



**FALL  
NEWSLETTER  
2019**

# **THE GROVE GAZETTE**

Look us up online at [www.mascapi.com](http://www.mascapi.com); my neighborhood THE GROVE

## **Results From The Pecan Grove POA Survey Request**

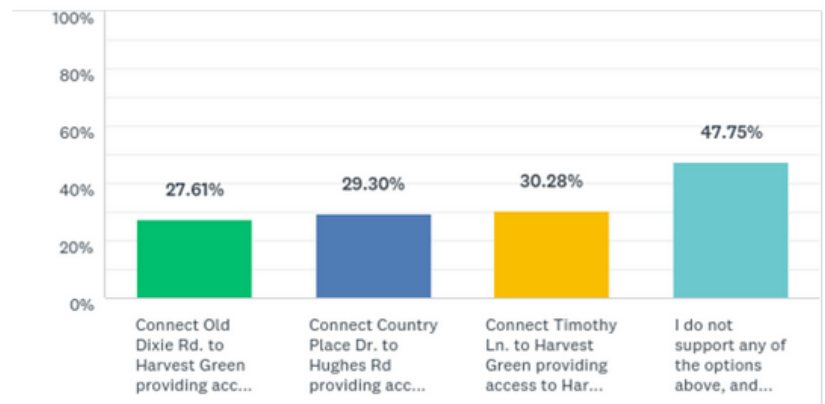
At two separate Pecan Grove POA meetings in July 2019, the Grove HOA and other neighborhood boards asked the Commissioner's office to conduct a public survey of Pecan Grove community residents regarding the traffic situation on Plantation Drive. The survey illustrated potentially feasible solutions, and asked the Pecan Grove community to decide if they support or oppose any potential changes.

The results of the survey include 775 responses with 710 **completed** surveys. While there were additional survey responses received from as far away as San Antonio and Missouri, only responses with verified addresses in the Pecan Grove community are included in this data.

Per the results, there was no consensus for action vs. inaction. Out of the 710 completed responses 339 responses did not support any of the options, and 371 responses were in favor of one or more of the potential options. Therefore we found no consensus indicated in the data returned from the survey which means there will be no changes or other solutions made via Fort Bend County and the Precinct 3 Commissioner's office. To address the repeated community concerns about traffic and speed/safety enforcement - Commissioner Meyers has requested specific help via the Fort Bend County Sheriff's Office and Precinct 3 Constable's Office for continued enforcement of traffic laws in and around the Pecan Grove community.

For more information, please contact:

**Fort Bend County Precinct 3  
Commissioner Andy Meyers**  
22333 Grand Corner Drive, Katy TX 77494  
281-238-1400 |  
[andy.meyers@fortbendcountytexas.gov](mailto:andy.meyers@fortbendcountytexas.gov)



### **Your Board of Directors**

Larry Danna  
*President*  
Joseph Vontz  
*Vice president*  
Greg Frnka  
*Secretary/Treasurer*



### **2020 Board Meetings**

**January 16, 2020**

**April 16, 2020**

**July 16, 2020**

**October 22, 2020**

**Board meetings are at 7:00pm at the  
Pecan Grove Volunteer Fire Department  
727 Pitts Rd Richmond, TX 77406**

## **2020 Annual Assessments Due January 1st**

**The 2020 Grove HOA annual billing invoice will be mailed out in November.**

Your assessments are what allow your Board of Directors to maintain your community. The assessments cover the cost of the maintenance of the common areas, as well as other operational costs of the Association (utilities, insurance, management and recreational activities).

The annual assessment for 2020 is \$256.00. ***A discounted rate of \$225.00 is being offered to all of our homeowners who pay their assessments before January 31, 2020.*** All past due accounts will be assessed a late fee of \$25.00 along with a monthly collection fee of \$15.00 until paid in full.

