



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

JUNE 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 or adding tool/storage sheds. Please check out list and submit an online application here: <https://pecangrove.org/home-improvements-acc-request/>

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

Report any Damaged Curbs

I posted about this last month and many people have already benefitted from this service! You can 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.fortbendcountytexas.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!

Streetlight Out?

If you see a streetlight that is out or not working, you can report it to CenterPoint Energy by pulling up their website and clicking on the "Report a street light outage" tab and typing in

the streetlight number that is on the pole or locating the pole using the closest street address. We also have a link to this on our website.

Parking in the Street

We have received numerous complaints about cars parked in the street. If you must park your vehicle in the street from time to time, please be courteous to your neighbors and limit amount of time and do not store vehicles in the street. This creates an unnecessary burden on others including emergency vehicles, garbage service trucks and is just a bad look for our neighborhood.



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

Our next Quarterly Pecan Grove Plantation POA Meeting will be Tuesday, July 18th at the Pecan Grove MUD building on Pitts Rd @ 6:30. We will have Lt. Ryan Skelton who will be replacing Lt. W. Hastedt as Fort Bend County Sheriff's Office Contract Coordinator. We encourage all members of our POA to attend. Would love to have standing room only. It is a great way to be informed of what is happening, meet your neighbors, and be part of your community.

~ Guy Steiger / President



Submissions Needed!!!

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

Do you have something that you think other residents might enjoy reading; such as helpful hints, articles pertinent to our area, or a family recipe you can share. Please email to pgpoa@peoplepc.com or <https://pecangrove.org/newsletters>. Any attachments should be in Word format. All submissions become the property of the P:OA 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

Volunteer Interest Signup

If you are interested in serving on a committee to serve our community, the POA Board is asking that you complete the sign up form. This is a volunteer position and not financially compensated. If you would like to serve on multiple committees, you may select more than one

We will contact you once we have collected responses, and closer to the time of the event we will contact you.

The signup form can be found on the Pecan Grove POA website or by scanning this QR Code.



Sheriff's Security Statistics

Security statistics for May are as follows:

5 911 Calls, 104 Dispatched Calls, 32 Case Reports, 15 Alarm Calls, 0 Burglary, 2 Citizen Contacts, 203 Property Checks, 81 House Watches, 66 Traffic Stops, 5 Arrest.

Motorcycle Officers Citations: 22 Speeding, 5 Stop Signs, 4 School Zones, 3 Parking Violations, 16 Expired Registrations, 0 No Seatbelt, 0 Defective Equipment, 2 No Insurance, 1 No Drivers License, 0 Pass School Bus (Unloading), 1 No thru trucks.

**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:

Anthony Bui, Surrey Court; *Ryan and Sara Cosser*, Pleasant Shade; *Justin and Miriam Breshears*, Mistycreek Drive; *Yen Quach and Phu Nguyen*, Stuart Drive; *Todd and Emily Schuhsler*, Pleasant Shade Court; *Zachary and Meghan Wilkerson*, Ironwood Drive; *Ademar and Fabricia Almeida*, Plantation Drive; *Stanley and Carolyn Copeland*, Pecan Crossing; *James and Lynn Cohick*, Old South 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:

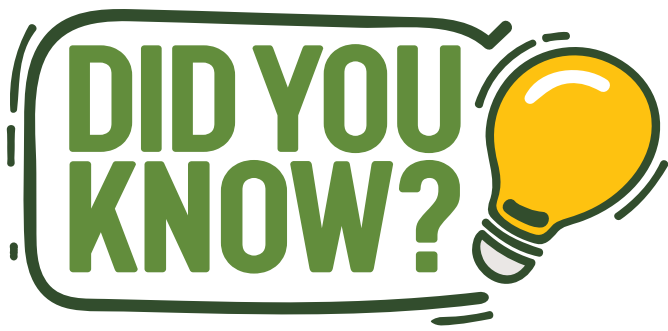
Deed Restriction Complaint Form: <https://pecangrove.org/deed-restriction-complaint-form/>

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!



Deed restrictions

Deed restrictions may be referred to covenants or restrictive covenants.

Because a deed restriction is essentially a contract – an agreement into which you freely enter by virtue of purchasing a property – these restrictions can cover a wide number of issues such as:

- How your property looks, what color you can paint your home, and in what condition you must maintain the exterior of your property
- Limitation of pets, livestock, or farm animals
- Rules about home-based businesses
- Rules governing room additions, and construction projects performed on your home

Deed restrictions are legal even if they severely constrain what you believe to be your rights to enjoy your property. But for reference purposes you may go to <http://www.pecangrove.org>, “Covenants” and put in your street address. You will be directed to your Section’s deed restrictions.

Pecan Grove Plantation Tidbit

Bruce Belin and Associates purchased approximately 1,450 acres in 1973 and by 1978 began construction of the development. Named for the stately pecan trees growing in the area, the community was originally referred to as Pecan Grove Plantation and later simply Pecan Grove.

It is Richmond’s first master-planned community, built around a beautiful 27-hole golf course.

