PCNHA Newsletter

FEBRUARY 2008

Board Members

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972.202.1608 • svos95@yahoo.com

Steve Sullivan *Trustee*
214.546.1215 • steve@pcnha.org

PCNHA Membership:

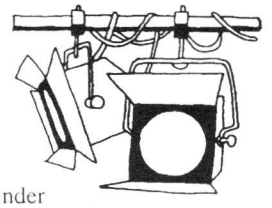
The PCNHA Board of Directors would like to remind you that membership dues can be mailed in at anytime during the year. You don't have to wait for the next membership drive. You can also bring a check to the next General Meeting.

Your contribution of **only $45** per year goes a long way towards helping PCNHA pay for maintenance and improvements in Pitman Creek North. This will result in higher property values and a safer, more beautiful neighborhood.

Please mail your payment to:
PCNHA
1301 Custer Road, Suite 352-1017
Plano, Texas 75075-7499

If you have any questions, please contact PCNHA President, Ben Preboy, at 972-422-62[illegible]

MARK YOUR CALENDARS



for the next Neighborhood General Meeting

When: February 28, 2008 at 7:30 pm
Where: Highland Village Church of Christ

All residents in Pitman Creek North (members and non-members) are invited to attend the next Pitman Creek North General Meeting. The reminder signs will be posted on the corners before the meeting, however we are limited as to how many days we can leave them up.

Board Members will provide updated information regarding the Pitman Creek North Neighborhood Association along with the financial status. Team Leaders will report on their committee's activities. Attending the meeting is also a good way to meet some of your neighbors.

Residents in attendance will be eligible for the **door prize drawings**! Examples of the past prizes have been restaurant gift certificates, Rangers tickets with a parking pass, and Stars tickets!

Don't miss your chance to find out what is going on in your neighborhood! We look forward to seeing you there. Any new residents that attend are invited to stand up and introduce themselves to the group. If you have any questions, please contact our Secretary, Holly Scarpinato at 972.943.3258 or email hscarpinato@hotmail.com.

President's Message

The Board of PCNHA would like to wish you and yours a Happy, Healthy, and Prosperous New Year.

The next General Meeting (which includes members and non-members) will be held on Feb. 28th At the Highland Oaks Church of Christ at 7:30 PM. The reminder signs will be posted before the meeting but we are limited as to how many days we can provide them.

The Board has received the resignation of our Assistant Secretary, Fonda Mangino, and our Assistant Treasurer, Jim Smith, CPA. Fonda will be leaving the neighborhood and has asked to be relieved of her duties. We wish her and her family well. Jim, between work and other activities, has not had enough time to devote to this position, which contributed to his resignation. We thank them both for their contributions to our organization. Art Hollers has volunteered to serve as Acting Assistant Treasurer and Sunny Vosburg has volunteered to serve as Acting Assistant Secretary for the remaining fiscal year. Please welcome them to our leadership organization.

I mentioned earlier this year that we still have a need for committee volunteers and Block Leaders. There are Block Leaders who have added a second block to there responsibility in order to try to take up the slack. It is important that we have each block represented so we can ensure the communication between the neighborhood association and the residents. I think that Block Leaders are the life line of our organization. We need to know our neighbors and they need to know who their leaders are. Block Leaders would be very instrumental in increasing our membership numbers. At this writing we are at 272 paid members and I challenge all of our Block Leaders to go out and make an effort to achieve the goal set in May "07 of 300 paid members.

We are at the midpoint in our fiscal year. I am happy with the progress we've made in most areas. Our committees are working hard under the direction of our Vice President, Vicki Evanto.

If you would like to volunteer for any committee give Vicki or myself a call or send us an E-mail. We'd be glad to have you help.

Ben Preboy, President, bvrp@verizon.net.

Pitman Creek North Annual Picnic

Our annual picnic will be at Hackberry Park on Sabine as usual. There will be a bounce house, cake walk, games, clown, and many more activities. Last year both adults and kids had fun. The tentative date for this is Sat. May 10th. Look for more information in the next newsletter. If you would like to help plan the picnic this year, please contact Vicki Evanto at 972-578-8527 or vevanto@verizon.net.

