



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

MAY 2023

Going to do some modifications to your home? Property Modifications require Approval

Please help us keep the neighborhood looking nice. There are some modifications that do not require an approval from our ACC committee, but most of the time it will. Please do your best to review your covenants and submit a Property Modification Approval form before starting a new project. Most popular projects that do require approval are: External Paint (if new color), Roof replacement, Window replacement, New or modify existing Sidewalks or Driveways, Cutting down trees and tool sheds. Please check out list and submit an online application here: <https://pecangrove.org/home-improvements-acc-request/>

Please always follow the guidelines and submit an ACC application or contact a board member if you are unsure if your project requires approval or not. We all live in a neighborhood with deed restrictions for a reason and would like to maintain a beautiful and tasteful appearance. Please be considerate and abide by your covenants. The online ACC Property Modification form as well as the covenants for your section can all be found on our website.

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

Report any Damaged Curbs

Please report any damaged curbs to the Fort Bend Country Road and Bridge. Follow their link below and complete their form so they can hopefully include it on the next repair project list.

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

2023 Pecan Grove POA Annual 4th of July Fireworks Display

Get ready for another amazing Fireworks display this year at the Pecan Grove Plantation Country Club. We are well underway

in the planning stages and with the support of the Club, and the Pecan Grove Volunteer Fire Department, should have a very exciting show this year!

Raising Chickens and Other Poultry in the POA

We have been receiving many complaints about people raising chickens in their backyard in the POA. Although we understand the benefits having fresh eggs on demand, this is an item that is specifically called out in the Covenants as a restriction and therefore must be enforced. The POA is a Deed Restricted Neighborhood, and our neighbors expect that the deed restrictions are complied with by all and enforced by the Board. If you have questions about this issue, please contact me directly.



Next POA Quarterly Meeting – July 18th @ 6:30pm

Our next Quarterly Pecan Grove Plantation POA Meeting will be on Tuesday July 18th, at the Pecan Grove MUD building on Pitts rd. @ 6:30pm. We normally have about 30 people attend, and we encourage all members of the association to join. It is a great way to meet some of your neighbors and be a part of your community.

~ Guy Steiger / President

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

Please email pgpoa@peoplepc.com 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

Editorial By J. P. Willis

I was very honored to represent our POA at the Special Purpose Dinner arranged by our Precinct 1 Commissioner Morales and his office. It was held at Agave Estates in Katy and was for District MUD and Homeowner's Association board members.

Andrew Boswell, Co-owner, Principal and Senior Scientist with Compass Environmental Solutions, was the keynote speaker. As he has focused on the associated federal permitting requirements it was interesting to hear about his experiences with being called upon to examine possible wetlands, etc., before mobility projects begin.

Vincent Morales is Commissioner for what is the "new" Precinct 1. Should you need service or have questions, their phone number is 281-344-9400. Their office is located at 22333 Grand Corner Dr., Ste 105, Katy, TX 77494



Sheriff's Security Statistics

Security statistics for April are as follows:

15 911 Calls, 70 Dispatched Calls, 23 Case Reports, 8 Alarm Calls, 0 Burglary, 3 Citizen Contacts, 164 Property Checks, 55 House Watches, 60 Traffic Stops, 4 Arrest.

Motorcycle Officers Citations: 12 Speeding, 3 Stop Signs, 3 School Zones, 18 Parking Violations, 11 Expired Registrations, 0 No Seatbelt, 4 Defective Equipment, 1 No Insurance, 1 No Drivers License, 1 Junk Motor Vehicle.

