



Pitman Creek North

Pitman Creek North Homeowners Association Newsletter

October 2016

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PCNHA
2701 W. 15th St.
Box 540
Plano, TX 75075

Be sure to sign-up for
email alerts on
PCNHA website:
www.pcnha.org

Visit our friend on our
PCNHA Facebook
page



Also visit our
Nextdoor web page!

President's Message

The subdivision is looking so much better with the new roofs and repairs completed. The contractor for the sidewalk replacement is back and should complete by late fall. A lot of you have spent quality time in your yards and this makes choosing Yard of the Month darn right difficult (a nice problem to have). Mother Nature supplied a decent amount of rain this summer and everyone benefitted – the cattle and llamas at Haggard Farm never had it so good.

I have a few things on the business side to bring up. The City of Plano would like everyone to remove the roofing contractor signs from our front yards. It's looking a bit tacky. Also, police and fire departments are REALLY needing all of us to get house addresses on the fronts of houses. Having an address on the curb is very helpful BUT a posted address on the front of the house is a necessity. Also, you need an address on your garage or fence near your garage. Police and Fire need these addresses to find a house on an emergency call.

Keep on keeping your home and yard looking good – you've seen the prices homes in PCN are commanding. A neglected home

with tall grass, weeds, and untrimmed bushes doesn't even get a second glance from a prospective new neighbor.

Hope to see you at Fall Fest in a few weeks.

All my best to you,
Dave Nichols
President, Pitman Creek North
Homeowners Association, Inc.
president@pcnha.org

Come Join Us for Fall Fest!!

**Pitman Creek North
Fall Festival**

Sunday, October 30, 4-6 PM
Hackberry Park

Festivities Include

- Hot Dogs
- DJ
- Bounce House (donated by the Heights Baptist Church)
- Games
- Candy
- Costume Contest with Prizes
- Appearance by Plano PD

Neighborhood Activities



Pitman Creek is a community that loves to get together!

Our Book Club and Supper Club are active monthly, and are a great way to jump in and get to know your neighbors.

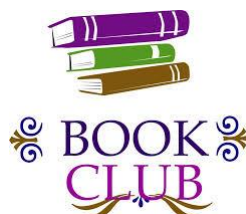
This year we had a successful Picnic in the Park in May with live band and free food. We also had a community-wide Garage Sale, and look forward to our upcoming Fall Festival on October 30.

Look for information about these gatherings in your email. We hope to see you and your family at one of our upcoming events!

Denise Gooding
Activities Chair
activities@pcnha.org



Picnic in the Park – May 2016



PCN Book Club

Come join us (usually the third Tuesday of each month). Check PCN calendar on the home page of our website:

www.pcnha.org

Contact
activities@pcnha.org
for meeting place.



PCN Supper Club

Come join us (usually the first Tuesday of each month). Check PCN calendar on the home page of our website:

www.pcnha.org

Landscaping Update

– Seeking new PCNHA Landscaping Chairperson for 2017 –

Because I have enjoyed the gardening, and especially working with the other volunteers and our PCNHA board, it is with some sadness that I have tendered my resignation as chairman of the landscaping committee effective December 31, 2016. My time is now needed elsewhere.

If you've ever looked at one of our public gardens and thought you would like to add a certain type of plant or trim something a different way...if you've wished someone would pull a weed here or there, now is your opportunity to implement the changes you were thinking about. If you are interested in filling the position of Landscaping Chair for the Pitman Creek North gardens, please contact Dave Nichols, president of the HOA, president@pcnha.org or if you have questions regarding what the job entails, contact me, Vicki Blakley at 972-422-4619. Much of what it entails is self-evident. If you are a willing participant, but a bit nervous about jumping right in, I'll still be around if you need some moral support or coaching, so please don't hesitate to step up, or at least explore the opportunity a bit.

The perennials we have been planting over the last 4 years are now established and most of the flower beds are now in upkeep vs. revamp mode. Upkeep mode is far less demanding, so this is a good thing. All sprinkler and drip systems are in good working order and are on working timers. We have a lawn service that regularly mows the grass in the corner beds, and trims the jasmine in the entry gardens.

Most all the flower beds have been adopted by a primary caretaker, who is more or less the guardian of that bed. They contact me if they see something out of place (dying bush, broken sprinkler, etc.) and do hand watering if needed to keep new plants alive. They also provide valuable suggestions on garden design upgrades.

