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

PINE MILL RANCH

Community Newsletter

HOA Board Update

Summer is in full swing! We hope that you and your families are enjoying the season, whether you are traveling or staying in the neighborhood. We wanted to update you on items we have closed out over the last several months and give you an update on the projects we are still working on in 2016.

- All of the iron fences around the splash pad park have been replaced.
- A-Beautiful Pools was hired to manage the PMR pool.
- The pool has new pool furniture, new trash cans, and new ceiling fans.
- The pool bathroom was deep-cleaned, painted, and the floors were refinished with an epoxy, non-slip coat.
- The height requirement for the water slides at the PMR pool was lowered from 48" to 42".
- The clubhouse interior and exterior were painted, and the inside was deep cleaned.
- The HOA approved sponsoring the Boy Scouts' "Flags in our Neighborhood" Program. Flags will be installed at the entrances of the neighborhood on 6 holidays every year.
- A 3 year contract was signed for the rental, installation, and removal of holiday decorations. Rather than purchasing our own holiday decorations and storing them at the clubhouse, the HOA will be renting them moving forward.
- Iron fencing will be installed along the east side of Winding Point Park along the drainage ditch.
- New umbrellas have been ordered and will be installed at the splash pad park.
- The parking lot at the clubhouse will be re-stripped.



- A "Little Free Library" will be installed at the clubhouse playground in memory of Angela Iliescu, the daughter of Victor and Grace Iliescu, PMR residents who passed away earlier this year after her battle with cancer.

We are most excited to announce major changes that are currently in the works with the clubhouse playground, Winding Point Park, and Morning Crest Park. At the clubhouse, a new

playground will be installed with a shade over the playground and lights that are set on a timer, like the tennis court lights. Also, a pavilion, similar to the pavilion at the splash pad park, will be built adjacent to the new clubhouse playground. The existing playground equipment at the clubhouse is still in good shape and meets code. So, the existing clubhouse playground equipment will be moved and installed at the Winding Point Park. Additionally, a new pocket park will be installed in the empty green space at Morning Crest. The HOA board is working together with MUD #57 to complete the playground

upgrades, since all of the parks, with the exception of the clubhouse park, are on MUD #57 owned land. A contractor has been selected, and we hope to have these projects started by the end of this summer.

The next HOA board meeting will be held on Tuesday, July 12, 2016 at 7:00 pm at Christ Church, PCA. We hope to see you there, and we

look forward to hearing any questions or concerns. Once again, we thank you for your continued trust and support as we work to serve our neighborhood!

PMR HOA Board

Fort Bend MUD #57

Pine Mill Ranch,

Your Fort Bend Municipal Utility District 57 has been very busy planning and executing a few different projects in the community to improve water drainage and amenities, as well as water conservation efforts. Currently we have 5 projects being executed in the neighborhood. Those projects are discussed below in a little more detail. In addition, we are continuing to work with the landscape contractor to replace dead or damaged trees. As the old trees are removed, they are replaced with a fresh tree with a new drip irrigation line.

Splash Pad:

- Replace the splash pad surface material, raise the surface elevation about 1" to get above the mud line. Will replace the rubberized decking with cool deck. All above grade piping to be refinished as well. —To be completed after summer is over as it will take up to 60 days.
- Repair and/or replace the spare nozzles —Currently being worked on, as this is only a 1 day program. Once the newly ordered nozzles come in, they will be installed immediately.
- Install landscape edging in mulch bed to protect the new fence. —Will be completed in July.

Gas Line easement drainage improvements (From west end of Pine Mill Ranch Drive to Roesner Road):

Several residents have discussed the lack of drainage and standing water in the gas line easement as an area of concern. The MUD Board agreed that something needed to be done. Based upon the location of this strip of land, it needed to drain into another district, which required permission. It also required authorization from the pipeline owners as well. We now have an agreement in place with both the pipeline owners and the neighboring district to fix this land.

We are expecting to have the pre-construction meeting before the end of June. We're waiting on flood control to approve plans, but they have been swamped with all the flooding that has been occurring recently. We should have approval from them prior to pre-construction meeting. The contractor should move on-site within the next 3 weeks and the contract time is 30 days. They'll be bringing in and pushing around roughly 10,000 cubic yards of dirt within the site and adding 4 inlets & a couple of manholes.

