

The Newsletter of the Pitman Creek North Homeowners' Association

Plano, Texas

June (2001 Issue #1)

Annual Meeting

Tuesday, July 17th @ 7:30PM

Neighbors coming together to improve their community

Where: Pitman Creek Church of Christ, Centrum

This is the church at the west side of the neighborhood. You can enter the parking lot from Sabine (at the end of Brazos), 15th street or Rio Grande. Park on the east side of the church and enter through the main door. The centrum is straight ahead and on your left.

Agenda

- Introduction of the current board
- This past year and the coming year
- Recreational park planned for Alma & Park
- Officer elections
- **Open discussion - Share ideas and feedback**
- Committee formation

Don't Miss It!

Tuesday, July 17th, 7:30-8:30PM

2000-01 Board Members & Committees

Elected Officers

President	RaeDene Rouse
Vice President	Bob Hill
Vice President	Kent Hamilton
Treasurer/Membership Chair	Freddy Wilson
Landscape Chair	
Crime Watch Coordinator	
Webmaster	Mark Borchelt

Volunteer Officers

Newsletter	Peggy Breeze
Repairs	Lyle Moyer

Future Committees

Main Entrance Updating / Landscape Layout Updating
Social Activities
Traffic Island Updating
Others?

Highlights From The Board

Building Momentum

Letter from the President

RaeDene Rouse

I would like to begin by expressing my appreciation to all the volunteers who have donated their time and effort for our neighborhood over the past year. They are the homeowners who served as members of the board and also those who volunteered to help with special projects on an as-needed basis. It is with your help that PCNHA will continue to improve our community and better serve its members.

While we have made significant progress this last year, there is still much work to be done. Visibly improving the appearance of our neighborhood common areas and improving communication with members will be given high priority.

How can you help? GET INVOLVED! Consider serving as a board member. Schedule too hectic? Let the appropriate officer know how and when you would like to be involved. Even efforts given once a year go a long way toward helping build a stronger community. And of course, pay your association dues in a timely manner. This allows the most efficient use of association resources for working community issues.

It has been my pleasure to serve the association this past year. While I must relinquish my position for the coming term, I look forward to offering my continued support in other roles for the association.*

Last Year - Cost-cutting Measures

All Board Members and Many Volunteers

This past year was definitely a period of trial for the association volunteers. Starting off the year the budget was extremely limited, so the board elected to take measures necessary to control expenditures and help rebuild a healthy financial reserve for the association.

Through the help of volunteers the 2000 annual

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- 2** Hunt Properties Development Update
- 3** Officer, Volunteer & Committee Position Descriptions
- 1** How to Contact Board Members

LAST YEAR continued from page 1

newsletter was successfully distributed door-to-door to save postage and the membership drive that followed was a success. Another special thanks goes out to those members who contributed additional funds above and beyond the membership fee.

Since the professional service maintaining the common areas did not return after the 1999-2000 winter period and quotes from other services all exceeded the entire annual budget, board members and some homeowners took over this responsibility. This effort was successful until at varying times many of the sprinkler systems were damaged by traffic or simply old age. Repairs were handled by these same volunteers so time dedicated to repairs was found at the expense of time for landscape upkeep. It is unfortunate that the visible appearance of the entrances did not accurately reflect the considerable effort given by all those involved.

The end result of these efforts was the replenishment of the association checking account to a level where basic services could be restored.*

The Newsletter Is Back

You will notice that the neighborhood newsletter is being revived. The goal is to distribute the newsletter on at least a quarterly basis to keep residents better informed of the issues facing our community. Several ideas for articles have been received as well as some offers to help support this effort. If you would like to submit articles or can offer more specialized help with putting together this publication, please get in touch with one of the HOA officers. Crime Watch statistics and real estate transaction summaries are two areas in need of volunteers.*

Spring Repairs - Entrances and Columbia Islands

This year several sprinkler repairs for the common areas were required. The updates/repairs were both plumbing and electrical in nature, and were handled almost entirely by volunteers.*

Professional Landscaping

The health of the association account allowed the (very) recent re-instatement of routine professional management for the entrance areas. This will allow a return of the entrance areas to a look that will reflect positively for our community.

Please direct any concerns or complaints through the

board members and not directly to the workers. This lets us know when the work is not up to the expected level, and provides a consistent method of feedback to the service we have hired.*

Development Update (Hunt Properties)

Bob Hill - Vice President

Our neighbors to the east have almost finished construction of the second addition to the office complex; however, it looks like they will wait to build the third building until the second building is leased. At present, the third building will be constructed on the corner of Park and Columbia and will look like the other two buildings. That corner was zoned office/retail, but limits the size to two stories. PCNHA has agreed to allow construction of a three-story office building despite the prior size limitation to ensure this space is used for office as opposed to retail. We will need to continue to monitor the planning and zoning agenda for proposed zoning changes. Hunt Properties continues to be a good neighbor. Just recently they have agreed to help improve the Columbia traffic islands by raising the sprinkler valves to provide a more robust installation (the battery-operated valves are too low and short when it rains) and by adding additional plants.*

Columbia Traffic Islands

These continue to be plagued by damage from automotive traffic, which unfortunately is mostly intentional. Please report suspicious activity to the Plano Police as the ongoing landscaping and sprinkler repairs represent significant unnecessary costs from our neighborhood HOA account.*

Letter from the Webmaster

Mark Borchelt - Webmaster

The creation of the PCNHA@AOL.COM email address was an instant success. This is a popular method for communication and will continue to be monitored on a regular basis.

