



# Pitman Creek North Homeowners Association Newsletter

## Pitman Creek North

March  
2025

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president@pcnha.org

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vice\_president@pcnha.org

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## President's Message

"Hello" Pitman Creek North neighbors and friends!

As I sit here once again to write the introduction to the newsletter I reflect upon our accomplishments over the past year, celebrating successes and looking ahead to possible challenges and opportunities. Over the years a lot of our time and money as an organization were allocated to the maintenance and improvements of our neighborhood green places. Throughout this process there was a lot of speculation over ownership of the gardens and who was ultimately responsible for their care. As many of you will remember, we were ultimately successful in ending the speculation and uncertainty over this issue with our agreement with the city. One challenge that arose out of this agreement was that the city handed over the responsibility for paying for all the water used in these gardens to our organization. As you can imagine this will be a monetary cost that we as a neighborhood will need to plan for going forward. The neighborhood will need to be aware that more money might be needed to continue watering our gardens going forward.

Along with the successful negotiations with the city we have tried over the past 8 to 10 years to improve and modernize the community gardens. We have replaced old and outdated landscaping with new and drought-tolerant plants and trees. This kind of planning and forward thinking will allow us to continue to have green and colorful landscaping in our neighborhood while decreasing the need for so much water usage in the coming years.

Another success that happened this year was news that the city is planning on going forward with their plans to replace the very old and degraded screening wall that runs along the front of our neighborhood along 15th between Columbia and Rio Grande. I was very excited when I heard about the city's plan to do this. As we speak, construction has begun on the new, modern wall which will really improve the visual appeal along that stretch of road.

As well as successes in our own neighborhood, we also continue to get positive news about the Collin Creek Mall development and the new student training center that Plano ISD has begun construction on behind the Racetrac gas station on the northeast side of PCN. These new commercial developments will no doubt improve the surrounding area and make our neighborhood more attractive to the city at large.

In closing I would just ask that you please go to our website and join our organization if you haven't already. The website is PCNHA.org - click on MEMBERSHIP and follow the prompts to join and pay your membership dues. We have 491 homes in this neighborhood and usually only get less than 200 memberships per year. The neighborhood needs to understand we cannot continue to do our work without ongoing and growing support from the community.

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

Be sure and check out our PCNHA social media information!



# Hello Neighbors,

# Join PCNHA!



**ROOTED IN COMMUNITY!** This is the campaign slogan for our 2025 Membership Drive. We put up new green signs at the entrances, sent emails out, and posted on social media. It has brought in a bevy of membership renewals. The response has been strong and we thank all neighbors who have paid their dues. The 2025 **Early Bird Contest winner is receiving a \$25 Home Depot Gift Card** which will be drawn and announced the first week of March.

Our membership total for 2024 was 183 members, down ten (10) from the year before. As we go to press on February 21, 2025, we currently have 78 members for FY 2025. There are 491 homes in Pitman Creek North. **We need more support! We need more involvement. We need neighbors who are rooted in community.**

I strongly encourage all of you to either join PCNHA or renew your current membership. Membership in the association is voluntary but the monies raised are used to better this community, keeping the value of our homes strong. Yes, the dues have gone up to **\$75 a year**, but are still well within the range of most voluntary associations in the city of Plano. We are now responsible for the water at all eight (8) common gardens. We also are purchasing a monument sign which will be embedded in the new screening wall on 15th Street (matching the other new wall signage throughout Plano). It will look great, adding so much beauty to our neighborhood!

Joining and paying dues is a simple process with several different ways as listed below:

- Credit card payment online at [pcnha.org/membership](http://pcnha.org/membership) (service fee applies)
- Zelle (through your bank) – send to [treasurer@pcnha.org](mailto:treasurer@pcnha.org) (include name and address)
- Mail a check & membership form: 2701 W 15th St., Box 540, Plano, TX 75075 (form is available to print on the website)

Please read this newsletter and give it some heartfelt consideration. Good neighbor, we need you! Join today and stay rooted in your community!

Janet Dansby, Membership  
Pitman Creek North Homeowners Association, Inc.  
[membership@pcnha.org](mailto:membership@pcnha.org)



## Rooted In Community



**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

On February 10, 2025, the City of Plano began the long talked about demolition and replacement of the screening wall that runs from Columbia to the end of our subdivision along 15th Street. The old "pink" wall has been in place for decades and was in dire need of being replaced due to its poor condition. The city has hired a contractor to do the work and we are in regular contact with them. The vast majority of you will probably not be directly affected by this project, however, everyone who uses the south exit of our subdivision might need to be more aware of their surroundings when driving due to all the construction barriers and workers. The construction is scheduled to last until June but may take longer due to weather and other possible delays. People may notice some changes at the corner of Columbia and 15th once the work is complete. The HOA has purchased a new stone sign that denotes our neighborhood to be incorporated into the new screening wall. In addition to the sign, we are redoing the landscaping at that corner with xeriscape plants and ground cover which the city



will be reimbursing us for. The new landscaping will allow us to save on water usage for years to come!

