

# Pecan Lakes Newsletter

" Let's all make this a community to be proud to live in"

*Vol. 28 -February 2009*

## President's Corner - Conley Shepherd

Here we are with the beginning of another year upon us!

There has been a lot of action in the neighborhood. We have several changes within the community with new service contracts, emergency services and a new levee system in the works.

The Board reluctantly had to raise the homeowner's dues this year because the cost of repairs, monthly services and annual maintenance within the community would be at risk if we neglected to do so. We are facing additional repairs and upkeep this year. We should be able to handle the necessary upkeep items in the community as they arise with the additional funds.

We are now being serviced by Richmond Fire department for our emergency services. The new station #3 is now open on Farmers road and will be the quickest responder to our area. They have made the station available for the public to come and tour the facility. It is quite a nice facility to say the least! Richmond Fire Chief Steven Noto has started to make drive-thrus in our area. If you see the fire trucks driving through the neighborhood, pass a wave and a smile to them as they go by! More details later in the newsletter.

We are all affected by the flood zone remapping mandated by FEMA. The levee system will help with our protection and insurance rates.

We have formed a levee committee to help with the design, construction and placement of the new levee system. The levee design engineers and PGMUD want to make sure we are as pleased as we can be with the new levee system. There is a lot of work to be done and we need everyone to cooperate as much as possible to make this a timely project we can be proud of. They have completed the field exploration for the geotechnical evaluation for the Pecan Lakes Flood Protection System. We should know more after these results are analyzed.

H.R. 3121 is at the root of the flood issues here and you should be as informed about H.R. 3121 as much as possible. The HR is still going through the paces in the branches of government, but will likely become law.

If you have any questions or concerns, you can send an e-mail to [INFO@pecanlakeshoa.com](mailto:INFO@pecanlakeshoa.com) or call graham management.

Conley Shepherd  
President - Pecan Lakes CAI  
[conleyshepherd@pecanlakeshoa.com](mailto:conleyshepherd@pecanlakeshoa.com)

# **FINANCIALS – BALANCE SHEET**

Balance Sheet  
PECAN LAKES COMMUNITY ASSOCIATION  
For Month Ending January 31, 2009

Run:Date 02/12/09  
Time 2:12 pm  
Page 1

## Assets

WACHOVIA OPERATING	68,064.92
FIRST BANK MM - RESER	11,221.47
ACCOUNTS RECEIVABLE	87,583.11
PREPAID INSURANCE	12,588.04

Total Assets	179,457.54
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## Liabilities and Member's Equity

ACCOUNTS PAYABLE	-1,602.45
PREPAID ASSESSMENTS	1,296.25
UNEARNED ASSESSMENTS	164,862.50

## Member's Equity

EQUITY AT START OF YR	1,726.89
GENERAL RESERVES	11,221.47
YTD Excess/Deficit	1,952.88

Total Member's Equity	14,901.24
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Total Liabilities and Member's Equity	179,457.54
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## **CLUBHOUSE AND POOL – MARIA ARAUJO**

This year there is an increase in the rental fee of the club house. The new fee is \$ 65 for rental; the deposit will be the same \$250.

If you are interested in renting the clubhouse, you should contact Maria Araujo, Becky or Conley Shepherd early. You will get a contract to fill out and notarize. You should return the contract to any of the above with the rental fee check and the deposit.

No days can be held until the contract and the checks are provided. After the party, a check of the facility will be made and a reimbursement of your deposit check will be made if there are no issues.

If you also want to have a pool party, you should contact Sweetwater pools at least seven (7) business days in advance.

Their phone number is: 281-300-6077 or on the web [parties@sweetwaterpoolsinc.com](mailto:parties@sweetwaterpoolsinc.com)

Parties are not allowed after midnight.