Did You Know.....

- You do not need to be a Neighborhood Association member to get information emailed to you. Contact your Block Leader to get on the email list. If you don't know who your Block Leader is then contact Vicki Evanto at 972.578.8527 or vevanto@verizon.net.
- It is a **Federal Offense** to tamper with or put anything inside a mailbox that is not yours. Block Leaders especially need to remember this.
- The Health Department has an ordinance that requires all swimming pools to have the pump run at **least two hours every day**. This prevents mosquitoes from breeding, which is a health hazard. Also, you should keep your pool clean. This means no greenish colored water, mildew, moss, etc. in the pool.
- Plano has a city ordinance that prohibits parking, standing or storing of house trailers, mobile homes, motor vehicles, trucks, truck trailers, passenger motor vehicles, motor homes, camper cabins, motorcycles, trailers, or boats on the **grass** of residential homes.
- The speed limit in the alleys is 10 mph and the speed limit on residential streets is 30 mph. Please slow down.
- Black bags set out by the trash cans will not be picked up. They have to be in the trash cans.
- The city restrictions are to put your grass clippings, leaves, foliage from trimmed bushes, and discarded flowers in brown lawn and garden refuse bags. Then line the bags up along your back fence. Home Depot has 5 bags for about $2.50 ($.50 per bag) and Sams has 25 bags for about $9.00 ($.36 per bag).
- There is a number to call if you see a coyote or other wild animal in the neighborhood. It is 972-234-WILD (9453).
- No Soliciting signs really work! It has been proven that having one of these signs by your front door prevents solicitors from leaving any flyers on your door. If most of the neighborhood would purchase and display these signs, then maybe the solicitors wouldn't bother to come into our area anymore. Home Depot and Lowes have these signs for about $5.00.
- Our alleys would look a lot nicer if the trash/recycle cans were not put out until the day before the trucks come and then put back up instead of being left along the alley.
- There were 35 houses sold in our area in 2007. The highest selling price was $240,000 and the lowest selling price was $154,500. This is an average of $193,624 selling price and an average of $87.77 per square foot. (Last year's average price per square foot was $82.89).
- There is a lot of theft out of garages when the garage door is left open. Be sure to keep your garage door closed at all times (even when you are in front of your house mowing or working in the yard).
- In consideration of the other residents in our neighborhood, please clean off your sidewalks if they have mud, dirt, tree droppings (seeds, fruit, twigs), etc. on them. Many people walk in our neighborhood and have to walk on the grass to get around these types of problems. There is also the liability issue if someone falls on your sidewalk due to this.
- Our Webmaster really needs someone to help come up with content for our PCNHA website. If you are interested, please contact Chuck de Sostoa at 469-241-2491 or email charlesdesostoa@charter.net.
- Our neighborhood website has a discount coupon for Calloways of $5 off any $25 purchase. Our website is www.pcnha.org. This is located under the Members Only link. Calloways also does free soil analysis.

Pitman Creek North Neighborhood Garage Sale

If you ever needed a good excuse to do some heavy spring cleaning, this is it. A neighborhood garage sale is tentatively scheduled for Saturday, May 3rd. Once you've cleaned out all those closets and garages, you will have a place to sell those unwanted items. The PCNHA Board will take care of advertising in the newspaper and on Craig's List. Signs will also be placed at the corners of the development.

If you would like to participate in the garage sale you will need to have a permit from the city, which is FREE. You may view the rules and restrictions for a garage sale on the City of Plano website (http://egov.plano.gov/garagesales/). You can apply online for the garage sale permit or in person at either of these locations:

Main Office: Municipal Center Building Inspections
1520 Ave K, # 140, Plano, TX 75074
Phone: (972) 941-7140
Westside Office: Davis Library /Joint Use Facility Building Inspections 7501-A Independence Parkway, Plano, TX 75025
Phone: (972) 208-8101

Look for more information in the next newsletter. If you have any questions please contact Susan Schneider at 972.838.7360 or email susan_schneider@countrywide.com

Heads Up- 15th Street Drainage Improvement!

