



From the desk of the President:

Highlights from 2017...

Two new HOA Board members were elected - Dieter Foit and Greg Kitts. We worked with our MUD Board to bring on new landscaping companies – First Environmental and their partners Yellowstone. They will be reworking our landscape program, creating a new look and feel to the community. We purchased the splash pad from the MUD, which will allow us to privatize it, restricting access to PMR residents only. To complete this change, we are in the process of having an automated gate constructed and installed. Look for this to be completed early in 2018. We collaborated with our MUD board to install new playgrounds at Winding Point and Morning Crest. In this case, the MUD covered the cost, putting our tax dollars to work, making HOA funds available for other projects. We closed out the year with the installation of a new playground near the clubhouse and an additional pavilion. The arrival of actual winter in Southeast Texas has delayed the completion of this project, but once it warms up the final touches will be finished. Finally, the board decided to transition to a new management company, Real Manage. Watch for more information in the coming weeks as we manage the transition from Associa PMG.

Spring is around the corner and PMR will also see even more new changes to our community in 2018.

Key items of interest in 2018:

- Main pool work: After working with an expert to determine the root cause of the plaster issues, we have corrected the leak, made improvements to prevent this from happening in the future, and are in the process of re-plastering the pool. This work will be completed in plenty of time for Summer.
- We continue to work with our MUD board to invest in the community. Using the revenue from the splash pad purchase they will be installing covers over all of the playgrounds.
- Our annual HOA required board meeting will be held March 20, 2018 and we have two seats to fill. If you would like to serve on the HOA Board, please watch for more information on requirements to run.
- A meet and greet will be planned for our residents with the new Real Manage staff. As part of our new property management contract, we'll have a full time person exclusive to PMR on site. Look for information on date/time/location and please plan to come out and meet the new RM staff.
- We will be taking bids on having our tennis courts resurfaced and upgraded. Stay tuned tennis lovers! REMEMBER - NO LESSONS are permitted on the PMR courts.
- As always, we have a fun filled list of activities throughout the year.
- Finally, we are working with our MUD board to purchase the greenspace on the westside of PMR Blvd next to the daycare. This park is currently owned by the original property owners for a drill site. MUD is looking to purchase the property, remove the drilling classification and work with our HOA to allow us to buy the property from the MUD. This would allow us to begin the process of looking at building an additional clubhouse and pool.

I look forward to seeing you around our community in 2018. As always, if you're out walking on our trails and pass by and I'm out on the back porch, stop and say hi.

Daryl Brister
PMR HOA President
Class of 2018

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PMR Event Schedule

HOA Meeting	March 20th
Spring Social	March 24th
Spring Garage Sale	April 14th



New Management Company

We are pleased to inform you that effective in February 2018, Real Manage will become our new Property Management Company. Let's explain some of the benefits you will receive from the new management company.

Real Manage is committed to maintaining the high standards and resale values of our community. It will assume responsibility for constant communication with the Board on all matters; supervision of all work performed, weekly inspections to assure that the governing documents are adhered to, and provide an open line of communication with all homeowners.

Real Manage will set up a resident portal system to provide a web based resident service system with owner reports, assessment information, deed restriction information, online payment information etc. You will be able pay your annual assessment fee through EFT/ACH payment or credit card payment through the resident portal system. The option to mail the check will continue.

Real Manage will have an onsite dedicated property manager for Pine Mill Ranch Community. We are working on details of the office space for the property manager and they will be communicated soon. Associa PMG and Real Manage are collaborating to make the transition smooth while continuing to provide all required services. The dedicated property manager will be solely focused on PMR helping to speed response times to resident issues and inquiries. They will be able to make scheduled and unscheduled trips to effectively monitor property. They will be on-site to review the work done by the vendors and provide immediate feedback.

We are excited with the change and hope that you will have a very positive experience with the improved service.

We are excited for the improved level of service we expect from Real Manage

Call out to all PMR Residents

Looking for volunteers to head up events and assist, as well as provide ideas to what you would like to see in your community.

Please contact Dieter Foit with your suggestions and where you like to help.

We have the opportunity to expand on some past favorites as well as bringing new ideas.

Tentative dates for events in 2018

A Spring festival/social is slated for March 24, 2018 from 2-5pm

Will include an Easter Egg hunt, Carriage rides, inflatable, food trucks, and music

Spring Garage Sale is slated for April 14, 2018

Pine Mill Ranch Community Newsletter

HOA Board:

Daryl Brister – President

Ramana Kondapalli – Vice President

Greg Kitts - Secretary

Tony Cornwell – Assist. Secretary

Dieter Foit – Board Director

TRYOUT INFORMATION:

ALL NEW swimmers, including siblings of the 2017 team, MUST try out for the team. Swimmers must be age 4-18 by May 1, 2018, no exceptions. Members of Katy Aquatics competitive (not Swim America), a high school swim team or any other competitive swim team, may contact the team at pmrswimteam@gmail.com as your child may not have to go through tryouts.

Tryouts will be held at Texas Swim Academy's indoor pool ([3514 Greenbusch Road](#)) on:
Saturday, February 10 from 1:00pm - 2:30pm
Saturday, February 24 from 3:00pm - 4:30pm

There is no sign-up or registration, you just come at that date and anytime during that time frame. We will leave promptly at those end times, so please allow for at least 10 minutes for tryouts. You only need to attend one tryout, please pick the date and time that works best for you. Tryout results will be sent via email on or before March 1, 2018.

Parents will complete some basic paperwork at tryouts and will not be allowed in the pool area during the tryout. Children trying out will need goggles, swim cap (optional) and need to be wearing a swimsuit (one piece for girls). Don't forget a towel! There are changing areas available.

Tryout requirements are 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 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