



Pecan Grove

PROPERTY OWNERS' ASSOCIATION

News in a Nutshell...

FEBRUARY 2025

Pecan Grove 2025: “Curb Visibility” (Part 2)

In the January, 2025 issue we began the first column of “Curb Visibility” to point out the violations we see the most. We hope we can, in the following issues, better define to you, our readers, why the upkeep of your home is so important. We will, each month, point out violations reported. This month is a surprise because of the easy fix of these items. Clearing your driveway and lawn of clutter is an easy weekend project. It improves the curb appeal of your home, our neighborhood, and helps to increase property values. These are some of the things that you are probably so used to seeing that you do not really notice them but they are violations in your Covenants.

- Rakes, shovels, brooms, ladders, and wheelbarrows
- Old water hoses, storage bins, gas cans, buckets, empty flower pots or dead potted plants, excessive trash cans, and logs
- Old BBQ grills, lawn mowers, and broken or unused portable basketball goals

In our June, 2024 issue we talked about the aging of Pecan Grove and the need for maintaining the neighborhood appeal and property values. Just to refresh your memory, when you purchased your property, you also entered into a contract or agreement to abide by the Covenants (deed restrictions) that were given you. Because the Covenants are recorded, your property and the Covenants are now inseparable. When you receive a violation notice for not following the Covenants do not shoot the messenger. Your POA's fiduciary responsibility is to carry out the By-Laws as written for Pecan Grove Plantation Property Owners' Association, Inc. **KEEP IN MIND THAT YOU DID SIGN YOUR NAME AT CLOSING AND SAID YOU WOULD FOLLOW THE RULES.** You are responsible for the upkeep of your lot as shown in the following article from your Covenants.

LOT MAINTENANCE

- a.) All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owner or occupant of all lots shall keep all weeds and grass thereon cut and shall in no event use any lot for storage of material or equipment except for normal residential requirements or incident to construction of improvements thereon as herein permitted, or permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish of any kind thereon, and shall not burn any garbage. All clothes lines, yard equipment or storage piles shall be kept screened by a service yard, drying yard or other similar facility as herein otherwise provided, to conceal them from view of neighboring lots, streets, or other property. Boats, trailers, and other parked vehicles are to be stored so as not to be visible from any street or the golf course.

We all get so used to driving in and out of our driveway that we start to ignore those out-of-place items (as mentioned above). Walk your property, take pictures, and then look for “what is there that should not be there.” And...remember should you receive a deed violation; you did sign the contract when you purchased your home!

~ J. P. Willis, Editor



Pecan Grove Mail Cluster Boxes

Are you aware that the USPS (United States Postal Service) is not taking responsibility any longer for cluster mail boxes. This means any repairs, cleaning, painting, or removing advertising that has been posted on them is up to our POA.



BEFORE



AFTER

We also have benches in various areas of the neighborhood that were placed long ago which need some TLC. So, it appears that our neighborhood has two, new, on-going project for the future. We have approximately 15 mail boxes but do not have a count on the benches.



AFTER

The POA Board is charged with the responsibility of enforcing deed restrictions. John Clark assists the Board by driving Pecan Grove to follow up on Covenants not followed. What you probably do not realize is that John really loves Pecan Grove and, on his own time and at no expense to the POA, rebuilt the bulletin board at Windmill and Plantation, began repairing and painting our aging park benches and repaired a cluster mailbox door that had been damaged. This brings me to the next part of this story.

We have a request for any of you that would like to volunteer for the Keep Pecan Grove Plantation Beautiful Committee and assist John in bringing both the benches and cluster mail boxes back to life. A group of ambitious volunteers with repair ideas could not hurt either. It would be another way to meet new neighbors while accomplishing some fun projects. So, if you like making old things look new and having a good time while doing just that, please call Paul Stephens, Office Manager at 281-344-9496 or email her at pgpoa@peoplepc.com. Let her know you want to volunteer for this committee.