Clifford Cockrell  
Pitman Creek North HOA President

## In With the New - 15th & Columbia Garden

In with the new retaining wall and out with the old. That corner garden will be "in with the new and out with the old."

The Bradford Pear tree will be replaced with a Shoal Creek Vitex tree. In consultation with an Arborist, the long term survival of this 15 year old tree was not great as they are not very hardy trees and do not have long life spans. A severe storm or freeze could take out this tree and likely damage the new wall.

The Color Guard Yuccas and Brakelight Yuccas in that garden will be kept and replanted in this garden once the wall project is completed. The boulders and pebbles will be kept and installed once the wall project is completed.

What new plants will go into this garden? A Whale's Tongue Agave, New Gold Lantana, and Pink Muhly Grass.

This garden will be hardy, require low water, and low maintenance. The plants will be able to tolerate our hot Texas summers & drought yet survive our freezes.

### **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!



# Neighborhood Landscaping

During FY 2024, PCNHA and the City of Plano held numerous discussions and negotiations regarding the ownership and long-term maintenance of the eight (8) gardens within Pitman Creek North. During the negotiations, it was initially determined that the best solution for Pitman Creek North was to allow the City of Plano to take over the neighborhood gardens due to the liability requirements stated in the Landscaping/Maintenance Agreement. Further negotiations resulted in the City agreeing to remove those disputed liabilities.

We were ultimately successful in finalizing a compromised Landscaping and Maintenance Agreement with the City of Plano. This agreement allowed us to continue managing our gardens as we have always done, and the city would not take steps to remove the vegetation and irrigation systems. As part of the agreement, the city has required us to assume responsibility for paying for the water that is used to irrigate all eight of the gardens (6 water meters for 8 gardens). The city had been paying the water bill for 4 of the water meters for decades while the HOA had only been paying for 2 small water meters.

As you can imagine, this increased responsibility on our part has come with a financial cost, paying for water in those additional 4 meters. In addition, the City of Plano had increased all our water/wastewater bills by 9% starting October 1, 2023. We also are aware that the water bills will potentially be increased by the city ~3% again sometime in 2025.

The PCNHA board is also aggressively working on a plan to renovate some of those areas that require significant water, changing them over to xeriscape that are more drought tolerant and may be able to be sustained with rainwater, lessening the need for weekly irrigation. This would save on water usage and lower the financial cost for water to the community. No, we are not planning on having only cacti and rocks but landscaping that will still be green and nice yet not require the water resources used in the past. Almost every subdivision in Plano is moving in this direction, looking ahead to potential water restrictions/droughts.

With the beginning of construction replacing the 15th Street screening wall, the board has been working with the City of Plano to have the city include the costs of replacing the garden at 15th Street and Columbia. Those negotiations were successful and the city has agreed to pay the landscaping bid price that we obtained. Those costs will NOT be borne by the PCNHA. Thank you for your patience and understanding as we work toward making Pitman Creek North even better than ever.

## PITMAN CREEK NORTH ACTIVITIES

Hi Neighbors! Kristin here, your Activities chair! It's been an odd weather season which has put a pause on some of our normal activities. We also just welcomed a new baby to our family in October so, we have been busy to say the least.

As we try to obtain more memberships that help us put on special events for the neighborhood, I'd like to ask for your help with activities! If you are passionate about bringing together people, meeting new families, or have a book club, wine night, game night, whatever it may be, I'd love to hear from you! There are so many ways to bring together your neighbors that isn't a grand scale event. So, make sure you are checking our facebook page for upcoming 'hang outs' !

Our next event will be our 2nd annual Easter Egg hunt the Saturday before Easter. These eggs went FAST last year so stay tuned for more information so you can get there just in time.

Don't forget to sign up for your HOA membership to help us build our community through activities!