Trail System updates:

The trail system has been well-received by residents and has allowed for a place for residents to walk and relax. It ties into a larger trail system which allows for a much more expanded system to use. The Board knew that by installing the trail

system, it would be much easier to detect drainage issues along its paths. With all the recent rain we have had, it gave us the opportunity to walk several sections with our land management contractor during and after a rain event. In addition to the improvements mentioned above, in the next few months we will be making drainage improvements to remove standing water along all of the other gas line/ power line easement areas. A proposal is currently being developed for this work.

The trail system contractor is hoping to complete the last of the punch list items before the end of July.

- Replace and repair sensor at the Pine Mill ranch Drive crossing near 1463. Sensor has gone bad and is being replaced.
- County has granted permission to install a flashing warning light system at the crosswalks going over Pine Mill Ranch Drive at the splash pad. To execute this work the crosswalks needed to be relocated further from the curb as the ballads would have been too close to the corner and easily be damaged by cars. As part of this install, the crosswalks will be set back off the corner a few feet. It is understood that many people want a stop sign there or a traffic light. That is out of our control so we are going with what we can do.
 - ▶ Meacham is going to started work at the Pine Mill Landing crossing June 23. Weather permitting they are trying to get it up and running for 4th of July.

Park at Rocky Landing Lane

The HOA has informed us that they will be replacing the playground equipment at the clubhouse as part of an overall renovation to that area. The equipment is still in good shape and has a significant amount of life left. They had asked if it could be installed in a different place versus scraping it. Currently we have a park that does not have any equipment in it and are considering installing it at Rocky Landing Lane. To do this we have to get permission from the county to install an above ground structure at a reserved drill site. If we get this approval we will look to install the playground equipment at this location as part of the HOA clubhouse renovation project.

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

Smart Flow Meter Program:

The meter installation program should complete by the end of June barring any more weather delays.



What you should expect with installation:

The first thing the tech should do is knock on the door to notify anyone that is home their water will be off for approximately 15-20 minutes. For each meter they are to physically verify which meter belongs to which house. They do this by opening an outside faucet and verifying the correct meter is moving. As far as the physical change-out process, the water is turned off at the "curb stop" that is attached to the meter. Then each line connected to the meter is removed one at a time and plugged with a plastic plug. This plug helps prevent dirt or debris from entering either connecting line. New meter is installed following the same process in reverse. A special magnet is used to activate the meter and verify flow at an outside faucet. Total water

consumed for the entire process is less than 5 gallons. Either before or after the meter is installed, the meter box lid is drilled out to install the transmitter. Some air in the line is common, but should go away within a day. The only difference the customer will notice is the small round transmitter on top of the meter lid.

