

PINE GROVE PROPERTY OWNERS ASSOCIATION

**P.O. BOX 572
WALLER, TEXAS 77484**

**PINE GROVE ESTATES
NEWSLETTER
April, 2020**

Your Officers & Directors:

Fred Jones	President	(281) 352-3826	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	(281) 217-7252	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 April 2019:

David & Linda Eppley – 32911 Grove Park Dr.
Jason Hodge & Sarah Mataway – 32315 Grove Park Dr.

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

Annual Meeting

There was a good 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 \$12,274 in the bank account. Proposed Budget for 2020 is \$17,300. The budget allows for potential lawsuits and related attorney fees. It was the consensus of the membership to establish dues for 2020 of \$50 per lot. Your invoice is included herewith. We appreciate your support.

Penick Rd. Bridge

As of this date the Penick Rd. Bridge is estimated to be under construction later this year per the County Engineer.

Facebook "Instant Messaging"

A Pine Grove Neighbors Group was started several years ago to get quick communication to our neighbors. If you are on Facebook and would like to be added to the group please text Peggy Albert at 832-725-2470 and she will add you. This type of communication is probably the quickest way to notify everyone of any important relevant information.

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, garbage services, pest control, HVAC, etc. that our neighbors have used and find to be reasonable and reputable. This information could be particularly helpful for new neighbors. If you would like to recommend a company, please send your suggestions to Merry Sewell, Secretary (see contact information above). We are establishing a list of your suggested service providers on our website. We plan on having the list on our website by May 1st.

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.

High Speed Internet

You may have noticed that AT&T was installing a fiber line along Penick and Betka Roads last fall. We have been told that there is no short term plan to bring it into the neighborhood at this time. However the local AT&T engineer said if we got a petition signed by all (most) of our residents that AT&T would take that into consideration and might provide fiber to our neighborhood sooner rather than later. One of our residents Marilyn Buford has volunteered to head up the task of getting signatures from all residents that are willing to sign the petition.

If you are willing to sign the enclosed petition please complete all the information and return to Marilyn by email beaglettes03@gmail.com or mail to 32507 Grove Park Dr., Waller, TX 77484. The more signatures we get the better response we will get from AT&T.

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)

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

Waller County Officials/Resources

For any issues concerning roads, drainage, ditches or signage please contact the appropriate County official. See attached list.

Deed Restriction Violations

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