

PINE GROVE PROPERTY OWNERS ASSOCIATION

P.O. BOX 572

WALLER, TEXAS 77484

PINE GROVE ESTATES

NEWSLETTER

June, 2013

Your Officers & Directors:

Fred Jones	President	(936) 931-9493 ebm1@sbcglobal.net
Randy Bain	Vice-President	(713) 817-5258 randle@srbain.com
Tim Phelan	Treasurer	(936) 372-9181 tphelan@wallercountyland.com
Merry Sewell	Secretary	(936) 372-2724 dolphingrl_48@hotmail.com
Garland Brill	Director	(936) 372-5986mrbrill51@sbcglobal.net

Financial Report

We have \$9,562.03 in the bank account.

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.

Kudos

We take pride in our neighborhood which results in maintaining property values. 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.

Personal Shooting Range

Around March of this year, some residents on the north side of the Pine Grove subdivision began to hear discharging of firearms on a periodic basis coming from the property backing up to them @ 17489 Penick Rd. Because of the close proximity to many of the residents in Pine Grove, there has been concern for our neighborhood. After one of our residents who backs up to this property spoke to the property owner of Penick Rd., it was discovered that the property owner is a professional shooter and he is using the property as a private shooting range for his personal practice. A letter to the Precinct 3 Commissioner and the County Judge has been sent to ask for guidance in order to keep our homeowners, their families, pets & livestock safe.

Burning yard debris

Please be careful when burning your trees & yard debris. Be sure it is not windy, never leave the fire unattended, keep a hose nearby and don't pile debris too high. The deed restrictions specifically state that "Household garbage may not be burned". This means only dead trees, vegetation, shrubs, etc. may be burned. Carpet, furniture, boxes, etc. are considered household garbage. Please burn periodically, as some burn piles have been getting bigger & unsightly.

Storing Boats, Trailers & Recreational Vehicles

Section 4:03: Boats, Trailers, and Recreational vehicles

Boats, campers, and trailers may be stored on a Lot provided:

1. That such vehicles shall be located only behind the rear building line of the residence, and;
2. Are not closer than twenty (20) feet to an adjoining lot.
3. The Board of Directors may allow by special written permission such vehicles to park behind the front building line of the residence on a concrete pad.

* Note: Campers are to be stored only and are not to be used as a residence, either temporarily or permanently (see 4.06 of Deed Restrictions).

Suggestions

For those homeowners who have portable basketball goals, please keep them in the upright position. In order to minimize flies and odors, homeowners with horses or cattle may want to consider periodically dragging their pastures.

Deed Restriction Violations

It is incumbent upon us all to abide by our Deed Restrictions. 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

Neighborhood Watch

Waller County Sheriff's office is willing to meet with us if we want help in organizing a Neighborhood Watch here in Pine Grove. We have signs up in the neighborhood but no active group. We would need volunteers to head up a committee to organize this program. We should all be vigilant about looking out for one another.

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.

Susan Bain	(H) (936) 372-2245	susan@srbain.com
Tim Phelan	(W) (936) 372-9181	tphelan@wallercountyland.com
Larry McIntyre	(M) (832-349-0483	lasu3055@gmail.com

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.

Drive Slowly

Keep in mind that summertime means that children will be out and about playing in our neighborhood, not to mention our neighbors that like to go for walks. Let's all do our part to drive in a safe manner while coming and going from our homes.