



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

JULY 2023

Springtime in the POA

Well, it is Springtime, and the flowers are blooming, but so is the mold on the outside of some of our homes.

So, you may be asking yourself "How can I keep mold from growing on my house and how do I get rid of it?" If you live in our area of the country, we get a lot of rain and have high humidity, So you are going to have a little mold to deal with on the outside of your home. Here are a few ways you can control it.

First, keep all the vegetation trimmed back from the painted surfaces. That will discourage the growth of mold. Then if you have some mold and you must clean it here are a few tricks.

You can use bleach and water. You'll want to use one part bleach to ten parts water to create a good cleaning mixture. Or you can do like the professional painters do and use TSP or trisodium phosphate for a great cleaning solution.

Then, to keep yourself off the ladder as much as possible, use an aluminum extension handle and a stiff bristle brush to do all the work.

Pecan Grove POA Board Nomination Meeting Tuesday September 19th ,2023

At the PG MUD Building

Please join us for our Pecan Grove POA Nominations Meeting at the PGMUD Building @ 751 Pitts rd. on Tuesday September 19th. The meeting will begin promptly at 6:30pm.

The POA Board election is coming up in October and we will elect four (4) Trustees. To be an eligible candidate, you must be a POA property owner. Anyone who wants to run must be nominated at the September 19th 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 2023.

The 2023 election will be held at the MUD Building on Tuesday, October 17th @ 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 16, 2023—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 21st, 2023. Your biography should promote yourself as a candidate and should not exceed 85 words.

Past Due Member Assessments

Attention Association Members! We have quite a few people who still have a past due balance on their Association Dues. Please contact us immediately to make a payment or work out a payment plan so we can get your account back in good standing as soon as possible. We want to work with you. The Board is getting ready to turn these over to our Lawyers to begin collections, so we want to give you an opportunity to get current before you begin to accrue additional late fees or legal fees.

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.

2023 Pecan Grove POA Annual 4th of July Fireworks Display

What another amazing Fireworks display this year! We want to thank the Pecan Grove Plantation Country Club for your continued support, the Pecan Grove Volunteer Fire Department for all your hard work putting on the show, The HOA and the Grove CIA for your support! Everybody looks forward to this annual tradition and we love to make it happen!

~ 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 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

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 June are as follows:

6 911 Calls, 87 Dispatched Calls, 19 Case Reports, 13 Alarm Calls, 1 Burglary, 1 Citizen Contacts, 243 Property Checks, 59 House Watches, 82 Traffic Stops, 1 Arrest.

Motorcycle Officers Citations: 21 Speeding, 6 Stop Signs, 3 Parking Violations, 9 Expired Registrations, 1 No thru trucks, 5 No front license plate, 1 Illegal window tint, 6 Defective Equipment, 1 No Insurance, 1 No Driver's License, 1 Fail to signal, 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:

William Lukeman, Plantation DR; *Alexey Volkov*, Greens CT; *Billy and Jaime Vernor*, Landscape Way; *Joshua and Laurie Kerley*, Shady Trail CT; *Stacey Cusimano-Chapman*, Bittersweet DR; *Fozia Ofleh*, Quarterpath DR; *Randy Elizondo and Christina Trujillo*, Country Creek Way; *Nathan and Amber Stevens*, N Hearthside DR

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

Moving To Fort Bend County?

If you or someone you know is planning a move to Fort Bend County you may want to go to <https://www.fortbendcountytx.gov/your-county/moving-to-fort-bend>. There are items that may help in the move such as:

About the County; County Maps; Vehicle Registration; Cities and Towns; School Districts; Museums; Recreation

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!

Yard of the Month!

Congratulations to our July 2023 Winners!

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 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.



Pecan Grove Plantation Tidbit

Pecan Grove MUD – May 25, Meeting Parks Report

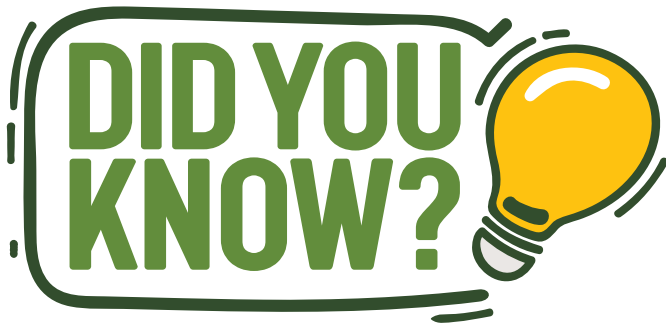
The new Walking Trail around Pecan Grove Park is complete and ties into the walking trail on the levee and to the new park ramp on the Northwest corner of the park. Reservations for the Community/Administration Building and for the park pavilion are strong. The Parks Committee is looking at stationary workout fixtures along the new trail and replacing some goals on the Frisbee golf course.