Surely we've all noticed the narrowed lanes on 15th Street and W. Park as the construction crews quickly move to repair cracks and potholes one lane at a time. Well ... HEADS UP! It's going to be an even greater construction zone around Pitman Creek North soon.

PCNHA representatives have recently met with the City of Plano Engineering contact to get an overview of the 10 to 12 month project impacting our neighborhood. This major project is to improve drainage with a new 54 inch pipe under 15th Street from the creek on the other side of Alma (just west of US75) all the way up to Pitman Creek North.

The corner of Columbia and 15th will see major construction and detouring sometime around July to September. There will be a period of about one month where Columbia will be northbound only from 15th up to Amazon. Southbound Columbia traffic will be detoured west on Amazon which will carry two-way traffic to Victoria.

The City will also be constructing some additional storm drain inlets on Columbia at Danube and at Geneva. But these will be minor improvements. This project may be scheduled anytime from March through the end of the year.

If you have any questions please contact Ben Preboy, PCNHA President, at bvrp@verizon.net or 972-422-6255.

Block Leaders Still Needed!

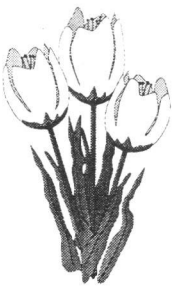
These are the blocks that do not have any Block Leader representation.

1600 Amazon
1700 Amazon
1500 Brazos
1600 Brazos

These are the blocks that have 'interim' Block Leaders but still need permanent ones from that block.

1400 Callaway
1600 Callaway
1600 Danube
1600 Geneva
1700 Sacramento
1800 Tawakoni

Please contact Vicki Evanto at 972-578-8527 or vevanto@verizon.net if you are interested.



Halloween Block Party

Our Halloween Block Party in October last year was a successful event. We had a band, clown, games, cake walk, costume contest, bike parade, Halloween treats, a police car, and a fire truck. The police car and fire truck were a big hit with the kids. Many families and adults without young children attended and, of course, there were kids everywhere in their cutest costumes. The costume contest and bike parade were so precious. Everybody had a lot of fun. Hopefully, we can have another one this year. If you would like to help plan this event please contact Vicki Evanto at 972.578.8527 or email vevanto@verizon.net.

Welcome Wagon

In following with the goals of the Pitman Creek North Neighborhood Association, our Welcome Wagon Committee informs new residents of many of our neighborhood highlights. Following a letter of introduction, the "Welcome Packet" provides contact information for their Block Leader, Board members, an overview of the volunteer committees, as well as important phone numbers for the City of Plano. It highlights neighborhood volunteerism through committees and neighborhood gatherings with meetings, groups, parties, and picnics.

It is through communication that we are able to meet and greet our new neighbors. If you know of someone new to the neighborhood, please inform your Block Leader and/or the Welcome Wagon Committee at svos95@yahoo.com or 972-979-4048.

Our Welcome Wagon Committee greeted 8 new homeowners in the months of November, December, and January.

Bang For Your Buck

According to Remodeling and Realtor magazines, for Texas the most return on your investment is the bathroom. A regular remodeling job would cost an average $11,585 with an estimated $10,034 return for 86.6%. The least return was a sunroom addition costing an verage $45,889 with an estimated return of $29,000 for 63.2%.

Something that affects us here at Pitman Creek North is window replacement. According to the same report, wood windows have a 79.2% return on investment costing $10,688 while increasing the value $7,946. There is a $200 tax credit under § 25C of the Internal Revenue Code for exterior windows. Then there's the money you would save in heating and air conditioning. As long as you can save $2,542 in energy costs or get a better deal on the windows, this would be good even if just for increased comfort.

The full story is at ... http://www.realtor.org/rmomag.NSF/files/Cost_vs_Value06.pdf/$FILE/Cost_vs_Value06.pdf and http://www.irs.gov/pub/irs-drop/n-06-26.pdf

Some remodeling can actually reduce the value of your house. I have seen a bathroom redone in the expensive marble and high quality sinks, etc. The problem arose when they covered the entire bathroom, including walls all the way up to ceiling, with the marble, the fixtures were contemporary style and the rest of the house was a traditional style. It didn't match.