Parties during normal operating hours: For 1-15 guests, no additional lifeguards required; 16-40 guests, 1 additional lifeguard required; 41-65 guests, 2 additional lifeguards required, etc. Parties outside normal operating hours: 2 guards are required and will accommodate up to 50 guests; 1 additional lifeguard per 25 guests thereafter. The hourly rate for the lifeguards is \$25.00 per hour per lifeguard.

## **Architectural Review Committee – Conley Shepherd**

**Please remember to submit your applications before you start any projects or improvements.**

The committee reviews each application and submits results to the homeowner within thirty days from receipt of application.

You can obtain an application by calling Graham Management at 281-497-4320 or by contacting any Board member. Failure to do so may lead to costly undoing of your project or improvement to your home.

## **H.R. 3121: Flood Insurance Reform and Modernization Act of 2007**

For more info: <http://www.govtrack.us/congress/bill.xpd?bill=h110-3121>

Purpose:

To restore the financial solvency of the national flood insurance program and to provide for such program to make available multiperil coverage for damage resulting from windstorms and floods, and for other purposes.

## **RICHMOND FIRE DEPT - DONATIONS**

We now have a new Fire Chief in our part of town. His name is Steven Noto. He is the Richmond Fire Department Chief. We will now be serviced by Richmond for our Emergency services. Richmond just opened station #3 down Farmer road. It won't take very much time to get here in case of an emergency.

We would like everyone to cease donations to PGVFD and start supporting our new provider. You may stop by the new station for a tour. They have a really nice facility there with room for more expansion. Contact your insurance carrier to check for lower insurance rates because of our new provider. They have an ISO rating of '2'.

Please send all fire department donations to :

**Richmond Fire Department  
112 Jackson  
Richmond, TX 77469**

You can visit their website at: <http://www.richmondfd.com>

## **Pecan Lakes Board of directors needs you!**

We will have 2 openings for the Pecan Lakes Board of directors this March.

Please consider helping out your community with your time. If you are interested, please send a brief biography and statement why you should be placed on the Pecan Lakes Board for us to distribute.

Our annual meeting in March will decide who will be the new Board members.

# COMMUNITY CONTACTS

## [WWW.PECANLAKESHOA.COM](http://WWW.PECANLAKESHOA.COM)

**Everything you need to know about Pecan Lakes is on the website!**

The website has all the forms, deed restrictions, contact numbers, events and much more. The website is open for suggestions, so if you see something that would be of interest in the community, please let us know. A full newsletter for review is also online that contains links to referenced web pages.

### **Board members and positions for 2008-2009**

#### **President**

Conley Shepherd                    832-595-9033  
[conleyshepherd@pecanlakeshoa.com](mailto:conleyshepherd@pecanlakeshoa.com)

#### **Vice President**

Hector Araujo                    281 344-8292  
[hectoraraujo@pecanlakeshoa.com](mailto:hectoraraujo@pecanlakeshoa.com)

#### **Treasurer**

David Draving                    281-633-0509  
[daviddraving@pecanlakeshoa.com](mailto:daviddraving@pecanlakeshoa.com)

#### **Secretary**

Chris Mullen                    281-238-9957  
[christophermullen@pecanlakeshoa.com](mailto:christophermullen@pecanlakeshoa.com)

#### **Sergeant at Arms**

Eric Spencer                    281-239-2632  
[ericspencer@pecanlakeshoa.com](mailto:ericspencer@pecanlakeshoa.com)

## EMERGENCY PHONE NUMBERS

FORT BEND SHERIFF	281-341-4704
RICHMOND FIRE DEPT.	<b>281-238-1224</b>
RICHMOND POLICE	281-342-2849
STREET LIGHTS	281-343-0543
PECAN GROVE MUD	281-238-5000
GARBAGE PICK-UP	281-368-8397
CLUBHOUSE RENTALS	
281-344-8292 (MARIA)	832-595-9033 (BECKY)

### BOARD MEMBERS

DAVID DRAVING	281-633-0509
CHRIS MULLEN	281-238-9957
CONLEY SHEPHERD	832-595-9033
ERIC SPENCER	281-239-2632
HECTOR ARAUJO	281 344-8292
GRAHAM MANAGEMENT	281-497-4320

## NO HUMBUG – DAVID DRAVING

We decided not to put up or judge Christmas tree lights in 2008 to save a little money. That is not to say that we aren't willing to do so in the future.

