

# Membership Dollars at Work

PCNHA budget for fiscal year 2010/2011 is based on 225 paid members. As of this writing we have 161 paid. Your \$45.00 dues cover expenses to beautify and maintain our common areas, utilities, newsletters, social events and more. In order to provide these items and activities budgeted, we need your financial help. Please consider joining our association and do your share in providing the funds necessary to keep our neighborhood looking beautiful.

Our year to date expenditures are as follows:

|                             |          |
|-----------------------------|----------|
| Water                       | \$65.00  |
| Electric                    | \$111.00 |
| Landscape Maintenance       | \$400.00 |
| Sprinkler & Lighting Repair | \$112.00 |
| Landscape improvements      | \$18.00  |
| Newsletter                  | \$335.00 |
|                             |          |
| Budgeted Amount             | \$10,125 |
| Received YTD                | \$7,100  |

I will have full budget statements at the general meeting.

*Ben Preboy - Treasurer*

| Committee         | Chairs                         | Email  | Phone        |
|-------------------|--------------------------------|--|--------------|
| Block Leaders     | Janell Dowell                  | <a href="mailto:janellfrench@yahoo.com">janellfrench@yahoo.com</a>             | 214.543.1912 |
| Crime Watch       | Dave Nichols                   | <a href="mailto:davesmartin404@gmail.com">davesmartin404@gmail.com</a>         | 972.310.4460 |
| Landscaping       | Bea Preboy                     | <a href="mailto:bvrp@verizon.net">bvrp@verizon.net</a>                         | 972.422.6255 |
| Membership        | <b>INTERIM</b><br>Ben Preboy   | <a href="mailto:bvrp@verizon.net">bvrp@verizon.net</a>                         | 972.422.6255 |
| Newsletter        | <b>INTERIM</b><br>Bianca Sias  | <a href="mailto:biancarenee@gmail.com">biancarenee@gmail.com</a>               | n/a          |
| Property Pride    | Ben Preboy                     | <a href="mailto:bvrp@verizon.net">bvrp@verizon.net</a>                         | 972.422.6255 |
| Social Activities | <b>INTERIM</b><br>Vicki Evanto | <a href="mailto:vevanto@verizon.net">vevanto@verizon.net</a>                   | 972.578.8527 |
| Webmaster         | Bianca Sias                    | <a href="mailto:biancarenee@gmail.com">biancarenee@gmail.com</a>               | n/a          |
| Welcome Wagon     | Amber Jones                    | <a href="mailto:amberjeanninejones@yahoo.com">amberjeanninejones@yahoo.com</a> | 972.422.7093 |
| Yard of the Month | Sunny Vosburg                  | <a href="mailto:svos95@yahoo.com">svos95@yahoo.com</a>                         | 972.202.1608 |



**CONTACT US >>>**

[www.pcnha.org](http://www.pcnha.org)  
PCNHA.PRESIDENT@GMAIL.COM

1301 Custer Road | Suite 352-1017

75075-7499



**AUGUST  
2010**

Pitman Creek North Neighborhood Association

## Halloween Party Oct. 16!

Save the date: Oct 16th! 2 - 4 PM on 1700 block of Geneva. Costume contest. Decorate your bikes. For information contact Vicki Evanto, [vevanto@verizon.net](mailto:vevanto@verizon.net), 972.578.8527

## Want to have a spring picnic? >>>

To those who haven't paid their 2010/11 membership dues: please pay them so the neighborhood association can sponsor one.

# PCNHA

## Board Members

**President** Don Sias  
[pcnha.president@gmail.com](mailto:pcnha.president@gmail.com)

**Vice President** Curt Olson  
972-881-7108 [olsontex@aol.com](mailto:olsontex@aol.com)

**Treasurer** Ben Preboy  
972-422-6255 [bvrp@verizon.net](mailto:bvrp@verizon.net)

**Secretary** Vicki Evanto  
972-578-8527  
[vevanto@verizon.net](mailto:vevanto@verizon.net)

**Next general meeting  
August 10, 2010 at 7PM  
at Highland Oaks Church  
of Christ.**

## Creating Curb Appeal

*Well maintained landscaping and decorative painting will help spruce up a home's exterior and increase the value.*

There have been many references to the nine common areas regarding landscape activity. I've learned that some don't know what areas are being addressed. First we have the main entrance at 15th St. and Victoria Way. There are two corners and two islands there. The other areas are at the entrances to our subdivision at Rio Grande and Park, Park and Columbia, and 15th St. and Columbia. The last two are the circles on Columbia. We want to thank Mickey and Beth Putman for donating their Yard of the Month gift card to the neighborhood association. It was used toward the purchase of the Aristocrat pear tree planted at the 15th St. & Columbia entrance. The landscape committee met on May 4th, at that time one member was assigned to each of the nine Common Areas as an overseer. We had a workday May 15, and ten of our neighbors participated. The men did some tree trimming and 65 bags of pine bark mulch were spread in the common areas.