If you're going to be moving anytime, remodel neutrally. This may seem obvious to most of us (not to the people in the above example). That way you can enjoy your home including the improvements and still be able to sell with a great return on your investment.

If you're not looking to remodel completely but want the most for your time and money, a coat of nice paint will do the trick. There are even some new paints that have reduced VOCs. You can even go organic with the paint.

Did you ever wonder if turning an atrium into a closet would have a good return on investment? Call me and we can discuss this.

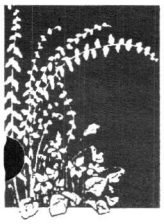
By Melissa Pittana, Your Pitman Creek North Realtor
Melissa@JossProperties.com, 469-569-8774

Ladies – Protect Yourselves!

Here are some things you can do in an emergency situation. It never hurts to be careful in this crazy world we live in.

1. Tip from Tae Kwon Do: The elbow is the strongest point on your body. If you are close enough to use it, do!
2. If a robber asks for your wallet and/or purse, DO NOT HAND IT TO HIM. Toss it away from you....chances are that he is more interested in your wallet and/or purse than you, and he will go for the wallet/purse. RUN LIKE MAD IN THE OTHER DIRECTION!
3. If you are ever thrown into the trunk of a car, kick out the back tail lights and stick your arm out the hole and start waving like crazy. The driver won't see you, but everybody else will. This has saved lives.
4. Women have a tendency to get into their cars after shopping, eating, working, etc., and just sit (doing their checkbook, putting receipts away, or making a list, etc.) DON'T DO THIS! The predator will be watching you, and this is the perfect opportunity for him to get in on the passenger side, put a gun to your head, and tell you where to go. AS SOON AS YOU GET INTO YOUR CAR, LOCK THE DOORS AND LEAVE.

   If someone is in the car with a gun to your head DO NOT DRIVE OFF, repeat: DO NOT DRIVE OFF! Instead gun the engine and speed into anything, wrecking the car. Your Air Bag will save you. If the person is in the back seat they will get the worst of it. As soon as the car crashes bail out and run. It is better than having them find your body in a remote location.
5. A few notes about getting into your car in a parking lot, or parking garage:
   A.) Be aware: look around you, look into your car, at the passenger side floor, and in the back seat.
   B.) If you are parked next to a big van, enter your car from the passenger door. Most serial killers attack their victims by pulling them into their vans while the women are attempting to get into their cars.
   C.) Look at the car parked on the driver's side of your vehicle, and the passenger side. If a male is sitting alone in the seat nearest your car, you may want to walk back into the mall, or work, and get a guard/policeman to walk you back out. IT IS ALWAYS BETTER TO BE SAFE THAN SORRY. (And better paranoid than dead.)
6. ALWAYS take the elevator instead of the stairs. (Stairwells are horrible places to be alone and the perfect crime spot. This is especially true at NIGHT!)
7. If the predator has a gun and you are not under his control, ALWAYS RUN! The predator will only hit you (a running target) 4 in 100 times, and even then, it most likely WILL NOT be a vital organ. RUN, Preferably in a zig-zag pattern!
8. As women, we are always trying to be sympathetic: STOP! It may get you raped, or killed. Ted Bundy, the serial killer, was a good-looking, well educated man, who ALWAYS played on the sympathies of unsuspecting women. He walked with a cane, or a limp, and often asked "for help" into his vehicle or with his vehicle, which is when he abducted his next victim.
9. Another Safety Point: A lady heard a crying baby on her porch. She called the police because it was late and she thought it was weird. The police told her "Whatever you do, DO NOT open the door." The lady then said that it sounded like the baby had crawled near a window, and she was worried that it would crawl to the street and get run over. The policeman said, "We already have a unit on the way, whatever you do, DO NOT open the door." He told her that they think a serial killer has a baby's cry recorded and uses it to coax women out of their homes thinking that someone dropped off a baby He said they have not verified it, but have had several calls by women saying that they hear baby's cries outside their doors when they're home alone at night. DO NOT open the door for a crying baby. The Crying Baby theory was mentioned on America 's Most Wanted when they profiled the serial killer in Louisiana.



