



**Inside:**

**Board & Committee Updates, Election News, Community Reminders, Yard Tips & More**

# PINE MILL RANCH

## Community Newsletter

### HOA Board Update

Spring...

Well neighbors, it's that time of year I look most forward to. Spring, where everything begins to turn green again and all the colorful flowers start to pop out of the ground. As I've worked in my yard over the last several weekends to get it ready for spring, it's been great to see so many of your out walking and riding on the new pathways that our MUD board had put in for us. I've had a chance to meet some of you as you've stopped by the exercise station by our back fence, and it has been good to hear all the great comments about how much you're enjoying the new amenities within our PMR community.

I just wanted to take a minute and update you on the plans we are currently working on during 2016.

- Working in conjunction with our MUD Board, we received bids for the replacement of the metal fencing around our splash pad area, as it has completely rusted away in several places and is beyond repair. By the time this newsletter reaches you, the contract will be awarded and work begun on installing the new fencing.
- On that same line, we also received bids for installation of new fencing along the back of our 3 acre park off Winding Point, where it facing the large drainage canal. This contract will have been awarded as well and work begun on it.
- In that same park, we are currently receiving cost estimates on installing a playground area, which was listed in the development plan, but Mr Kim ended up installing the playground on the west end of Pine Mill Ranch Blvd, just before Hwy 1463.

- We are also receiving cost estimates to upgrade our playground at the clubhouse with a covering and lighting, as well as the installation of a pavilion area by the playground.
- Our pool is now completely plastered and has two new additional swim lanes added. We have ordered new pool furniture and increased the amount of furniture to provide more places to sit or use tables for our residents.

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At our recent annual meeting, we did not meet the quorum required by State HOA laws in order to vote for the 5th seat on the HOA Board. Tony Cornwell, who is currently sitting in the seat, is running unopposed and we need 10% of our residents to either send in their proxies or come out to a special election meeting schedule for April 12, 2016 to vote, in order to satisfy the State HOA Laws and record the election count in our minutes. Please make this a priority.

Thank you.

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Once again, Thank you for your trust and support of me and the other board members. We are working hard to serve you and our community well. Have a great Spring!

*Daryl Brister*

PMR HOA President

## Fort Bend MUD #57

### *Automated Meter Project*

Severn Trent is working with FB MUD #57 on a meter change out program that is replacing manual read meters with new automated meters. The first phase of the project focused on the older sections South of Pine Mill Ranch Drive on the east side of FB MUD #57. This phase replaced nearly 40% of the water meters in Pine Mill Ranch. We intend to have the project complete around June 2016 and will start notifying residents shortly thereafter. We will be including inserts in the water bills and adding bill messages specifically related to helping customers set up a free account to access all of their meter information.

Homeowners will be able to access real time data showing their water usage by the hour. They can set up alerts to notify them of possible leaks, and receive notifications when their usage exceeds certain amounts. Customers can tailor their account to their specific needs and water usage habits. Severn Trent will be utilizing the new system to read meters remotely. We will also have Customer Service Staff trained on the system to help residents navigate through the information.



### *MUD #57 Information*

The Municipal Utility District #57 serves the entire Pine Mill Ranch neighborhood, and only the Pine Mill Ranch neighborhood. The MUD #57 board meets monthly, and meetings are open to the public.

#### **Meeting Dates & Location**

4th Monday of each month at 10:00 AM (duration: 2 hours)  
Offices of Allen Boone Humphries Robinson LLP,  
3200 Southwest Freeway  
Suite 2400, San Jacinto Conference Room  
Houston, Texas 77027

Meeting minutes are public record. To request a copy of the minutes, please contact:

Susan Prospere, Legal Assistant

**ALLEN BOONE HUMPHRIES ROBINSON LLP**  
3200 Southwest Freeway, Suite 2600  
Houston, TX 77027



*Angela Iliescu*

*July 14, 2005 – March 15, 2016*

Angela Iliescu, 10, of Katy, died March 15, 2016 as a result of her battle with bone cancer. She was born July 14, 2005 in Calgary, Alberta Canada the daughter of Victor and Grace Iliescu. She attended school in Canada before moving to Katy, where she then attended Woodcreek and Davison Elementary. She was a member of a community swim team and studied Chinese and French. Angela loved playing piano and took part in community piano recitals. Here is a link to see Angela practicing piano, when her cat photo bombed her practice:

<https://www.youtube.com/watch?v=tk9u4dqID14>

Angela is survived by her parents Victor and Grace Iliescu of Katy; her brother Fred, who studies and lives in Montreal, Canada. A memorial service was held in honor of Angela at Christ Church PCA in Katy on March 19, 2016. The service was officiated by Sr. Pastor, Fred Greco and Youth Pastor Mark Husband.