Payment plans are available - Three installments may be made: 1) November of 2019, 2) December of 2019 and 3) January of 2020. A total of \$225.00 must be paid in full and received on or before January 31, 2020. **If your payment plan runs over the January 31st deadline, you must pay the full \$256.00.**

*You can also pay online with your checking account or credit card at The Grove HOA's website-[www.mascapi.com](http://www.mascapi.com) under MY NEIGHBORHOOD-THE GROVE HOA, INC.*

Please contact Hayley McAnally in our accounting department at MASC Austin Properties, Inc. via phone at 713-776-1771 or via email [hmcannally@mascapi.com](mailto:hmcannally@mascapi.com).

## **Make Sure To Attend The Annual Meeting In January**

The Annual Meeting is scheduled for **January 16, 2020** at 7pm at the Pecan Grove Volunteer Fire Department located at 727 Pitts Road Richmond, TX 77406.

There will be one (1) year position available for a three-year term. Mr. Larry Danna will be running for re-election. If you are interested in running for this position, please submit your request in writing providing your name, address, telephone number and email address via one of the following means by December 13, 2019: Email - [aconnell@mascapi.com](mailto:aconnell@mascapi.com) , Fax - 713-776-1777, Mail - The Grove Homeowners Association, Inc. c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.

Please make plans to attend the Annual Meeting in January. Most importantly, please complete and return your proxy. It only takes a minute and each proxy is important in helping establish a quorum which results in a successful election. Homeowners need to get involved in their community. Your input is important and plays a major role in planning improvements around the community.

***Remember, you can make a difference just by returning your proxy  
or attending the meeting!***

## **2019 Christmas Decorating Contest**



It's that time of year! Fall has rolled in, winter is on its way and the holidays are upon us. Thanksgiving is a time for families to come together and give thanks for their many blessings and enjoy one another. Then we begin to prepare for Christmas!

The Grove Christmas Decorating Contest judging will be **on the weekend of December 13th-15th.** We encourage the entire neighborhood to participate and bring the spirit of the season by decorating your homes. We saw some amazingly decorated homes last year and can't wait to see what our homeowners have in store for this year.

**We will award three (3) winners a \$25.00 gift card, along with a Christmas Decorating Winner sign that will be placed in your lawn for the Holiday Season. We will also be placing pictures of the winning homes in the Spring edition of The Grove Gazette.**



# **PECAN GROVE VOLUNTEER FIRE DEPARTMENT**

***Serving & Protecting Our Community for 34 years!***

**[www.pecangrovefire.org](http://www.pecangrovefire.org)**



## **Santa's Annual Fire Truck Ride**

Make plans to greet Santa as he makes his Annual Ride through the neighborhood on **Saturday, December 7th, 2019**. Please see our Facebook page or website ([www.pecangrovefire.org](http://www.pecangrovefire.org)) for details.

## **Report Non Working Streetlights**

There are many ways you can help the neighborhood. One easy way is to report streetlights that are out or in need of repair.

There are several ways to report it:

- You can call MASC Austin Properties, Inc. at 713-776-1771 with the address and pole number of the street light. We will call Centerpoint Energy and report it for repair.
- You can call Centerpoint Energy directly at 713-207-2222 to report. Make sure you have the pole number and address.
- You can submit your repair request online at [www.centerpointelectric.com](http://www.centerpointelectric.com) under "Report a streetlight outage".



**Fort Bend County Contract Deputy Program**

**PECAN GROVE PATROL ACTIVITY**

**September 2019**

Type	Number
Dispatched Calls	119
Traffic Stops	49
Field Contacts	2
Property Checks	88
Arrests	2
Total Case Reports	32
Total Alarm Calls	25
911 Calls	0
House Watches	58
Burglary Motor Vehicle	1
Burglary Habitation	1

Thanksgiving morning, Thursday, November 28, 2019 *The Thankful Ones* will host the Third Annual Turkey Trot in Pecan Grove. We will start on Plantation Drive (park at Randall's) and trot from there. Check in, same day registration, and pre-race announcements will be from 7-7:45. The run will start at 8! Also, 'Wishbone the Turkey' will be there for pictures and fun with the kiddos!



The Pecan Grove Turkey Trot works hard to deliver you a memorable race experience. For more information and to sign up, visit [www.thethankfulones.org](http://www.thethankfulones.org).

