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# PINE MILL RANCH

## Community Newsletter

### HOA Board Update

Your elected HOA Board, which is a volunteer position, has been hard at work getting up and running since being elected by our residents, back in March of this year.

One of the biggest items we've been working on is the turn over of all the "green space areas" within PMR to the MUD 57. This action was initiated by the developer, Mr. Kim, prior to the establishment of the resident-run HOA board. As you have no doubt seen, new sidewalks have been going in all around our community. Since MUD 57 took over these green areas, they have been upgrading them to provide a complete walking/riding path system, along with exercise stations located along the way. I hope to see many of you out on the paths as I'm walking around our community.



Our second area of focus was community engagement. Over the summer, the PMR HOA board held a meet and greet with residents, providing an opportunity for residents to meet the board members and to communicate any comments or concerns regarding our community. Around 300 residents came out, and about half of those provided us with their concerns, comments, and suggestions. We placed those concerns, comments and suggestions into our "Community Tracker." Addressing those issues on the "Community Tracker" became our third focus for the last half of this year, as we have been working to correct, repair/replace, and consult to address these issues.

Fourth, the board asked PMG setup a meeting with all our service providers, (i.e. our landscape company, pond management company, etc.). We met with each representative separately to better understand our contract requirements as well as each company's obligation to fulfill the services as agreed by the contracts. With PMG, the board will continue to monitor our community service providers to ensure our residents' investment is well spent to maintain the beauty and integrity of PMR.

- Other key items of interest in 2015 have been:
- An independent financial audit of the PMR financial year was conducted by Nagesh & Carter for the 2014 year.

- The board approved a financial audit for the 2015 year.
  - The pool will undergo a major re-plastering due to cracking and wear.
  - New pool furniture will be ordered to replace to current worn and broken furniture.
  - All 4 net poles were replaced at the tennis courts.
  - Timers were installed for the tennis court lights. Lights turn off at approximately 11 PM each evening.
  - The new entrance off of Hwy 1463 was finally turned over to the HOA.
  - A sheriff patrols PMR day and night, but several break-ins have been reported. A "Neighborhood Watch" program would be a great next step to ensure the safety of our community. If you are interested in volunteering for the neighborhood watch, please contact Erica Morgan.
  - The board is considering the installation of additional lights at the clubhouse as well as a sun shield canopy over the playground at the clubhouse. We will report on this at our March PMR HOA meeting.
  - Assessment fees: The board has agreed to maintain the assessments at their currently level - no increase, but no decrease as well. We have yet to complete a full calendar year as the "Board," and so to that, we are still working to fully understand the "cost" to run this community. For now, we'll continue to monitor our cost against the income of our community over the next year to make sure we can meet our budget requirements. Please know, that you board fully agrees that we DO NOT want to stock pile money. Rather, we want to invest it back into our community, and hopefully at some point soon, announce a lower assessment fee.
- Thank you for your continued trust and support. We are working hard to serve you and our community well.

*Daryl Brister*

PMR HOA President

## The Gift

Her name was Mrs. Jackson and her smile was a mile wide. She came out on that Saturday morning to work alongside a group of volunteers on the Habitat home that will soon be her daughter's and grandkids' in a few months. If you could have seen her face, you might understand just how big this was for her. She was so proud that her family would no longer have to live in an apartment complex and her grandkids would have their very own yard to play in for the first time in their lives. She looked around at all the volunteers giving the gift of their time and energy to help build her daughter's new home - No gift could have been greater for Mrs. Jackson.

As I hammered nails on this home to be, I thought about all the ways in which we can make a difference in the lives of others around us. I'm known for encouraging our younger generation to volunteer and look for ways to give back to

others. It may be just me, but it sure seems we're busier than we've ever been, so having to find time for others can be hard and if we're not careful we can totally miss seeing "others" around us. Let me challenge each of you in the New Year to give the **GIFT** of your time and energy to someone who may need a little help right in our own community.

And to that end, myself and your HOA Board would like to encourage you to look at ways to volunteer within our PMR community. From the committee that oversees this PMR Newsletter, to the Architectural Review Committee, or even just picking up trash that is blown around our common areas. Any effort we make, does make a difference in our community. As homeowners, it's all our responsibility to help maintain the beauty and integrity of PMR.

*Daryl Brister*

PMR HOA President

## HOA Aesthetics Committee

As homeowners in Pine Mill Ranch, we all signed the HOA Bylaw document and committed to uphold the requirements as homeowners in order to help maintain the beauty and value of your community. It is to that purpose that our HOA Board formed the Aesthetics Committee in June of this year.

Your HOA president, Daryl Brister is the board liaison to the PMR HOA Aesthetics Committee, which has been working in the last half of this year to get the Aesthetics Guidelines approved by the PMR HOA Board and with Principle Management Group of Houston on the community Deed Restriction Checklist.