From The Board

Valentine's Day, also called *Saint Valentine's Day* or the *Feast of Saint Valentine*, is celebrated annually on February 14. It originated as a Christian feast day honoring a martyr named Valentine and through later folk traditions, it has also become a significant cultural, religious and commercial celebration of romance and love in many regions of the world.

Happy
Valentine's
Day

From your POA Board

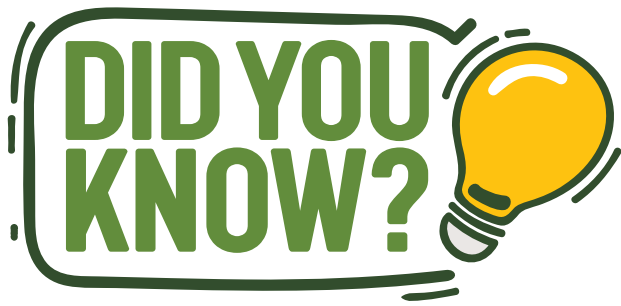
E Bills



Have you received late payment charges because your mail isn't being delivered on time? You can put a stop to this by doing the following.

If you own a computer, you can receive your invoices via "e bill." Contact your provider (whomever they may be) and request that they send your invoices on line. If you are paying your bills on line through your bank, you can request "ebills" from them.

A great way to eliminate those late fees.



Christmas Lights And Decorations Reminder

Christmas is over, hayrides and spectators no longer roam our streets and the winners of our annual lighting contest have been announced.

We have a Holiday Lights & Decorations Policy for the POA. This Is a friendly reminder that all decorations should have been packed and in storage by the second Saturday in January.

So, if you still have decorations on your house or in your yard it is s time to remove them before you receive a violation notice.



Constable Security Statistics

Security statistics for January are as follows:

110 Dispatched Calls, 146 Traffic Contacts, 11 Reports, 2 Alarm Calls, 37 House Watches, 0 Criminal Arrests, 4 Accident Reports, 5 Other Agency Assists, 636 Property Checks.

Motorcycle Officers Citations: 12 Speeding, 0 Speeding (School Zone) 8 Stop Signs, 2 Parking Violations, 33 Expired Registrations, 0 No through trucks, 2 No Liability Insurance, 4 No Front License Plate, 3 No Driver's License, 1 Illegal Window Tint.

*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:

Adam Oller, Woodland CT; *Robert and Any Petty*, Woodfair 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.fortbendcountytexas.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

Advertising:

Please send inquiries about ads to:

iana@pamelaprinting.com or call 281-240-1313

Pecan Grove Real Estate Update

Active Listings - 18

Homes Pending - 11

Homes Sold - 17

Price per Sq. Foot Sold

High: \$188 Low: \$103 Average: \$150

Average Days on the Market - 59

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!

Replacement of Driveways or Sidewalks

This is an email your Board received from one of our residents on replacement of driveways and sidewalks. He asked that we use his name, address, and phone number in case anyone had questions on the following.

He did start out by saying “New or replacement of driveways and sidewalks require HOA approval”.

Which can be obtained by going to <https://pecangrove.org>.

This was an easy on-line process. You will need a copy of your survey. Get several copies as the county and your contractor will want to see it. It also requires county permit and bonding. Most concrete contractors do not like going through this process because it is time consuming and costly. Not getting a permit could cost you money in fines, delays, and possibly unsatisfactory results.

I recently had my concrete driveway replaced and I wanted to find out what the process was. I contacted the Fort Bend County Road and Bridge engineer. They were very helpful in explaining the process. (<https://www.fortbendcountytexas.gov/government/departments/road-and-bridge>)

The permit was easy to fill out and can be paid for by credit card. This is done at the Travis building at 301 Jackson St. 4th Floor or online. <https://www.mygovernmentonline.org/>

\$150 - Permit

The bond was more of a process.

