

PINE GROVE PROPERTY OWNERS ASSOCIATION

P.O. BOX 572
WALLER, TEXAS 77484

PINE GROVE ESTATES
NEWSLETTER
April, 2019

Your Officers & Directors:

Fred Jones	President	(936) 931-9493	ebm1@sbcglobal.net
Blake Schmidt	Vice-President	(832) 661-8896	b_schmidt_08@winneland.com
Tim Phelan	Treasurer	(936) 372-9181	tphelan@wallercountyland.com
Merry Sewell	Secretary	(936) 372-2724	dolphingrl_48@hotmail.com
Melody Marze	Director	(337) 353-5698	melody.marze@yahoo.com

Welcome

We would like to welcome new residents to the Pine Grove Community since our last newsletter June 2018:

Saad Khan – 33006 Grove Park Dr.
Jesus & Rocio Peinado – 17093 Penick Rd.

Please feel free to contact your Officers and Directors if you have any questions.

Annual Meeting

There was a great attendance at this year's meeting and many things were discussed and accomplished. Please visit the website at: www.pinegrovepoa.com to see Meeting Minutes and reports from recent board and general meetings, announcements and links to other websites for local information.

Financial Report

We have approximately \$7,200 in the bank account. Proposed Budget for 2019 is \$17,300. The budget increased to allow for potential lawsuits and related attorney fees. It was the consensus of the membership to establish dues for 2019 of \$100 per lot. We have not had dues since 2008. Your invoice is included herewith.

Drainage

There was much discussion about the drainage problems that continue throughout the subdivision and it was determined that the best solution would be to form a Drainage Committee. That is in the planning stages at this time. Blake Schmidt has volunteered to head this committee. If you are interested in being on this committee please contact Blake. His contact information is above.

Penick Rd. Bridge

As of this date the Penick Rd. Bridge is estimated to be replaced sometime in late 2020. In the meantime all traffic has been detoured via FM 362. Although an inconvenience to many in the area there has been less traffic noise and litter on Penick.

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. 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

Be Watchful

Everyone is asked to be diligent regarding any suspicious activity observed in our neighborhood and to respond accordingly.

Fences & Burn piles

Please be mindful of the condition of your fences. Repairs and maintenance of fences keeps the neighborhood looking good. If you have a burn pile please burn your branches and limbs periodically and under the right conditions.

Pine Grove Pets

We all enjoy outdoor activities, especially this time of year. Many of us enjoy an early morning or afternoon stroll. Please be courteous to your neighbors and make sure your pet is under your control at all times and not allowed to roam freely.

List of Service Providers that Neighbors Use

We would like to put together a list of Service Providers in our area, i.e, lawn maintenance, roofers, painters, etc. that our neighbors have used and find to be reasonable and reputable. If you would like to recommend a company, please email your suggestions to pinegrove.bod@pinegrovepoa.com . We will establish a list of your suggested service providers on our website.

Speeding

At the annual meeting it was discussed that there have been some issues with speeding in the neighborhood. It is suggested that you contact the NON-emergency number for the Waller County Sheriff's office which is 979-826-8282 to report violations. A description of the vehicle is helpful.

Architectural Control Committee (ACC)

As of January our Architectural Control Committee is made up of three members, Tommy Albert, Jim Sackett and Tim Phelan. A big thank you to Susan Bain and Garland Brill who have served on this committee for many years.

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.

Tommy Albert	(M)832-259-2097	teapeg@gmail.com
Tim Phelan	(W) (936) 372-9181	tphelan@wallercountyland.com
Jim Sackett	(M) 832-419-7977	jimastx@yahoo.com

Email & Website

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.

Waller County Officials

For any issues concerning roads, drainage, ditches or signage please contact one or all of the following:

Precinct 3 Commissioner

Jeron Barnett, 836 Austin Street, Suite 203, Hempstead, TX 77445. You can contact him at (979) 826-7700 or by e-mail at J.Barnett@wallercounty.us.

Waller County Judge

Judge Carbett "Trey" J. Duhon III, 836 Austin Street Suite 203, Hempstead, TX 77445. You can contact him at 979-826-7700 or by email at t.duhon@wallercounty.us

Waller County Engineer

Yancy Scott, 775 Bus 290 East, Hempstead, TX 77445. You can contact him at (979) 826-7670 or by email at y.scott@wallercounty.us