## PLEASE OBSERVE THE SPEED ZONE

We ask each and every one of you to remind yourself and all in your household who drive to please observe the posted speed zone signs in our community. With children playing outside and having fun, please keep an eye out for our smaller residents as you make your way through the community.

# **COMMUNITY ANNOUNCEMENTS**

## **2009 ANNUAL ASSOCIATION DUES NOTICE**

Please note that the annual maintenance fees, in the amount of \$550, were due on January 1, 2009 and will be considered delinquent after January 31, 2009. A late fee of \$50.00 will be assessed on February 1, 2009 in addition to interest in the amount of \$5.50 per month. If payment is not received prior to March 2009, you will be sent a statement via certified mail and your account will be charged the associated costs. Please get your payments in now to avoid these additional costs.

If you are having a problem making your payment on time, please contact Graham Management at 281-497-4320.

## **MANAGEMENT ACTIONS**

### **2008**

Observed - 43  
1st letter - 2067  
2nd letters - 736  
3rd letters - 199  
Corrected - 1999  
ACC approved - 134  
ACC denied - 24

### **Jan 09**

Observed - 9  
1st letter - 342  
2nd letter - 108  
3rd letter - 27  
Approval ACC - 22  
Denied ACC - 3  
Corrected - 506

## **COMMUNITY WIDE GARAGE SALE**

### **SATURDAY MARCH 28, 2009 RAIN OR SHINE**

If you are interested in selling any goods, please contact Holly Cravens by March 14<sup>th</sup> with your hours of participation as well as the type of goods you will have available. Please also include your name, how to contact you and your address. The address and items will be the only info printed on the community map.

If interested, You can contact Holly by calling 713.865.1841 or sending an e-mail to [CravensH@GaryGreene.com](mailto:CravensH@GaryGreene.com).

Holly Cravens - Prudential Gary Greene Realtor and Professional stager.

## **PARK**

Our park area is getting more and more use from our community. We are glad to see everyone enjoying the common areas. The park hours are Dawn to Dusk. There have been reports of kids from the neighborhood hanging out at the park well after the closing hours. There have also been reports of car theft and vandalism around the park. If you see any activity in or around the park after hours please contact the Sheriff's dept. Please remind your household that there will not be any preferential treatment by the Sheriff's department based on Pecan Lakes residence. Your cooperation is greatly appreciated

## **STREET LIGHTS**

If street lights are out around the neighborhood, Please call 281-343-0543 to have them repaired as needed.

# NEWSLETTER ADVERTISING:

Anyone can purchase space in our quarterly newsletter to advertise their business. The cost varies by size:

Biz card = \$10

1/4 page = \$20

1/2 page = \$30

Full page = \$50

10% discount for 4 quarter (1 yr) subscription

If you would like to advertise a local community event (i.e. boy scouts, school events, community holiday functions, functions that are open to our entire community, etc.) this ad may advertise free of charge.

Please contact any of the board members for additional assistance.

*Joyful Noise*  
Productions

Original Christian Music,  
Demo/Mobile Recording

PA Rental, Bass and Guitar Lessons,  
Midi studio available

We also Build, Configure and Repair  
Computers

Conley Shepherd

281-785-71145 or 832-595-9033

JoyfulNoiseProductions.org



**Lisa Appling**

Independent Representative

**(281) 460-8468 cell**

[lisa.appling@sbcglobal.net](mailto:lisa.appling@sbcglobal.net)

[www.appling.mywildtree.com](http://www.appling.mywildtree.com)