



# Pitman Creek North Homeowners Association Newsletter

## Pitman Creek North

April  
2024

### Board Members:

**President**  
Clifford Cockrell  
president@pcnha.org

**Vice-President**  
Jandy Thompson  
vice\_president@pcnha.org

**At-Large**  
Claudia McGuire/  
Amy Zhou  
at\_large@pcnha.org

**Secretary**  
Cathy McClellan  
secretary@pcnha.org

**Treasurer**  
Thomas Martin  
treasurer@pcnha.org

**Activities**  
Kristin Roberts  
activities@pcnha.org

**Communications**  
Kathleen Martin  
communications@pcnha.org

**Crime Watch**  
James Fagan  
crime\_watch@pcnha.org

**Membership**  
Janet Dansby  
membership@pcnha.org

**Welcome Wagon**  
Nick Biggs  
welcome\_wagon@pcnha.org

## President's Message

Hello Neighbors -

Hello neighbors and welcome to Spring. As I once again sit here writing this communication to the neighborhood, I am reminded that I am starting my sixth season as President of the Pitman Creek North HOA. As I reflect upon my tenure in this position, I am reminded of many of the accomplishments we as an organization have achieved over this time.

When I first joined the board, there was a great deal of discussion over how to "reimagine" the front entrance sign in order to give it a more modern look. There were some people who wanted to remove the massive structure and start from scratch. There were others who wanted to work with the existing structure to modify it into something new. After several years of back and forth, we finally settled on the version you see up there today. I am proud we were able to come up with a solution that met with such positive feedback and has such a modern feel to it.

The board was also instrumental in working to get solar panel lighting attached to the sign so that we now have illumination at the front entrance after dark. This new lighting system allowed us to finally remove the old (broken) electrical lighting that had been an "eyesore" for years.

Along with the more evident examples of our accomplishments, we have also increased the amount of HOA-sponsored events in the neighborhood. We have added to our traditional Spring and Fall social events in the park by organizing events connected to major holidays like Christmas, Easter, and especially Halloween. I feel the increase in the HOA-sponsored social activities has really given our community an opportunity to get outdoors and interact with neighbors they may not see on a regular basis.

In the coming months and years, our area will see continued change with the completion of the Collin Creek Mall redevelopment and the city's plans to replace the aging screening wall along 15th Street. As I look forward to the rest of 2024, I remain optimistic about the future of Pitman Creek North and our organization.

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



Be sure and check out our PCNHA social media information!



Hello Neighbors,

**Your Membership Counts!**

Our membership drive for 2024 started out strong with a record number of dues paid in February! We have 130 members as of the deadline for this newsletter. Memberships continue to come in daily, but we are a long way from reaching the 492 homes in the neighborhood.

We are grateful for all of you who have signed up and paid your dues. Membership in the association is voluntary and monies raised keep our community attractive, strong, and safe.

Please consider joining PCNHA or renewing your current membership.

Check out three different ways to pay dues at [pcnha.org/membership](http://pcnha.org/membership):

- (1) **Credit card**
- (2) **Zelle bank account**
- (3) **Mail Membership form (link on website) with check to  
PCNHA, 2701 W. 15th Street #540, Plano, TX 75075**

**It's Time to  
Join PCNHA!**

**Your Membership  
Counts!**



The dues are **\$60** for the year. Donations are always appreciated. Upon receipt of your dues, I will deliver a membership yard sign (if needed) and/or purple sticker to your home.

I strongly encourage you to become an active member of our community. Your membership counts!

Janet Dansby  
Membership Chair  
[membership@pcnha.org](mailto: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!**

# Screening Wall Update

Hey Neighbors, many of you may have heard the news that the city is planning to replace the old screening wall along 15th Street between Columbia and Sabine. I wanted to give a quick update on this project.

Last September I was told by the city that the wall replacement was scheduled to begin in January of this year. As the months passed this date was changed to May as the month the project would begin. It is my understanding that the wall will be brick and may resemble the wall that was recently completed just north of the Pitman Creek Estates subdivision South of 15th. The city has told us that they will keep us updated on this project and we in turn will try to keep the community up to date on things as they develop.