## Deed Restriction Top Violations

### TOP 5 VIOLATIONS IN OUR NEIGHBORHOOD:

- **Exterior Maintenance:** Several homes are in need of painting, mildew removal, sagging gutters and rotten wood repair. Remember, ACC approval is required before painting.
- **Lawn Maintenance:** Lawns need to be mowed, edged and grass needs to be removed from expansion joints.
- **Unightly:** Misc. items (coolers, toys, construction material, etc.) need to be stored out of public view. This includes trash cans and debris that need to be stored out of public view until trash day.
- **Fencing:** Secure leaning fences, missing pickets that need to be repaired, fence replacement. Remember, ACC approval is required before painting.
- **Vehicle Parking:** Vehicles need to be parked in the driveway or the street. Do not park in the lawn or over the sidewalks.

Our management company, MASC Austin Properties, Inc., sends monthly reminders to all homeowners and residents who are in violation of the community deed restrictions. We are asking everyone to do their part and remedy any existing violations on your property.

*Guidelines are put in place to maintain consistency throughout our neighborhood, which enhances the overall appearance and helps retain the market value of our homes. If you are making any type of improvement to the exterior of your home, you must submit an Architectural Improvement request form to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior and replacement of the roof, driveway and fence.) You can find the required form on our website at [www.masapi.com](http://www.masapi.com) under **MY NEIGHBORHOOD– THE GROVE HOA, Inc.** Please make sure to submit the form with the necessary information and samples for a quicker response.*



### Stay Informed With The Grove Email Blast!

The Grove HOA has an E-mail Blast feature for residents to sign up on the community website: [www.masapi.com](http://www.masapi.com) under **MY NEIGHBORHOOD– THE GROVE HOA, INC.**

An E-mail Blast is a helpful communication tool which will be utilized by the Board of Directors to distribute important information such as reminders to pay the HOA dues, annual meeting dates, and community events like our Pecan Grove Annual Easter Egg Hunt, Annual Christmas Hay Rides, Yard of the Month contest and more.

### Congratulations 2019 YOM Winners

**The Grove HOA Board of Directors has contracted Cypress Creek Mosquito Control to treat the entire neighborhood for mosquitos twice a week.**

**Services will be performed on each street after dusk and be completed before 5:30am.**



APRIL	2314 Old Dixie Dr. 2003 Stetson Place
MAY	1902 Richmond Bend Ct. 3614 Timothy Lane
JUNE	1746 Pilgrim Journey 2926 Jane Long League
JULY	1922 Maple Dale Dr. 3435 Colonel Court
AUGUST	2035 Musket Ridge 1930 Richmond Vantage
SEPTEMBER	3022 Jane Long League 3318 Whispering Way



# ANNOUNCING FORT BEND'S 1<sup>ST</sup> ALL ABILITIES PARK

## COMING SOON TO FULSHEAR

A SAFE, FUN PLACE TO PLAY & DEVELOP  
NEW SKILLS FOR KIDS OF ALL ABILITIES

Commissioner Meyers is thrilled to announce plans for the first All Abilities Park in Fort Bend County to be built in the city of Fulshear! As we work to make this vision into reality - WE WANT YOUR HELP!

Thanks to a generous donation of land from Cross Creek Ranch and Johnson Development, Fort Bend County Precinct 3 will soon be home to a safe, fun place for children to play and develop new skills - for kids of all abilities.

The park will be located near the intersection of FM 1463 and Katy-Fulshear Road between the Cross Creek Ranch and Tamarron developments, tucked away nearly 1,000 feet from the busy intersection.

Please help us spread the word in the community! There are so many different people who we are already hoping to involve but there are no limits to what we can do together as more organizations and more people get involved. We will need input from professionals from different disciplines and educational fields, local civic clubs, parents and professionals who are familiar in working with children with special needs, and everyday Fort Bend residents who simply want to lend a helping hand.

Stay tuned at <https://precinctthree.com/news/2019/10/17/allabilitiespark> for more announcements and developments with this exciting park!