The residents of Pecan Grove began the tradition of decorating for the holidays in the early 1990’s and is now one of the most popular destinations for holiday lights in the Houston area.

Enchanting Texas, Explore the Lone Star State (travel blog) in its April 5, 2023 lists “Pecan Grove Christmas Lights, Ultimate Guide 2023. “Visit Pecan Grove neighborhood near Houston, Texas. The community is known for its impressive, over-the-top, and simply stunning Christmas displays.”

Golf Carts

We have had some questions posed to us regarding rules regarding golf carts and their use in our community.

According to the Texas Transportation Code which regulates the operation of golf carts

- 502.001 “Golfcart” means motor vehicle designed for transporting persons on a golf course
- 521.021 License Required means a valid driver’s license is required to operate a golf cart on a public roadway
- 521.458 Permitting Unauthorize Person to Drive
 - A. A person may NOT knowingly permit or cause a person’s child or ward who is less than 18 years of age to operate a motor vehicle on a highway
 - B. A person may NOT authorize or knowingly permit a motor vehicle owned by or under the control of that person to be operated on a highway by any person in violation of this Chapter. Which means - You cannot authorize your child to operate the golf cart on the roadway unless he has a Learner’s Permit and you are with him OR he has a valid Driver’s License.

Miscellaneous Points

1. Golf carts are not required to have a “slow vehicle” emblem unless they are operated on roads with a speed limit of 35 or higher
2. Lights, brake lights, turn signals, etc. are not required
3. Golf cars may not be operated on sidewalks
4. Golf carts may not be operated on trails or water retention areas owned by the MUD. This is a violation of the Texas Water Code which is a Class “C” Misdemeanor



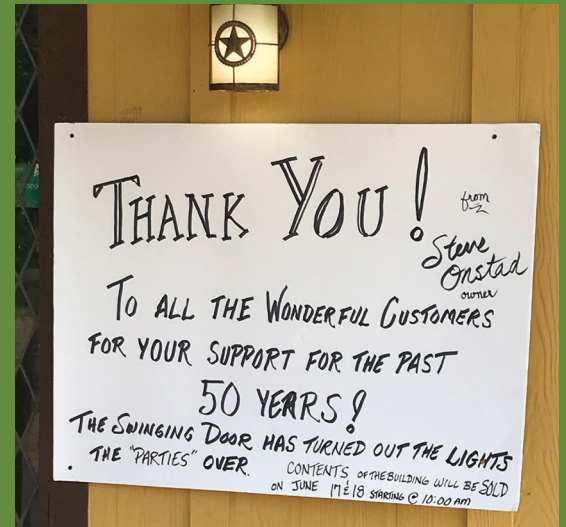
Swinging Door

Steven Onstad opened the Swinging Door on Labor Day in 1973. As the business grew, a dance hall was added onto it. The restaurant had many special guests, including Earl Campbell, legendary football player for the Houston Oilers.



For the past 50 years children have dined with their children who are now dining with their grandchildren which has made it a family tradition. But on May 14, Steven Onstad, with some sadness, closed the doors of this piece of Fort Bend history. As Steven has been working 14 hours a day since he was 20 and is looking forward to not working weekends

The Swinging Door, Steven and his staff will be missed.



Flags Across the Brazos

Did you see the flags throughout Pecan Grove during Memorial Day? Some years ago, Pecan Grove started helping Boy scout Troop 1000 (boys) and Troop100(girls) with their ONLY fundraising activity (Flags Across the Brazos). It would be great if we had more residents fly these flags. It is for a good cause. For more information, please email flagsacrossthebrasos@gmail.com.

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Yard of the Month!

Congratulations to our May 2023 Winners!

Next round of voting will be in late June 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 sections to judge and determine the winner each month.

Thank you to Monte's and Enchanted Gardens for giving \$25 gift cards to each winner.



2223 Landscape Way



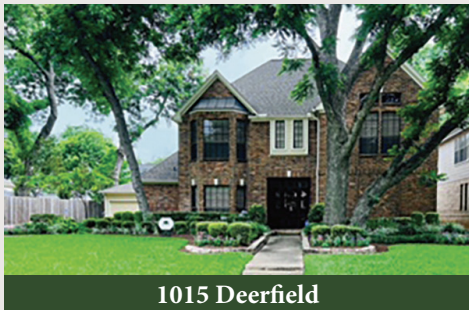
2214 Thompson Crossing Drive



2302 Jonathan's Landing



1711 Kingsmill



1015 Deerfield



1626 Plantation Drive



1411 Roundstone

Reduce Your Home's Outdoor Water Usage in the Summer

- Water your lawn only when needed.
- Install a rain barrel.
- Use a car wash instead of a hose.
- If you do wash your car yourself, use a bucket of water.
- Mulch your garden.
- Move your lawn mower's blade up.
- Landscape with plants that require less water.
- Consider installing a drip irrigation system.
- Cover your pool when you're not using it.
- Install timers on your sprinklers.
- Opt for plantless landscaping.



