

Pecan Lakes Newsletter

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

Vol. 29 -July 2009

President's Corner – Conley Shepherd

Wow! Summer is upon us with all of its might!

The Richmond Fire Department now provides for our emergency services. The new Station #3 is open on Farmer Road, and will be the quickest responder to our area. The station is available for the public to come and tour the facility, and it is quite nice 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 have formed a levee committee to help in communication with the design, construction, and placement of the new levee wall system. The levee design engineers and PGMUD want to make sure we are as informed and 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.

The Board reluctantly had to raise the homeowners' dues this year because the cost of repairs, monthly service, 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. This is compounded by the problem of delinquent homeowners' dues and consequent legal fees. In fact, 13% of our 327 residences are past due. All but 3 homeowners unpaid are for the 2009 assessments. If we do not receive the additional monies, we will have to raise the annual dues again this year. Unpaid homeowners' dues affect everyone!

We had a very poor turnout for our annual meeting. We did not have a quorum, so we could not hold an official annual meeting. The Board has appointed 2 new Board members for the open Board positions – Steve Miller and Dwight Gardner. They will be serving full Board terms beginning this year.

We just had a volunteer community work day. There were a lot of kids that helped, but only one adult from the community besides the Board members. We were able to trim many of the trees at the park and around the walkway.

If you have any questions or concerns, you may send an e-mail to INFO@pecanlakeshoa.com or call Graham Management.

Conley Shepherd
President - Pecan Lakes CAI
conleyshepherd@pecanlakeshoa.com

FINANCIALS – BALANCE SHEET

Assets

WACHOVIA OPERATING	78,233.65
FIRST BANK MM - RESER	11,186.90
ACCOUNTS RECEIVABLE	40,979.50
PREPAID INSURANCE	7,921.36

Total Assets	----- 138,321.41 =====
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Liabilities and Member's Equity

ACCOUNTS PAYABLE	-1,602.45
PREPAID ASSESSMENTS	327.28
UNEARNED ASSESSMENTS	104,912.50

Member's Equity

EQUITY AT START OF YR	1,726.89
GENERAL RESERVES	11,186.90
YTD Excess/Deficit	21,770.29

Total Member's Equity	----- 34,684.08 -----
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Total Liabilities and Member's Equity	----- 138,321.41 =====
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CLUBHOUSE AND POOL

MARIA ARAUJO

This year there is an increase in the rental fee of the Clubhouse. The new fee is \$65 for rental; the deposit will remain \$250.

If you are interested in renting the Clubhouse, as soon as possible you should contact Maria Araujo, Becky or Conley Shepherd. You will receive a contract to fill out and have notarized. Return the contract to any of the above, along with the rental fee check and deposit.

No reservations can be made until the contract and the checks are provided. After the rental, we will check the facility 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.

Contact: 281.300-6077 or www.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.

GRAHAM MANAGEMENT

TRACY GRAHAM

Graham Management does regular inspections of the community to look for anything that may be in violation of the deed restrictions. Currently, the most common issue in Pecan Lakes is yards that need maintenance, with dying yards, yards that need weeding and edging, and un-mowed yards. When we do address a violation in Pecan Lakes, most owners comply within a reasonable period of time. It is a pleasure to drive through this community and see the pride that you all take in your homes; however, please be reminded of the following violations:

- Yards must be maintained on a regular basis, which includes mowing, edging and weeding the entire visible property, as well as sweeping up the remaining debris.
- The Houston climate, along with our lake, causes frequent growth of mildew on the siding of the homes in area. Please ensure that accumulated dirt, mold or mildew are removed from your home in a timely manner.
- Pets are not allowed to run loose in the neighborhood. Please keep your animals contained on your property or on a leash. Also, as a common courtesy to your neighbors, please clean up after your pets when they make a mess outside, and try to ensure that a barking dog does not disturb your neighbors.
- Trailers, boats, and commercial vehicles are not to be stored in the subdivision.

PECAN LAKES LEVEE COMMITTEE UPDATE

My name is Paul Heinrich and our family lives on Spreading Bough Lane. Early this spring, I was elected as Committee Chairperson overseeing the possible levee for our subdivision. I was very concerned about the same things you are probably concerned about - possible reduction in home values, tree removal and invasion of privacy, to name a few.