## PCT. 3 VOTER'S GUIDE

NOVEMBER 5 SPECIAL / GENERAL ELECTION



★  
**COMMISSIONER**  
FORT BEND PRECINCT 3  
— ANDY MEYERS —

This Nov. 5 voters in Fort Bend County Precinct 3 are being asked to vote on candidates, bond referendums, and constitutional amendments that will have a direct impact on day to day life in our area. What you will find on your ballot will depend on what area you live in & so we've provided a break down on each of the precinct 3 ballot items below.

View the details and the exact ballot wording for all of them or find the ones that apply to you on the following links at <https://precinctthree.com/nov2019elections/2019>.

All Fort Bend County voters will take to the polls to decide on a [Fort Bend County Drainage District Bond Referendum](#), and [10 proposed amendments to the State's constitution](#).

- **The majority** of our Precinct 3 residents will be deciding in a special election [who of the seven candidates](#) will fill former State Representative Dr. John Zerwas' seat (House D-28).
- Precinct 3 voter's **zoned to Grand Lakes MUD No. 4** will be voting on this [bond referendum](#).
- Precinct 3 voters **zoned to Willow Creek Farm's MUD** (along the north-west corner of the county close to Waller County) in [will be voting on proposition B](#).
- **City of Weston Lakes residents** will be voting on their [next mayor](#).
- **City of Sugar Land residents** will be voting on the city's [G.O. Bond referendum](#).
- **City of Katy residents** (voters who live in the most northern portion of precinct 3/ along IH10) will be voting on the [METRONext Bond Referendum](#).

## **Make Sure Your Pet Is On A Leash!**



Dogs and cats may not run at large in our neighborhood. **Running at large** means going on public or private property without the owner or another person having direct physical control of the animal. An animal on a leash is considered to be under direct physical control of a person. When animals are not on a leash they must be otherwise restrained, either behind a fence or in some other enclosure that will prevent their escape. Running at large may result in impoundment of the animal or in the issuance of one or more citations from Fort Bend County.

## **Scoop The Poop**

You can make a difference! Besides being unpleasant to the nose and eyes, pet waste is an environmental pollutant that can seriously harm our waterways. A quick rain shower is all it takes to transfer dog droppings from the ground and into our streams, lakes, rivers and ultimately Galveston Bay. By scooping the poop you are removing harmful nutrients and bacteria from local waterways, keeping our citizens healthy and our yards and shoes clean.

When you take on the role of "pet parent", that comes with the good (puppy and dog snuggles) and the not-so-good (picking up your dog's poop). Invest in some pretty, scented biodegradable poop bags and you can be stylish as well as a responsible and considerate neighbor!

## **Keep Our Storm Drains Clean!**

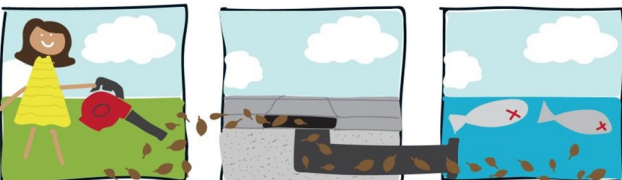
It is a violation to blow or sweep grass clippings, leaves and other yard waste into our storm drains. This includes "sweeping" grass and leaves into the street with leaf blowers as they eventually wash down the drain. Why is this a problem? Yard waste can block the flow of water and lead to flooding. Decomposing grass and leaves deplete the oxygen in the water which can stress fish and other aquatic life.

Never place or allow anything to go down the storm drain. This includes cigarette butts, trash and even newspapers. Intentionally pouring paint, motor oil, antifreeze, pesticides, fertilizers, pet waste, litter, etc. into the street gutters or storm drains can affect the water quality of waterways and lakes, is dangerous to the environment and is ILLEGAL.

**If you see anyone dumping any contaminants, yard clippings, leaves, etc. into the drain, please call the Pecan Grove MUD Customer Service (281) 238-5000.**

### **BAG IT, DON'T BLOW IT**

**BLOWING LEAVES HURTS THE ENVIRONMENT**



Blown leaves make their way to storm drains. They travel to our lakes and lower the quality of water, which can kill fish.

