

Pecan Lakes Newsletter

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

Vol. 27 -August 2008

President's Corner - Conley Shepherd

This was an interesting quarter to say the least! We had a lot of activity in the community as a whole, not just Pecan Lakes.

Pecan Lakes held an annual community kickoff that was a great event for the community. We had a good portion of the community come out to experience water, games, music, prizes, food and all around fun! There was a brief visit from life flight. The life flight crew gave a tour of the chopper and was very helpful to describe their process to help the communities with emergency services.

The Pecan Grove VFD came with their engine #23 and made a huge splash! The highlight of their visit was when they loaded up the water cannon and gave the kids, and some adults, a water show they will remember for a very long time. ☺

There were some other events which are paramount to our livelihood here in Pecan Lakes.

The PGMUD is working with FEMA to determine a new flood level for our area and also to determine if we will need a levee or some other type of protection from flooding. There is a resolution going around that is trying to force flood insurance on those who live in a flood protected area. That bill is HR3121. It is still being discussed, but even homes in levee protected areas who might otherwise NOT have to pay for flood insurance, will have to pay for flood insurance. There will be more to follow in the FEMA/HR3121 section of the newsletter.

The PGMUD has been asking PGVFD for an audit since the Sept PGMUD meeting and to date has not yet produced anything. At the July PGMUD meeting, the PGMUD Board passed a motion to cease collection and disbursement of funds if the audit wasn't produced at the August 26 PGMUD meeting. If the audit was not produced by August 26, then voluntary fund collection would stop 30 days after. I would encourage everyone to be present at the August 26 PGMUD Board meeting. We are a force to be reckoned with and we need to make sure the municipalities see a Pecan Lakes presence.

The new bulletin board at the front of the subdivision created quite a stir to say the least! We will be moving the new BB to the park in the not so distant future.

We will be posting Board meeting nights in the near future in the front of our subdivision. We already post the next meeting dates on the web site. If you have any questions or concerns, you can send an e-mail to INFO@pecanlakeshoa.com or call graham management.

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

KIDS DAY – SEPTEMBER 6TH

Time: 2-4

It's Back to School Time Again!

Join us for a back to school bash at the pool. There will be fun water activities and prizes for the kids and yummy ice cream with all the toppings for everyone. It will be a blast, so come on down to the clubhouse and let's have some fun.

Be sure the kids have their swimsuits and towels.

BOOK AND SCHOOL UNIFORM EXCHANGE (DURING KIDS DAY)

Bring your outgrown school uniforms and any books that you would like to exchange with any residents to the clubhouse. Any items left unclaimed will be donated to the Fort Bend Women's Center.

ADULT NIGHT AT PECAN LAKE POOL

SEPTEMBER 6TH

9:00 pm to 11:00 pm

Are you ready for a night of Adult Conversation? Please come out on August 23rd to meet your neighbors at the pool. (Bring your snacks. No children will be allowed in the Pool Area during the party) We will have a table set up for the snacks. If you wish to bring something for everyone to share, then we will have it on the table. The Association will provide water. (No Alcohol Allowed) We are just looking to have a nice time to get to know each other.

For those of us who have kids. We will have the Clubhouse open for childcare. We are looking for two teenagers to watch over the kids. (Needs to be at least 15 years old) The cost for the childcare is \$5.00 a child, or \$10.00 per family. All of the money collected will go the teens that will be watching your child/children. Please bring, small toys or something to help entertain your child.

Teens please contact:

Lena Spencer at 281-239-2632 ljspener1@comcast.net

or

Becky Shepherd at 832-595-9033 beckshep76@comcast.net

So, please mark your Calendar for September 6th to come out and have a nice evening with the reset of Pecan Lakes adults!

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

All parties are subject to a \$30.00 (non-refundable) Sweetwater Pools administrative processing fee. The number of patrons attending the party will include ALL patrons within the pool facility, swimmers and non-swimmers included. 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.

Pecan Lakes Ladies

Do you have time during the busy week to wind down for a little bit and enjoy the community? Interested in getting together for coffee and snacks or even lunch?