As well as a new wall, we are working with a 3rd party contractor (city endorsed) to install a new "Pitman Creek North" sign at the corner of Columbia and 15th. This sign would look similar to the sign at Pitman Creek Estates. Stay tuned!

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## Pitman Page Turners Pitman Creek North Book Club

Did you know our neighborhood has an active book club? We call ourselves the Pitman Page Turners! We are a small group, but always welcome new members. Pitman Page Turners meet once a month on the third Tuesday of each month in a resident's home or local restaurant. We read books from a variety of genres. Email Janet Dansby at [membership@pcnha.org](mailto:membership@pcnha.org) to be added to our email list. Come read with us and meet your neighbors!



# New Homestead Exemption Rules

On a separate but related topic, there have been a couple of changes to be aware of in regards to the new homestead exemption rules. First and foremost a new property tax bill was passed in last year's November election. This new rule increases the exemption amount for homestead exemption from \$40,000 to \$100,000. In years past the county would reduce the assessed value of homesteaded properties by \$40K when calculating the ISD portion of property tax; this amount has been increased to \$100K which should save homeowners approximately \$1,077 annually, and that is a net improvement in savings of \$646 from the previous years exemption.



If anyone has not filed for their homestead exemption on their primary residence, I recommend doing this ASAP. This is free to do, and you can download the form from the Collin County Appraisal district website.

Homestead exemptions are typically good for a 5 year period, and the assessors will review the exemption at that point. Sometimes they automatically renew and other times the homeowner will get a letter asking them to renew. If you get a letter asking to renew, go directly to the Collin County Appraisal district website and fill out the form; DO NOT pay anyone to file this, there are plenty of scammers out there that will try and trick you into paying them for this service when it is absolutely free to the homeowner.

We wish you all the very best in 2024!!

Nick and Kendall Biggs, Welcome Wagon  
[welcome\\_wagon@pcnha.org](mailto:welcome_wagon@pcnha.org)

# Activities

Hi Neighbors!

My Name is Kristin Roberts, I live on Brazos Trail and my family has lived here since 2019! I love being a part of this community because I have a passion for bringing people together through events.

We continue to try different types of events to see what you love most! Your feedback and input is always much appreciated so we can continue to have successful and fun activities for the neighborhood. Our most exciting event is our Halloween Table Decor contest! You all show up every year and I love seeing more and more of you participate. I have to say this year's Easter Egg Hunt gave it a run for its money! We will have to triple the amount of eggs next year!

As we transition from our traditional HOA, I hope to see more Activities suggested by you, our neighbors! What would you like to do and see?

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We have our summer kickoff event this year on May 18th! Last year we had the Plano fire department and Popsicle truck out and this year expect it to be EVEN bigger!

As always, please reach out to [activities@pcnha.org](mailto:activities@pcnha.org) for suggestions. I look forward to seeing you at our next event!



## 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.

## 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](mailto:Yard-of-the-month@pcnha.org) or go to [pcnha.org](http://pcnha.org) to Landscaping, then Yard of the Month and fill out a nomination form.



## PCNHA Annual General Meeting

**Saturday, May 4, 2024 - 10:00am**  
**Hackberry Park**  
**West Side of Pitman Creek North**  
**Join Us!**

# CRIME WATCH

**Some Good Reminders:** 1. Make friends with neighbors: Familiarizing yourself with neighbors can be a win-win situation. Offer yourself as a resource in case of emergencies or help needed on their end; some neighbors might reciprocate the offer. Are there small children you should look out for? Do you live next to an older couple that stays home but sometimes needs help? Does your neighbor have indoor pets, and should you call if you ever see the pets outside?

2. Keep up your yard: A well-kept yard can help deter crime since trimmed foliage offers fewer places to hide. And fences can, of course, keep unwanted visitors out.

3. Install a security system: Overall, one of the surest options for crime prevention in your neighborhood is to get a home security system and use it properly.

4. Exercise caution when out of town: To choose targets, burglars rely most on easy visual cues. It can't be overstated the importance of making it look like you're home when you are away. Consider swapping offers with neighbors to keep an eye on each other's homes when out of town. Use timers or smart switches to turn on your lights, or find a smart security system that will allow you to turn lamps off and on remotely.

