



EVENTS

October 17 ___ Pine Mill Ranch 5K Fun Run

November 7 ___ Harvest Festival

December 12 ___ Cookies and Pictures with Santa

PINE MILL RANCH

Community Newsletter

HOA Board Update

First and foremost, thank you for putting your trust in us to oversee and manage the HOA on behalf of all our residents. Since elected in March of 2015, the board has been working to smoothly transition the HOA from the developer to the residents. The board conducted several workshops with the Principal Management Group of Houston to gain a better understanding of the HOA's finances and to become familiar with all the current service contracts for PMR. With that information in hand, we are actively moving forward and addressing issues that residents have brought to our attention. Below are some frequent concerns that have been resolved:

1. Landscaping: The board met with Earthcare Management to discuss concerns and future expectations. Along Pine Mill Ranch Drive, dead trees have been replaced and grass and dirt has been removed from the concrete joints along the curbs. Since the MUD #57 currently owns and maintains a significant portion of the common areas, the

board has discussed landscape quality and continuity with the MUD.

2. New windscreens, nets, and light timers were installed at the tennis courts
3. Earthcare Management is now emptying trash at all parks twice a week
4. Purchased an enclosed message board to install at the PMR clubhouse
5. Approved mosquito fogging biweekly through October 2015
6. All builder signs are being removed
7. Monument and landscaping for the 1463 entrance has been completed and will be turned over to the PMR HOA for maintenance and upkeep in the upcoming month.
8. An independent audit of the PMR finances was completed, and no issues were reported

Meet the HOA Board

If you would like to be involved in the HOA, consider joining a committee! Below are the board members, terms and committees they chair:



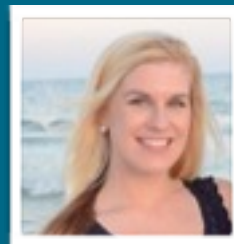
Daryl Brister
President (2015 - 2018)
Neighborhood Aesthetics Committee
MUD Committee



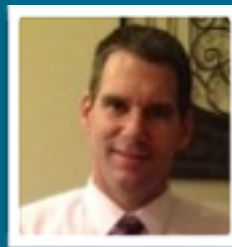
Ramana Kondapalli
Vice President (2015 - 2018)
Website Committee



Kong Jingyi
Treasurer (2015 - 2017)
Events Committee
pmsocialcommittee@gmail.com



Kathleen Welch
Secretary (2015 - 2017)
Newsletter Committee
pmnewsletter@gmail.com



Tony Cornwell
Assistant Secretary (2015 - 2016)
Architectural Review Committee
Swim Team Committee
MUD Committee

Club House Rental

The Club House is available to rent, contact Erica Morgan at emorgan@pmghouston.com or 713-329-7186

Rental fee is \$75 for 4 hours or less, each additional hour is \$25 plus a refundable deposit of \$200.



Reminder

On June 30, 2015, the HOA board passed a motion to amend the Pine Mill Ranch bylaws to not allow masonry bricks to be used for landscaping purposes in front yards. The amended bylaws read "Loose brick, plastic, concrete scallop, corrugated aluminum, wire wicket, vertical timbers, railroad ties, etc. are not in character with the desired landscape effect and are prohibited," as stated in the Pine Mill Ranch builder guidelines. Residents with loose bricks may replace the bricks according to the builder guidelines, or residents may remove the bricks, provided their landscaping maintains the same quality as indicated in the bylaws.

E-blast Sign-up

To stay informed, please sign up for the e-blast emails. The board will be sending out quarterly meeting reminders, agendas, and any other time-sensitive information via e-blast. To sign up for the e-blast:

- 1.) Visit <https://community.associawebsites.com/sites/PineMillRanchCAI/Pages/AcwDefault.aspx>
- 2.) Click on "Register" in the upper right hand corner

If you don't know your account number, please call Principal Management Group of Houston at [713-329-7100](tel:713-329-7100)

HOA Board Update continued

It is an exciting time for the HOA! Below are items currently in the works or being considered by the board:

1. Pool Re-plaster: All pools will undergo a complete re-plaster before opening for the 2016 swim season. The cost will be approximately \$65,000-\$80,000.
2. Quorum: Currently, a quorum constitutes 20% of residents. The board is considering lowering the quorum to 10%.
3. Preventative Maintenance Plan: The board is working with the Principal Management Group of Houston to develop a preventative maintenance plan for all HOA assets. The plan will allow the HOA to stay in front of upkeep and appropriately plan major repairs.
4. MUD development: Currently, the Municipal Utility District #57 is developing walking trails and landscaping improvements in several areas of Pine Mill Ranch, including the drainage ditch. All projects are scheduled to be completed by the end of 2015.