The Iliescu's are Pine Mill Ranch residents. The PMR HOA Board sends it heart felt condolences to the Iliescu family. A fund is being setup in honor and memory of Angela Iliescu, to be used to help other children battling illness and disease.

<http://angelailiescu.weebly.com/>

Hello fellow residents!

Spring is in the air and the busy real estate season is upon us. Even though times are not great right now in the oil and gas industry Katy real estate is still going strong. The market in Katy has stabilized over the past year and is more of a buyers' market right now, but that is not a bad thing. In the past few years homes were flying off the market in our area and a lot of sellers were dealing with multiple offers and buyers were paying above asking price for homes. Katy is a huge area for relocation buyers and with so many great new hospitals and medical facilities coming to Katy our real estate market will stay strong. Katy is a great family friendly community and our schools are some of the best!

The market in Pine Mill Ranch has also been very active since January. There are 31 homes on the market in the subdivision; three of those properties are under contract. The average list price for homes in our neighborhood is around \$111.00 per square foot. Sixteen homes have closed since January 1<sup>st</sup> at an average sales price of \$103.00 per square foot.

If you are thinking about selling your home please give me a call. I will be happy to talk with you and provide you with a free market analysis and help you get your home sold quickly! I live in the neighborhood and LOVE Pine Mill Ranch!

**Shannon Thomas**

**281-686-8745**

**Shannon@McMartinProperties.com**



The Jamie McMartin Group



## Stay Informed

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

*Note: If you don't know your account number, please call Principal Management Group of Houston at 713-329-7100*

## Bulletin Board

Check the newly installed bulletin board at the clubhouse for HOA meeting dates and times, MUD meeting dates and times, a copy of the most recent HOA minutes, and a copy of the newsletter. If you would like to post something, contact [PMRnewsletter@gmail.com](mailto:PMRnewsletter@gmail.com).

## Facebook

Stay up to date on daily topics of Pine Mill Ranch at Pine Mill Ranch Neighbors.

*Note: This Facebook page is informal and does not serve as an official line of communication from the PMR board.*

## Aesthetics Committee Update:

Your Aesthetics/Deed Restrictions Committee is off and reviewing for 2016. We have 3 of our residents who have volunteered to help work with PMGH in the monthly review of our community. The Aesthetics guidelines and checklist has been approved by our HOA board, and each of our volunteers have been going thru their training with Mrs. Erica Morgan from PMGH in order to help service our community and ensure the integrity of our homes are being maintained according the By-Laws each of signed when we moved into our community. If you're not sure what is and is not allowed within PMR, please contact Erica Morgan at PMGH at any time. If you receive a letter from your HOA board, via PMGH regarding non-conformance and you believe it to be in error, please contact Erica and we'll provide clarification and confirm if in fact the letter may have been sent to the wrong address. This happens from time to time, but we are working hard to ensure we get it right each time. In the event you receive a letter of non-conformance, please attend to it right away and then please Erica know it has been addressed in line with our By-Laws. This would be a big help when we do reviews the following month to confirm.

By way of Aesthetic focus for the Spring, your committee would like to highlight the following for you from the By-Laws:

- "Plantings other than groundcovers and low growing ornamentals between the street curb and the paved sidewalk is discouraged in order to preserve adequate sight lines for motorists."
- "Plant material used for landscaping shall equal or exceed the requirements of the ANSI Z60.1 "American Standard for Nursery Stock" and shall be installed in accordance with the standards established by the "American Association of Nurserymen.""