The lights in the islands and Main Entrance sign have been repaired and all are now working. Additional bushes and flowers were planted to complete the landscape in five of the nine areas. The next big project will be the main entrance at 15th St and Victoria Way. The committee is working on ideas and will submit them at our August 24 meeting. If funds will be available, this work will be done next spring. We need everyone to contribute to our membership so we can continue to keep our neighborhood beautiful. If you would like to be a part of the committee, please contact me at 972-422-6255.

Hope you are having a great summer!

*Bea Preboy - Landscape Chair*

**Check out landscaping tips on the website or visit Calloway's Nursery.**

**PCNHA**  
pitman creek north

[www.pcnha.org](http://www.pcnha.org)  
PCNHA.PRESIDENT@GMAIL.COM

1301 Custer Road | Suite 352-1017 | 75075



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Office: 972-801-6866  
Fax: 469-467-7688

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[www.bethrainesrealty.com](http://www.bethrainesrealty.com)

Call or Email for a FREE CMA or Stats for Our Neighborhood!

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1000 E. 14th St.  
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Plano, TX 75074  
(972) 754-0487  
(972) 423-1162 Fax

### Good Neighbor Coupon

**\$5 Off**  
a purchase of \$25 or more

That's a nifty savings!  
Offer good through December 31, 2010

**CALLOWAY'S**  
NURSERY

One coupon per customer. Coupon cannot be duplicated. Redeem for merchandise only. No cash value. Must be presented at time of purchase. Not good with other offers, or toward previous purchases.

Over the several years that I have served on the PCNHA Board, many times the questions were asked of me regarding the Common Areas and our relationship to the City Of Plano. At times it was the cost of maintenance and at times it was let's give it back to the city, and everything in between.

Recently reviewing documents in the archives, I came upon correspondence between our past president and an employee of the Plano Public works Dept.

It was concluded that the PCNHA did not have an abandonment of common area agreement as the newer neighborhoods have today. Since that is the case we would be bound by the present abandonment rules in place today.

If we were to abandon the responsibility and rights of maintaining the common areas the City Parks Dept. would take the following steps.

1. All irrigation equipment and electricity will be rendered inoperative.
2. In some cases the existing ground cover will be torn out and replaced with sod. In our case the Asian Jasmine would be left as is.
3. No landscaping improvements will be added and as plant material dies as a result of lack of water, disease, etc. the dead plant material will be cut out when city has time. There is no guarantee of a regular schedule maintenance so it will fall into the "taken care of when we can" syndrome.
4. The grass areas will be cut as needed. Although with no water the grass will probably be dead anyway and will not require any attention.

If we want to take back the common areas again in the future the parks dept. will release them but by now the limited amount of attention will have taken its toll.

*Ben Preboy, PCNHA Past President/Treasurer*

## Do we really want this to happen??

Come to the general meeting on August 10 to let your opinion be heard.



## Welcome!

The Welcome Wagon committee greets new Pitman Creek North neighbors as they move into our neighborhood. We hope to connect them with Block Leaders on their street, give them information about our neighborhood association and let them know this is a WONDERFUL area to be in! If you'd like to help make or deliver goodies and/or greet a neighbor with a warm, friendly smile, please contact Amber Jones. Your help would be so appreciated!! Stop by and say hello to your new neighbors at....

- 1705 Amazon
- 1508 Calloway
- 1513 Danube
- 1724 Huron
- 1613 Huron

*Amber Jones - Welcome Wagon Chair*  
[amberjeanninejones@yahoo.com](mailto:amberjeanninejones@yahoo.com)

(Please complete form below and mail to PCNHA address below)

Make Check Payable to Pitman Creek North Homeowners Association  
1301 Custer Rd. Ste 352-1017 Plano, TX 75075 (For: \$45 Membership- June 1, 2010 through May 31, 2011)

Due: June 1, 2010)

Name \_\_\_\_\_

House Number & Street \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Note: All addresses, phone #'s and emails will only be used for Crime Watch Bulletins. PCNHA Crime alerts and communications. Any donations above \$45 dues amount are

## A message from the President

My name is Don Sias and I am the new President of your community organization. As I sat down to write this letter I was struck by one thing; despite all of the diversity represented in our neighborhood we have all agreed on a very significant part of our lives, the decision to live in the Pitman Creek North community.

Far from being just a place to stay, your choice to live in this neighborhood may have been influenced by the many factors that make Pitman Creek North unique. From more visible aspects working to protect your property value like landscaping, lighting, and crime watch, to the sense of community built by Bunco nights, food drives, and neighborhood get-togethers. PCNHA is the organization that drives our neighborhood forward focusing the countless hours

of volunteer work and the hard-earned capital donated by our members.

