

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

PINE GROVE ESTATES  
NEWSLETTER  
May, 2021

**Your Officers & Directors:**

<b>Fred Jones</b>	<b>President</b>	<b>(281) 352-3826</b>	<b>ebm1@sbcglobal.net</b>
<b>Blake Schmidt</b>	<b>Vice-President</b>	<b>(832) 661-8896</b>	<b>b_schmidt_08@winneland.com</b>
<b>Tim Phelan</b>	<b>Treasurer</b>	<b>(936) 372-9181</b>	<b>tphelan@wallercountyland.com</b>
<b>Merry Sewell</b>	<b>Secretary</b>	<b>(281) 217-7252</b>	<b>dolphingrl_48@hotmail.com</b>
<b>Melody Marze</b>	<b>Director</b>	<b>(337) 353-5698</b>	<b>melody.marze@yahoo.com</b>

**Welcome**

We would like to welcome new residents to the Pine Grove Community since our last newsletter April 2020:

Alex and Charity Owens – 32315 Grove Park Dr.  
Jeffrey Hunter & Deborah Piechocki – 32310 Betka Rd.  
Dan & Bonnie Villarreal – 33006 Grove Park  
Robert & Hannah Fitzgerald – 33002 Grove Park  
William & Terri McCue – 32314 Betka Rd.  
Curtis Smith – 32711 Grove Park

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](http://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 had \$14,512.51 in the bank account at year end. Proposed Budget for 2021 is \$17,300. The budget allows for potential lawsuits and related attorney fees. It was the consensus of the membership to establish dues for 2021 of \$50 per lot. Your invoice is included herewith. We appreciate your support.

**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 have put together a list of Service Providers in our area, i.e, lawn maintenance, roofers, plumbers, 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).

**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. Household garbage, construction debris and any noxious trash are not to be burned.

**Pine Grove Pets**

Per 4.01 Section 3c of the Deed Restrictions

At all times, pets shall be under the control of the owner and not allowed to roam freely and unattended beyond the limits of the owner's property.

### **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](mailto:pinegrove.acc@pinegrovepoa.com). Deed restrictions and Guidelines for new Construction Approval can be accessed online at [www.pinegrovepoa.com](http://www.pinegrovepoa.com) or we will mail you a copy if requested.

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Jim Sackett	(M) 832-419-7977	<a href="mailto:jimastx@yahoo.com">jimastx@yahoo.com</a>

### **Waller County Officials/Resources**

For any issues concerning roads, drainage, ditches or signage please contact the appropriate County official. See enclosed list. Waller County website is [www.co.waller.tx.us](http://www.co.waller.tx.us)

### **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](mailto:pinegrove.bod@pinegrovepoa.com) or mail it to P.O. Box 572, Waller, Texas 77484