- "Planting bed edging is not required, but is encouraged for maintenance purposes and to define the shape of planting beds. 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."
- "All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes:
  - ~ Mowing regularly
  - ~ Pruning & weed control in lawns and planting beds
  - ~ Adequate irrigation & appropriate fertilization
  - ~ Insect and disease control
  - ~ Seasonal mulching of planting beds
  - ~ Replacement of diseased or dead grass & plant materials"
- "Supplemental landscaping specifications for all lake reserve lots include the following:
  - ~ The rear lawn must be completely sodded with St. Augustine grass.
  - ~ The rear yard shall be planted with a sufficient amount of shrubs so as to completely screen all housing foundations.
  - ~ One hardwood tree meeting the specifications established for front yards must be planted in the rear yard or side yard, according to which side of the lot faces the amenity channel or lake."

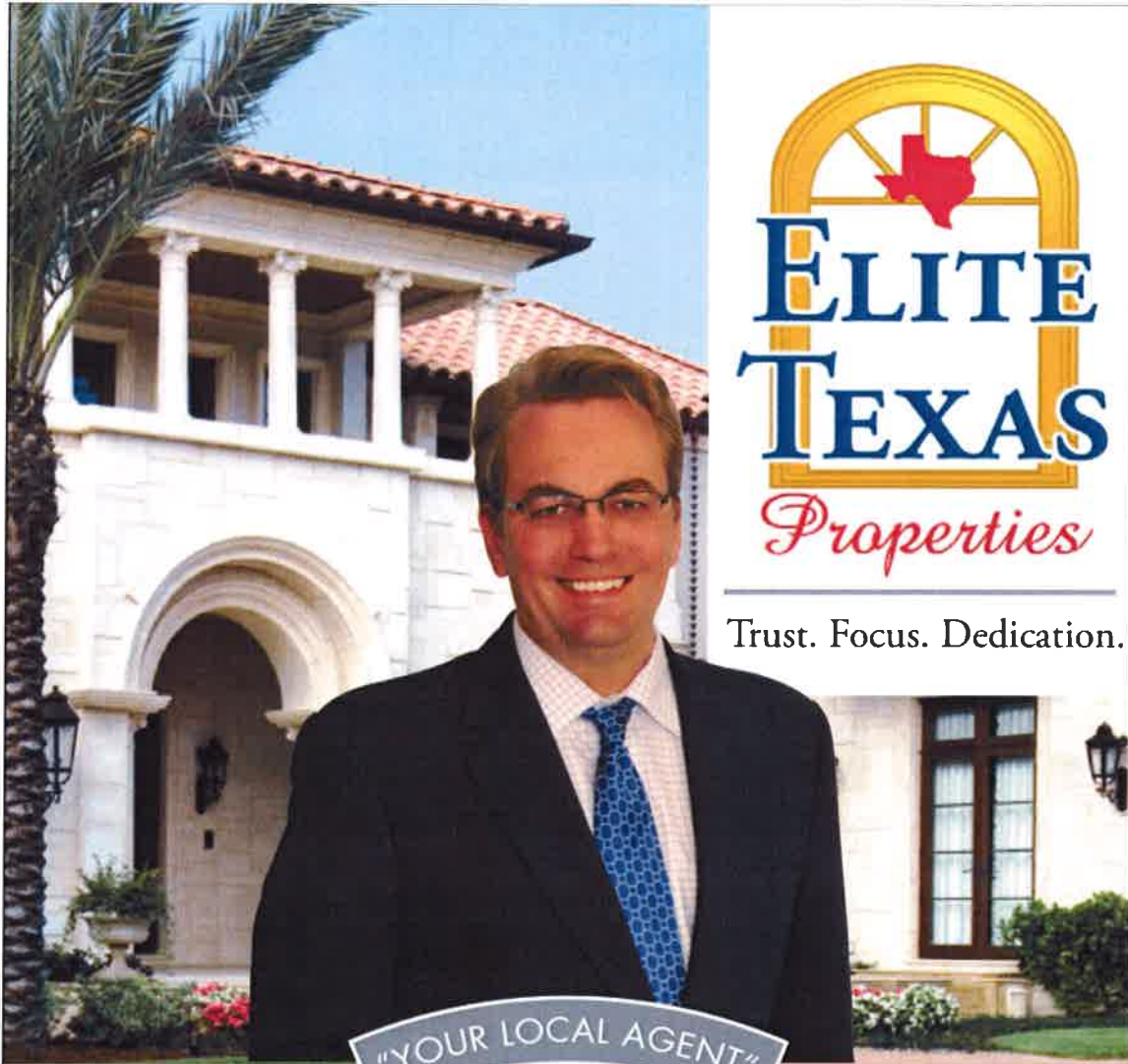
If you are interested in volunteering for the Neighborhood Aesthetics Committee, please email your contact information to Mrs. Erica Morgan at [emorgan@pmghouston.com](mailto:emorgan@pmghouston.com).