## **YOU'RE INVITED TO THE HARLEM ROAD PARK**

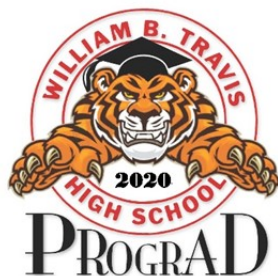


**9:00AM ON SATURDAY, 11/2**  
**701 Harlem Road, Richmond, TX 77406**

*With our partner youth sports leagues:*



**COMMISSIONER  
ANDY MEYERS**  
FORT BEND COUNTY



## Travis High School Project Graduation\* Hayrides through Pecan Grove!

Departing from Pecan Grove Elementary School from 6:30 PM– 9:15 PM. Last ride to be back around 10:00 PM. Reserve and pre-pay your spot at [www.TravisTigerPrograd.com](http://www.TravisTigerPrograd.com)

Cost: **\$5 per person** (children age 2 and under ride free).

Concessions are available for purchase: Hot chocolate, cookies, candies.

\*Project Graduation is an all-night “lock-in” graduation after-party. The idea was conceived almost 30 years ago in Maine as a safe and drug/alcohol-free alternative to traditional teen graduation celebrations. Although associated with specific schools, Project Graduation receives no monetary support from the school or the district and depends solely upon student/parent-run fundraisers to raise the money it takes to host a party with food, fun, and prizes for all those graduates who wish to attend. We are a 501 c 3 non-profit organization as well, so any additional donations may be tax deductible. Thank You for Your Support!

Thursday, 12/5	<b><u>HAYRIDES DATES</u></b>	Thursday, 12/19
Friday, 12/6	Friday, 12/13	Friday, 12/20
Saturday, 12/7	Saturday, 12/14	Saturday, 12/21
Sunday, 12/8	Sunday, 12/15	Sunday 12/22
Thursday, 12/12	Wednesday, 12/18	

### **Drainage Improvements to serve Victoria Garden Drive**

The District is replacing undersized storm sewer from intersection of Victoria Garden Drive and Old South Drive to outfall into Bullhead Slough. Construction expected to commence in 4th quarter 2019.

### **Levee Drainage Improvements adjacent to Harvest Green**

The District is working with the developer of Harvest Green to improve the drainage of the outside toe of the levee within the Harvest Green development. Drainage and grading improvements include grading improvements to ensure that the Harvest Green community drains away from the levee as well as new and clearly defined drainage swales to drain any rain that falls on the levee away from the toe.

Phase one of the project has been completed with Phase Two expected to commence construction in October 2019.

For more information, contact Pecan Grove MUD <https://www.pecangrovemud.com/useful-info/construction-projects/> or (281) 238-5000.



### **Belin Park Playground Is Getting A Makeover!**

*A new playground will be installed at Belin Park. Installation will begin in December 2019 - January 2020. The playground area will be fenced off but we want to ask everyone to be careful and not allow children to play in the construction area until the new playground is installed.*

## **Helpful Numbers To Keep Handy**

**Pecan Grove MUD 281-238-5000 repairs**

**Fort Bend County Sherriff's**

**Non Emergency 281-341-4666**

**Pecan Grove Volunteer Fire Department**

**281-341-6677**

**Fort Bend County Road and Bridge 281-342-1512**

**Fort Bend Animal Control 281-342-4513**

**WCA (trash) (281) 368-8397**



**MASC Austin Properties, Inc.**

**945 Eldridge Road**

**Sugar Land, TX 77478**

**(713) 776-1771**

**Angela Connell, property manager**

**aconnell@mascapi.com**

**Hayley McAnally, collections**

**hmcanally@mascapi.com**

**Patricia Langer, deed restrictions**

**planger@mascapi.com**

**www.mascapi.com**

**Holiday Trash Schedule can be found online at**  
**www.pecangrovemud.com**



**The Grove Homeowners Association, Inc.**  
**c/o MASC Austin Properties, Inc.**  
**945 Eldridge Road**  
**Sugar Land, TX 77478**  
**(713) 776-1771 phone**  
**www.mascapi.com**