

PCNHA

2006 SPRING NEWSLETTER

Annual Meeting

**Tuesday, May 16th at 7:30 PM
Pitman Creek Church of Christ**

This is the church at the west side of the neighborhood. You can enter the parking lot from Sabine, 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

- Share ideas for improving the neighborhood
- Plan Events for 2006
- Meet your neighbors

Your Membership Dollars at Work in 2005

- Maintained landscaping at main entrance and all corners. This included changing out the plants twice a year.
- Installing new sign lights at the front entrance
- Publish newsletter, flyers and informational signs
- Utilities and Water

Are you new to the neighborhood?

Contact the City of Plano for areas of concern in the neighborhood

Animal Control	972-769-4360
Fence Violations	972-941-7124
Weeds & High Grass	972-941-7124
Rubbish or Trash Violations	972-941-7124
Street Light Repair	972-791-2888
All Other Concerns	972-941-7000

KEEP PITMAN CREEK NORTH BEAUTIFUL

Spring has sprung and so has the opportunity we have to maintain our properties and our investment in accordance with the deed restrictions of the Pitman Creek North Homeowner's Association. Below are a few reminders we all need during this time of year. These restrictions pertain to any individual or family living in the Pitman Creek North neighborhood whether you are the homeowner or renter.

Air Conditioners: Window and wall-type air conditioning unit shall be permitted only if they are not visible from a public street.

Boat, Trailers and Recreational Vehicles: No automobiles, trucks, boats, campers, mobile homes, trailers or any other type of recreational vehicle shall be left parked on any street or driveway in the subdivision for any extended period of time. All such items should be parked inside the garage unless effectively screened from public view by a city approved enclosure.

Painting and Repair: All dwellings and other structures must be kept in a reasonably good state of painting and repair and must be maintained so as not to become unsightly.

Cutting Weeds or Grass and Removal of Trash: The owners or occupants of all lots shall at all times keep weeds and grass cut and trimmed in a reasonably neat manner and shall in no event permit an accumulation of garbage or debris of any kind to remain thereon. No lot shall be used for the storage of materials and equipment except for normal residential requirements or incidental to the construction of home improvements.

CRIME WATCH!

Did you know that our neighborhood is part of the **Plano Police Crime Watch program**? It is, and every household in Pitman Creek North is eligible to receive Crime Watch information absolutely free! Keith Johnson currently serves as the PCN Crime Watch coordinator. If you want to receive CW bulletins or other information, please call him at 972-578-9262. Also, you may send an email to him at keithjohnson@pcnha.org. Encourage your neighbors to participate in the program. The effectiveness of any CW group increases tremendously as more neighbors get involved. So get involved!

Receiving information is great, but the Plano Police also need the help of its citizens. Even though many officers patrol the streets, the citizens act as the "eyes and ears" for our neighborhood. They consider it very important for citizens to **report crimes—even small ones—to the police**. They can not guarantee that every perpetrator will be arrested, but gathering information can be very useful in solving crimes. Also, recognizing patterns of criminal activity within our city will help the police deploy their resources in the most effective manner. So do not hesitate to report crimes or other suspicious behavior to the police.

If you are interested in the safety our neighborhood and our city, you should take some time to look at the **Plano Police website** at www.planopolice.org. A great deal of useful information is provided there. A newsletter titled "Crime Times" frequently provides tips on how to keep your family and neighborhood safer. Some tips may appear to be common sense, but it is alarming how often people violate these simple rules. For example, many burglaries involve motor vehicles which are not parked in garages. Even worse, people frequently leave valuable items in their vehicles, sometimes in plain view. Situations like this often encourage criminals to smash windshields and grab whatever they can! The "Crime Times" newsletter and other information at the police website can alert you to things that can help discourage crime in our area.

Do you consider your home to be a safe place? Even if you have an alarm system, it is still advisable to have a **home security assessment**. The Plano Police Crime Prevention Unit will do one for you. Contact them about it. An assessment does not guarantee that your home will be "burglar proof", but it is designed to make it harder for criminals to gain access to your home.

DO YOU HAVE TERMITES?

