



# Pitman Creek North Homeowners Association

August 2013

## Board Members:

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president@pcnha.org

### Vice President

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### Treasurer

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### Membership

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### Activities

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### Communications

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### At Large

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## PCNHA Newsletter

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## President's Message

I was walking my dog a few weeks ago and I met another couple doing yard work. I found they had moved here about a year ago and I asked if they belonged to the HOA. "Oh no," came the reply. "One of the reasons we moved away was to rid ourselves of the HOA there. They had too much power, were nosey and bossy." Obviously, what they had experienced was a mandatory HOA, where all residents must join and the HOA has broad powers to dictate exterior house colors, trees that may be cut down, exterior appearance of house and yards. Yes, those mandatory HOAs have broad powers – even the power of placing liens.

Our Pitman Creek North forefathers weighed the pluses and minuses carefully back in the late 1970s. They concluded that PCNHA would be a kinder, gentler homeowners association and be a voluntary HOA. We do not have broad powers; in fact we don't have many powers at all, by design and the law. Our \$45 a year dues are strictly voluntary, too. The City of Plano and Collin County are the only government entities that have the power of lien, seizure, or deed restrictions. Our primary responsibility to the City is to maintain the 9 public gardens that are on loan to us. The City owns the gardens and the two traffic circles on Columbia. Our focus is on beautification of those small but critical areas as they are at the various entrances to our subdivision.

We have banded together to try and make Pitman Creek North as nice a place to live as possible. I recently talked with a real estate agent who said she could sell a house in PCN in a matter of weeks because we are being known as a subdivision that cares. I was delighted.

Watch for email notices of our new monthly dinner out at a different local restaurant each time. It's been a good venue to meet new neighbors. There is now a PCN Book Club and a Bunko group. We will all come together at National Night Out on October 1. It's all about knowing each other and caring for the neighborhood at large and our own properties individually.

Dave Nichols

President, Pitman Creek North Homeowners Association, Inc.  
president@pcnha.org



Become our friend on Facebook: search for Pitman Creek North Home Owners Association!



For additional information and community updates, visit [www.pcnha.org](http://www.pcnha.org)

Check It Out!

Our PCNHA.org website now includes an up-to-date activities calendar on the home page with specific information about upcoming neighborhood events. Not only does it show all the events in one place, you can click on the date and add it to your own personal calendar - easy!

Mark Your Calendar:

- Tuesday, September 3 - Supper Club
- Friday, September 13 - Back to School Bunco
- Tuesday, September 17 - Book Club
- Tuesday, October 1 - National Night Out

Your Help Is Needed

Knowing your neighbors and having open communication with those who live near you is imperative for keeping our community safe...and welcoming! We are looking for help with organizing community events. If you have ideas for social events you'd like to see in our neighborhood, or if you are interested in creating a safer, more involved community, please contact Denise Gooding at [activities@pcnha.org](mailto:activities@pcnha.org)

Landscape Update

The past few months have seen some major renovations in Pitman Creek North. Although our landscaping is fairly established, with the current Stage 3 watering restrictions in effect, it became evident that PCNHA needed to find a better way to utilize our watering opportunities. The bulk of our landscaping fund this year was used to install a drip system for the four beds at the main entrance of the subdivision (drip systems are allowed to run as often as needed under stage 3). Competitive bids were taken and the new systems cost the HOA \$3,790.

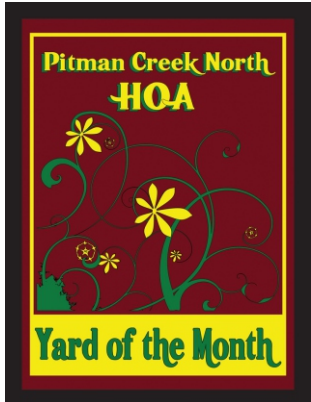
To deter the vandal who has been destroying the two circle islands on Columbia, boulders were purchased and placed on these islands. Boulders were also placed at the main entrance (at the same time) to best utilize the rock delivery costs. The rocks for those two circular islands cost the subdivision approximately \$280 and the repetitive repair charges for sprinkler damage will be over \$1,800 once we repair the more extensive damage done in June. That is not including replacement of the plants which we will not be able to afford at this time.

