



Pitman Creek North

Pitman Creek North Homeowners Association Newsletter

April
2023

Board Members:

President
Clifford Cockrell
president@pcnha.org

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vice_president@pcnha.org

At-Large
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at_large@pcnha.org

Secretary
Marty James
secretary@pcnha.org

Treasurer
Thomas Martin
treasurer@pcnha.org

Activities
Kristin Roberts
activities@pcnha.org

Communications
Kathleen Martin
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Crime Watch
James Fagan
crime_watch@pcnha.org

Landscaping
Vacant
landscaping@pcnha.org

Membership
Janet Dansby
membership@pcnha.org

Welcome Wagon
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welcome_wagon@pcnha.org

Yard of the Month
Trish White
yard_of_the_month@pcnha.org

President's Message

Hello Neighbors -

Welcome to Spring 2023! As the new season dawns, we look forward to all the possibilities it brings. We hope everyone weathered this past winter with minimal difficulties.

Whether you're a new or long-time resident, this newsletter is our one opportunity each year to reach every member of our community, regardless of HOA membership. The Pitman Creek North HOA has been around since the neighborhood's founding in the 1980s. We're a non-mandatory HOA whose board comprises volunteers who live in the community.

Over the last few years, a large percentage of our energies and resources have gone toward maintaining and revitalizing our eight community green spaces. We've also raised funds for new signs at several entrances and installed solar lights at the front entrance off Victoria as well as Columbia and Sabine off Park.

Our organization is heavily involved in fostering community engagement and awareness. We sponsor a Facebook page, Nextdoor, a website (pcnha.org), and numerous social activities to bring people together. Both our Facebook and Nextdoor pages are excellent resources for communicating with neighbors and staying informed about neighborhood events. Our website has information on the history of our organization, information and contacts for HOA officers, past newsletters, membership instructions (where to pay dues), Yard-of-the-Month designations (including a photo gallery of previous winners) as well as other useful information.

While our organization is voluntary, we need your support. For only \$50 a year, you can help keep our organization up and running. Without continued involvement and financial support, our organization might not be able to continue operating. We need the neighborhood to join our organization and for people to consider volunteering as a board member or contributing their time to help our neighborhood.

There are many ways to get involved without a significant time commitment. Visit pcnha.org/membership to learn how to become a member of our organization. If you're interested in volunteering, feel free to contact me or any of the board members to learn more about the opportunities available.

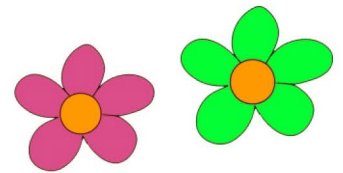
Thank you for your support and for choosing Pitman Creek North as your home. Together, we can continue to make PCN one of the best and most desirable neighborhoods in Plano.

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



Spring into Membership

Hello Neighbors,

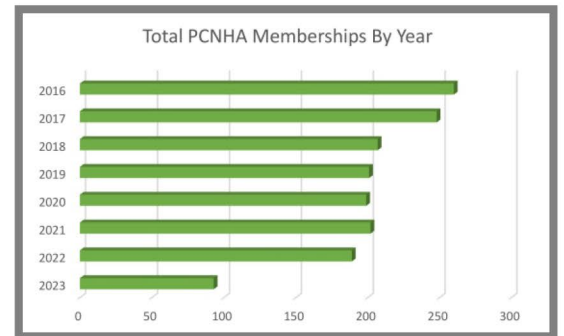


My name is Janet Dansby and I am the new membership chair for PCNHA. In January, I moved into this position taking over for Susan Nichols. Thank you, Susan, for your many years of faithful service to our neighborhood.

Even though I am a new board member, I am not new to Pitman Creek North. My husband and I have lived here for 37 years, raising our three boys, and making many good friends.

I have seen neighbors come and go over the years. Houses are bought and sold, but one thing has not changed and that is the strong community of people who live here. Pitman Creek North is a good neighborhood, the kind Mr. Rogers would like! It is safe, attractive and a good “bang for your buck.”

This neighborhood stays attractive due to the hardworking neighbors who belong to the homeowner’s association. Membership in the association is voluntary and the monies raised are used wisely to better the community. This HOA makes improvements where needed and builds community.



We Need You!