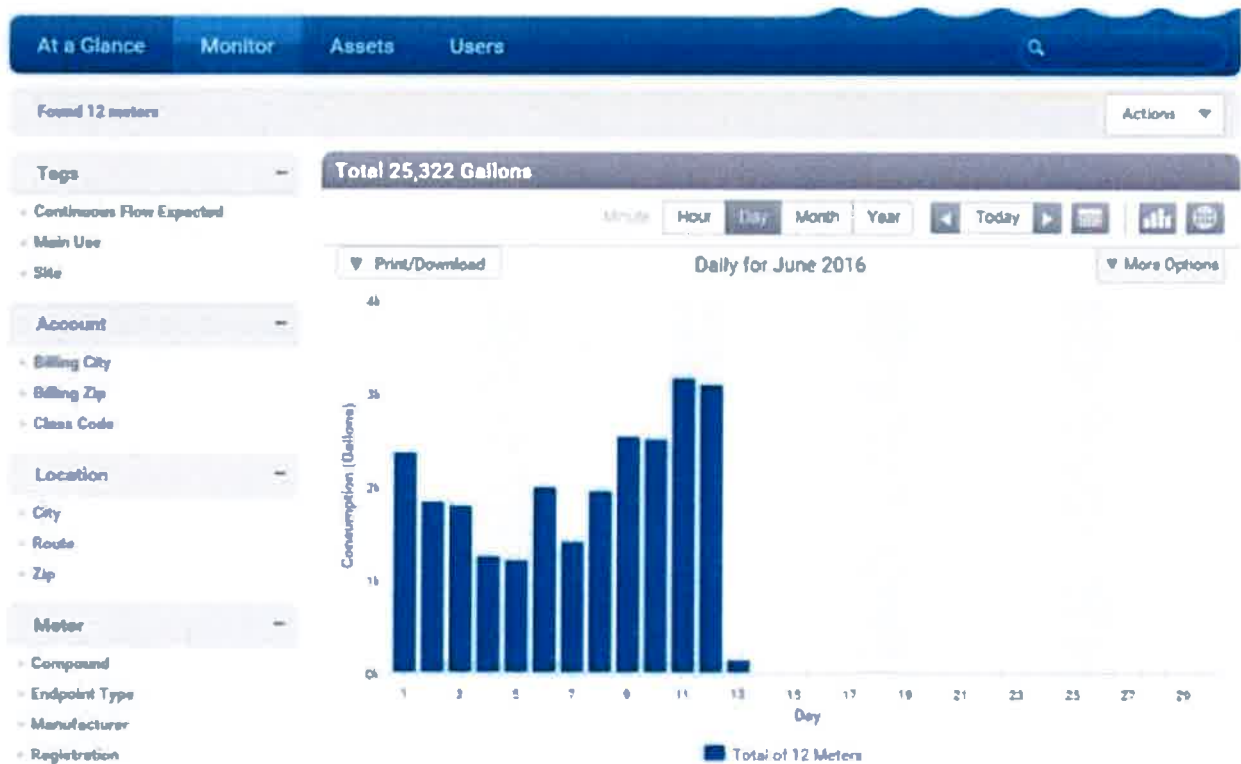
Once all the meters are installed, it will take about a month to get all the accounts setup. Once that is complete, an extra page will be placed in the bill for the month the program is rolled out to customers. It will describe how to setup their online account. In addition, door tags will be hung during the same time. We will have customer service reps trained and available to help customers set up their accounts if necessary.

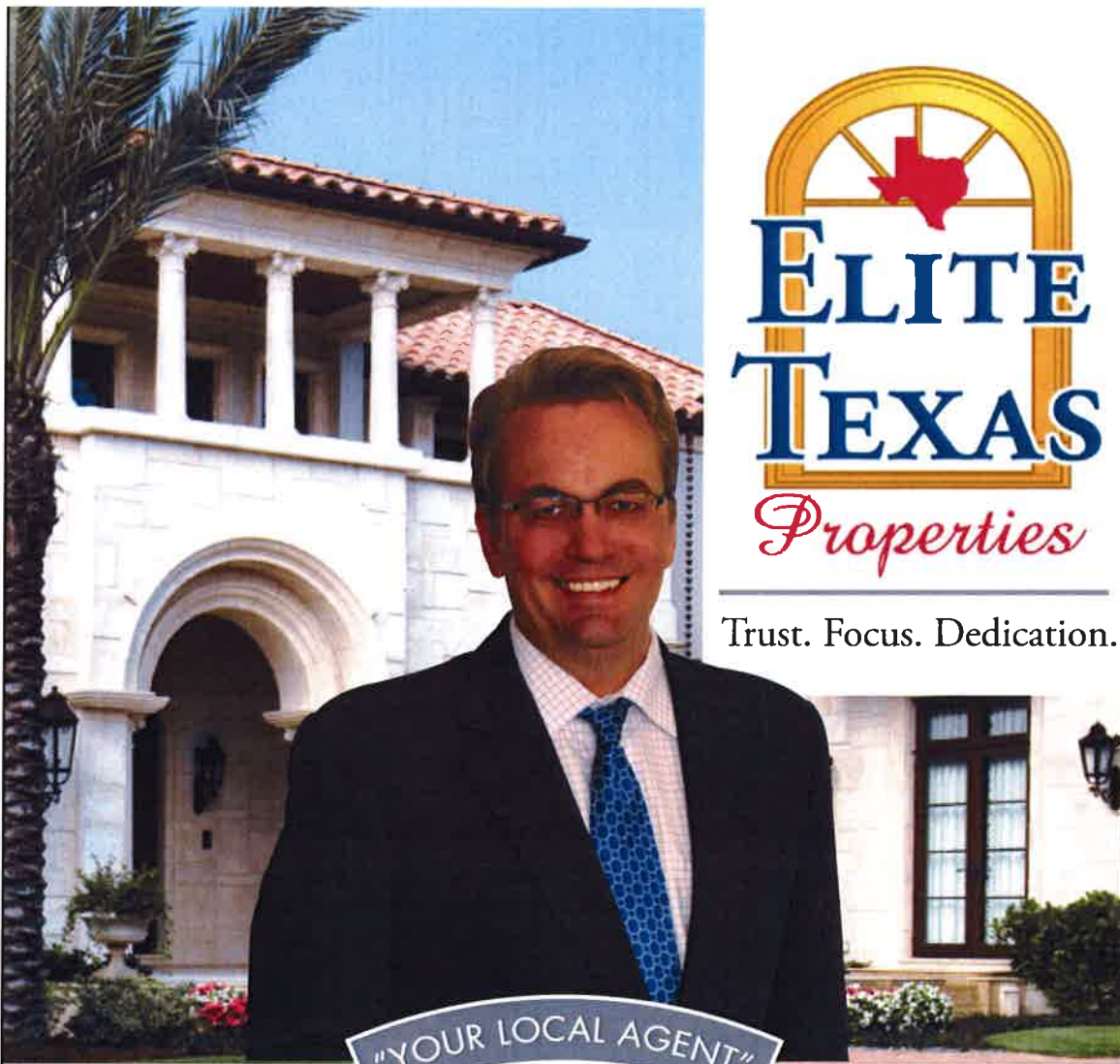
Once the information has been sent to the customer, you will be able to go to the EyeOnWater website and create an account.