5. Close windows and blinds at night: A big-screen TV is a less enticing steal if no one knows it's there. Leaving your blinds open and lights on at night provides a free look into your house, its layout, and the habits of its occupants. And leaving windows open at night or when you're gone is an invitation for an uninvited guest to come on in.

6. Improve lighting on your street: Each household can turn on their porch lights in the evenings and install motion-detector lights in the backs or sides of the house so potential intruders don't have the darkness to hide in. Burglars also prefer homes with multiple entry points; ensure that all doorways and pathways are well lit.

7. If you see something, say something: Speaking up when you see something out of place helps everyone on the block. Neighbors working together can make a big difference, especially with crimes like package theft - work with neighbors to keep an eye out for deliveries and suspicious snoopers or cars. And if you catch a package thief on your video doorbell, share the footage with neighbors—yours may not be the only home targeted.



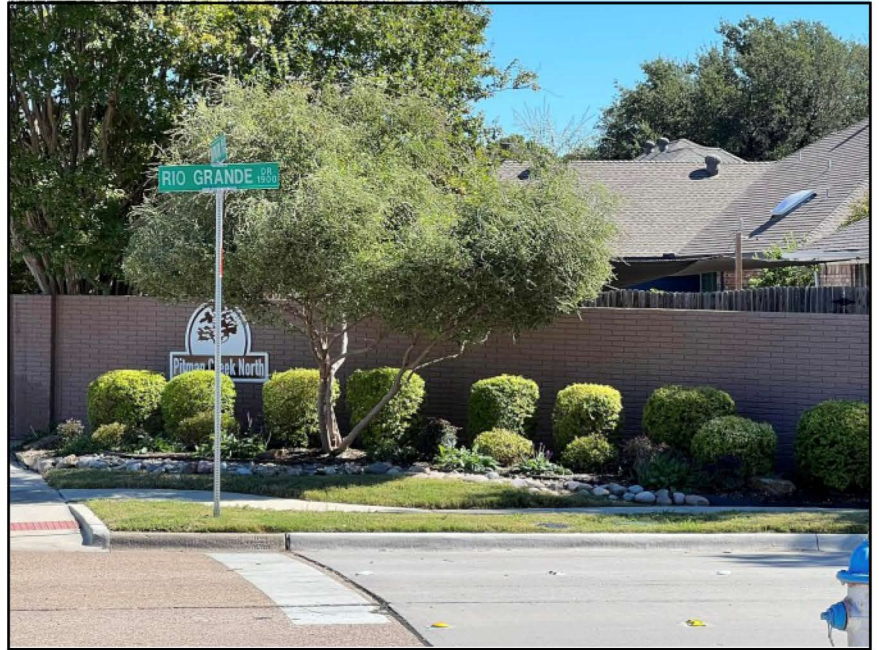
Improving neighborhood safety is a team effort, but it needs to start with someone. As you get to know your neighbors, discuss your concerns, and apply some of the ideas above, you'll find that your neighborhood becomes not only a safer place to be but a more enjoyable one.

# Important Changes to PCNHA Gardens

Neighbors of Pitman Creek North,

We are reaching out to you today with significant news regarding the future of our Pitman Creek North neighborhood gardens. Pitman Creek North HOA will no longer be maintaining the gardens/corners and circles in Pitman Creek North. In short, the HOA was given an ultimatum by the City of Plano requiring us to sign the City of Plano's "Landscape and Irrigation Maintenance Agreement" regarding the maintenance of the gardens and entrances to Pitman Creek North OR relinquish control over these gardens back to the city (who does own these gardens).

Last fall, the water pipes at the front entrance failed and needed repair. The City of Plano refused to make those repairs without the PCN Board's signature on the above agreement. This agreement required the HOA to take on the responsibility/liability for any problems that occurred in these gardens as well as defending the City of Plano for any problems. If the board signed this agreement, the financial liability (if sued) could potentially bankrupt the HOA and/or the Board of



Directors. Attorneys have advised that we not sign the agreement due to the liability incurred. The cost of insurance to cover this liability is prohibitive.

