

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

PINE GROVE ESTATES
NEWSLETTER
March, 2022

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 have no new residents in the Pine Grove Community since our last newsletter on May 2021:

All residents should 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 on 03/11/2022. Out of 58 eligible memberships we had 27 in attendance counting proxies. 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.

Melody Marze, Merry Sewell and Tim Phelan were re-elected as directors for another 2-year term. At the Board meeting after the Annual Meeting officers were re-elected as per top of the page.

Financial Report

We had \$16,359.58 in the bank account at year end. Proposed Budget for 2022 is \$17,300. The budget allows for potential lawsuits and related attorney fees. It was the consensus of the membership to establish dues for 2022 of \$50 per lot. Your invoice is included herewith. We appreciate your support.

At the time of the meeting we had \$2,500 in delinquent dues from 11 members of the association.

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 or Merry Sewell at 281-217-7252 and they 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.

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
Tim Phelan
Jim Sackett

(M)832-259-2097
(W) (936) 372-9181
(M) 832-419-7977

teapeg@gmail.com
tphelan@wallercountyland.com
jimastx@yahoo.com

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

Please note that due to recent redistricting Pine Grove residents are now in Precinct 2.

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. All complaints are confidential.

New Construction

The ACC gave a variance to a property owner building a new home at 32310 Betka to allow the home to be 18'6" from the property line instead of 20' to allow the homeowner adequate room to have a driveway on the opposite side of the home for a driveway and turn into the sidewinder garage.

The ACC approval letter for this new home (and for any new structures in Pine Grove) stated the following "It is very important that you design the addition of these new improvements such that there is no impact to the drainage on your neighbors' property. We suggest you use a competent and experienced contractor that understands the drainage on your property as well as your neighbors' property."

The Question of Bees

A complaint was made to the Board for someone having a beehive on their property. The Board discussed the matter with the homeowner and learned this was a hobby and nothing more. The Board still being unsure with the situation and concerned as to the potential impact of the bees decided to take a vote whether or not to add bees to the prohibited animal list per Section 4.01(7)c. The Motion failed as it did not receive the required 2/3 vote to be added to the prohibited list. The Board will continue to monitor the situation throughout the year.

The Question of Swine

At the conclusion of the annual meeting a comment was made suggesting we allow swine for 4H/FFA projects. This would require a change in the deed restrictions which requires the approval of 75% of the membership. There was discussion and it was decided that the Board would discuss further. The Board met after the annual meeting and this subject was tabled.