**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:

An Nguyen, Pitts Road; *Daniel Unate*, Thompson Crossing Drive; *Phillip and Linda Hamman*, Quarterpath Drive; *Kyle DeArmon*, Windmind Drive; *John Whitman II*, Pecan Crossing Drive; *Jason and Jaclyn Botello*, Kingsmill Lane; *Guadalupe and Hector Barron*, Bittersweet Court; *Andrew and Jennifer Paul*, Pecan Branch Drive; *Fernandez Pascal*, Windmill Drive

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

Please visit <https://pecangrove.org/> for any of the following:

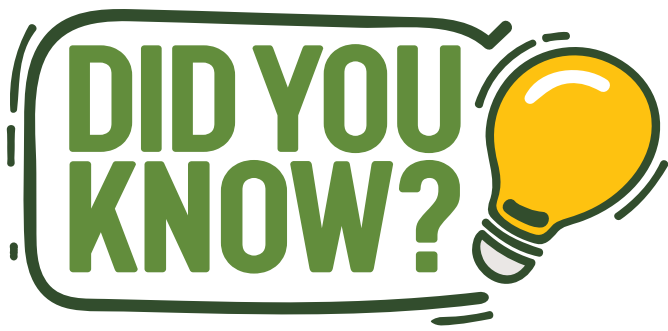
Deed Restriction Complaint Form: <https://pecangrove.org/deed-restriction-complaint-form/>

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!



Have questions about our subdivision? Most of them can probably be answered (like the ones below) by going to pecangrove.org.

POLICIES AND FORMS

- The new amendment covering leasing and Airbnb rentals
- The new amendment regarding Security & Fencing
- New - Fining Policy for continued nonadherence to violations of Covenant

2) COMPLIANCE - COVENANTS

Did you know that the Section in which you live may have Covenants that are just a little different than another Section? That is why it is a good idea to go the website and read over your specific Sections Covenants.

DEED VIOLATION COMPLAINT FORMS

As you drive our neighborhood you may notice violations that you feel need to be addressed. You can send a Deed Restriction Complaint Form to our office at pgpoa@peoplepc.com which will be forwarded to the Board Member who handles that Section. *Please keep in mind that sometimes it takes time from when we receive the complaint, notices are given and the violation is handled. You have seven Board Members who volunteer their time because they love our subdivision as much as you do. But they too have families and jobs but ran for the Board because they have the same concerns as you and wanted to make a difference.

We would like to let you know that after all the work done to accomplish getting the new covenant approved on short-term leases, we are being proactive in their pursuit.

QUARTERLY POA MEETING

Another way for you to help with our neighborhood's transparency of current issues is to attend the Board Meetings. You will be made aware of the meeting by the new signs which are posted throughout the subdivision showing the time, day, and place. We would love to give you first-hand knowledge of what is happening.

Want to review the minutes of the April 18, 2023 meeting? They are posted on pecangrove.org

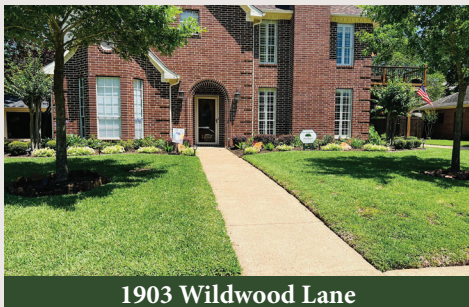
Yard of the Month!

Congratulations to our April 2023 Winners!

Next round of voting will be in late May, 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.



1202 Pioneer Drive



1903 Wildwood Lane



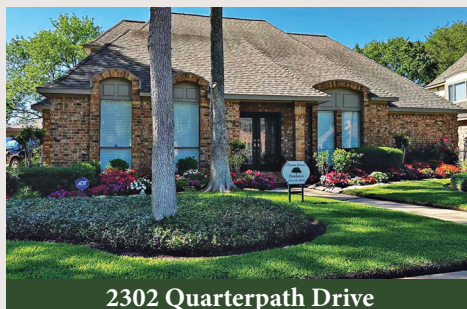
2010 Plantation Drive



2111 Landscape Way



2126 Cannon Farm Hills Ln.



2302 Quarterpath Drive



2523 Old South Drive

2023 New Looks

NEW 2023 CHANGES for Pecan Grove include our new POA Office, 1305 FM 359, Suite B, Richmond, TX 77406. We were sorry to say farewell to Tommi Jarret, our long-time Office Manager who has retired. Paula Stephens is our new Office Manager. The office phone number is still (281) 344-9496.