We kicked off our membership drive this year with the “Love Your Neighborhood” campaign and hosted a membership event, Breakfast with the Board, on February 25. We continue to accept memberships and dues with our new campaign “Spring into Membership.” With memberships coming in daily, we have 93 members as of this deadline for this article. We are a long way from reaching the 491 homes in the neighborhood.

Please consider joining PCNHA or renewing your current membership – pay your dues online today at pcnha.org/membership or mail a completed membership form (opposite page) with a check to PCNHA, 2701 W. 15th Street #540, Plano, TX 75075. The dues are \$50 for the year. Donations are always appreciated. Upon receipt of your dues, I will deliver a membership yard sign (if needed) and/or sticker to your home.

Please consider giving of your time and/or donation to be a part of our community. Spread the word. Encourage your neighbors, new and old. Being a part of the community of Pitman Creek North is a win/win for everyone.

I hope to meet as many of you as I can. If there is anything I can do to help you with this process, please email.

Janet Dansby
Membership Chair
membership@pcnha.org



**TO BE A PCNHA MEMBER, YOU DON'T HAVE TO OWN
YOUR HOME ... YOU SIMPLY HAVE TO LIVE IN A HOME
IN OUR NEIGHBORHOOD!**



Pitman Creek North Homeowners Association, Inc.

2023 Membership Form

*NAME: _____

*STREET ADDRESS: _____

*PHONE: _____

*EMAIL: _____

[*REQUIRED]

BASIC MEMBERSHIP FEE: **\$50.00**

	\$50.00	Basic Yearly Membership Dues
	\$75.00	Yearly Membership Dues + \$25 Donation
	\$100.00	Yearly Membership Dues + \$50 Donation
	\$150.00	Yearly Membership Dues + \$100 Donation

Additional donations toward HOA projects/events are always appreciated!

Mail Membership Form and check to:

PCNHA
2701 W. 15th Street #540
Plano, TX 75075

[Membership yard sign and/or new sticker will be delivered after payment is received.]

Three (3) ways to pay:

1. Mail your check and printed PCNHA Membership form to:
PCNHA, 2701 W. 15th Street, #540, Plano, TX 75075
2. Pay with credit card online at www.pcnha.org/membership
3. We will also be accepting yearly payments in person at both the Annual General Meeting as well as neighborhood social events.

Thanks for supporting PCNHA!

STAY TUNED

In 2022, PCNHA held a St. Patty's Day event, July 4th popsicle social at Hackberry Park, the annual Halloween table decorating contest, and a Christmas "Movie in the Park." We are currently planning a spring/early summer event for the neighborhood - stay tuned for more information soon! Always make sure you check the Facebook and Nextdoor social media pages as well as your emails (make sure to sign up for PCN emails) for future activities!

If you also like to meet new friends and help bring together our community, please reach out to our activities chair at activities@pcnha.org for volunteer opportunities.

Kristin Roberts
Activities - activities@pcnha.org



ANNUAL MEETING

PCNHA Annual General Meeting
TUESDAY, MAY 2, 2023 - 7 PM
St. Mark Parish Center
McGivney Hall, 1105 W. 15th St.

Join Us!

Coffee/Refreshments Served

PITMAN CREEK NORTH BOOK CLUB

Calling all readers! Pitman Creek North Book Club meets once a month on the third Tuesday of each month in a resident's home. We read books from a variety of genres. The books for 2023 have been selected, but we always welcome new members. Email Janet Dansby at membership@pcnha.org to be added to our email list. Come read with us and meet your neighbors!

Digging in the Dirt!

Here are a few of the many benefits found from digging in the dirt:

Increased exercise: A busy day in the garden can be a good form of exercise. While tending a garden, you perform functional movement that mimics whole body exercise. You perform squats and lunges while weeding. Carrying bags of mulch and other supplies works large muscle groups. Digging, raking and using a push mower can be physically intense activities. You may burn as many calories as a workout in the gym. If you aren't used to these types of activities, it is likely that you will feel a bit sore after a busy day gardening. Gardening also can improve your balance, strength and flexibility.

Time in nature: Getting outdoors is good for your physical and mental health. People tend to breathe deeper when outside. This helps to clear out the lungs, improves digestion, improves immune response and increases oxygen levels in the blood. Spending time outdoors has been shown to reduce heart rate and muscle tension. Sunlight lowers blood pressure and increases vitamin D levels.