**NOTE: Pecan Grove MUD Board meets the last Tuesday at 3:30 PM. at the Pecan Grove Administration Building 751 Pitts Road, Richmond, Texas 77406. Residents may attend.*



If your organization is looking for a service project, please reach out to the Pecan Grove POA. We have senior residents with limited resources and mobility issues that could use a little help with yard work or small projects.

It is a great opportunity to be a good neighbor and help your neighborhood.



**U.S. Department of Agriculture:
Do not Feed Wildlife**

Wildlife Services encourages you to avoid feeding wildlife such as ducks, geese, gulls, raccoons, deer, squirrels, or coyotes. One way you can help reduce wildlife conflicts with people is by not feeding wildlife near human populations and in parks.



Feeding wildlife can lead to several serious problems: Human food is not healthy for wild animals. They do not need food from humans to survive and can become malnourished or die if fed the wrong foods.

- Feeding leads to public health concerns. Too many animals in one place increases the chance of disease transmission to people and among other wildlife.

- Animals accustomed to people often lose their fear of people and can become aggressive.
- Animals fed along roads stay near roads, thus the chance of vehicle-animal accidents.
- Large concentrations of ducks and geese can pollute nearby waterways, backyards, and athletic fields. Some waterfowl species drop up to a pound of feces every day!

YOU CAN HELP:

- Do not encourage wildlife by feeding or leaving food for them.
- Do not allow bird food to accumulate on the ground.
- Do not place food scraps in gardens or compost bins, and use a closed compost bin.
- Keep pet food and water containers indoors, especially at night.
- If you have fruit trees, harvest, or dispose of fruit when it is ripe.
- Use metal or durable plastic trash containers with tight fitting lids.
- Enjoy viewing wildlife at a distance. Respect their space and remember they are wild animals that should stay wild.

Flags Across the Brazos

Did you see the flags throughout Pecan Grove during 4th of July. 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 <https://www.flagsacrossthebrazos@gmail.com>.



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History of Big Boy Restaurants

- 1936 - Bob Wian sold his prized DeSoto Roadster to purchase a hamburger stand in Glendale, California. He named it Bob's Pantry.
- 1937 - Another regular customer, a movie studio animator, sketched the now famous character on a napkin. The Big Boy® burger craze that ensued prompted Bob to change the stand's name to Bob's Big Boy® and to introduce the now-iconic Big Boy® mascot.
- 1937 - Customers could not get enough of Bob's new creation. One fan was a chubby six-year-old boy in droopy overalls. He would often help Bob sweep up in exchange for a free burger. In honor of his young friend, Wian decided to name the better burger the Big Boy.
- 1937 - A regular customer requested something different for a change. Bob went to work, sliced a bun into three slices, added two hamburger patties and, voilà, and the first double deck cheeseburger was born!
- Designed by renowned architect Wayne McAllister, the restaurant incorporates the 1940's transitional design of streamline modern style and the free-form 50's coffee shop architecture. The towering Bob's sign is the most prominent feature.
- The oldest remaining Bob's Big Boy in America was built in Burbank, CA in 1949.



BIG BOY'S STRAWBERRY PIE

CRUST

- ¾ cup flour
- 3 Tbs sugar
- 2 Tbs graham cracker crumbs
- ½ cup butter softened

PIE FILLING

- 3 quarts washed fresh strawberries, de-stemmed and cut in half
- 2 cups sugar
- 6 Tbs corn starch
- 2 cups water
- 6 oz strawberry jello



1. Preheat Oven at 350 degrees and grease pie pan with butter.
2. Mix your flour, sugar, softened butter, and graham cracker crumbs. Press the pie crust into greased pie pan and bake for 10 minutes.
3. While crust is baking, mix the sugar, water, and cornstarch in a large pot and bring to a boil.
4. Take the pot off heat and mix in jello.
5. Let cool in fridge for about 10 minutes.
6. Mix in sliced strawberries and pour this mixture into your pie crust.
7. Let set in the fridge for about an hour and then serve topped with whipped cream.

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@fortbendcountytexas.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.

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.

Tutoring available: 28 years of teaching experience to all ages. Would prefer working with K-8th grade. Subjects: Math, English, Social Studies, Science. Also, a homeschool mom of 7 years. Ask for Judy: 832-858-7670.