## Just a Reminder

1. There is NO street parking allowed in Pine Mill Ranch. Article VII Section 9a of the Pine Mill Ranch bylaws states, "No passenger vehicle or pickup truck owned or used by the residents of a Lot shall be permitted to be parked on any Street in the Properties."
2. Biweekly mosquito spraying has started! Spraying occurs every other Wednesday between the hours of 11:00 PM-4:00 AM and will continue through October.

Would you like to advertise in the Pine Mill Ranch Newsletter? Please contact the newsletter committee at [pmrnewsletter@gmail.com](mailto:pmrnewsletter@gmail.com) for pricing information.





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# Richard Luebeck

BROKER ASSOCIATE

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[www.yourlocalagent.properties](http://www.yourlocalagent.properties)

## Swimming Season is coming

### Pool Hours:

#### May

Open Saturday & Sunday ONLY  
Open Memorial Day, May 30th

#### June, July & August

Open Tuesday - Saturday 10:00am - 8:00pm  
Open Sunday 12:00pm - 8:00pm  
Closed Mondays for cleaning

#### September

Open Saturday & Sunday ONLY  
Open Labor Day, September 5th

*Note: The pool is not open during May and the beginning of June due to the lack of available lifeguards. The PMR Swim Team will be allowed to practice during these times because of coach supervision.*

### Pool Rules:

1. Pool tags/cards are required for entry into the facility.
2. No glass containers in the pool/park area.
3. All persons using the pool or pool area do so at their own risk and sole responsibility.
4. Swimming is allowed only when a lifeguard is on duty.
5. There must be at least one adult for every 6 children, and for every 3 children under the age of 6 there has to be one adult. An adult is anyone 18 years or older.
6. Children under 10 years of age must be accompanied at all times by an individual 18 years of age or older to be admitted to the pool area.
7. All members and their guests must register with the lifeguard upon entering the pool facility.
8. Members will be held responsible for the actions of their guests.
9. Management will not be held responsible for loss or damage of any personal property of any kind.
10. We recommend using US Coast Guard approved flotation devices. Supervising adult must be within arm's reach of the child wearing the flotation device. No large floats or boats are allowed.
11. No balls, Frisbees, squirt guns, or similar types of toys are allowed. (soft nerf type balls are allowed)
12. The pool may be closed or its use limited at any time because of weather, operational difficulties, overcrowding, and at the discretion of the manager. In case of lightning or thunder, Red Cross current standards will be used.
13. No pets are allowed in the pool area.
14. Alcohol and other drugs are prohibited.
15. Profanity, improper behavior, and intoxication are not allowed.
16. It is requested that any individuals infected with a communicable disease, please not enter the pool facility for at least two weeks.
17. All non-toilet-trained babies must wear swim diapers.
18. The wading pool is limited to children under the age of 6 years old. Parents are responsible for the supervision of their children at all times.
19. Running, pushing, wrestling, ball playing, dunking, splashing, or causing undue disturbance in or about the pool area will not be tolerated.
20. No diving.
21. Appropriate swimwear must be worn in the pool. No cut off jeans or pants, shorts or tennis pants, and only white shirts can be worn as protection from the sun in the water.
22. Smoking prohibited inside pool area.
23. Persons under the age of 18 are required to leave the pool upon signal of the lifeguard for adult swim/safety break. During this period, persons under the age of 18 must be completely out of the water.

### Water Slide Rules:

1. You must be 48 inches tall or able to swim one pool length unassisted to ride this slide.
2. Form line on pool deck, not on slide stairway.
3. No tubes, mats or life jackets permitted in flume.
4. Only one rider at a time. No doubles, trains or chains.
5. No diving or jumping from flume.
6. Enter slide in sitting position.
7. Wait for lifeguards starting instructions before sliding.
8. Ride slide feet first either sitting or lying on back.
9. Keep arms and feet inside flume.
10. Exit splashdown pool-area immediately.





**2016  
Easter Egg  
Hunt**



## HOA Board Meeting

Since the quorum was not met at our annual meeting in March, another meeting will be held on **Tuesday, April 12, at 7:00 PM at the Pine Mill Ranch Clubhouse.** If you haven't voted, please stop by and cast your vote! Please encourage your neighbors to vote!