Yard of the Month

We have once again gained the sponsorship of Calloway's Nursery in support of our Pitman Creek North Neighborhood Association's Yard of the Month program for the 2008 year. In addition to the display of signs, Calloway's Nursery provides the homeowner with a $50.00 Calloway's Nursery Gift Certificate!

Committee members nominate homes throughout the neighborhood that represent well-cared for landscapes and lawns. The home with the most nominations receives the Yard of the Month. Recent Yard of the Month selections were:

November.....1520 Sacramento Terrace
December.....1604 Huron Trail
January.....1617 Amazon Drive
February.....1513 Amazon Drive

If you would like to participate in the nomination process, we would love your input! All it takes is one phone call or e-mail per month with your nominations for that month. Please contact svos95@yahoo.com or 972-979-4048 for more information or to volunteer!

Crime Prevention

The Plano Police Department Crime Prevention Unit hosts FREE burglary seminars four times a year. These seminars are advertised and produced in conjunction with the Plano Parks and Recreation organization. All citizens of Plano are invited to attend. Many key topics are covered concerning the protection of your property. Past burglary victims are especially encouraged to attend.

These seminars usually last about two hours and cover such subjects as alarms, door and window locks, landscaping, lighting, window covering, garage security, and many other topics. There is also a 30 minute video of convicted burglars who go over what they look for in a house (and what they avoid) prior to burglarizing it. This is one of the more popular programs that the Police Department has.

For more information contact the Crime Prevention Unit at 972.941.2431.

Garden Club

The Garden Club members are looking forward to spring so that we may begin the next phase of the Landscape Plan. There is still a lot of pruning to be done on the Live Oak Trees at the main entrance islands. The Photenias still need more pruning and then we will add some new bushes. We are looking for more volunteers who would be willing to spend some time with us in February to accomplish this task. We would like to have you join the group or simply join us in the endeavor to get the job done. Any help will be greatly appreciated.

We are also looking for someone who might be interested in overseeing the operation of the sprinkler systems. This does not mean maintenance.

Many thanks to Art Hollers who graciously volunteered to water the newly planted Dwarf Burford Hollies through the winter months.

If you want to volunteer to help us with these projects, please call Bea Preboy at (972) 422-6255 or email bvrp@verizon.net

Outdoor Lighting Sensors

Crime at night is usually committed to cars in the front or back of houses that are very dark. There are three ways to combat this.

1. Park your cars in the garage.
2. Make sure you have lighting on all night in the front of your house, whether it is the front porch light, a flood light, or landscape lighting.
3. Make sure you have lighting in the back of your house. This can be accomplished by outdoor motion sensors so the light only comes on when there is movement.

Kelly Young is an electrician that lives in our neighborhood. He realizes how important it is to have lighting around a house to decrease crime. Therefore, he has agreed to give Pitman Creek North residents a discounted price to install a sensor at your house.

However, he needs at least 30 houses to request this in order to be able to give the discount. Otherwise it will have to be his standard price (which is still lower than other electricians that have been contacted).

To "replace one existing light" with one motion sensor the discounted cost would be $50.00 (for at least 30 houses). If there are less than 30 houses then the cost would be $75.00. Note that this is just for one sensor to be added to an existing outside light, and is just the labor cost. You would be responsible for purchasing the sensor to be installed.

There is no need for you to be at home during the replacement. When you call and order this vice they will get the pertinent information from you.

Also, if you want to add more motion sensors and lights in a new location, Kelly will give you a free estimate on this.

If you are interested in this please contact Kelly Young at 972-943-0908. He can also answer any questions that you may have.

Crime at Night

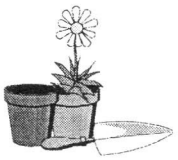
Statistics show that houses need a lot of lighting at night to cut down on the criminal activity. Dark houses enable thieves to damage cars and/or houses. Criminals like the dark because they can't be seen.

A Board Member drove the neighborhood on Sunday night Jan. 27 between midnight and 12:30 am. A tally was taken on how many houses had lighting out front. These are the percentages of dark houses (in the front) by block for each street. Where does your block stand on the chart below? Should more of you keep your porch light turned on all night or get landscape lighting?