Though we had hoped to enhance the main entrance with some flowers, the expensive, long-term financial outlays left the landscape fund with a little less than \$180 to spend on flowers for the entry. We spent every penny of that on the liveliest annual color we could find.

At that time a broadcast e-mail asking for donations for landscaping went out to everyone in the subdivision who has signed up to be on the e-mail contact list. The response was heartwarming. We received dues as well as donations sent in by people who had never joined the association before. Many people who had already paid their dues also donated additional funds. One person didn't want to join the HOA but was happy to donate to the landscaping fund. The landscape fund went from \$0 to over \$900 because of all these very generous neighbors and voluntary acts of kindness. Thank you! The current plan is to use the remainder of the donation money to continue purchasing plants, grasses and flowers as seasonality and cost allow to help improve our neighborhood.

Since the beginning of our fiscal year on June 1, volunteers have donated over 170 hours toward tending the landscaping of Pitman Creek North. "Thanks" to all who have helped! For a more complete landscape report, see our website at [www.pcnha.org/landscaping.html](http://www.pcnha.org/landscaping.html).

Vicki Blakley  
PCNHA Landscaping Chair  
[landscaping@pcnha.org](mailto:landscaping@pcnha.org)



There's no doubt it is HOT out there! Luckily, there are still many surviving yards about! PCNHA strives to recognize all the work that it takes to manage those beautiful landscapes during these sizzling summer days and ongoing water restrictions!

Our Yard of the Month program is meant to appreciate individuals going above and beyond in their own yards, which makes our entire neighborhood more attractive and valued.

The latest yard of the month selections include:

- August 2012: 1405 Huron Trail
- Sept. 2012: 1513 Amazon Dr.
- Oct. 2012: 1511 Amazon Dr.
- Nov. 2012: 1820 Huron Trail
- Dec. 2012: 1404 Brazos Trail
- Jan. 2013: 1824 Huron Trail
- Feb. 2013: 1612 Calloway Dr.
- Mar. 2013: 1604 Huron Trail
- April 2013: 1700 Geneva Lane
- May 2013: 1601 Brazos Trail
- June 2013: 1408 Brazos Trail
- Aug. 2013: 1617 Sacramento Ter.

We look forward to honoring many more magnificent landscapes! Please stroll the neighborhood and send your nominations to:

[yard\\_of\\_the\\_month@pcnha.org](mailto:yard_of_the_month@pcnha.org)



2013/2014 Year		
Description	Income	Expense
Starting Balance as of June 1, 2013	\$14,308	
Dues/Donations Since June 1, 2013	11,325	
Major Improvements: 4 Drip Systems, Rocks, Edging		\$5,207
Landscaping: Maintenance, Plants, Supplies		1,093
Mailing: Postage, PO Box Rental, Mail-Outs		727
Utilities		241
Major Improvements: Entrance Painting		221
Sprinkler Repair		150
Office Supplies		53
Legal		47
Grand Total	\$25,633	\$7,739
Ending Balance as of August 18, 2013	\$17,894	

Your Membership Dollars at Work



MAJOR IMPROVEMENTS	
Rocks from Sherman	\$577
Mileage to Sherman for Rocks	56
Drip Irrigation: 1st Island - Victoria	900
Drip Irrigation: 2nd Island - Victoria	900
Rock Labor, Hoses, Edging	205
Drip Irrigation: West Corner Entrance	900
Plants, Edging, Misc.	429
Drip Irrigation: Front Entrance East Side	1,240
TOTAL	\$5,207

LANDSCAPING	
College Fund Landscapers	212
Landscape Supplies	108
Remove Bushes	100
Bush Removal Labor	100
College Fund Landscapers	212
Grass Sod	109
Timer Batteries/Misc.	45
Mulch, Flowers, Spray	205
TOTAL	\$1,093

Lyle Moyer, Treasurer - [treasurer@pcnha.org](mailto:treasurer@pcnha.org)