This is the web address customers will use to access their individual meter:

www.eyeonwater.com

Customers can expect to see something similar to the screenshot below, except it will only have the information for their meter. There is also an App that can be download once an online account is setup to review water usage on the go.





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Katy Shred Days **Recycle & Shred** for our Heroes



2016 DATES
February 20 | June 11 | August 27 | November 5
9:00am - 12:00noon

McDonald's of Spring Green
27140 Cinco Ranch Blvd. Katy, TX 77494
Corner of Cinco Ranch Blvd. & Spring Green Blvd.

Bring bags or boxes of outdated business or personal files, paper and magazines for shredding.
*A minimum of \$5-\$10 donation per container.

All proceeds benefit Impact a Hero!
Impact A Hero provides immediate and ongoing support for our Heroes: severely wounded post-9/11 combat veterans and their families and caregivers.
For more information: www.impactahero.org

Spread the word! Tell a friend! Post at work!
www.KatyShredDays.com
Questions: call/text 281-844-6285

Proceeds Benefit:



IMPACT A HERO

Organized By:



IMPACT A HERO, IMPACT A LIFE

Just a Reminder

Please remember that motorized vehicles, such as motorized dirt bikes, 4 wheelers etc, are not allowed to be operated in Pine Mill Ranch, this includes the detention areas. Golf carts are allowed when operated by licensed drivers. Now that school is out, we hope that everyone helps communicate this to our children so that all are safe.

The fencing located on the exterior lot side (lot side abutting the street or parks) must be an upgraded wood fence with a trim cap. These fences are not allowed to have gates installed. Other type of wooden fences are allowed to have gates installed with ARC approval.

Parking of boats, RVs, and/or trailers longer than 24 hours is not allowed in Pine Mill Ranch. Please keep these rules in mind as you prepare for your summer vacation fun.



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

FREE Katy Homebuyer and Seller Seminar

Come and hear what top experts in their field have to say!



Veronica Mullenix
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Art Mangier
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Jay Oton
Goosehead Insurance



Helen Maldonado
One Nation Title



Janni Cooper
AMCAP Mortgage
FINALS #100881



Joe Orsak
Improve My Credit USA

January 30 | April 30 | July 30 | October 8

11:00-1:00

(Refreshments served)

Ferguson Bath, Kitchen & Lighting Gallery
24425 Katy Freeway, Katy, TX 77494

(Located in the same shopping center as Tuesday Morning and Dollar Tree, just east of Katy Fort Bend Road)

RSVP: Seminars@VeronicaMullenix.com or call/text (281) 844-6285

The one place where you can have all your questions answered.

- How is my purchase or sale affected by CFPB regulations?
- Is my earnest money safe?
- Does the contract protect me?
- Do I really need an appraisal?
- Does the seller repair everything?
- Why do I need title insurance?
- What if there are termites?
- When can I buy again after a foreclosure or other credit blemishes?
- Do I really need an inspection?