Reduced stress levels: Nearly all forms of exercise can reduce stress including gardening. It's been shown to lighten mood and lower levels of stress and anxiety. Routines provide structure to our day and are linked to improved mental health. Gardening routines, like watering and weeding, can create a soothing rhythm to ease stress.

Social connection: Gardening brings people together and strengthens social connections. The gardening community is rich with people willing to share their expertise, time and occasionally plants with new gardeners. Master gardeners are local volunteers dedicated to educating and empowering fellow gardeners. Community garden plots bring together people with diverse backgrounds to work on a common goal. Many gardening friendships begin over celebrating a success or bemoaning a gardening misstep. Social connections are important because they help lower stress, improve resilience and provide support during difficult times in life. A strong sense of belonging lowers your risk of depression, anxiety and suicide.

CRIME WATCH

Some Good Reminders: Crime can make its way to any neighborhood, no matter how “safe” it is. People can take plenty of preventative measures to protect their homes and neighborhoods. Neighborhood safety requires a team effort. The following tips for working together are simple but effective, making your neighborhood a more enjoyable place to live.

- ✓ Consider removing your home from Google Maps: [Thieves case houses on Google Maps to see how easy it is to access the property. To get your home removed, find your address on Google Maps; click on the smaller picture of your home to enlarge it; choose the “Report a Problem” link (bottom right of the picture alongside terms, copyright year, etc.); blur your home, any faces, car license plates, etc.; adjust the view of the image so it’s on the portion you want to blur.]
- ✓ Use smart lights and other devices to create the impression you are home
- ✓ Know the people in your neighborhood so you can recognize suspicious people
- ✓ Keep your vacation dates off social media
- ✓ Make use of timers
- ✓ Lock all doors and windows / Utilize blinds and curtains
- ✓ Install motion sensor lights outside of your home:
- ✓ Keep your neighbors informed
- ✓ Be conservative with pricey possessions (deconstruct boxes purchases came in)
- ✓ Get a guard dog



James Fagan
Crime Watch - crime_watch@pcnha.org



Yard of the Month

PCNHA spotlights our community’s beautiful yard from March through November each year. This means that our Yard-of-the-Month coordinator will knock at your door, introduce themselves, and choose your home as “Yard of the Month.”

We ask to take a photo of your house to post in our social media/website. You will receive a \$25 gift certificate to our generous partner gardening centers.

Nominate a Yard

Nominate a yard! If you see a yard you love or know a neighbor who invests hours on their yard maintenance, please help us find out about them.

Nominate a home for Yard of the Month by either emailing: Yard-of-the-month@pcnha.org or go to pcnha.org to Landscaping, then Yard of the Month and fill out a nomination form.



No Trespassing v. No Soliciting

From the Plano Police Department:

We have been asked to remind everyone there is no longer a need for a solicitor to obtain a permit for any solicitation-related activity. **Homeowners should replace their no solicitation signs with ones that read “No Trespassing” or “No Trespass” in the description under 11-142 (b).**

The new ordinance addresses activity on residential property with handbill distribution offenses and a newly created Class C criminal trespass. These offenses are content-neutral and based on actions rather than speech. As such, the offenses apply to anyone engaged in the prohibited activity regardless of the purpose of the activity. This includes commercial, religious, political, and charitable activities. A handbill is any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, paper, booklet, or any other printed or otherwise reproduced original or copies of any matter or literature.



- Sec. 11-142. - Handbill distribution on private property.

(a) It shall be unlawful for any individual, handbill distributor and/or handbill sponsor, to distribute or cause to be distributed, deposited, placed, thrown, scattered, or cast any handbill upon any residential property except by handing or transmitting such handbill directly to the owner, occupant, or any other person then present in or upon such private premises or by placing or depositing the same in a manner to secure to prevent such handbill from being blown or drifting about such premises, except that mailboxes may not be used when prohibited by federal postal laws or regulations.

(b) It shall be unlawful for any person to distribute or cause to be distributed, deposited, placed, thrown, scattered or cast any handbill upon any residential property if requested by anyone thereon not to do so, or if there is a no trespass(ing) sign placed on such premises in a conspicuous place upon or near the main entrance to the residence. A no trespass(ing) sign shall be sufficient if it is weatherproof, not less than three (3) inches by four (4) inches in size, and bears the words "no trespassing" or "no trespass" with letters not less than two-thirds ($\frac{2}{3}$) of an inch in height.