We have three new Board Members (Paul Pletka, Bryan Key and J. P. Willis).

Our quarterly meetings are being now being held in the new MUD Office on Pitts Road next to the fire station. Great meeting place so plan to attend the next one.

And... we have new signs informing residents of the time and place of our POA quarterly meeting.



Five Mile My Way



It is time for PGVDFD's Annual July 4th "FIVE MILE MY WAY" event! Each participant chooses a five-mile course, running, biking, skating, or walking (there is a three-mile route for walkers). No motorized vehicles allowed! Prizes awarded in

each category and each participant will receive a T-shirt while supplies last. There is also a bike-decorating contest for the kids.

Every weekend in June at the Tree House Academy (Plantation Dr. & Windmill) from 10:00 am to 3:00 pm registrations (\$30 per person) will be accepted and raffle tickets will be sold. You can also go to pecangrovefire.org/event-details/5-miles-my-way-2023-1 and sign up.

After June 17 you cannot be guaranteed a shirt for the race.

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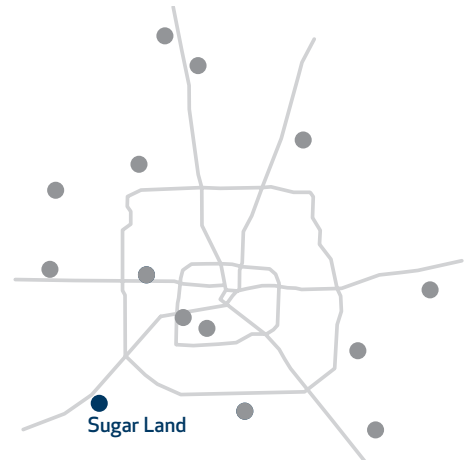
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Community Happenings

Pecan Grove Women's Club

The Pecan Grove Women's Club meets on the second Wednesday of each month. As the meeting venue changes with each meeting this will be shown in each newsletter for the following month's meeting. During the summer months (June, July, and August) we will be having informal lunches. If you wish to join us, please email 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 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. Locates 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.childrendiscoveryfb.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@fortbendcoudtyx.gov or visit fbpfy.org.

Pecan Grove Butterfly Garden

In Plantation Memorial Park, 2100 Plantation Drive

We, as a community, are fortunate to have this garden to welcome all the bee pollinators, butterflies, hummingbirds, etc. We would like to thank the sponsors who have so graciously given their time, labor, materials, and enthusiasm for this garden. We appreciate:



- ★ Derrick Diaz, West Houston Pressure Washing
- ★ Kris & Dalin Russell of Green Pest Guys
– South Houston
- ★ Mike Spall, Manager, Lowes Cinco Ranch and
- ★ Amanda & Shaun Alexander of Armored Vet



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

SUGAR LAND BIBLE CHURCH

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., 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: 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: Tan 65 gallon RTIC cooler. Like new, seldom used. Cost \$250, selling for \$100. Text at 281-635-2267.

Wanted: Private collector, I will buy your U.S. silver coins, 10xface value. Immediate cash. Call 713-416-7895.

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.

YES! The Pecan Grove Easter Egg Hunt Was A Success



Kimbra V Team Sells Pecan Grove!

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KimbraV@kw.com

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Market News in a Nutshell

REAL ESTATE
**PECAN GROVE
MARKET UPDATE**

**DATA FROM LAST 30 DAYS*

\$161sf

AVERAGE SOLD
PRICE

8

HOMES SOLD

12

DAYS ON MARKET

8

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$135sf
2022: Avg Sold Price \$145sf

Curious What Your Home is Worth?