Your board members of PCNHA are working hard for your community, but we need your help. Our next neighborhood meeting is coming up fast and I urge you to take an hour of your evening to drop by and become part of the organization that is helping make Pitman Creek North a fantastic place to spend our lives.

Sincerely,  
Don Sias - PCNHA President  
[pcnha.president@gmail.com](mailto:pcnha.president@gmail.com)

## Yard of the Month

The Pitman Creek North Yard of the Month (YOM) program is designed to recognize individuals going above and beyond in their own yards, which makes our entire neighborhood more attractive and valued. The nomination process is open to all Pitman Creek North homeowners! Please stroll the neighborhood, find your favorites, and send your selections (by sending the addresses) to Sunny Vosburg at 972-202-1608 or [svos95@yahoo.com](mailto:svos95@yahoo.com) The home with the most nominations for that month receives the Yard of the Month honor, along with a \$25 gift certificate that is donated by Calloway's Nursery. (In order to spread

the joy, please note that we have tried not to repeat past YOM recipients.)

The Yard of the Month Committee recognizes all the work it takes to manage those beautiful landscapes during these HOT summer days! There are so many gorgeous yards about! Our 2010 selections include:

- January.....1417 Brazos Trail
- February.....1708 Amazon Drive
- March.....1717 Tawakoni Lane
- April.....1509 Geneva Lane
- May.....1712 Huron Trail
- June.....1605 Sacramento Terrace
- July.....1517 Amazon Drive

*Sunny Vosburg, - YOM Chair*

*We look forward to honoring many more magnificent landscapes in 2010!*

## Property Pride

*PCNHA does not have property standards, so we are required to comply with the City of Plano Standards. Some of these standards include:*

- Shrubs, foliage, limbs, and branches must be flush with sidewalk edges. Trees and limbs must be cut at least 7 feet above the sidewalks and 14 feet over the alley.
- Weeds/grass over 12 inches tall is a city violation.
- Falling fences and missing parts (slats, posts, wood rails) having a total of 20 sq. feet or more must be repaired.
- Vehicles must have current registration and must be operational. Wrecked or partially dismantled vehicles cannot be parked on public or private property.
- Swimming pools must not have stagnant or unwholesome water, filth, rubbish, or impure matter of any kind. Mosquitoes and frogs breed in these pools.

Anyone can report a property standards violation:

Phone: 972-942-7124

Email: [psdsupport@plano.gov](mailto:psdsupport@plano.gov).

Online at [www.plano.gov](http://www.plano.gov), select **City departments** then **Property standards**.

*Ben Preboy - Property Pride Chair*

## local review >>>

### Brazilian Cowboy

Replacing the old Mexican eatery is a new Brazilian *churrasceria*.. If you are a fan of Texas de Brazil, but are on a budget, then this is the place for you! They are very family oriented, the service is professional and friendly, and the food is tasty. Their bacon wrapped jalapenos and bacon wrapped chicken were among the favorites in the group. What the salad bar lacked, they more than made up for in their generous meat portions. The happy hour drink specials were superb and the drinks were stout! Definitely try their *caipirinha*, it's fantastic!

Check them out on the other side of 75 on the access road before you get to 15<sup>th</sup>, or visit their website: <http://www.thebraziliancowboy.com>.



**Calling all PCN women!**  
Who wants to form a Womens Club? It would include women that work or don't work. We could go out and do adult things without the kids/husbands. We could go eat, go to a movie, have a game night, visit a winery, go to a RoughRiders game, etc. Anything goes. Let's get one started!

Contact Vicki Evanto  
[vevanto@verizon.net](mailto:vevanto@verizon.net), 972.578.8527.

## Crime Watch Update

Probably the most important thing we can do for neighborhood crime watch is to be vigilant. I say this frequently but we must always be aware of our surroundings. Does everything seem to be normal? Being retired, I quickly noticed the neighborhood is pretty quiet after many residents leave for work. That's when the house "smash and grabbers" go to work. I am extra alert between 9:00AM and 11:30AM. If I am working in the yard or doing errands, and driving back and forth, I keep a look out for anything out of the ordinary. All I can ask of you is: if you are at home in the mornings or lunch time, drive up and down a couple of alleys and look around. That's all. We are not an organized patrol but we can spend just an extra three minutes and drive up an alley or two. If you see a vehicle or person that simply doesn't belong there, drive on a bit and call 911. Give Plano Police an approximate address and description of the vehicle or people. Plano Police has stepped up their patrol in PCN in the time block I mentioned but we must always realize that a more complete prevention and detection is going to come from us. We are truly in this together-- help make PCN as safe as possible.

*Dave Nichols --Crime Watch Chair*