After literally years of pressure by the City regarding signing this agreement, the board again (last fall) initiated negotiations, discussions, meetings with the City, reviews by a lawyer, as well as every attempt to come to a compromise to resolve this issue and restore water to the front entrance. When the city declined to compromise in any way, the PCNHA Board of Directors finally voted on March 20th to decline signing the Agreement. This board decision is distressing to all involved.

Going forward immediately, the City of Plano intends to assume responsibility for these areas by removing all existing plant material (not trees) and replacing it with sod which they will mow every two weeks. The city will not be irrigating the sod going forward.

The positive result of this decision is the HOA will no longer be maintaining the gardens which will eliminate our ongoing landscaping maintenance budget. The board has voted to spend all monies collected from dues toward the normal, ongoing neighborhood HOA administrative costs (newsletters, postage, website, etc.), additional/enhanced neighborhood social activities, signage/solar lighting, yard-of-the-month recognition, as well as neighborhood seasonal decorations. All budget items will be reviewed for the 2025 fiscal year to determine yearly costs, and dues will be adjusted accordingly.

We are deeply saddened by this turn of events and are left with no viable alternatives. If any of you have questions or concerns about this matter, you may reach out to Courtney Vanous, Park Compliance Coordinator (cvanous@plano.gov) with the City of Plano.

Board of Directors  
Pitman Creek North Homeowners Association, Inc.

# Membership Dollars at Work

Pitman Creek North HOA  
FY 2024 Financial Report (Jan-Mar)



Category	Final FY 2023	Actuals FY 2024	Budgeted FY 2023
<b>INCOME:</b>			
Membership Dues	\$ 8,926.00	\$ 6,455.00	9,500.00
Donations - General	\$ 2,755.00	\$ 1,715.00	3,000.00
Donations - Special Projects (signage)	\$ -	\$ -	0.00
Card Transfer Fee-Square	\$ (228.12)	\$ (191.27)	\$ (250.00)
<b>TOTAL INCOME</b>	<b>\$ 11,452.88</b>	<b>\$ 7,978.73</b>	<b>\$ 12,250.00</b>
<b>EXPENSES:</b>			
<b>I. Landscaping/Seasonal</b>			
Landscaping(Plants, Flowers, etc)	\$ 1,436.06	\$ 2,177.50	3,400.00
Grass Cutting	\$ 1,920.63	\$ 578.10	3,000.00
Repairs & Supplies	\$ 840.24	\$ -	750.00
Improvement Projects			600.00
Seasonal Decorations	\$ 284.18	\$ -	300.00
<b>Total Lawn &amp; Garden</b>	<b>\$ 4,481.11</b>	<b>\$ 2,755.60</b>	<b>\$ 8,050.00</b>
<b>II. HOA</b>			
Administration & Office	\$ 1,837.32	\$ 348.72	2,000.00
Postage	\$ 315.00	\$ -	350.00
Signage	\$ 3,223.26	\$ 1,611.77	1,000.00
Yard of the Month			100.00
Social Events	\$ 229.40	\$ -	1,000.00
<b>Total HOA</b>	<b>\$ 5,604.98</b>	<b>\$ 1,960.49</b>	<b>\$ 4,450.00</b>
<b>III. Utilities</b>			
Water	\$ 545.66	\$ 178.33	\$ 800.00
<b>Total Utilities</b>	<b>\$ 545.66</b>	<b>\$ 178.33</b>	<b>\$ 800.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 10,631.75</b>	<b>\$ 4,894.42</b>	<b>\$ 13,300.00</b>
<b>GRAND TOTAL (Income less Expenses)</b>	<b>\$ 821.13</b>	<b>\$ 3,084.31</b>	<b>\$ (1,050.00)</b>

as of 03/31/2024

# WELCOME to the neighborhood



Hey neighbors, we hope your year is off to a great start! In 2023 we welcomed 18 new homeowners to our neighborhood and we hope they love it as much as the rest of us. If you are a new member of our community and you have not been contacted by a member of the welcome wagon, please contact us at [Welcome\\_Wagon@Pcnha.org](mailto: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](mailto:welcome_wagon@pcnha.org)



**For additional information and community updates, visit [www.pcnha.org](http://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!**