Q. Are these black, winged insects in my home termites?

A. Adult reproductive termites are dark-brown to blackish insects, about 3/8 inch-long. Commonly referred to as "swarmers", the job of reproductive termites is to mate and start new colonies. Termite swarmers may or may not have wings. Shortly after they emerge from their underground tunnels, swarmer termites shed their wings. Swarming termites are often confused with ants but can be distinguished by two characters. Termites lack the "pinched" waist of ants. Termite wings are all equal in length and almost twice as long as the body, compared to ants that have distinctly longer front wings. Although termite swarmers can, occasionally, enter homes through open windows, finding termite swarmers indoors is a reliable signal of an indoor infestation. Termite swarms can occur throughout the year, but are most commonly seen between the months of February and May in Texas.

Q. I just found termites in my yard. Does my house need to be treated?

A. Not necessarily. In Texas, termites abound in the soil wherever wood is to be found. Most yards, especially those in older, established neighborhoods, support termites. While termites are more abundant in some locations chances are good that your yard has termites. Finding termites in a fence or woodpile, or in landscape timbers, does not necessarily mean that your home needs to be treated, but it should alert you to the presence of termites around your home. If you suspect termites, it's a good idea to have a professional inspect your home. Termite inspections are generally free, unless you need a formal wood destroying insect report.

Q. Can I treat my home myself?

A. Because of the specialized equipment and chemicals needed to effectively and safely treat your home, it's nearly always best to hire a professional. Do-it-yourself termite control chemicals are commonly sold through feed, hardware, and nursery supply stores. For spot treatments, these products may be as effective as some professional products; however it takes a professional to thoroughly treat a home. Do-it-yourself termite control projects should be limited to smaller, less valuable structures such as sheds, fence post, decks and wood piles.

Q. Does my whole house need to be treated? I've been told that a partial treatment are cheaper.

A. "Spot" or partial treatments for termites can be very attractive because of the lower cost. Whether this is a good idea depends on many factors including future plans for the house, your willingness to take risks, and the size of your pocketbook. Spot treatments can be done successfully; however, it's important to know that termites frequently enter structures at points far removed from the site where they are discovered. Spot treatments frequently come with limited warranties, which may require you to pay for additional treatments should termites reappear in another part of your home.

A Message From the President

What is your perception of our homeowners association? For some residents we are the committed gardeners that try to keep the entryway foliage alive and looking nice during the year. For many we are the people that show up once a year asking for money. For most we are perceived as an organization that doesn't do anything! **This last view could not be further from the truth.** We have almost 500 home homes in Pitman Creek North and in recent years 100 or less homeowners have joined annually at just \$45.00 each. A quick check on the calculator shows that is only 12.3 cents per day per household. Minimal expenses for common area landscape maintenance, electricity for entryway lighting and the occasional repair that we can't do ourselves exceeds the minimal 100 homeowner contribution so some of us contribute additional financial support. **Most homeowner's association dues are mandatory and considerably higher.** At this time ours is not mandatory, but as you can see from our current level of membership twenty percent or less is pretty bad. For most of us our home is our single biggest investment and the condition of our neighborhood affects our property values. Don't think of the annual dues as an unnecessary expense, but as a small yearly investment that will pay off in both the short and long term.

Like many of you our family has lived in Pitman Creek North for some time, twenty years in our case. During this time, I have seen periods of strong and not so strong resident participation in what happens in our neighborhood. Due to erratic work scheduling over the years I was not able to be as involved as I would have liked to be. However, in the last year I saw a need to make time to be involved. While I still think our neighborhood is one of the best ones in the area, I feel we are approaching a crossroad. Depending on how we respond to the challenge of maintaining our neighborhood will affect us all for the long term. If you regularly drive or walk the whole neighborhood like I do you may have noticed that some homes are not taken care of very well. In some cases we have even had some abandoned and foreclosed homes that reflect badly on our neighborhood and affect everybody's property values.

What can you do? **Get involved!** Join the homeowners association and feel good about your \$45.00 membership contribution. The more contributions we collect the more improvement projects, repairs and landscaping we can do. Remember, there is strength in numbers. Do you have a concern, a complaint or an idea to make PCN better? Call me on the hot line (469-366-4197) e-mail me at steve@pcnha.org, attend a homeowner's meeting or wave me over if you see me cruising the streets in the official blue PCNHA neighborhood watch vehicle (my son's old truck). The Board of Directors and I are here to maintain and improve our neighborhood for the residents of Pitman Creek North. Please join our homeowners association today and make a difference.

Thanks,
Steve Sullivan
PCNHA President