Upcoming Meetings:

The board established a quarterly meeting schedule, and the most recent meeting was held on October 13, 2015. All meetings are held at Christ Church, PCA located at 10818 Gaston Road. Next year's first two quarterly meetings have been tentatively scheduled for January 12, 2016 and April 12, 2016 at 7:00 PM. Signs will be placed throughout the neighborhood as a reminder. Please bring any questions, concerns, or proposals to the meeting for the board to consider.

Thank you for your continued involvement, support, and trust. We look forward to working together to ensure Pine Mill Ranch continues to be a premier neighborhood in the Katy area!

The Architectural Review Committee

The Architectural Review Committee (ARC) has been active in reviewing homeowners requests for changes to the exterior of their homes. This committee is also working to update the inspection checklist used to perform neighborhood audits, this update will be limited to the items in the approved Declaration of Covenants, Conditions, and Restrictions for Pine Mill Ranch as well as the Pine Mill Ranch Builders Guidelines. The ARC will ensure that residents are complying with these covenants and guidelines; when homeowners are out of compliance a notification will be sent that specifies the violation. We are working hard to make sure that our neighborhood is beautiful and that Pine Mill Ranch is a desirable place to live. All updates will be in place and enforced by the end of 2015. Please remember that this is a volunteer committee and we are working on these changes with the benefit of Pine Mill Ranch in mind. Thank you all for your continued support of this committee.

Pine Mill Ranch Rays Swim Team

2016 Registration and Tryout Information

Registration costs:

\$120 per child (age 4-14) and \$40 per child (age 15-18)
Registration includes 8 weeks swim instruction/coaching, team t-shirt, team swim cap and insurance. Other costs are a team swim suit (approx. \$60 for girls, \$35 for boys) and concession donations.

Our coaches Ariel, Erin and Sherika have many years of coaching and swim instruction experience and all have had a background check and are certified in CPR, First Aid as well as have a valid lifeguarding certificate.

Before you decide if swim team is right for your family, please read the Team Handbook on our website at www.pmrrays.com under the Policies and Other Documents tab. There are mandatory volunteer shift requirements (3 shifts for 1st child, 2 for each additional child) as well as mandatory swim meet participation requirements (must swim in a minimum of 2 dual meets). Swim team is a commitment for the entire family.

2016 Dates:

February 1-29: 2016 Team priority registration for 2015 team families in good standing

March 1-15: Pine Mill Ranch Resident registration for those who have successfully completed tryouts to fill any remaining spots. You will be notified at this time on how to register and pay for the swim team.

March 15 - April 24: Open registration for those who have successfully completed tryouts to fill any remaining spots.

April 25 - June 25: Swim Team Practice and Meets. Practice is daily, M-F afternoons when school is in session and mornings when school lets out. There are 5 regular season meets and one championship meet in addition to time trials.

Tryouts:

Tryouts will be held indoors at Texas Swim Academy in the afternoon on Saturday, February 20 and Saturday, February 27, 2016. Exact times are yet to be determined.

There is no registration or sign up for tryouts, you just come on those dates.

ALL new swimmers to the team, including siblings of the 2015 team that are new, must complete tryouts before registration.

High School swim team members, year round competitive swimmers and members of other WHALe League swim teams, may contact the team at pmrswimteam@gmail.com as you may not have to go through tryouts.

