

Pitman Creek North Newsletter

VOLUME 1, ISSUE 2

APRIL 22, 1999

Annual Meeting & Elections

The annual meeting will take place at 11:00 a.m. on Saturday, May 15, 1999 at Hackberry Park. The Board of Directors will be elected and will serve until the next annual meeting. This year, members Mike Stilwell (President), Anne Stilwell (Membership Coordinator) and Phil Todd (Beautification Coordinator) will be relocating out of the area, leaving vacancies. If you are interested in serving on the Board, please come to the annual meeting. A description of the position responsibilities is included on page three of this newsletter. As a member, you will act as a liason between the community and third parties, such as the City of Plano, realtors, developers and contractors. The Board operates through regular meetings which are usually held at a member's home. Topics such as the ongoing office park construction, crime watch, safety, property sales and values are discussed, and ideas to improve each are explored. To date, the Board has successfully lobbied the city to cause the developer to partner up with the homeowners in an effort to minimize the effect the development will have on the neighborhood. This



has resulted in fewer entrances on Columbia, additional stop signs, traffic islands, no through truck signs and improved office landscaping, all at no cost to the neighborhood. There is always room for improvement, so come join the fun and have a say in what goes on in your neighborhood.

A Letter From The President

Well another year has gone by and it is that time of year when we start our membership drive and get ready for the election of a new homeowners board. This year will bring some changes once again and I hope that we will have the involvement from the residents to make this year great.

One of the changes that I am very sad to announce is that I will not be able to continue with the position of president of the HOA. Myself and my family will be leaving Pitman Creek North and

Texas to relocate back to the northern Virginia area. In this time of corporate restructure and mergers Anne's employer needs her back in good old Washington D.C. to continue with the growth of MCI-WorldCom. So we must leave the wonderful neighbors we have grown to know in this community. I would like to encourage all of the residents to get involved with the association to keep this little corner of Plano alive and well.

There is a lot more to keeping this neighborhood going than most people realize. I know personally,

President's Letter... continued from page 1

that I had no idea of the commitment that is required until that day I offered to help Phil Todd fix the entryway ights four years ago. Yes that's right, I said four years ago! When our family moved to Pitman Creek North in September of 94, the sign lights were out and there was not one flower at any of the entryways. As a matter of fact the only thing at the corners was either dirt or weeds. Today, due to hard work and time volunteered by board members we have a neighborhood that I for one am very proud to have been a part of. The new board will need more involvement by all of our neighbors to help it grow into the future. It's not enough just to pay your dues, the neighborhood needs a little of your time also. We always need help with participation in the association board, membership, delivering the newsletters and getting more people involved. I would hope that this year more people will get involved and help the neighborhood as a whole continue to be strong and moving forward.

I would like to take this oppurtunity to thank the members of the present Board fot their commitment to this neighborhood. These hardworking folks are: Bob Hill, Kent Hamilton, Phil Todd, Scott Boddicker, Freddy Wilson and of course Anne. There are a couple of other folks I would like to thank also, Brenda Akridge, and Ruth Mallinak. These two individuals have been involved with the association for many years and have helped greatly with development issues these past two years. It is commitment that makes this all work and these folks have stepped up to the task and made a difference. I would also like to thank all of the homeowners, residents and past board members that have contributed to our association and helped throughout the years. I trust that this will continue and prosper in the years to come. Thank you all for letting us be part of your community.

Mike, Anne, Patrick, Virginia & Mary Stilwell

1998 Home Sales - Pitman Creek North

PRICE RANGE	NUMBER OF HOMES	PERCENT (%)
\$100,000 - \$110,000	0	0.00%
\$110,001 - \$120,000	0	0.00%
\$120,001 - \$130,000	4	10.53%
\$130,001 - \$140,000	14	36.84%
\$140,001 - \$150,000	12	31.58%
\$150,001 - \$160,000	5	13.16%
\$160,001 - \$170,000	2	5.26%
\$170,001 - \$190,000	1	2.63%
TOTAL:	38	100.00%

Notes:

- 1 The 1998 average sales price of a home in Pitman Creek North was \$142,423.
- 2 The overall dollar volume for the above sales is \$5,412,074.
- 3 The overall dollar per square foot average for the homes sold in 1998 was \$65.09.
- 4 Approximately 3 to 4 homes are sold in one month.

Crime Watch

Police Non-Emergency: 972-424-5678
On Going Activity: 911

Overall, there was a 52% increase in the number of police logged calls to PCN from 1997 to 1998. I have provided a chart that depicts the call activity by category of crime on page 4. It appears that the major areas of crime are burglary of a motor vehicle (BMV), burglary and criminal mischief. While burglary of a habitat was down 23% (10 in 1998), BMV was up 158% (31 in 1998) and criminal mischief over \$500 was up 400% (15 in 1998). The data also revealed that information reports are up 300% (8 in 1998) and reporting of suspicious persons is down 75% (1 in 1998). Incidentally, at least 5 BMVs occurred on an early Sunday morning in March of this year. *All of the cars were reportedly parked in the back, outside the garage!*

I do not know the exact causes for the increase in criminal mischief; however, in 1997 there was a problem with juveniles in at least two areas. Now kids will be kids, but when they become destructive, it is up to the neighborhood to call the police, to get the patrols out here to curb the situation. The police department is just like all other customer service jobs. The customer that complains the most, gets the most attention. If we do not call for our tax supported services, some other neighborhood will and will probably reduce their crime rates.