FERGUSON
Bath, Kitchen & Lighting Gallery



www.KatyHomeBuyerAndSellerSeminars.com

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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

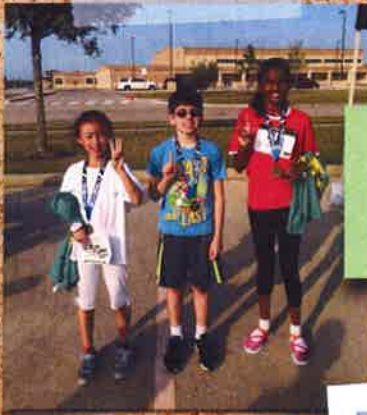
Bulletin Board

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.

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.



**2016
Run the
Ranch 5K**

HOA Board Meeting

Tuesday, July 12, 2016

7:00 PM

at Christ Church, PCA
10818 Gaston Rd.



**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

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 pnrnewsletter@gmail.com.



Hurricane Preparedness

Hurricane season in Texas is June 1-November 30. Don't wait until the last minute to get prepared! The first step in being prepared is being informed! Below is some helpful information published by the Houston Office of Emergency Management regarding types of watches and warnings that may come into effect during hurricane season:

Keep informed during a storm by monitoring local TV or radio stations. Check your supplies, and fuel all vehicles and generators. Bring in all outdoor furniture and toys and make sure any RVs/boats are secured. If an evacuation is not ordered, it's helpful to clean and fill bathtubs and extra containers with water. Stay away from all windows, doors, and openings. An interior hallway, bathroom, or closet on the lowest level is the safest location. In the event of a mandatory evacuation, leave sooner rather than later.



Tropical Storm Watch.....	High winds (39-73 mph) are possible within 48 hours
Tropical Storm Warning	High winds (39-73 mph) are likely within 36 hours
Hurricane Watch	Hurricane-force winds (74 mph or greater) are possible within 48 hours
Hurricane Warning	Hurricane-force winds (74 mph or greater) are likely within 36 hours
Storm Surge Watch	Life-threatening coastal flooding from storm surge is possible within 48 hours
Storm Surge Warning	Life-threatening coastal flooding from storm surge is likely within 36 hour

Items for a hurricane preparedness kit may include:

Visit www.houstonoem.org to download a disaster preparedness guide and for more information on hurricane preparedness.

- Water (1 gallon per day per person for 7-10 days)
- Food (for 3-7 days), such as canned food, crackers, peanut butter, breakfast bars, raisins, and other non-perishables
- Extra formula or baby food, if necessary
- Non-electric can opener
- Paper plates, plastic utensils, paper cups
- Trash bags
- Duct tape
- Blankets and pillows
- Extra clothing
- Toilet paper and tissues
- Baby wipes
- Hand Sanitizer
- Flashlights with extra batteries
- Battery operated radio with extra batteries
- Extra cash in the event that banks/ATMs are not open
- First aid kit
- Matches
- Scissors
- Extra food/supplies for any pets





Sun/Heat Safety

We all know that Houston summers can be intense! Below are a few tips from the CDC and the Houston Fire Department regarding sun and heat safety:

Drink plenty of water before, during, and after any outdoor activities

If possible, conduct outdoor work or exercise in the early morning or evening when temperatures are cooler

Wear light-colored, loose-fitting clothing that permits the evaporation of perspiration

Sit in the shade and avoid direct sunlight

Wear a hat and sunglasses

Apply sunscreen with an SPF of at least 15, and reapply every two hours.



NEVER LEAVE CHILDREN, SENIOR CITIZENS, OR PETS UNATTENDED IN A VEHICLE

Signs of heat exhaustion include paleness, muscle cramps, weakness, dizziness, headache, nausea, vomiting, weak pulse, and fainting. Signs of heat stroke include extremely high body temperature (103 or higher), red, hot, and dry skin, no sweating, rapid and strong pulse, throbbing headache, dizziness, nausea, confusion, and loss of consciousness.