## Groups, Clubs, and Meet-ups

### Katy King Makers Board Game Group

Please join them as they get together one night a month to explore this great hobby of board games.

**Facebook:** Katy King Makers Board Game Group

**Email:** [katukinmakers@gmail.com](mailto:katukinmakers@gmail.com)

### Bible Study and Book Discussions

They meet on Monday evenings near the dog park to cover a single chapter except for the 2nd Monday of Month, where they just share a meal together. Watch on Facebook "Pine Mill Ranch Neighbors" for future announcements.

If your club or group would like to be listed, contact the newsletter committee at [pmrnewsletter@gmail.com](mailto:pmrnewsletter@gmail.com).

## PMR Upcoming Events

### *Spring Garage Sale*

**Saturday, April 9, 7:00am - 12:00pm**

Katy Christian Ministries will be in the clubhouse parking lot to pick up donations 1:00pm - 2:00pm

### *Run the Ranch 5K*

**Saturday, April 30**

### *Dive in Movie Night at the Pool*

**Saturday, June 18, dusk**

If you are interested in volunteering for the Events Committee, please email [events.tmr@gmail.com](mailto:events.tmr@gmail.com)

## Yard Tips

### April

#### Turf Fertilization

This is typically the time of year the turf will begin to grow and start to show new foliage. That means it is an excellent time to apply the first fertilization of the season to your lawn. Select a fertilizer with a balanced NPK for good root, stem and leaf blade development.

#### Seasonal Color

March classically a great time to install new annuals to spruce up your curb appeal. The local garden shops and home improvement stores will be full of choices at this time. One of the keys to great seasonal color is to ensure a good planting medium. Build up the beds with six inches of planting mix soil prior to planting to provide a base for the root zone to develop.

### May

#### Integrated Pest Management

This time of year it is quite possible to have insect problems cropping up. Some common to the area are Aphids, Scale, Spider Mites, Thrips and Whitefly just to name a few! Most of us are familiar with the available chemical control. Another option is IPM or Integrated Pest Management. This refers to biological control using "beneficial insects". The most commonly used is the Ladybug. The Ladybugs larva will feed on the other damaging insects mentioned earlier and move on when the job is done. You can become more familiar with their process or order Ladybugs online and practice an environmentally friendly method of insect control!

#### Words of Watering

They say the earth is comprised of 70% water with only 2.5% of that being fit for human consumption. The water we use to irrigate our lawns is part of the 2.5% potable water available to us. With the heat increasing it may be a great idea to inspect your irrigation system if you have one. Keeping up with needed repairs, adjustments and scheduling is vital to water conservation!

### June

#### Tree Care

June is traditionally the start of hurricane season in the Gulf Coast area... and what does that have to do with landscaping you may be asking. Well the potential of strong sustained winds is the cause of most economic damage in our area resulting from hurricanes. Our trees are susceptible to damage in those conditions. It is prudent to inspect your trees for deadwood or weak branching and have that pruned from the tree. This will help make the tree more structurally sound minimizing the potential for damage to your home.

#### Manicured Mowing

Height equals health, just a phrase to remind me of proper mowing practices. This relates to an elevated mowing height for turfgrass in the hotter months. It seems best to cut the turf at least on a three inch level. This helps the turf retain water and nutrients more efficiently. It also helps protect itself in time of drought and has fewer clippings to breakdown to avoid a thick thatch layer.

Fort Bend County  
MUD No. 57



#### Lawn Care and Stormwater

*Proper lawn care can go a long way to prevent unnecessary stormwater pollution in your community. Helpful hints include:*

- Take care not to overwater your lawn •
- Avoid disposal of clippings, debris, or anything other than Stormwater into the Storm Drains •
- Minimize use of Fertilizers and Pesticides and follow all application instructions •

*Grass clippings and debris can clog drains and cause stormwater back-ups and flooding. Here are a few places for your trimmings:*

- Sweep, collect, and bag grass clippings and leaves •
- Blow grass clippings back onto the lawn where they can become a mulch and natural fertilizer •
- Rake or blow leaves into a compost pile, where they can decompose •

Visit [Cleanbayous.org](http://Cleanbayous.org)