Piano & Music Studio: All ages can learn how to play piano, read music with all musical genres. Recording sessions also available for singers and musicians. Call Derrick, 504-442-4157 for monthly rates and packages.

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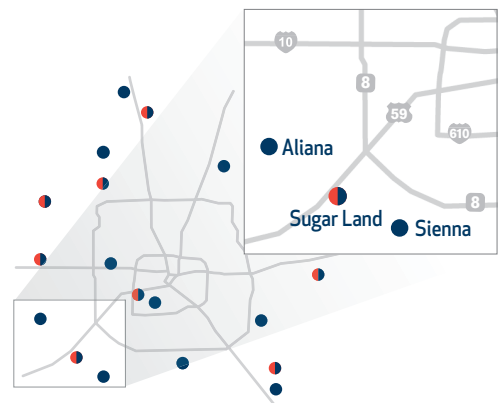


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Market News in a Nutshell

REAL ESTATE
**PECAN GROVE
MARKET UPDATE**

**DATA FROM LAST 30 DAYS*

\$147sf

AVERAGE SOLD
PRICE

9

HOMES SOLD

34

DAYS ON MARKET

16

ACTIVE LISTINGS

Previous 30 Days: Avg Sold Price \$144sf
2022: Avg Sold Price \$145sf

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

As of May 31, 2023 - Unaudited Assets

| | |
|-----------------------------------|---------------------|
| Current Assets | \$ |
| Wells Fargo - Operating | 227,647.01 |
| Wells Fargo - Petty Cash | 1,428.00 |
| Prosperity Bank - Money Market | 13,457.70 |
| Petty Cash on Hand | 283.51 |
| Acct Rec - Maint Fee | 132,224.14 |
| A/R - S Grand Apts | 1,894.53 |
| Allowance - Uncollectible A/R | (5,033.46) |
| Prepaid Worker's Comp Insurance | 855.44 |
| Prepaid Officer Insurance | 2,749.08 |
| Prepaid Storage Expense | 188.00 |
| Prepaid Expense - Utilities | 784.15 |
| Prepaid Expense - Gen Liab Ins | 3,331.34 |
| Prepaid Expense - Auto Insur | 828.49 |
| Prepaid Contract Deputy | 10,787.49 |
| Prepaid - 4th of July Fireworks | 16,620.00 |
| Total Current Assets | 408,045.42 |
| Property and Equipment | |
| Land - Donated | 1.00 |
| Furniture & Equipment | 50,773.14 |
| Improvements | 118,099.25 |
| Computer Software | 1,545.00 |
| Community Service Vehicle | 23,598.81 |
| Christmas Wreaths & Accessories | 85,782.83 |
| Accumulated Depreciation | (244,481.86) |
| Net Property and Equipment | 35,318.17 |
| Total Assets | \$443,363.59 |

| | |
|---|---------------------|
| Liabilities and Stockholders' Equity | |
| Current Liabilities | \$ |
| Accounts Payable | 9,547.13 |
| Contract Deputy Patrol Payable | 9,905.52 |
| FWT Payable | 1,470.02 |
| FICA/MED Payable | 3,489.51 |
| FUTA Payable | 272.16 |
| SUTA Payable | 2.42 |
| Defd Inc - 2023 Maint Fees | 271,630.35 |
| Total Current Liabilities | 296,317.11 |
| Long-Term Liabilities | |
| Total Long-Term Liabilities | 0.00 |
| Total Liabilities | 296,317.11 |
| Stockholders' Equity | |
| Unrestricted General Fund | 95,278.42 |
| Designated by the Board Sidewalk Repairs | 14,851.10 |
| Unrestricted Current Earnings | 36,916.96 |
| Total Stockholders' Equity | 147,046.48 |
| Total Liabilities and Stockholders' Equity | \$443,363.59 |

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.)

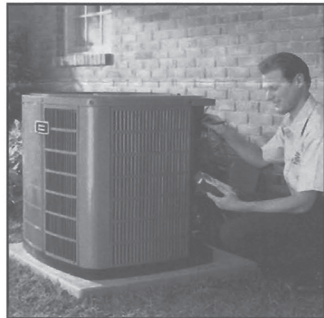
- Address of property in violation: _____
- Identity of occupant (if known): _____
- Describe nature of violation: _____

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

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- Sleep Lab
- Stroke Services
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- Wound Care



Jackson Street Campus

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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
Don Turner - 5,10,18,19 - Community Affairs - Deed Restrictions - (713) 478-1121
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