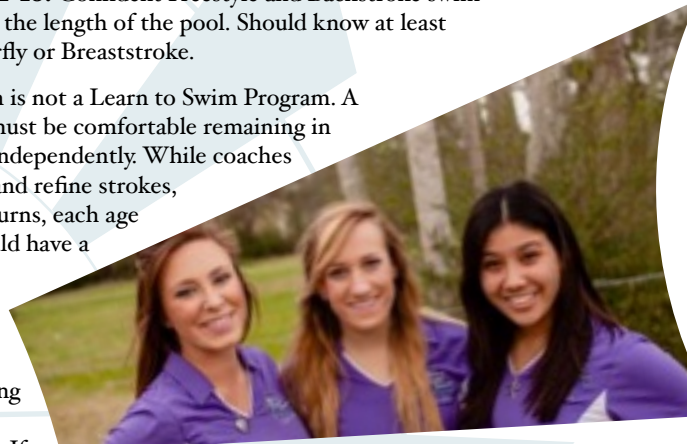
Tryout requirements will be as follows:

- **Age 4-6:** Freestyle swim any which way but must get across the length of the pool without any assistance, panic or turning over to float on the back.
- **Age 7-8:** Freestyle swim but must get across the length of the pool without any assistance, panic or turning over to float on the back. Should also be able to float on their back, preferable to know Backstroke.
- **Age 9-10:** Confident Freestyle and Backstroke swim across the length of the pool. Preferred to also know at least Butterfly or Breaststroke.
- **Age 11-18:** Confident Freestyle and Backstroke swim across the length of the pool. Should know at least Butterfly or Breaststroke.

Swim Team is not a Learn to Swim Program. A swimmer must be comfortable remaining in the water independently. While coaches will teach and refine strokes, dives and turns, each age group should have a certain amount of swim knowledge before trying out for the swim team. If

in doubt, it is highly recommended that swim lessons be taken before tryouts. We highly recommend Texas Swim Academy as they offer lessons and can teach kids to be proficient in all four strokes.

If you have any questions, please email pmrswimteam@gmail.com or use the contact us form on our website at www.pmrrays.com



Pine Mill Ranch HOA

c/o Principal Management Group
of Houston
11000 Corporate Centre Drive
Suite 150
Houston, TX 77041

Yard Tips

Just because the summer garden party season is over, doesn't mean you should neglect your lawn. Autumn is a critical time for lawn care and to get your landscaping ready for winter and spring.

Addressing garden and landscaping work now will save you time and effort next spring. After all, who wants to spend the first few glorious days of spring toiling in the yard?

Here are some critical steps you can take in a weekend to make sure your yard is prepped for next year.

Fertilize

Fertilizing is a must to strengthen the lawn's root system and store nutrients needed in the winter months ahead. Pay special attention to areas that may have been worn down by foot traffic and outdoor entertaining.

You'll need to replenish the nutrients that were depleted in the summer months. For an even distribution, spreaders offer a quick and convenient fertilizing solution. Spreaders are available for lawns of every size, in both push-behind designs and tow-behind tractor models.

Prune

Cutting dead or weakened tree branches will keep them from falling and damaging your — or your neighbor's — property, especially as winter weather sets in. Garden shears are fine for light pruning or trimming hedges, but heavier work such as storm cleanup often requires a chainsaw.

When using a chainsaw for yard work, make sure the chain is sharp, as dull chainsaws make work more difficult. Simple additions can increase your efficiency. This helps get yard work done faster and with relative ease, especially when pruning and trimming.

Rake and Re-sod

When raking fallen leaves, opt for a lightweight plastic rake, which glides more easily on grass than metal ones. Also, an open tarp for collecting leaves works better than dragging plastic bags across the yard.

You should also clear plant beds of dead foliage, which can smother budding greenery and foster disease. And by resodding your lawns bare areas you'll help guard against dead patches in the spring. But remember to stay off any re-sodded lawn for at least two weeks.

Preparing your yard now will leave more time later on for enjoying the fruits of your labor.

Important Numbers

General concerns contact
Erica Morgan at
emorgan@pmghouston.com or
713-329-7186

Trash Removal WCA
281-368-8397

Pick up days:
Monday & Thursday
Recycle: Thursday

Non-Emergency Ft. Bend County
Sheriff: 281-341-4665

Water:Trent Severn 281-398-8211

Centerpoint Energy Outage
713-659-2111

Animal Control;
281-342-1512

Poison Control
1-800-222-1222

Emergency
911