Please call Sherrie Lindemann at 281-342-3557.

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.

Excerpts from FortBendNow.com

Tens of thousands of Fort Bend County property owners may have to start paying for expensive flood insurance, even though they now live behind river levees.

According to a "flood insurance alert," LID and county officials are concerned that congressional legislation, making its way to President Bush for a final signature, will force property owners in levee districts to begin buying flood insurance.

However, if HR 3121 is adopted as currently written, between 50,000 and 60,000 county residents within levee districts may be in for a financial shock.

Under the bill, mandatory flood insurance would be required in "areas of special flood hazards...including areas that are located behind levees, dams and other man-made structures."

"Several of the districts just completed a multi-year effort in which they spent almost \$45 million of their own funds to bring levees up to the latest FEMA certified 100 year flood elevation level. With additional standards imposed by Fort Bend County, some have now achieved 250-year flood protection."

As part of that effort, a massive dirt levee has recently been piled up along the Brazos parallel to Ransom Road, running from the Fort Bend County Jail in Richmond to the intersection of U.S. 59 and the Grand Parkway, and from there between the Brazos and the Greatwood community, and farther east, encompassing ranch land being eyed by developers.

Numerous other levee projects have been in the works in the county, in preparation for a revision of the Federal Emergency Management Agency's Brazos River flood plain maps.

Despite that work, "Section 107 of HR 3121 could increase the mandatory FEMA flood insurance premiums paid by these 50,000 property owners that are more than 10 times higher than what had been anticipated," the email alert says. "That could mean an additional \$100,000,000 a year in FEMA flood insurance premiums just from Fort Bend County."

Levee district officials are urging residents to contact their senators and congressional representatives "to make it clear that" flood insurance administrators "must take into consideration the protection levels of levees when setting flood insurance premiums."

Among local legislators, Congressional District 22 Congressman Nick Lampson voted for the original version of HR 3121, CD-14 Congressman Ron Paul voted against it and CD-9 Congressman Al Green didn't cast a vote.

However, language in the bill that would force residents behind levees to buy flood insurance was not included in the original House bill that Lampson voted for, and that Paul voted against. That language was added in S-2284, which was then merged into the House bill. Texas senators John Cornyn and Kay Bailey Hutchison both voted in favor of the Senate version of the bill.

In the email alert, LID officials say they strongly support flood insurance program reforms "where those who chose to build in areas with the greatest risk pay a premium that is commensurate with that risk."

However, the alert adds, "it is very bad public policy to ignore the efforts of our levee districts that have spent tens of millions of dollars of our own money and have secured FEMA certification for our levees by requiring our hard-working citizens to subsidize the national program to the tune of \$100,000,000 a year."

- **End article excerpt**

Pecan Lakes has met with the PGMUD and they are working on a plan to help Pecan Lakes stay out of a flood zone. In order to keep Pecan Lakes out of the flood zone, we may need a levee built around Pecan /Lakes which is estimated to cost several millions. The funds will be obtained by Bond sales or rate increases.

We need to be informed on a regular basis and we need to speak up for our homes and livelihood.

If needed, we can ask PGMUD to come again for an update and presentation. We had a pretty poor showing last time. If we have another one, I am urging everyone to make an effort to participate. We will try to give a few days notice with the bulletin Board as well as post the info on the website should we have another meeting with PGMUD on this issue.

RECYCLING TIPS – HECTOR ARAUJO

Did you know:

- Recycling one aluminum can saves enough energy to run a TV for three hours.
- The energy saved from recycling one glass bottle can run a 100-watt light bulb for four hours.
- Plastic bags and other plastic garbage thrown into the ocean kill as many as 1,000,000 sea creatures every year!
- Our community participates in a Recycling Trash Program.

Here is a list of trash items we can recycle:

- Newspapers (Remove unread newspapers from plastics wrappers - Dispose of the wrappers with your normal trash.)
- Magazines
- Phone Books
- Plastic #1 & #2 only (Check bottom of the container for number)

Important:

Empty all liquid or wash out any unused product

Throw the lids or tops in regular trash

Containers still containing food waste cannot be recycled

Plastic grocery bags

- Aluminum & Tin Cans (Empty & rinse)

Sample of trash that can not be recycled:

Coat hangers, toys, empty wrappers, glass, straws, egg cartons, Styrofoam, garden hoses, dry cleaning bags, paper grocery bags, and cardboard.

