



Pipeline Work

Estates New pipeline to parallel the existing Power-line on the south side. Company secured easement agreements with all landowners. The POA received a negotiated amount for easement rights at the two road crossings in the subdivision. This money was deposited in the Estates Private Road / Gate Maintenance fund

Post Office Information

Cleveland Post office has stated that it's as early as 10 days of not collecting mail that can trigger the post office to consider the box abandoned. –They will also not assign a mailbox to lots without a home at least under construction.

Extended out of town USPS Notice.
<https://holdmail.usps.com/holdmail/>

Cleveland USPS asks that residents please check their mail regularly. The boxes are of limited size and can only accommodate so much mail. If mail has been left uncollected for too long, they will initiate abandoned box procedures.

Eliminate junk mail website.
<https://dmachoice.thedma.org/>

Project Updates

Estates Mailbox location – as approved at last meeting, the Estates Concrete and mailbox relocation has been completed.

Estates Private Road Repair – Money approved to repair two damaged areas of the roads, these repairs came out of the Estates Private Road/Gate Fund.



Purchase of the front sales lot was finalized in 2017, additional details and long-term goals are being discussed.

Precinct 4 should be contracting out work on several road projects in PCP, these projects will be completed by using money from the road bond settlement agreement.

Kade Lake Park - The POA is looking for ideas for future improvements at this park.

Annual Meeting in October

October 6th at 10:00 am

Security Community Center
18760 Highway 105
Cleveland, TX 77328

Voting Time

Two Board Member terms (Dustin Darkenwald, and Robert Martin) are expiring this year and it's time to vote to fill this vacancy. The mail in nominations deadline has passed, but nominations will still be accepted at the meeting prior to counting of the votes. Candidate ballots have been mailed. **Please mail in your Ballot / Proxy form to ensure that we have a quorum.** The ballot is also available on the website.

Join Us for the Picnic

The POA will be hosting a Property Owners Picnic

October 20th at 12pm

At Big Buck Park

The POA providing food, feel free to bring a side dish or desert

Contact the Picnic organizer at:
281-433-2918

Lakes – Three lakes in Peach Creek Plantation are for use of all Property Owner's. Please remember you must be present when you have guest visiting the parks.

Dry vs POA Lawsuit Update – Big Buck Lake spillway erosion work update. Letter sent to all owners around lake advising them of the issue and legal opinion based on deed restriction language on shared responsibility of these owners for maintaining the Big Buck Detention Pond. **The POA paid for a dam inspection which**

determined the dam is in **NO** immediate danger of failure, but the erosion should be addressed in the next 2 years to keep erosion from endangering the integrity of the dam.

Roads Reminder

Montgomery county roads are public. Since the county is now maintaining the roads, please report the following items to Montgomery County Precinct 4:

- Missing street or other signs. (County has agreed to print and place the tree logo on street signs.)
- road repairs such as potholes
- roadside ditch drainage problems

Precinct 4 phone# (936) 521-8919, Service email: Barbara.Smith@mctx.org Please include "SERVICE REQUEST" in the subject line of your e-mail

Security Report

Call Sheriff non-emergency # to report non-urgent concerns & to report incidents even if you do not want an officer to respond. The county uses incident logs to justify & decide where to focus patrols.

Montgomery County Non-Emergency – 936-760-5800
San Jacinto Non-Emergency – 936-653-4367

Montgomery County offers Smart 911 service. Use to help 911 operators & first responders know important information like address, allergies.

<http://www.mc911.org/page/ecd.Smart911>

Montgomery County (Peach Creek Plantation) Vacation Watch - Sheriff & Precinct 4 Constable both independently offer this service. This is a free service offered by the county. A Law enforcement officer will come out and check on your home daily while you are away on vacation.

www.mctxsheriff.org/division/law_enforcement_services_division/vacation_watch.php
www.mcco4.org/vacation-watch

Suggestions, Comments – We want to hear from you!

Treasurer's Report

POA has turned collections of multi-year unpaid dues cases over to the lawyer. This has resulted in several accounts getting paid or payment agreements in place as well as several judgments against property owners.

Just a reminder, make all due payments payable to **Peach Creek Plantation POA**.

Water System Improvements at PCP

Completed upgrades:

- New 83,000 gal water storage tank
- Added second 3000 gal Pressure Tank
- Well house and 2 new pumps
- Fire Hydrant

Future Upgrades

- Drilling of an Additional Well
- Backup Generator
- Landscaping to hide tank

The POA is not associated with the water company.
For any issues with water, please call the Peach Creek Plantation Water at 281-590-4359.

ACC Report

We would like to remind everyone that storage of RV's, travel trailers, and boats must not be visible from the street and propane tanks need to be reasonably screened from street view. We also ask that trash cans be removed from the street after trash has been collected and stored in an area adequately screened from street view. A copy of the deed restrictions is available for download from the POA website.

The ACC has approved: 17 homes, 7 barns/storage, 8 fences and 9 other structures

Please remember ALL improvements must be approved by the ACC (Architectural Control Committee). ACC forms can be sent to acc@peachcreekplantationpoa.com.



Got Ideas? We are always looking for input / ideas for improvements. Send suggestions via email, drop a note in the dropbox, or call POA phone #.

Address Changes

Please remember to update the address on file with the county. This is the address that the POA uses (see deed restrictions). To change the address with the county, refer to the Change of Address form on the POA website for instructions on changing your mailing address with the county Appraisal District or call:

MCAD (Plantation) 936-756-3354

SJCAD (Estates) 936-653-1450

Trunk – or – Treat

@ Grant Lake Park

October 31, 2018

Starts at 6pm

Food – Fun - Neighbors

Keep in Touch...

Neighborhood forum www.peachcreekplantation.org/ - This is a great resource filled with lots of information on security, build and neighborly conversation.

POA Website: www.peachcreekplantationpoa.com/. 281-761-7615 POA forms & Service Provider list are available and updated.

Remind.com – Receive text or email updates from the POA. General POA: text @pcppoa1 to 81010 or send blank email to pcppoa1@mail.remind.com. For Peach Creek Estates specific news: text @estates to 81010

Email addresses: acc@peachcreekplantationpoa.com, secretary@peachcreekplantation.com, treasurer@peachcreekplantationpoa.com, and inquiries@peachcreekplantationpoa.com

Forms and Drop Box - on the side of Front Sales office (front entrance to the neighborhood) –

ACC forms are available from the Forms Box.

You can email all 5 board members @ boardmembers@peachcreekplantation.com

You can leave payments or completed forms in the Drop Box.