As the Pitman Creek North Neighborhood Crime Watch Coordinator, I cannot emphasize enough that the safety of our homes and neighbor's home is, for the most part, in our own hands. As good as the Plano Police Department is, it cannot be in all places at once and PCN has had several incidents in the last 6 months that gives us incentive to protect ourselves by being ever attentive and always question something that is out of the ordinary. Please do not ever be afraid to call the PPD. The below is an excerpt from a PPD Crime Watch email illustrating that:

On May 28, 2013 at about 10:41 p.m., a witness was driving in the alley toward her residence and observed a person who appeared to be a white male about 18 years old, wearing a black shirt standing in the alley. When the male saw the witness he ran into the bushes. The witness called the police. A responding officer located a person matching the description provided by the witness. The investigation determined that the suspect had committed a burglary of motor vehicle in the immediate area that he was spotted in the alley. The suspect was in possession of property taken from the victim's vehicle. The victim was contacted, verified that the property in possession of the suspect was the victim's property. The property was returned to the victim and the suspect was arrested.



Please note that the witness did not see the suspect commit any crime. She phoned the police because she thought his behavior was "suspicious;" and she was correct. It is important to note that as a "good neighbor" you do not need to know for sure that a crime has been committed to call 911. You are the "eyes and ears" in your community. You are urged to call 911 to report any suspicious person, vehicle, or circumstance. Simply put, if you SEE something... SAY SOMETHING, because . . .

### **NEIGHBORHOOD WATCH WORKS!**

Please feel free to contact me at any time with any questions or problems, as well as suggestions for safety tips/improvements for Pitman Creek North at [crime\\_watch@pcnha.org](mailto:crime_watch@pcnha.org)

## Welcome to New Neighbors!

It's a seller's market, indeed! Our neighborhood has had the privilege of welcoming 12 new families! Once again, a warm welcome to y'all and we are so excited to get to know you.

We currently have 6 more houses on the market. As and when the houses are sold, the Welcome Wagon for Pitman Creek North calls on the new home owners and extends a warm welcome by leaving a package of information along with a welcome gift on our behalf. Any questions or concerns are addressed as well.

A special thank you to all those friends who have informed me as the neighbors have moved in. It has made it so much easier to reach out.



Serene Koshy  
Welcome Wagon Chair  
[welcome\\_wagon@pcnha.org](mailto:welcome_wagon@pcnha.org)

## MEMBERSHIP

Membership in Pitman Creek North's Homeowners Association is at an all time high for the 2013-2014 fiscal year. While we couldn't be happier, the 205 members are only 42% of the possible membership. Being a member shows a pride in the neighborhood and commitment to the community.

Membership in PCNHA is totally voluntary, and we thank everyone who has joined. Your \$45 membership dues keep us functioning as a unit, keeps up property values, and help make PCN a safer and pleasant place to live.

Pitman Creek North has 491 homes. Sacramento Terrace, for the 3rd year in a row, is #1 in membership! Here is a breakdown by street of how many residents are members of the HOA:

Amazon = 17 members, 44 houses = 39% membership  
Brazos = 21 members, 48 houses = 44%  
Callaway = 24 members, 55 houses = 44%  
Danube = 21 members, 56 houses = 38%

Geneva = 32 members, 72 houses = 44%  
Huron = 25 members, 72 houses = 35%  
Sacramento = 37 members, 72 houses = 51%  
Tawakoni = 28 members, 72 houses = 39%

Part of being an active part of our community also includes being on a block email system. This is used only for PCN authorized uses such as subdivision activities and crime reports. You will never get advertisements, and we will never sell or give your email address away. Staying an informed resident is important. If you are not getting emails, don't have or know who is your Block Leader, please contact me and I'll get you connected. Working together is beneficial to everyone!

It's not too late to pay your dues and become a member for this year. A membership form can be found on our website ([www.pcnha.org/about.html](http://www.pcnha.org/about.html)).

Susan Nichols  
PCN Membership & Block Leader Coordinator  
[membership@pcnha.org](mailto:membership@pcnha.org)