**Scan for your FREE, instant
home valuation!**

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

As of March 31, 2023 - Unaudited Assets

Current Assets	\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	254,003.01	Current Liabilities	\$
Wells Fargo - Petty Cash	1,632.76	Accounts Payable	9,472.38
Prosperity Bank - Money Market	13,457.34	Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51	FWT Payable	1,072.50
Acct Rec - Maint Fee	158,479.85	FICA/MED Payable	3,084.07
Allowance - Uncollectible A/R	(4,633.46)	FUTA Payable	266.88
Prepaid Worker's Comp Insurance	1,197.60	SUTA Payable	57.52
Prepaid Officer Insurance	3,424.14	Defd Inc - 2023 Maint Fees	349,239.01
Prepaid Storage Expense	1,332.00	Total Current Liabilities	373,097.88
Prepaid Expense - Utilities	784.15	Long-Term Liabilities	
Prepaid Expense - Gen Liab Ins	4,071.64	Total Long-Term Liabilities	0.00
Prepaid Expense - Auto Insur	1,380.83	Total Liabilities	373,097.88
Prepaid Contract Deputy	10,787.49	Stockholders' Equity	
Prepaid - 4th of July Fireworks	15,000.00	Unrestricted General Fund	95,278.42
Total Current Assets	461,200.86	Designated by the Board Sidewalk Repairs	14,851.10
Property and Equipment		Unrestricted Current Earnings	14,376.09
Land - Donated	1.00	Total Stockholders' Equity	124,505.61
Furniture & Equipment	50,773.14	Total Liabilities and Stockholders' Equity	\$497,603.49
Improvements	118,099.25		
Computer Software	1,545.00		
Community Service Vehicle	23,549.49		
Christmas Wreaths & Accessories	85,782.83		
Accumulated Depreciation	(243,348.08)		
Net Property and Equipment	36,402.63		
Total Assets	\$497,603.49		

Deed Restriction Complaint Form

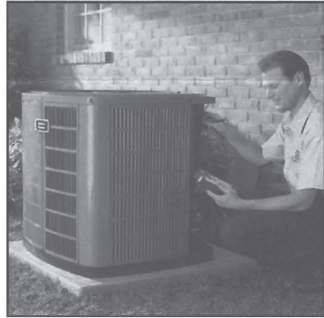
Deed Restriction Complaints should be directed to the Pecan Grove Plantation Property Owners' Association at 1305 FM 359, Suite B, Richmond, TX 77406. Remember that you can also file a complaint via email at pgpoa@peoplepc.com or via the Pecan Grove website at www.pecangrove.org. (One complaint per e-mail or Complaint Form, please.)

1. Address of property in violation: _____
2. Identity of occupant (if known): _____
3. Describe nature of violation: _____

4. Name(confidential) _____
 Phone no.(confidential) _____

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SAVE THE DATE

Power of the Purse BINGO

You're invited to come play BINGO for a chance to win luxury brand handbags and purses!

Friday, June 2ND, 2023

Pecan Grove Country Club

3000 Plantation Dr.,
Richmond, TX 77406

6:00 PM - 9:00 PM




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Pecan Grove

PROPERTY OWNERS' ASSOCIATION

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PECAN GROVE PROPERTY OWNERS' ASSOCIATION
Pecan Pointe Office Park
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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
Website - www.pecangrove.org
Webmaster - John Clark - (832) 985-0535

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

Guy Steiger - 1,2,3,21 - President, Deed Restrictions - (713) 408-6849
Frank Jarrett - G1,G2,T1 - Vice-President - Esplanades, Deed Restrictions - (281) 341-5214
Phillip Pletka - 6,9,14 - Treasurer, Deed Restrictions - (832) 520-1208
Rachel Luker - 11,15,17,20 - Secretary, Deed Restrictions - (832) 275-9834
Brooke Wier - 5,10,18,19 - Community Affairs - Deed Restrictions - (713) 320-8772
JP Willis - 12,16,22 - Newsletter, Asst. Secretary, Deed Restrictions - (281) 341-9166
Bryan Key - 4,7,8 - Security, Deed Restrictions - (281) 389-0917

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
Si Environmental, LLC | 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