Amazon and Brazos had the least reported crimes, coming in at 12, with Amazon showing the most improvement with a 67% reduction. Geneva reported the most crime at 28 incidents. Danube had the largest percentage increase at 250% (from 4 to 14). The month of October (Halloween) is by far the worst month. I will be happy to e-mail my data to anybody that wants it.

In conclusion, let's get our money's worth and call the police to report any suspicious activity. Park your cars in the garage and close the door. Keep your stuff!

Scott Boddicker
sboddicker@mindspring.com

Crime Stats:

	1997	1998	Combined	%
Amazon Drive	9	3	12	-66.7%
Brazos Trail	6	6	12	0.0%
Callaway Drive	9	8	17	-11.1%
Danube Lane	4	14	18	250.0%
Geneva Lane	10	18	28	80.0%
Huron Trail	6	17	23	183.3%
Sacramento Terrace	10	11	21	10.0%
Tawakoni Lane	6	14	20	133.3%
TOTAL	60	91	151	51.7%

Board Association Job Descriptions

President: A strong leader that represents the association and all residents.

- Presides over regular board meetings and annual homeowners meeting
- Represents PCNHA on Plano Homeowners Council (1st Thursday each month)
- Coordinator of development and homeowners issues
- Represents PCNHA at City meetings i.e. Planning & Zoning and City Council
- Represents PCNHA at other meetings i.e. Collin Creek Corporate Center issues

The president not only represents the neighborhood, they are also there to be a focal point for the owners and residents to contact with concerns. This person will be the main voice at meetings and when the City asks for input on issues that effect homeowners and residents in Plano. They are also the official contact for information provided by the City to relocations. This job, like all of the association jobs is important, but PCN needs to always have a strong leader to represent the neighborhood.

Membership Coordinator: Responsible for the collection of annual dues.

- Coordinates the annual membership drive and maintains the membership list.
- Welcomes new neighbors and provides information about association to interested parties such as Realtors.
- Attends board meetings and provides input on issues relating to the association business

The membership coordinator is responsible for organizing the annual membership drive each year from April through June. The membership is currently done by mail and requires that the forms be updated and copies made for distribution. Collects the money and membership forms to update the membership list. Coordinate with volunteers to welcome new neighbors as well as providing information about PCN to new owners and Realtors. Maintains the membership signs during drive and mailings. This position is a great position for a husband and wife or for a team to share with the work. Most items are simple and done on a computer and handled through outside print houses such as Kinko's.

Beautification Coordinator: Coordinates maintenance of common areas and grounds

- Landscaping at all entryways
- Maintains the entryway sign and lighting along with irrigation systems.
- Coordinates the Yard of the Month activities
- Attends board meetings and provides input on issues relating to the association business

This job is a true coordinators job. This position handles the coordination of the maintenance of the entryways, annual plantings of flowers, any landscaping activities, along with sign lights and irrigation systems. We utilize a outside contractor for the landscaping activities and the coordinator handles all contact with this contractor and ensures that the work is done satisfactorily. The person also may from time to time organize volunteers for special projects throughout the neighborhood.



Crime Stats Continued:

Crime Type	1997	1998	% Change
Assaults	5	3	-40.0%
BMV	12	31	158.3%
Burglary	13	10	-23.1%
Criminal Mischief o/ \$500	3	15	400.0%
Theft over \$500	1	1	0.0%
Criminal Mischief over \$50	0	13	
Criminal Mischief under \$50	2	2	0.0%
Theft over \$50	2		-100.0%
Theft under \$50	2	1	-50.0%
Drug Possession	1		-100.0%
Drug Sale Manufacturing	1		-100.0%
Harassment/Phone Calls	6	1	-83.3%
Child Abuse	1		-100.0%
Sexual Assault	1	0	-100.0%
Indecency with a Child	1		-100.0%
Injury to Child	1		-100.0%
Credit Card Abuse	1		-100.0%
Juvenile Problem	1		-100.0%
Information Report	2	8	300.0%
Suspicious Person/Circumstance:	4	1	-75.0%
Unauthorized use of a Motor Vehicle		5	
	60	91	51.7%

Construction Update

Phase I of the Collin Creek Corporate Center is nearing completion. Southwestern Bell Internet Services is relocating about 400 employees to the building, having been lured away from Richardson with favorable tax breaks. This should be good for property values as the building will serve as regional headquarters, which will draw high skills and high wages to the area.

Traffic Island construction will begin soon. The islands will be located at Brazos and Sacramento. Hunt Properties will pay for the islands with the money they escrowed for the purpose some time ago.

Hunt Properties plans to delay construction of Phase II until it has at least the first floor leased, which they hope will take place within the next 90 days. Phase II will be located directly to the north of Phase I.

Join
Today

Pitman Creek North Homeowners Association

PCN Homeowners / Residents Association Membership Form (1999-2000)

Name: _____ Spouse: _____

Address: _____ List in Directory (Y/N) _____

Home Phone: _____ Work Phone: _____ E-Mail: _____

The Board wants to hear from you!

This is the second PCNHA Annual Membership Drive conducted by mail!

♦ Should we continue Membership Drives by mail? Yes _____ No _____

We Need Your Help! Would You Please Volunteer ?

Crime Watch: _____ Membership: _____

Newsletter: _____ Beautification: _____

Please enclose this form with your
\$20.00 Check made payable to:
PCNHA

Use the enclosed self addressed envelope
to mail or drop-off at:
PCNHA Membership
1400 Geneva Lane, Plano, TX. 75075