(Ord. No. 2021-9-23, § II, 9-27-21)

- Sec. 11-143. - Failure to comply with no trespass sign.

It shall be unlawful for any person to go upon any residential premises uninvited and ring the doorbell, knock upon the door or create any sound for the purpose of attracting the attention of the occupants of the residence if there is a no trespass(ing) sign placed on such premises in a conspicuous place upon or near the main entrance to the residence. A no trespass(ing) sign shall be sufficient if it is weatherproof, not less than three (3) inches by four (4) inches in size, and bears the words "no trespassing" or "no trespass" with letters not less than two-thirds ($\frac{2}{3}$) of an inch in height.

(Ord. No. 2021-9-23, § II, 9-27-21)

- Sec. 11-144. - Penalty.

Any person violating this division or failing to observe any provision of this division shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punished as provided in subsection 1-4 (b) of this Code of Ordinances by a fine not exceeding five hundred dollars (\$500.00). Every day the violation continues shall be deemed as a separate offense. Proof of mental culpability is not required for conviction of an offense under this division.

(Ord. No. 2021-9-23, § II, 9-27-21)

Membership Dollars at Work

Pitman Creek North HOA FY 2023 Financial Report (Jan-Mar)



Category	Actuals FY 2022	Actuals FY 2023	Budgeted FY 2023
INCOME:			
Membership Dues	\$ 9,783.29	\$ 6,355.00	10,000.00
Donations - General	\$ 17,840.00	\$ 1,680.25	4,000.00
Donations - Special Projects (signage)	\$ -	\$ -	0.00
Card Transfer Fee - Square	\$ (333.26)	\$ (123.06)	\$ (350.00)
TOTAL INCOME	\$ 27,290.03	\$ 7,912.19	\$ 13,650.00
EXPENSES:			
I. Landscaping/Seasonal			
Landscaping (Plants, Flowers, etc)	\$ 3,360.25	\$ 160.00	3,400.00
Grass Cutting	\$ 2,770.00	\$ 189.44	3,000.00
Repairs & Supplies	\$ 9,167.24	\$ -	750.00
Improvement Projects			600.00
Seasonal Decorations			300.00
Total Lawn & Garden	\$ 15,297.49	\$ 349.44	\$ 8,050.00
II. HOA			
Administration & Office	\$ 1,168.91	\$ 312.83	1,200.00
Postage	\$ 290.00	\$ -	300.00
Signage (sign stickers)	\$ 6,131.44	\$ 121.46	250.00
Yard of the Month			100.00
Social Events	\$ 1,061.31	\$ 69.40	1,500.00
Total HOA	\$ 8,651.66	\$ 503.69	\$ 3,350.00
III. Utilities			
Water	\$ 743.51	\$ 117.75	\$ 800.00
Total Utilities	\$ 743.51	\$ 117.75	\$ 800.00
TOTAL EXPENSES	\$ 24,692.66	\$ 970.88	\$ 12,200.00
GRAND TOTAL (Income less Expenses)	\$ 2,597.37	\$ 6,941.31	\$ 1,450.00

as of 3/21/2023

WELCOME to the neighborhood



2022 was a busy year in real estate and we are so happy to welcome 17 new families to our neighborhood tribe. We hope you love it as much as the rest of us. If this is you, and you have not been contacted by a member of the welcome wagon, please contact us at Welcome_Wagon@pcnha.org. We love to welcome new homeowners with a visit from our Welcome Wagon team that is made up of PCN residents just like you! During this visit we will come by and hand deliver our new neighbor folder of useful information about the neighborhood and Plano community news and resources. We will also get you added to our social media group so you can stay informed of community events and announcements.

Additionally it would be a big help for current homeowners to email us when you see a new neighbor move in next door, so we can meet them! We want everyone included in our email notices as well as joining our Facebook page and Nextdoor account.

Nick and Kendall Biggs, Welcome Wagon
welcome_wagon@pcnha.org



For additional information and community updates, visit www.pcnha.org/ Also, be sure to sign up for email updates on the homepage of our website.



Be sure and check out our PCNHA social media information!