\$100 – Bond for a \$5000 for a bond required by the county can be obtained through your homeowner’s insurance company or a bond company. <https://www.fortbendcountytexas.gov/government/departments/engineering/permits/right-of-way-and-driveway-permits>

What I received for the cost of the permit and bond was the expertise of the county engineer along with the specification of the driveway entrance and curbing. In addition, the engineer came out to do a pre-pour and post-pour inspection. This gave me comfort in knowing that my contractor replaced my driveway entrance to county specifications and that it would last.

You may think that it would be cheaper not to follow the law but, it is worth your time, money, and effort to get it done correctly.

Respectfully,

John James
1119 Austin Colony
713-569-6730



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Pecan Grove

FUN IN THE SNOW 2025



Drone Photos by: Ms. Tuna Nguyen

Pecan Grove Annual Spring Community-Wide Garage Sale

Last year's Annual Spring Garage Sale was a huge success and we are already receiving inquiries about this year's date. It will be held on Saturday, April 5th from 8am to 1pm. Garage sale participants can email Amanda LaMartina at manda10215@gmail.com to be added to the list and the directional map. Thanks for chairing again, Amanda.

Just a reminder – Pecan Grove does have a Sign Policy. Garage sale signs are allowed to be posted only on the Community bulletin board (Windmill/Plantation) or in the yard of the participating garage sale.



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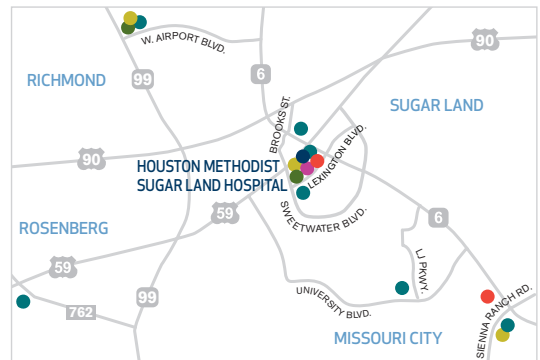
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Community Happenings

Pecan Grove Women's Club

Since 1982 the Pecan Grove Women's club has been enriching members lives through neighborhood friendships and community service.

The PGWC will have their monthly meeting Wednesday, March 12th at The Club at Pecan Grove. We will gather at 9:30 in the upstairs area. The business portion of the meeting begins at 10 am followed by our presentation. Lunch at the Club is available for \$20 (cash or check only) with choice of 4 entrees.

This month's presentation—"Wine Education" will be given by Max Cameau. Max holds two wine certifications from the WSET—Wine Sprit Education Trust. You will learn how to read and interpret wine labels among other things. Please join us and bring a friend.

If you need more information or have any further questions you may contact Linda Webb at fortbendlady@gmail.com.

Pecan Grove Stitchery Group

The Pecan Grove Stitchery Group meets at Randall's 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. 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 (501c) (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 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.

Free Peer-Led Men's Workouts

We do not show up at F3 for ourselves. We show up for the man standing beside each of us. F3 brings together like-minded men of similar ages and abilities for self-improvement that starts with fitness. Pecan Grove Country Club, 2201 Plantation Dr. in rear parking lot

Workout Times: Tues 5:30-6:15 AM, Fri 5:30-6:15 AM
Sat 6:30-7:30 AM

For Information: www.F3fortbend.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: 81-year-old car collector. Great chance for you to start collecting. Has two 2004 Chrysler Crossfire Coupes and two 1999 Plymouth Prowler Roadster Convertibles for sale. Call 713-416-7895.

Wanted: Private Coin Collector wants to buy your U. S. silver coins, 10 x face value. Immediate cash. Call 713-416-7895.

For Sale: GE 27.7 Energy Star Smart French-Door Refrigerator with Hot Water Dispenser and Wi-fi connections. Model CFE28TP2MS1. Includes a 5-year, transferable warranty (12/27/25). Call Carol 713-724-5898.

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.