If you don't have a recycle bin please call WCA at 281-368-8397 and request one.

If you have other trash items to recycle such as glass, batteries, paint, etc. Fort Bend has a recycling facility. For more information visit the website:

http://www.sugarlandtx.gov/public_works/solid_waste_recycling/household_hazardous_waste/permanent_haz_facility.asp or contact at phone #: 281-633-7581.

COMMUNITY ANNOUNCEMENTS

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

Vice President

Hector Araujo 281 344-8292
hectoraraujo@pecanlakeshoa.com

Treasurer

David Draving 281-633-0509
daviddraving@pecanlakeshoa.com

Secretary

Chris Mullen 281-238-9957
christophermullen@pecanlakeshoa.com

Sergeant at Arms

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

EMERGENCY PHONE NUMBERS

(cut and tape somewhere)

FORT BEND SHERIFF	281-341-4704
PECAN GROVE VFD	281-341-6677
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

STREET LIGHTS

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

YARD OF THE MONTH – YOM COMMITTEE

1st place

David & Eleen Spence at 2411 Easter Leaf

Are you ready for a Country Cottage welcome? As you walk up to the yard of this residence it welcomes you with open arms and entices you to come and sit a moment to enjoy its lush garden. It is filled with gorgeous flowers and a cottage warmth. Come by and feel the English countryside when you see why all of us chose "hands down" this yard to win 1st Place for August Yard of the Month.

2nd place

David & Valentina Buckmaster at 1927 Shining Stream

What a way to welcome such wonderful folks into the community.

These winners just moved into our neighborhood not long ago.

Come on by and see what a wonderful job they've done in their yard!

3rd place

Lauren & Greg Parker at 2522 Silent Shore

This is a well-spirited yard. Come on by and feel the "Texas Love" in bloom everywhere! From the beautiful flowers to the well-groomed shrubbery, you can feel the sprit through and through. Hook-em-Horns!

The YOM Committee meets once a month to do the judging. It is getting hot outside and even with all of the heat it was hard to make these decisions above.

If you are interest in joining us with the judging, please email ljspencer1@comcast.net or you can call 281-239-2632.

All of our Committees for the Neighborhood are always in need of help. So, please contact one of your board members or you can contact me and I will help get you get to the right person. All of us with the yard of the month hope that you are having a wonderful summer.

The Yard of the Month Committee is loosing one of the best helpers in the world. Diane and Kyle Tremblay will be moving soon out of state. All of us here at Pecan Lakes are greatly going to miss her and Kyle. We wish the both of them the very best that life has to offer. We are truly going to miss them. So, Diane and Kyle, we will miss you and thank you for EVERYTHING that you have done with us and for the Community.

You are truly going to be missed.

POOL SUMMER 2008 – ERIC SPENCER

As you know the pool has been a little off this year, we have had a few glitches but so far it is going fairly smooth.

We replaced the Sand in the filter, which was long over-due to be replaced, and that is when we all noticed the water clearing up.

The pool has been operating at a safe level since the Sand in the filter was changed out.

There is once again a lap lane designated for those of us that want to swim laps and not be disturbed while doing so. The lap lane rope will be removed when there is a high volume of people in the pool to provide adequate room for everybody.

We have wonderful lifeguards that are helping out at the pool and they are working very hard at helping to keep our pool clear and safe.

I am sorry to announce that Sweetwater Pools will not be offering Swimming lessons for the rest of this season. Maybe next year we could get a group of children together and obtain a group rate on lessons.

Overall, the pool season this year is going great. So, come on out and enjoy the water and the new slide!

Any suggestions, comments or concerns about the pool please e-mail me at ericspencer@pecanlakeshoa.com or info@pecanlakeshoa.com.

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.

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 local law enforcement. 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

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