The hedges are now established enough that we are ready to turn the trimming of them over to a lawn service, and Dave Nichols will be seeking bids for adding quarterly trimming of the hedges to the lawn service responsibilities.

We've found a reliable and knowledgeable irrigation specialist for our watering systems who is always willing to come and help when timers stop working or an irrigation problem is too large for us to handle.

I'm happy to report that all in all, the gardens are in pretty good shape as are our contracts and relationships with our vendors and volunteers.

Finally I want to say how nice it has been, as Landscaping Chair, to meet my neighbors, who so often stop and chat with me as I garden. It may be someone walking their dogs, or driving past in their car, or a person whose house is adjacent to one of the gardens, who steps out to chat a moment. Thank you to the people whose HOA dues pay for the plants that brighten our gardens and especially those who add a bit extra to help support the flower fund. The notes you include telling me how much you enjoy the gardens have always been a special reward.

Last but not least a special thank you to the volunteers I have worked with over the years, especially Dave Nichols who is tireless and passionate when it comes to our gardens, and always there to lend a hand. Thank you to Susan Nichols, Serene Koshy, Susan Gates, Karen Smith, Char DeSostoa, Dick Bell, Norma Kessler, James Woodward, Kathleen Kurtz, Sylvia Myers, Carly Kowtun and Mike and Karen Kestler.

With kindest regards,

Vicki Blakley
Landscaping Committee Chair
landscaping@pcnha.org

Pitman Creek North HOA
 2016 Year To Date Report
As of October 8, 2016
 Checking Account Balance = \$18,771.08

Treasurer's Report

Thank you to all for sending in your voluntary HOA dues this year. Last year we made a substantial investment in landscaping by shifting our focus to perennials from annual plantings. The initial cost in 2015 was high but has paid off this year in savings for our neighborhood.

Here is a year to year comparison. Our financials look good and we can now look at new ways to improve our neighborhood.

If you are not a member of the Pitman Creek North HOA, we hope you will choose to pay your fair share and help us keep our community beautiful and inviting.

Jim McGuire
 Treasurer, PCNHA
treasurer@pcnha.org

Category	1/1 - 12/31/15	1/1 - 10/8/16
INCOME:		
Membership Dues	11,745.00	11,940.00
Flower Fund (excess dues)	595.00	445.00
TOTAL INCOME	12,340.00	12,385.00
EXPENSES:		
I. Lawn & Garden		
Plants & Flowers	4,588.03	790.15
Grass Cutting	2,035.08	1,584.44
Repairs & Supplies	1,641.00	757.55
Improvement Projects	1,634.52	0.00
Seasonal Decorations	342.75	0.00
Total Lawn & Garden	10,241.38	3,132.14
II. HOA		
Administration & Office	694.63	282.86
Postage	372.40	0.00
Signage	2,199.59	2,162.52
Social Events	1,297.25	878.67
Total HOA	4,563.87	3,324.05
III. Utilities		
Electricity	856.00	285.67
Water	497.25	369.15
Total Utilities	1,353.25	654.82
TOTAL EXPENSES	16,158.50	7,111.01
OVERALL TOTAL	-3,818.50	5,273.99



Secretary's Intro

I am the PCNHA recording secretary for all board meetings and for the general meeting in May of each year. My husband and I have enjoyed living in this neighborhood since 1997. Being a part of the board allows us to serve our neighbors as we work with you and this great team to keep Pitman Creek North a healthy, friendly and beautiful place to live.

Claudia McGuire
 Secretary, PCNHA
secretary@pcnha.org

Crime Watch

It has been a bit of a long year for Crime Watch issues. With all the damage created by the hail storm on March 23rd and the subsequent series of houses being re-roofed, the bad guys were busy! Thankfully that is almost over, although I see an occasional new roof being installed. I am proud of the way our neighborhood has helped each other during this trying time.



Crime in our neighborhood has settled down but we need to continue to be aware and watchful. The next crime could be right around the corner. Be aware of the following:

- If your car is not garaged, be sure to not leave anything visible inside – and LOCK the car.
- Make sure your doors are locked and alarm set (if available) when you leave.
- When you are home and the doorbell rings, do not open the door to unexpected strangers. Be sure to talk to them through the door so that they know it's not an empty house.
- If you have security cameras, be sure to check them often for suspicious activity.
- Never hesitate to call the Plano Police for anything suspicious or out of the ordinary. They encourage us to call for anything suspicious!