Security Corner

The website www.raidsonline.com serves as a great resource for crime-related information for our neighborhood. On the website, you can enter our zip code and view an interactive map that lists crimes reported in our neighborhood. Also, you can select specific date ranges to filter the information. The newsletter will publish a security update every quarter, including the crimes that occurred the previous quarter. Below is the data for 2016 Q1 and 2016 Q2:

Q1

3/18/16 Wedgewater Crest Lane: Theft from a motor vehicle

Q2

4/15/16 Monarch Valley: Burglary of a habitation

5/6/16 Durango Canyon: Burglary of a habitation

5/12/16 PMR Swimming Pool: Theft

If you are interested in being a part of the PMR neighborhood watch, please email Erica Morgan at emorgan@pmghouston.com. We would love to have representatives from each section to help keep an eye out for suspicious activity. Please report any criminal activity, and help us keep our neighborhood safe!

Yard Tips

July

Powdery Mildew

Hot days, moderate nights, and temperature variations cause this fungus to appear this time of year. It appears on the foliage as a white to grey powder. Treat with fungicide upon appearance. Treatment will stop the spore production and protect the unaffected foliage.

Trim Shrubs

Now is an excellent time to shape shrubs, but do not cut into last year's growth. This will promote more growth and allow plants to fill in. Leaving as much foliage as feasible while shaping will aid in photosynthesis and plant health.

Irrigation

Check your irrigation system recurrently to see that it is operating properly. Your irrigation system is mechanical in nature and breakdowns occur. It warrants consideration to protect your landscape investment and promote good curb appeal.

Fertilize

Frequent cutting of the turf depletes nutrients. Replenish the turf's vigor with an application of fertilizer. Nitrogen promotes leaf blade development, potassium helps with the stem growth, and phosphorus generates root growth. These are the three main ingredients in turf fertilizer.

August Awareness

Brown Patch Awareness

The conditions for this to appear are excessive soil moisture, high nitrogen content, and cooler temperatures at night. Watch for small smoke ring like patterns in the turf. They appear yellow or orange on the edge and will grow in size left untreated.

Crape Myrtle Blooming

In late summer to early fall you may notice your Crape Myrtles produce seed pods after they have bloomed. Prune these off as they appear and most likely you will get an extra blooming cycle prior to defoliation in the winter.

Tree Care

Unpruned trees tend to be smaller and less attractive than those properly cared for. Remove double leaders, cross branching, low limbs and any dead branches. If the tree still has staking material supporting it, check to make sure it is not too tight or "girdling" the tree.

September Outlook

Fall Color

Now is the time to begin planning your next seasonal color installation. Prior to installation take time to prepare your beds for the new installation to protect your investment. Ensure that the target planting soil area is elevated at least 4" - 6" above the rest of the bed area. This will help with drainage and aid in root development of the tender new plants! Mixing in a slow release fertilizer, specific for blooming color plants, will go a long way toward a beautiful result.

Fall Mulch

This may be a good time to reapply a nice 2" layer of shredded hardwood mulch. This not only adds to the curb appeal we all desire, it helps with weed control and water retention - resulting in less frequent watering and nutrition value to the plants as the mulch decomposes.

Water Applications

Another consideration is reducing watering run times as well as frequencies. As soil temperatures are falling that increases the chances of contracting fungus in the turf. Don't water to the point of run-off. Instead use a cycle and soak program to avoid over or deep watering. Allow the turf to dry out, almost to the point of leaf curl, then water again.

Snake Safety

Many residents have mentioned seeing snakes in their backyards, along the walking trails, and near the retention ponds. Some snakes are harmless, while others are potentially very dangerous. Below are the three most common venomous snakes in our area:

Copperhead Snakes: Light brown/tan with dark bands

Cottonmouth (Water Moccasin): dark brown or almost black and typically aggressive

Coral Snake: red and black thick stripes with thin yellow stripes



For more information and pictures, please visit www.texassnakes.net. Snakes are commonly found in wooded areas, areas of tall grass, or near lakes, ponds, or streams. Most snakes are reclusive and will avoid altercations. If you see snakes in your backyard, stay calm and back away. Remember to keep your grass cut low, and remove any piles of debris (like leaves, rocks, or sticks) where snakes would hide.

If you or someone you are with is bitten by a snake, call 911 right away. Watch to see if the area changes color or begins to swell. The Mayo Clinic advises to:

- * Remove any jewelry or tight clothing before swelling occurs
- * Position the bite at a level lower than the level of your heart. Clean the wound but don't run water over it
- * Cover the wound with a clean, dry dressing
- * Do not apply ice
- * Do not cut the wound or attempt to remove the venom