Last November, voters approved a \$20 million dollar bond in the event our area became listed in the 100 year flood plain. Our Pecan Grove MUD district hired an engineering company to work with FEMA during this process. The initial results didn't look good.

Although FEMA hasn't released the new flood plain maps, our MUD board went ahead and approved raising the earthen levee around both Pecan Grove and Plantation Place. That work is nearly complete with a cost less than 5% of the original \$20 million dollars. It was unanimously decided to draft options for the Pecan Lakes levee; however no physical work would take place until FEMA released their findings.

We expected the data to be released for over six months now and we aren't real sure why the holdup. Nearly all of the models predict our subdivision to be included in the 100 year flood plain. With the \$20 million bond approved by tax payers, nearly 3/4 of the money will be used to construct some type of earthen/concrete levee around our subdivision. No formal plans have been finalized; only mock variations for what needs to be done.

In addition, the DOT received money from the government to widen Hwy 359. This work should start in February and be constructed quickly. I share this with you because one of the options is to raise Hwy 359 in several spots to act as a levee.

The last thing I want to tell you is if you don't have flood insurance now is a good time to consider it. Currently, living out of the flood plain, our flood insurance cost ~\$350. If and when FEMA puts us in the flood plain, we will be grandfathered in and our rate will only go up to approximately half of what it normally should. This amount will probably be closer to \$1200 vs. \$2400.

This has been a difficult time, but I'm committed to making the best out of the situation. If you would like to be more informed about the situation, don't hesitate to email me at paulheinrich@att.net

KEEP PECAN LAKES BEAUTIFUL!

DWIGHT GARDNER

All residents of Pecan Lakes are needed to keep our lake area clean and looking beautiful! This area is one of our greatest assets, and it is the first thing you see as you drive into our neighborhood. Everyone can help! It's easy!

If you see a plastic bag, piece of cardboard, paper cups or other pieces of trash as you walk around the lake, please pick them up. Don't wait for someone else to do it. There are two trashcans located around the lake for your convenience. Parents, please remind the kids to be good stewards of the common areas as well.

Let's take pride in our beautiful neighborhood! It will only enhance the value of one of our greatest investments – our homes!

Please remember and remind others that there is NO FISHING in Pecan Lakes.

No Fishing is allowed in the lake at any time. There have been children and adults fishing in the lake. Although it may seem harmless, we have several fish in the lake that are sterile and are present to help keep the moss and other elements to a minimum. If these fish are caught and die, we will need to replace them. If we don't know to replace them, the lake will not be as beautiful as it could be.

RICHMOND FIRE DEPT - DONATIONS

The City of Richmond now provides for our emergency services. Richmond just opened Station #3 down Farmer Road. It won't take very much time to reach you 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 on Farmer Road for a tour. They have a really nice facility there with room for expansion. Contact your insurance carrier to check for lower insurance rates because of our new provider. The fire department has an ISO rating of '2'. Each home in our community is expected to give a \$7 donation each month.

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>

YARD OF THE MONTH

LENA SPENCER & DIANE TREMBLEY

I am once again so proud to announce Enchanted Gardens as our sponsor for “Yard of the Month.” The prizes for “Yard of the Month” winners are given by Enchanted Gardens as a credit to use at their store: 1st Place: \$ 50.00, 2nd Place: \$30.00, and 3rd Place: \$15.00 (All HOA dues must be current and NO for sale or lease houses are eligible). Please check out our Community website at www.pecanlakeshoa.com for pictures of the current and past winners.

The winners so far this year:

May 2009

1st

Chris & Andrea Tamborello
1915 Spreading Bough Lane

2nd

Jessie & Lisa Gonzales
1903 Hanover Springs Lane

3rd

Harry & Ida Wright
1807 Spreading Bough

June 2009

1st

Donna & Dan Stehling
2503 Lake Dale Lane

2nd

Amy Wall
1923 Shining Stream

3rd

John & Eliza Anstine
1922 Hill Forrest

We are always in need of volunteers, please contact me at ljspencer1@comcast.net to let me know of any concerns or if you have an interest in driving around with us to do the judging.

For those of you who have not yet visited Enchanted Gardens....Go! It is the best garden center ever. Everyone is helpful and nice, and the plants, flowers and everything they have is great!

Happy gardening!