Thanks for being part of our Pitman Creek North neighborhood – being aware, vigilant and proactive really makes a difference!

Thomas Martin
Crime Watch Chair
crime_watch@pcnha.org

..... PCNHA Membership 2016-17



Membership in PCN's voluntary HOA is off and running! At the time of this printing, we have 231 members out of 491 homes. That's 47% !!! Nice, but I know we can do better!

The signs have been a pleasant perk to show that members support their neighborhood. I also think it's evident to residents that their membership dollars are being well spent. Our area is looking good, and a big thanks goes to its members – you!

I will have a Membership Table set up at Fall Fest on Sunday, October 30. I hope everyone will come by, enjoy a hot dog on us and see all the kids in Halloween costumes! I'm sure it will be a fun time!

Here is a street by street breakdown of membership in PCNHA.

STREET	# HOUSES	MEMBERSHIP %
Amazon	26 of 44	59%
Brazos	25 of 48	52%
Callaway	26 of 55	55%
Danube	22 of 56	39%
Geneva	30 of 72	42%
Huron	32 of 72	44%
Sacramento	40 of 72	56%
Tawakoni	30 of 72	42%

Susan Nichols
Membership, PCNHA
membership@pcnha.org

PCNHA

Board Members:

President - Dave Nichols
president@pcnha.org

Vice President - Bill Humble
vice_president@pcnha.org

Treasurer – Jim McGuire
treasurer@pcnha.org

At-Large - Vacant
at_large@pcnha.org

Secretary – Claudia McGuire
secretary@pcnha.org

Communications - Kathleen Martin
communications@pcnha.org

Membership - Susan Nichols
membership@pcnha.org

Activities - Denise Gooding
activities@pcnha.org

Committee Chairs

Crime Watch - Tom Martin
crime_watch@pcnha.org

Landscaping - Vicki Blakley
landscaping@pcnha.org

Welcome Wagon - Vacant
welcome_wagon@pcnha.org

Yard of the Month – Jane Tecklenburg
yard_of_the_month@pcnha.org

We're on the Web!

Find us at:

www.pcnha.org

Yard of the Month

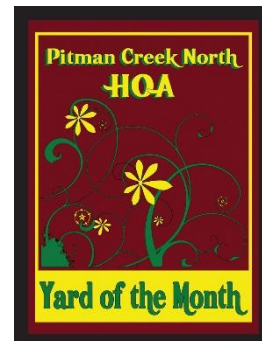
Each month, a home in the neighborhood is recognized as our "Yard of the Month." The winner displays two signs in the front yard – one from our HOA and one from Calloway's – and additionally receives a \$25 gift card, courtesy of Calloway's Nursery, as a "thank you" for helping to keep our neighborhood looking great! As you can probably imagine, selecting a winner can be quite difficult! There are so many well-maintained yards in our subdivision that the winner is almost always a home that has gone above and beyond – planting seasonal color and often times having tasteful seasonal decorations.

With the major hail storm this past March, every house in our neighborhood had some type of hail damage, not only to the houses but also to plants/trees/landscaping. As a result, many of our homes have been undergoing some major changes including landscaping updates.

As the weather starts to cool off, I encourage you to take a walk around our neighborhood and check out the yards! Remember, if you want to nominate a neighbor, please fill out a nomination form on our HOA website under [Landscaping/Yard of the Month Nomination Form](#). We would LOVE to hear from you!

Thanks to all of you who take pride in maintaining your yards and put forth the effort it takes to keep our neighborhood looking good. It doesn't go unnoticed...and who knows, next month your home might be chosen the "Yard of the Month!"

Jane Tecklenburg
Yard of the Month Chair
yard_of_the_month@pcnha.org



..... About Our HOA

Pitman Creek North Homeowners Association, Inc. (PCNHA) was formed for the purpose of assuring the continued beauty, safety, and stability of the area and to promote pride and communication among the 491 residential homes. The HOA assists in maintaining a residential character, property value appreciation, safeguarding of property rights and the promotion of social activities.

Besides adding to the quality of life for the residents of Pitman Creek North, a strong and active homeowners' association helps to ensure an awareness of issues which may affect our property values and safety. PCNHA is 100% volunteer and if you are interested in volunteering to help in the neighborhood on the board or in another way, let us know. We hope you will join us in keeping Pitman Creek North one of the very best neighborhoods in Plano. We also want to formally welcome all new residents and hope each of you finds caring neighbors and a friendly atmosphere here in Pitman Creek North.