

◆ PCNHA NEWSLETTER ◆

March 28, 1998

PCNHA BOARD MEMBERS:

PRESIDENT:

MIKE STILWELL
1600 AMAZON
422-4682
fleetsuper@msn.com

VICE PRESIDENTS:

KENT HAMILTON
1405 AMAZON
422-2277
kenth@airmail.net

BOB HILL
1408 TAWAKONI
516-6621
bobkim@airmail.net

TREASURER:

PAUL SMITH
1613 SACRAMENTO
423-9676
ijbsmith@computek.net

MEMBERSHIP COORDINATORS:

RUTH MALLINAK
1401 AMAZON
Mallinak@ix.netcom.com

ANNE STILWELL
1600 AMAZON
422-4682
Anne.Stilwell@MCI.Com

BEAUTIFICATION:

PHIL TODD
1616 DANUBE
437-4791
ptodd1@airmail.net

CRIME WATCH.
SCOTT BODDICKER
1716 HURON
422-5502
s-boddicker@ti.com

Office Construction Update



As you all know, the construction has started on the lot to the east of Columbia Place! Ultimately there will be three buildings facing Columbia Place. The buildings will be three stories. The Homeowners Association has been working with the developer and the Planning and Zoning Commission to minimize the effect on our neighborhood. The following are highlights of the benefits that have been obtained by the PCNHA Board to date:

- **Only Three Entrances** and exits on Columbia Place. The developer asked for six!
- **No Through Truck Signs** on streets where truck traffic is most likely! Note: deliveries will most likely be made on the west side of the development.
- **Stop Signs** at the corners of Victoria and Huron and Victoria and

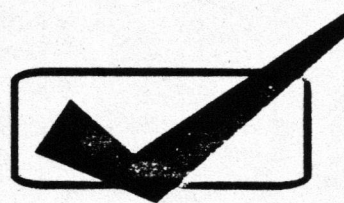
Sacramento!

- **Two Proposed Traffic Islands** along Columbia Place to minimize cut through traffic and control speed!

We have a site plan of the development; however, the developer could make changes, post them for hearing and obtain city permission if no opposition is presented. It is important that we keep ourselves informed about scheduled hearings because the developer no longer has to provide notice to homeowners. The schedule of P&Z hearings is posted on

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ANNUAL MEETING AND ELECTIONS



The annual meeting of the Pitman Creek North Homeowners Association is set for May 16, 1998 at 11:00 a.m. The meeting will be held at the park under the big gazebo. If you, or anyone you know, is interested in serving your neighborhood, please come find out how you can help. .

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1998 -1999

MEMBERSHIP DRIVE

It is that time of year again! The annual membership drive officially starts on April 15th and continues until May 30th. The purpose of the drive is to gain as many new members as possible and collect the annual dues. If you are already a member, we will be calling on you to show your support by opening up your pocket book! Annual dues are only \$20.00, and the money goes for a variety of things, such as: keeping

the lights on, the grass mowed, and the flowers beautiful. It also helps keep you informed with this newsletter, the neighborhood phone directory, and other general needs that might arise. If you are not yet a member, we need and want you to participate! If you are already a member, we need your continued support.

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CONSTRUCTION UPDATE

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the Internet at the Plano City Home Page (www.ci.plano.tx.us). Homeowner participation is a must; if changes are proposed that effect our neighborhood. The P&Z members are elected officials and take homeowner's opinions into consideration when making decisions. All homeowners should take an active role in minimizing the effect of the construction on our neighborhood. This means helping to keep the construction crews in line and the truck traffic out of our neighborhood. All that is necessary is a phone call to the proper authorities. Early phone calls will ensure quick cooperation and a long-term effort on the part of the developer. Remember, the project will probably take two years or more! Listed below are a few of the numbers that you can call to report problems:

Construction Litter & Debris: 461-7140

Police (Non-Emergency): 424-5678

* includes speeding cars and through truck traffic!

**Ordinance Information:
461-7120**

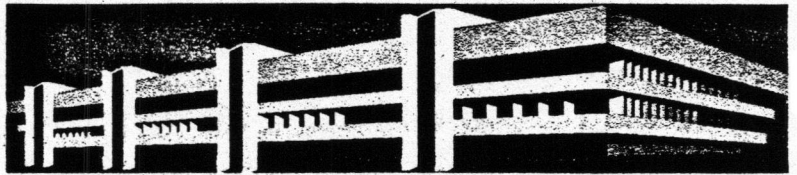
The traffic islands are only proposed at this point! It is likely that the city will implement some form of traffic control since the traffic analysis indicates that traffic is heavy and most cars are speeding on Columbia. Traffic lights and stop signs are not possible because they do not meet the City's criteria. (Columbia is a feeder road).

BOARD ELECTIONS AND YOUR PARTICIPATION

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The board needs people who are willing to volunteer their time and help make a difference! We have met many of you in our door to door travels in connection with the traffic island petition drive. Some of you have said that you have not been kept informed about the con-

struction. It takes the time of volunteers and money from member homeowners to provide these newsletters. Participation is the best way to be informed and to give input. It is not too late! Come to the annual meeting to voice your concerns, offer your help and *pay your dues!*



Speed humps are criticized by P&Z and the City because they are unattractive, noisy and rough on car suspensions. Traffic Islands require some level of support from the neighborhood, but are an attractive alternative to speed humps. A traffic island is a landscaped structure and creates a 4-way stop. The houses immediately adjacent to the islands will have a 50' parking restriction. Those same houses presently have a 25' parking restriction, due to the already present stop signs. Also, these corner lots are wider (average 80') and provide more parking space. We need support for the islands, or we may get speed humps. The construction of the islands are at no cost to homeowners, because the developer has placed in escrow the necessary funds. They will be attractive and will buffer the office complex from your homes and neighborhood. Hunt Properties and the City are seeking input from the Homeowners Association for the design of the traffic islands. If you would like to be considered for placement of an island and you live on the corner of Columbia Place, or you have ideas regarding the design of the traffic islands, please call or E-Mail one of the board members. THANKS!!!

ANNUAL MEMBERSHIP DRIVE

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You do not have to wait until we come to your door to make your contribution! Simply make your check for \$20 payable to PCNHA and mail it to our President:

**Mike Stilwell
1600 Amazon
Plano, Texas 75075**

Your time is important too! As a homeowner you must be concerned with anything that effects your neighborhood. Your property values and quality of life are effected by things like the construction, traffic and crime. *You can make a difference!* As members of the board we have been able to make a marked difference in our neighborhood. The construction involvement is a good example! By acting together we have been able to persuade the developer to work with us and believe the changes to date have benefited all of us! So lend a hand! Contrary to what you might believe - we don't do this just for the fun of it!