The committee will be holding its kickoff meeting with our PMR HOA volunteers to train on the guidelines and checklist requirements. The committee's purpose is to work with the PMGH representatives to help ensure we are maintaining full and regular cover in the community. Since the beginning of the PMR community over 6 years ago, PMGH has been maintaining our Deed Restrictions based on the contract Mr. Kim, the PMR developer had in place. Your HOA Board has

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).



continued to engage PMGH for services to our community, one being maintaining our Bylaw Deed Restrictions. Now that PMR is completely built out, we have over 1660+ homes in our community and therefore a need to form our Aesthetics Committee to work alongside of PMGH in this area.

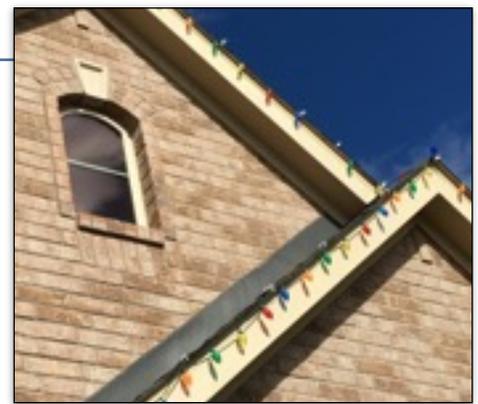
Your HOA Board can report to you that our homeowners have been doing a very nice job of maintaining their homes in accordance with our Bylaws. Although we still have violations, and those homeowners received their letters from the HOA Board, the majority of issues are being addressed and corrected to be in compliance with the Bylaws we all signed and agreed to.

So, the NEW PMR HOA Aesthetics Committee will be in place starting January 2, 2016. We are working on a way to allow our volunteers to be identified in the event homeowner see their vehicles in their area of the community.

**If you have any questions or want to submit a violation, please email Erica Morgan on the PMGH PMR HOA website at: [www.community.associawebsites.com/sites/PineMillRanchCAI/Pages/OurCommunity.aspx](http://www.community.associawebsites.com/sites/PineMillRanchCAI/Pages/OurCommunity.aspx)**

## Just a Reminder

Article VII Section 20 of the Pine Mill Ranch covenants states: "Notwithstanding the foregoing, customary seasonal decorations for national holidays are permitted for a maximum of thirty (30) days or sixty (60) days, in the case of Christmas, subject to the right of the Board to specify a maximum size and other guidelines for decorations." **Please remember to take down all holiday decorations in a timely matter.**



## 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.pmrays.com](http://www.pmrays.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 signup 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](mailto:pmrswimteam@gmail.com) as you may not have to go through tryouts.

If you have any questions, please email [pmrswimteam@gmail.com](mailto:pmrswimteam@gmail.com) or use the contact us form on our website at [www.pmrays.com](http://www.pmrays.com)

## 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**

713-860-6422 (Direct)

sprospere@abhr.com

## Board Elections

The next PMR HOA board meeting will serve as an official election. One PMR HOA board seat is up for election in March 2016, and the position carries a 3 year term. All interested residents are encouraged to submit a brief bio to Mrs. Erica Morgan at [emorgan@pmghouston.com](mailto:emorgan@pmghouston.com). The deadline to submit a bio is February 15, 2016. Bios will be printed and included in the official mailing sent to all residents prior to the meeting. The meeting information is as follows:

Date: Tuesday, **March 8, 2016**  
Time: **7:00 PM**  
Location: **Christ Church, PCA**  
**10818 Gaston Rd**  
**Katy, TX 77494**

In order for the election to be official, a quorum must be reached. In November 2015, the HOA board unanimously voted to lower the quorum from 20% of residents to 10% of residents. That means 166 residents need to officially cast a ballot in the election. Come out, and make your voice heard!

## Pine Mill Ranch HOA

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

### Stay Informed

#### e-blast

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\*\*

#### 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.

### Cookies with Santa

In December, the Pine Mill Ranch Events Committee held its annual Cookies with Santa at the clubhouse. A special thanks to the Goddard School, who generously provided cookies for the event."



### Yard Tips

#### January

Winterize your irrigation system if freezing conditions are forecasted. Turn off both valves on the vacuum breaker and open the petcocks to drain it. It also helps to wrap any exposed piping with insulation. Now is the best time to plant. The plant's energy goes more into root development during this time of year, allowing the plant to become established and ready to support the flush of spring growth.

#### February

Promote tree growth by installing fertilizer stakes or hose end root injectors. Now is a good time to shape and prune off any deadwood or foliage from shrubs and bushes. Inspect your irrigation system if you have an automated system. Turn on

each zone and make any coverage adjustments or repairs. If you have been planning a major landscape make-over, now is the best time to start! With the threat of frost fading and before the intense heat arrives it becomes an excellent opportunity to install trees, shrubs and even spring color!

#### March

Now is not a good time to do any heavy pruning or shearing on bushes or shrubs! Once the blooming cycle is complete then it will be a good time to prune again. March is a great time to plant seasonal color, and there will be a variety of choices at your local nursery. First, check the bed space where the color will be installed. Have four to six inches of mixed soil as a good medium for the new bedding plants to grow in. If you have an automatic irrigation system, turn on each zone and check for proper operation now that we are approaching warmer weather.