Constellation

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.

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@fortbendcoultry.gov or visit fbpfy.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. **PLEASE NOTIFY US WHEN YOU WANT TO DISCONTINUE AD.**

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.

For Sale: Pontiac Trans Am. Needs paint job, battery and minor repairs. Mileage 208,161. OBO. Text offer to 832-421-7421.



Recycling

We have all wondered from time to time where we can recycle old paint cans, flammable liquids pool chemicals, etc. Well, here is your answer. Fort Bend Recycling and Household Hazardous Waste Center is located at 1200 Blume Road in Rosenberg. If you have questions or more information you can contact 281-633-7576. And if you observe pollution violations, please contact: SWPPP@odysseyeg.com or 281-306-0240, Ext. 112.

KEEP YOU MOVING

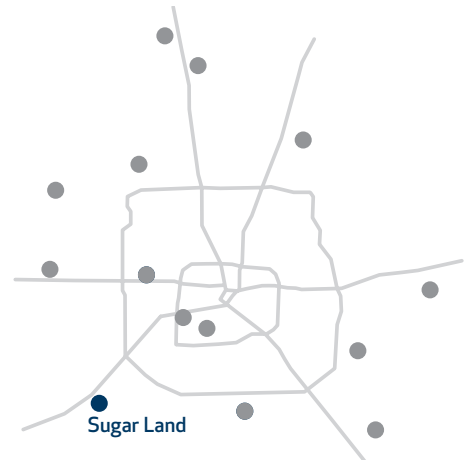
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Market News in a Nutshell

REAL ESTATE
**PECAN GROVE
MARKET UPDATE**

**DATA FROM LAST 30 DAYS*

\$144sf

AVERAGE SOLD
PRICE

7

HOMES SOLD

13

DAYS ON MARKET

12

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$161sf
2022: Avg Sold Price \$145sf

Curious What Your Home is Worth?



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

As of April 30, 2023 - Unaudited Assets

Current Assets	\$	Liabilities and Stockholders' Equity	
Wells Fargo - Operating	232,375.49	Current Liabilities	\$
Wells Fargo - Petty Cash	1,534.03	Accounts Payable	9,516.88
Prosperity Bank - Money Market	13,457.52	Contract Deputy Patrol Payable	9,905.52
Petty Cash on Hand	283.51	FWT Payable	1,524.77
Acct Rec - Maint Fee	146,154.35	FICA/MED Payable	3,545.35
A/R - S Grand Apts	1,894.53	FUTA Payable	270.66
Allowance - Uncollectible A/R	(4,833.46)	SUTA Payable	63.10
Prepaid Worker's Comp Insurance	1,026.52	Defd Inc - 2023 Maint Fees	310,434.68
Prepaid Officer Insurance	3,086.61		
Prepaid Storage Expense	760.00	Total Current Liabilities	335,260.96
Prepaid Expense - Utilities	784.15		
Prepaid Expense - Gen Liab Ins	3,701.49	Long-Term Liabilities	
Prepaid Expense - Auto Insur	1,104.66		
Prepaid Contract Deputy	10,787.49	Total Long-Term Liabilities	0.00
Prepaid - 4th of July Fireworks	15,000.00		
		Total Liabilities	335,260.96
Total Current Assets	427,116.89		
		Stockholders' Equity	
Property and Equipment		Unrestricted General Fund	95,278.42
Land - Donated	1.00	Designated by the Board Sidewalk Repairs	14,851.10
Furniture & Equipment	50,773.14	Unrestricted Current Earnings	17,562.15
Improvements	118,099.25		
Computer Software	1,545.00	Total Stockholders' Equity	127,691.67
Community Service Vehicle	23,549.49		
Christmas Wreaths & Accessories	85,782.83	Total Liabilities and Stockholders' Equity	\$462,952.63
Accumulated Depreciation	(243,914.97)		
Net Property and Equipment	35,835.74		
Total Assets	\$462,952.63		

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.)

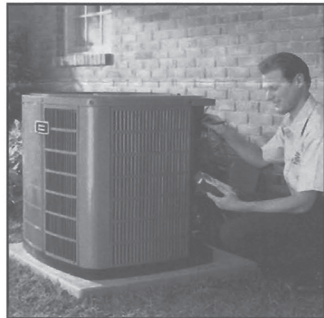
1. Address of property in violation: _____
2. Identity of occupant (if known): _____
3. Describe nature of violation: _____

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

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- Intensive Care
- Labor & Delivery
- Lifestyles at OakBend
- Medical/Surgical Inpatient Unit
- Neonatal Intensive Care
- Outpatient Services
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- Senior Behavioral Health
- Skilled Nursing
- Sleep Lab
- Stroke Services
- Surgery
- Trauma
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- Wound Care



Jackson Street Campus

1705 Jackson St.
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(281) 341-3000

Williams Way Campus

22003 Southwest Fwy
Richmond, TX 77469
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Pecan Grove

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PECAN GROVE PROPERTY OWNERS' ASSOCIATION
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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