frigidare side-by-side refrigerator/freezer-37"x70" works perfectly \$295; new B&D electric weed-eater-never used with cord \$65;2008 Toyota/Tacoma pickup great condition \$4,800; Briggs & Stratton gas heavy duty lawn mover \$225. Call 281-723-3109.

Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club will meet at The Brookwood Community at 1752 Farm to Market 1489, Brookshire, TX 77423 on November 9th, 2022. You are welcome to join us for lunch at 12:30 PM at Brookwood. However, we need a headcount If you plan to attend to give the servers at Brookwood. We will have a limited menu to choose from and your meal will be self-pay. In order to reserve your spot at the 12:30 lunch, please email Linda Webb by November 4th at fortbendlady@gmail.com.

If you have to Brookwood before, you know there are lots of Christmas gifts to be purchased. So come early to shop or stay after the 12:30 lunch. We look forward to seeing you there.

Travis High School Pro Grad Program

Travis High School Pro Grad Program needs the attention of all seniors and senior parents! We have over 700 seniors in the Class of 2023, and WE CANNOT DO THIS WITHOUT YOU! Each year, the goal is to raise around \$75,000--this sounds like a daunting task, but together we can do it! Open positions, committees and upcoming meetings are posted on both GroupMe and Twitter, so be sure to join those groups and let us know how you want to be involved. Meetings are set for the first Tuesday of each month in the Travis Commons unless otherwise noted. The Class of 2023 deserves our help and participation, so we hope to hear from you soon--our web site is www.travishighschoolprograd.com. This is all for our kids!!

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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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 - 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