A basic webpage was also established. This is an excellent medium for communicating information to the community, and should quickly develop into a great resource. Can you offer more experience in this area? I am willing to continue the post as PCNHA Webmaster, but I would prefer to pass the torch to someone who can achieve these goals faster than myself. I plan to continue offering my services and will seek another officer position as needed.*

GETTING INVOLVED

There is no shortage of ideas on how to improve our neighborhood. Any successful project or event in the past has been the result of involvement from residents. There is no firm requirement or schedule for volunteering your time, skills and effort. EVERY LITTLE BIT HELPS!

LEVELS OF SUPPORT

- VOLUNTEER FOR SPECIFIC EVENTS OR TASKS
- SERVE ON OR LEAD A COMMITTEE FOR LARGER PROJECTS
- SEEK AN ELECTED BOARD POSITION

OFFICER POSITIONS & RESPONSIBILITIES

PRESIDENT

- HOLD REGULAR BOARD MEETINGS
- ARRANGE AND PRESIDE OVER THE ANNUAL MEETING
- REPRESENT HOA'S INTERESTS AT OUTSIDE MEETINGS
- ENSURE ALL HOA ITEMS ARE HANDLED IN A TIMELY MANNER

VICE PRESIDENT

- PERFORM DUTIES OF THE PRESIDENT AS REQUIRED

LANDSCAPE CHAIR

- REPRESENT THE HOA WITH THE PROFESSIONAL LANDSCAPE CO.

COMMUNICATIONS CHAIR

- PUBLISH REGULAR NEWSLETTERS
- PROVIDE REGULAR UPDATES FOR THE WEBSITE
- MONITOR AND RESPOND TO EMAIL
- KEEP NOTES OF BOARD AND NEIGHBORHOOD MEETINGS

TREASURER/MEMBERSHIP CHAIR

- MAINTAIN THE MEMBERSHIP DATABASE
- MAINTAIN THE HOA CHECKING ACCOUNT
- COLLECT ANNUAL DUES
- PROVIDE ACCOUNT PAYABLES
- KEEP COMPLETE RECORDS FOR DETAILING ACTIVITIES
- PROVIDE FINANCIAL SUMMARY AT BOARD MEETINGS

CRIME WATCH COORDINATOR

- ATTEND BRIEF TRAINING WITH THE PLANO POLICE DEPARTMENT
- COLLECT AND PROVIDE QUARTERLY CRIME STATISTICS FOR THE NEWSLETTER
- COORDINATE NEIGHBORHOOD WATCH PROGRAM

WEBMASTER

- MAINTAIN AND UPGRADE THE WEBSITE AS NEEDED

POSSIBLE COMMITTEES NEEDING CHAMPIONS

SOCIAL ACTIVITIES & CLUBS

A day at the Texas Pool? Block Parties? Take our children to the park day? Organized sewing/quilting, bird watching or other special interest clubs? These are just a few of the ideas available to this committee.

SEASONAL/HOLIDAY DECORATIONS

This could simply be Christmas lights at the main entrance (outlets are available on both sides of Victoria), or something more to add a seasonal flair to the neighborhood.

LANDSCAPE LAYOUT UPDATING

Since this is the first thing you see when entering the community, the appearance can have a dramatic effect on how residents, visitors and POTENTIAL BUYERS view our neighborhood. Some of the hedges are badly diseased and need to be removed, but should we simply replace with the plants and keep the same look? With sufficient interest, these areas could be completely redesigned rather than just maintained in their current state.

ENTRANCE UPDATING

Is there something we can do to restore the main sign, update it with a more modern appearance, or completely replace it? Should we change the lighting? Get new communication sign that can be posted at all entrances and not just the main entrance?

TRAFFIC ISLAND UPDATING

Control of the islands has been passed from Hunt Properties to PCNHA. While there are restrictions as to what can be done to these areas, there should be things that can be done to improve their appearance. Any major changes would require significant community interest to work directly with the City of Plano.

PITMAN CREEK NORTH HOMEOWNERS' ASSOCIATION

NEXT MEETING - ALL RESIDENTS ENCOURAGED TO ATTEND

- Tuesday, July 17th, 7:30-8:30PM
- Learn about issues facing our community
- Help decide what services the HOA provides to residents

WHAT DOES PCNHA DO FOR US?

- Maintain entrance area landscaping, utilities and repairs
- Represent neighborhood interests at planning & zoning meetings and with the Plano Homeowners' Council
- Provide regular communication with members
- Support an active Neighborhood Crime Watch Area

WHAT CAN WE DO FOR PCNHA?

- Volunteer your time as a board member, serve on a committee or volunteer on an as-needed basis
- Pay your dues in a timely manner
- Keep our neighborhood looking great!

FUTURE INITIATIVES (IDEAS NEEDING CHAMPIONS)

- Modernizing the entrances (landscaping & signs)
- Neighborhood social activities & clubs
- Others?

Pitman Creek North Homeowners' Association
c/o Freddy Wilson
1400 Geneva Lane
Plano, TX 75075

CHECK US OUT!

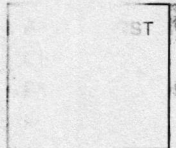
Improving Communication

Need to know how to contact one of the board members? Lose a copy of your last newsletter? Interested on how well homes are selling in our neighborhood or want the latest Crime Watch statistics? These are only a few of the resources provided now or planned for the near future at our website.

<http://hometown.aol.com/>

Something missing? Let us know. Feedback ideas on how to best use this resource are encouraged. Email PCNHA@AOL.COM.

Been here for a while? We are interested in stories and photos from the past to build a historical



FIR ASS

