



PECAN BEND SOUTH HOMEOWNERS ASSOCIATION

August 20, 2013

The PBS Homeowners Association new Board Members would like to thank all who attended our last meeting in June. For those that were not able to attend, we have enclosed a copy of the minutes. You will also find included copies of Meetings Calendars for 2013 (remainder), and an Information Request Form.

The Board has been diligently working on the issues identified during the meeting and would like to inform you of our progress thus far.

- a) **Violations of Deed Restrictions:** Several concerns with Deed Restriction violations were discussed during the meeting. Board Members have meet and reviewed the violations with each property owner. Copies of the PBS Deed Restrictions were given. Agreements have been made on a path forward. All were very receptive to the issues and compliance is expected in the near future.
- b) **Copies of Deed Restrictions:** It was brought to the attention of the Board that everyone was not provided copies of the PBS Deed Restrictions when purchasing their property. If you would like a copy, please contact any Board or Architectural Committee Member. Our Deed Restrictions are very reasonable and are in place to preserve the residential integrity of our subdivision. Adherence to our Deed Restrictions not only enhances our subdivision but also helps to protect our property values. Please make every effort to follow them.
- c) **New Signs for PBS:** It was suggested that we post an entrance sign to provide clarity on Restrictions in our neighborhood. The Board Members have identified that we own two (2) sign post within the subdivision; One (1) on Pecan Drive @ Cow Creek and one (1) on Pecan Drive and Forest Road. We are discussing plans to relocation the one post at Pecan Drive and Forest Road to a new location of Forest Road and Brazos River Drive. A vote on new signs to be purchased will take place soon. Consideration is to include Deed Restriction Enforcement, Neighborhood Watch and additional flip sign for when Burn Band is in effect.
- d) **Architectural Committee:** Please remember that any new construction will need to be approved by the Architectural Committee. Any questions, please contact a Committee Member.
- e) **Dues / Assessments:** We would like to reminder everyone that PBS, although voluntary has a request for yearly dues in the suggested amount of \$35.00 per lot. The Board would like to see compliance from all our residence on this small yearly amount. Any

donation to the cause will be greatly appreciated however. You can mail your check to our Treasurer Jan Thompson at 8003 Pecan Drive. Or drop it off with any Board Member.

- f) **County Maintenance Issues:** We have contacted the County about the issue and will continue to oversee any additional issue identified by our residence.
- g) **PBS Webpage:** PBS now has a Website. It is a work in progress, check it out at PBSHOA.org. Contact Jeff Fell with any suggestions, pictures or design ideals. They will be greatly appreciated.
- h) **Contact Information:** The Board is in the process of implementing several new procedures to keep the communication flow going and hope to keep everyone well informed. We would like to request you complete the "Information Form" and send in. You can mail, e-mail or drop it off to any Board or Architectural Committee Member.

Please mark your calendars – the next HOA meeting will be held at our President, Cindy Polhemus' home - 20710 Bent Oak Lane, Sunday, October 6, 2013 at 3 PM. We hope this will give you enough notice so that you can be in attendance.

And one final request from the Board; Please be responsible and take care of your pets. Have them Spayed or Neutered, make sure their shots are up to date and keep them on your property. We realize that we all love our animals and that we live in the country. However, please keep in mind our neighbors. Several of us like to walk or ride bikes and it can be very concerning when you are approached and/or chased by a barking dog. Let's keep our neighbors safe.

Sincerely,


 Cindy Polhemus /President

Position	NAME		MAILING ADDRESS				E-Mail	Phone Number
	Last	First	Number	Street	Town	Zip Code		
Architectural Committee	Clark	Jim	7506	Creek Dr.	Damon	77430-9348	jamesleeclark@aol.com	832-283-8908
Board Member	Fell	Jeff	7711	Pecan Dr.	Damon	77430-1701	jeff.s.fell@gmail.com	281-750-6591
Board Member	Galloway	Art	1330	Bluestone Dr.	Missouri City	77459-1582	olderdaddy49@gmail.com	281-683-7068
Vice President / Board Member	Gamble	Mike	20827	Forest Rd.	Damon	77430-9381	mgamble20@gmail.com	979-345-5635
Architectural Committee	Marshall	Steve	20605	CR 25	Damon	77430-8531	smconst@peoplepc.com	281-650-8052
President / Board Member	Polhemus	Cindy	20710	Bent Oak Ln.	Damon	77430-8366	cindy.polhemus@hughes.net	979-345-7171
Board Member / Architectural Chariman	Prowell	Tom	7411	Pecan Dr.	Damon	77430-9354	prowell07@earthlink.net	979-345-6569
Architectural Committee	Rodriguez	Joe	20626	Bent Oak Ln.	Damon	77430-8335	damonstarranch@hotmail.com	979-345-5808
Architectural Committee	Rogers	Dana	7502	Pecan Dr.	Damon	77430-8353	rogers_d@comcast.net	979-345-4405
Treasurer	Thompson	Jan	8003	Pecan Dr.	Damon	77430-9383	j25D24@hotmail.com	979-345-2510
Secretary	Wofford	Cecilia	20605	Forest Bend	Damon	77430-8317	cqw-22@yahoo.com	979-345-6246