Enchanted Gardens

6420 FM 359
RICHMOND, TX 77469
281-341-1206

SECURITY IN OUR NEIGHBORHOOD

STEVE MILLER

Hello, my name is Steve Miller and I am very excited to be your new Vice President of the Homeowners Association. My primary focus during my tenure on the board will be the safety and security of our neighborhood. If you experience any problems or issues within the community, please feel free to contact any board member or Graham Management and we will do our best to resolve the issue in a timely manner.

As many of you know we recently had a few instances of theft from some of our residents' vehicles. The Ft. Bend County Sherriff's Department believes they have apprehended the individuals responsible and an investigation will be conducted. The best way to combat crime is deterrence. Please remember to lock your vehicles in the evening so this doesn't happen to you.

COMMUNITY CONTACTS

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. It 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 2009-2010

President

Conley Shepherd 281.785.7145
conleyshepherd@pecanlakeshoa.com

Vice President

Steve Miller 281-788-9274
stevemiller@pecanlakeshoa.com

Treasurer

Hector Araujo 281 344-8292
hectoraraujo@pecanlakeshoa.com

Secretary

Dwight Gardner 281-232-2008
dwrightgardner@pecanlakeshoa.com

Sergeant at Arms

Eric Spencer 281-239-2632
ericspencer@pecanlakeshoa.com

EMERGENCY PHONE NUMBERS (Cut out and tape by phone)

FORT BEND SHERIFF	281-341-4704
RICHMOND FIRE DEPT.	281-238-1224
STREET LIGHTS	713-207-7777
PECAN GROVE MUD	281-238-5000
GARBAGE PICK-UP	281-368-8397
CLUBHOUSE RENTALS	
281-344-8292 (MARIA)	832-595-9033 (BECKY)

BOARD MEMBERS

Conley Shepherd	832-595-9033
Dwight Gardner	281-232-2008
Steve Miller	281-788-9274
Eric Spencer	281-239-2632
Hector Araujo	281 344-8292
GRAHAM MANAGEMENT	281-497-4320

COMMUNITY ANNOUNCEMENTS

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' residency. Your cooperation is greatly appreciated

STREET LIGHTS

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

YARD TIPS

STEVE MILLER

Water conservation is a concern during the summer. Remember, for your lawn, less means more. Frequent watering produces a weak, shallow root system. This will encourage weed invasion and doesn't allow effective use of soil nutrients or moisture. Lawns should be watered about twice a week to a depth of 4" to 6" or approximately 1" of water. This allows the grass to develop a deep root system that effectively uses the soil's nutrients and makes them less susceptible to injury. Mulching is another way to help conserve water. Beds which are exposed to the sun and drying winds without cover will dry out rapidly. Trying to keep these areas moist by watering is not adequate, and a great deal of water is wasted.

Finally, with warmer weather comes the growing season. Please ensure you are properly maintaining your landscaping as well as trimming your trees to make our neighborhood a beautiful place to live. Lawns should be mowed and edged to keep the grass off of the sidewalk and trees should be pruned so they are not hanging down over any walkways.

Please take pride in our community and keep it neat and clean because who knows, you could be the next "Yard of the month" recipient.

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.

PLEASE OBSERVE THE SPEED ZONE – IT’S A MATTER OF SAFETY!

Please observe the posted speed zone signs in our community. As good neighbors and safe drivers, let’s work together.

- Slow down for curves and parked vehicles.
What or WHO is around the next curve? Parked vehicles often block your view of pedestrians, particularly children.
- Slow and Yield to pedestrians and bicyclists.
A 2 ton vehicle versus a person could be tragic!
- Be watchful for children playing near the street.
Children are so small and easy to overlook, but so quick and unpredictable.
- Share this information with the young drivers in your home.
Young drivers lack experience and make up a disproportionate share of accidents.
- Communicate this message with others.
Drive slow and safe and pass this message on. You could save a life!

As Parents let’s:

- **Never allow children to play in the street.**
- **Make sure kids know the “Rules of the Road” and bicycle safety.**
- **Reinforce “Stop, Look and Listen.”**

Thank you for keeping it slow...keeping it safe!

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 quarters (1-yr) subscription

You may advertise a local community event free of charge (*i.e. boy scouts, school events, community holiday functions, functions that are open to our entire community, etc.*). 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



Wildtree
Always the better choice... Naturally

Lisa Appling
Independent Representative

(281) 460-8468 cell
lisa.appling@sbcglobal.net
www.appling.mywildtree.com