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

As of December 31, 2024 - Unaudited Assets

Current Assets	\$
Wells Fargo - Operating	242,929.82
Wells Fargo - Petty Cash	971.62
Petty Cash on Hand	283.51
Acct Rec - Maint Fee	22,191.96
A/R - S Grand Apts	582.88
Allowance - Uncollectible A/R	(8,833.46)
Prepaid Worker's Comp Insurance	18.92
Prepaid Expense - Gen Liab Ins	1,499.37
Prepaid Contract Deputy	10,787.49
Prepaid - 4th of July Fireworks	15,759.00

Total Current Assets **286,191.11**

Property and Equipment

Land - Donated	1.00
Furniture & Equipment	50,773.14
Improvements	133,099.25
Computer Software	1,545.00
Community Service Vehicle	23,494.86
Christmas Wreaths & Accessories	85,722.26
Accumulated Depreciation	(254,144.92)

Net Property and Equipment **40,490.59**

Total Assets **\$326,681.70**

Liabilities and Stockholders' Equity

Current Liabilities

	\$
Accounts Payable	12,997.83
Contract Deputy Patrol Payable	9,905.52
FWT Payable	1,967.03
FICA/MED Payable	1,924.67
FUTA Payable	93.41
SUTA Payable	29.69
Defd Inc - 2025 Maint Fees	145,202.16

Total Current Liabilities **172,120.31**

Long-Term Liabilities

Total Long-Term Liabilities **0.00**

Total Liabilities **172,120.31**

Stockholders' Equity

Unrestricted General Fund	99,540.00
Designated by the Board Sidewalk Repairs	14,851.10
Unrestricted Current Earnings	40,170.29

Total Stockholders' Equity **154,561.39**

Total Liabilities and Stockholders' Equity **\$326,681.70**

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) _____

Broccoli & Onion Salad

Yes...broccoli and onion BUT you will love it once you taste it. **YUMMY!**

INGREDIENTS:


- Broccoli flowerets (2 bunches)
- 1 medium onion sliced very thin
- 8 oz mozzarella cheese – shredded
- 1 cup mayonnaise
- ½ cup sugar
- 2 Tbsp. vinegar
- 8 oz bacon fried and crumbled

INSTRUCTIONS:

Combine first 3 ingredients together. Then add to mayonnaise, sugar and vinegar.


Add crumbled bacon last - just before serving.





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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 – President, Deed Restrictions Secs. 1, 2, 3, 21 – (713) 408-6849
Steve Lutz – Vice President, Deed Restrictions Secs. 5, 10, 18, 19 – (832) 278-8571
Joe Gerzina – Treasurer, Deed Restrictions Secs. 11, 15, 17, 20 – (712) 502-5820
Howard Katz – Security, Esplanades, Deed Restrictions Secs. 4, 7, 8 – (713) 858-8893
Kim Hollas – Community Affairs, Asst. Secretary, Deed Restrictions Secs. G1, G2, T1 – (713) 962-4426
Philip Pletka – Esplanades, Deed Restrictions Secs. 6, 9, 14 – (832) 520-1208
J.P. Willis – Newsletter, Secretary, Deed Restrictions Secs. 12, 16, 22 – (281) 341-9166

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 / FBC Constable Pct. 1 Security - Dispatch - (281) 341-4665 | www.fortbendcountytx.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 burned-out street lights, please provide the serial number of pole - (713) 207-2222
Centerpoint Energy | To report a gas leak (888) 876-5786 | Customer Service – (713) 659-2111
Pitts Park/Pecan Grove Park Reservations - PG MUD/Marcus Campbell - (832) 818-5600
The Club at Pecan Grove - (281) 342-9940 or theclub@pecangrove.com
Accounting | Potter & Golden - (713) 972-1304
Fort Bend County Commissioner, Precinct 1 | Vincent Morales - (281) 344-9400 or vincent.moralesjr@fortbendcountytx.gov