Percentage of dark houses by block and street:

Street	Block	Dark Houses
Geneva	1400	92%
Amazon	1600	85%
Brazos	1500	85%
Brazos	1400	83%
Sacramento	1400	83%
Tawakoni	1400	83%
Tawakoni	1600	83%
Callaway	1500	81%
Huron	1700	81%
Brazos	1600	77%
Amazon	1500	75%
Danube	1500	75%
Geneva	1600	75%
Tawakoni	1800	75%
Huron	1400	67%
Sacramento	1600	67%
Geneva	1700	63%
Geneva	1800	63%
Huron	1500	63%
Sacramento	1500	63%
Sacramento	1700	63%
Sacramento	1800	63%
Callaway	1700	60%
Danube	1400	58%
Huron	1600	58%
Danube	1700	56%
Amazon	1400	55%
Brazos	1700	50%
Callaway	1400	50%
Geneva	1500	50%
Tawakoni	1500	50%
Tawakoni	1700	50%
Huron	1800	44%
Callaway	1600	42%
Danube	1600	42%
Amazon	1700	38%

Calloway's Checklist for February



1. Plant potatoes and onion slips.
2. Plant transplants of cool weather vegetables, such as Broccoli, Cabbage, Cauliflower and Brussels Sprouts
3. Finish transplanting trees and shrubs now.
4. Finish pruning trees and shrubs this month.
5. Remove the oldest/tallest Nandina canes to the ground.
6. Continue to divide and transplant fall and summer blooming perennials.
7. Trim back ornamental grasses.
8. Prune roses (not climbers) in Mid-February. Cut back by half and remove any dead, dying or diseased canes. Prune climbing roses after they have bloomed.
9. Apply Corn Gluten Meal as an organic fertilizer and preemergent.
10. Late February, apply preemergents to prevent summer weed and grass seeds from germinating.
11. Fertilize fescue and rye grass lawns with Calloway's Premium Lawn Food.
12. Fertilize your pansies and other winter color annuals.
13. Prepare your garden and beds for Spring by working bags of compost into the soil.
14. Mow Asian Jasmine, Mondograss or Liriope to keep them low and to remove any winter damage.
15. Lower the setting on your mower to remove grass clippings and thatch.

Advertisements in our Newsletters

Do you live in Pitman Creek North and have your own business? Do you want to get more advertising? If so, you can put an ad in our quarterly newsletter. The size needs to be no bigger than a business card size. For this service, we would appreciate a contribution of $25 to our Neighborhood Association (PCNHA). If you are interested, contact Vicki Evanto at 972-578-8527 or vevanto@verizon.net.

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2220 Coit Rd Ste 480-231

Plano TX 75075

Office: 972 943 0908

Cell: 214 725 0212

Committee Chairs 2007-2008

Communications Chair	Vicki Evanto	vevanto@verizon.net	972.578.8527
Communications Co-Chair(Block Leaders)	Vicki Evanto	vevanto@verizon.net	972.578.8527
Communications Co-Chair (Membership)	Mona Notinger	rnotinger@yahoo.com	214.773.8222
Communications Co-Chair (Newsletter)	Vicki Evanto	vevanto@verizon.net	972.578.8527
Communications Co-Chair (Webmaster)	Chuck de Sostoa	charlesdesostoa@charter.net	469.241.2491
Communications Co-Chair (Welcome Wagon)	Sunny Vosburg	svos95@yahoo.com	972.202.1608
Crime Watch Chair(Coordinator – Plano PD)	Keith Johnson	johnsonkd@mindspring.com	972.578.9262
Crime Watch Co-Chair (Crime Prevention)	Sabrina Martin	pickinbluebonnets@yahoo.com	972.423.1113
Landscaping Chair	Bea Preboy	bvrp@verizon.net	972.422.6255
Landscaping Co-Chair (Yard of the Month)	Sunny Vosburg	svos95@yahoo.com	972.202.1608
Property Pride Chair	Tom Evanto	tae3@verizon.net	972.578.8527