

PINE GROVE PROPERTY OWNERS ASSOCIATION
P.O. BOX 572
WALLER, TEXAS 77484

PINE GROVE ESTATES
NEWSLETTER
April, 2012

Your Officers & Directors:

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Financial Report

At the annual meeting in March, the Board voted not to charge dues for 2012. The current balance in our bank account is \$12,786.43.

Pine Grove's website

Please visit Pine Grove's website at: www.pinegrovepoa.com to access Pine Grove Estates information such as minutes and reports from recent board and general meetings, announcements and links to other websites for local information.

Deed Restriction Violations

We take pride in our neighborhood. Thanks to all of you who maintain the appearance of your property. Your hard work does not go unnoticed. We want to maintain the integrity and desirability of our neighborhood as well as our property values. It is incumbent upon us all to abide by our Deed Restrictions to accomplish this. If you want to report a violation of the deed restrictions, please notify the directors in writing via email to pinegrove.bod@pinegrovepoa.com or mail it to P.O. Box 572, Waller, Texas 77484.

Drought of 2011

2011 was a record year for high temperatures and very little rainfall here in southeast Texas. The result was devastating, especially for farmers & ranchers who suffered the loss of crops & livestock. While feeling compassion for their losses, which were felt by many, we lost a number of trees. We still have quite a few dead pine trees in our neighborhood, which if left as is, could result in even more losses due to beetles. Please forward the names and phone numbers of any tree removal companies you have used to the board so we might put them on our website for our neighbors to use as needed.

Counting our Blessings.... This last fall was unbelievably painful as we watched fires trample all around us here in Waller, causing such horrible devastation, damage and much loss to so many people, including their homes and all of their belongings. There was such amazing community spirit that came through all of that; we are truly Blessed to live in an area where people do truly look out for & care for one another.

Water Well

Last year during the drought our neighborhood utilized a lot of water trying to keep things alive, which caused some very low water pressure. Thankfully, a second well has been put in place and we should now have ample water to supply our neighborhood as we head into the summer months.

Entrance Signs

The Pine Grove Subdivision signs at both entrances have been repainted and certainly brighten up our entrances.

Architectural Control Committee (ACC)

Our Architectural Control Committee is made up of three members, Susan Bain, Larry McIntyre and Tim Phelan. All plans for new construction, exterior additions, changes or alterations to any building, fence, wall or other structure must be approved by the ACC before work begins. Please see Pine Grove Deed Restrictions, Section 7.05 and Guidelines for New Construction Approval. You may mail your plans to the ACC at P.O. Box 572, Waller, Texas 77484 or you may email them to pinegrove.acc@pinegrovepoa.com. Deed restrictions and Guidelines for new Construction Approval can be accessed online at www.pinegrovepoa.com or we will mail you a copy if requested.

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Email

Randy Bain has done a great job maintaining a master email list of all property owners for the purpose of updating us on neighborhood news. Please furnish us with your email address (up to 2), so that we can notify you of important events such as a planned water outage due to repairs, any neighborhood crime watch issues, upcoming meetings, countywide burn bans, etc. To furnish your email address(es) go to pinegrove@pinegrovepoa.com and ask the Webmaster to add your information to the list.

County Drainage Improvements

After several years of request to the county for improvement to the drainage in our area, work has now begun which should greatly improve the drainage. This work is currently underway in the Willowbrook Subdivision at the curve at Penick/Betka. Numerous culverts in the Willowbrook subdivision are being replaced first.

Recycle

If you would like to be a "recycler" go to the Waller County website and see where you might take your items. The closest location is in Hempstead at the Road and Bridge office.

Drive Slow

It has been noted that some folks tend to drive a little fast down Grove Park. Let's all do our part to drive in a safe manner while coming and going from our homes.

Keep it Quiet in the Country

Several residents have commented about how Pine Grove isn't as "quiet" as it used to be. It is important that any outside music be kept at an acceptable level so as not to disturb others in our neighborhood. Also, if work is being done in any hobby shop, it should be done inside and kept at the same acceptable level as music.

Parking

We continue to see residents parking vehicles in the front of their homes, off of driveways and under trees as well as other areas off of the driveways. This is a violation of our deed restrictions and does not help in keeping our neighborhood looking good.