-Kristin Roberts

### Upcoming Events

APRIL 19TH-EASTER EGG HUNT AT THE PARK

### Volunteer?

EMAIL ACTIVITIES@PCNHA.ORG

# Plano ISD Career & Technical Education Center

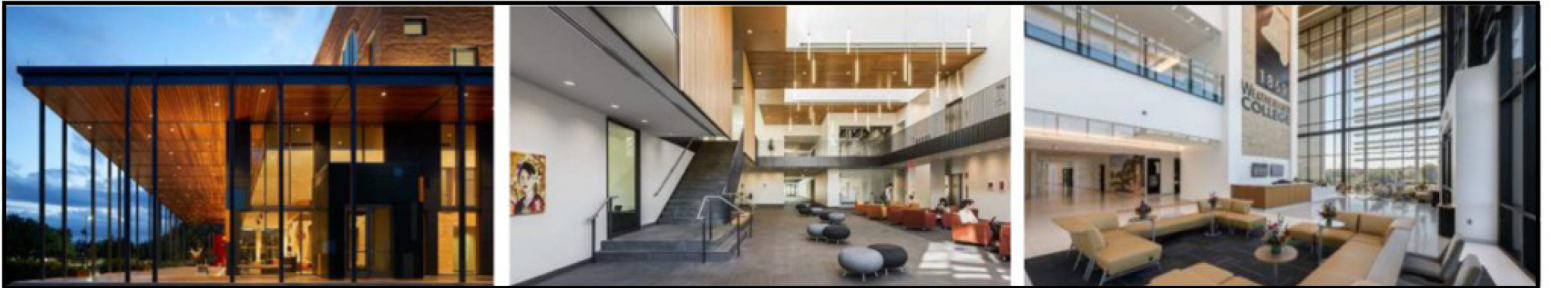
Construction on the new Plano ISD Career & Technical Education Center has begun at the intersection of Alma Drive and Park – northeast corner of Pitman Creek North. This center will offer students the academic and relevant technical skills, knowledge and training necessary to prepare them for further education and careers in current or emerging professions. The center will feature real-world learning spaces and equipment for students in grades 9-12. The estimated \$72.2 million center will be home to 17 CTE programs with offerings such as:

- ◆ A student-staffed Credit Union of Texas (CUTX) Smart Branch Bank, which will include one full-time CUTX employee, as part of a new partnership with Plano ISD
- ◆ TONI&GUY Hairdressing Academy
- ◆ Cybersecurity (as part of a recent donation from Toyota Motor North America)
- ◆ Culinary Arts program featuring a restaurant that will be open to the public
- ◆ Automotive Collision Repair
- ◆ Arts, Audio/Video and Communications programs
- ◆ And many other programs



Brittnea Ussery, Plano ISD Education Foundation senior executive director, also announced a \$1 million donation from NexPoint—the company behind the Texas Research Quarter, a 200-acre life sciences development set for Legacy business park.

The center will be a key part of the Plano for Your Future initiative, providing a new and innovative way to inspire today's learners to be tomorrow's leaders. Construction is scheduled to be completed before the start of the 2026-27 school year.



## 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."

### 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.



# Finance/Budget Review

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The PCNHA Board, at the January 2025 board meeting, reviewed finances from FY 2024 as well as assessed challenges facing PCN in FY 2025. For the first time in over a decade, PCNHA finished the year in the red. This meant we had to utilize \$6,900+ of our savings in FY 2024. So, what happened?

- ◆ Largely, this occurred due to unforeseen expenses resulting from our new landscaping agreement with the City of Plano which allows PCNHA to retain control of the neighborhood gardens, the #1 priority of our residents. We are now responsible for all the maintenance and repairs for 6 water meters rather than the 2 water meters previously. The average water bill is now approximately \$500 per MONTH vs. the \$545.66 ANNUAL total for water in 2023.
- ◆ Membership was down from the prior year as well as donations.
- ◆ These things, coupled with the rising costs in every category of our operations, have forced us to increase the annual dues \$15 per year, from \$60 to \$75. To help replenish our savings, we are asking for an additional \$25 in donations for a total of \$100 for everyone who can. We will need at least 215 memberships to break even in 2025.

The PCNHA Board reluctantly voted to increase the HOA dues for FY2025 after already increasing them in FY 2024. As stated above, we are now responsible for the new water costs in the additional garden areas. Additionally, the City of Plano raised water/wastewater bills by 9% on October 1, 2023, and plans another 3% increase soon.

In addition, PCNHA is paying for the new inset wall sign that will be on the corner of the new screening wall at Columbia and 15th (see Pitman Creek Estates sign at 15th and Westwood Drive for how it will look). We paid half down on the sign this past year (2024) and will finish paying for it all when it is installed.



Concerns have been voiced by neighbors regarding the increase in HOA dues. ALL costs for goods and services have significantly increased: lawn service, sprinkler service/repair, tree services, plants, food for activities, signage, etc. We do understand that the result of raising dues may be that we would potentially have less people join the HOA due to the increase. Currently, we have approximately 10-15% of the neighborhood homes as rental properties and those homes generally never join (though they are always invited to do so). That immediately takes away a percentage of potential memberships. Also, we have done a study of the voluntary HOAs in central Plano and here are the results:

- Highlands North Plano HOA - \$75
- Estates of Forest Creek - \$150
- Kimberlea - \$50
- Parkway Estates - \$70
- Hunters Glen Estates - \$100
- Whiffletree V, VI, VII - \$150
- Pitman Creek Estates - \$120

The cost of dues for other HOAs averages approximately \$108 per household, significantly more than \$75 that we are asking of our PCN residents.

We appreciate your commitment to the future of our neighborhood. It was the deep roots planted by long-term residents, active new members and the voice of so many that “watered” the foundation of our community tree. Stay ROOTED IN YOUR COMMUNITY so that we may BLOSSOM IN THE FUTURE!!

Board of Directors  
Pitman Creek North Homeowners Association, Inc.

# Membership Dollars at Work



## Pitman Creek North HOA FY 2025 Financial Report (Jan - Feb-18-2025)

Category	Final FY 2024	Current FY 2025	Budgeted FY 2025
<b>INCOME:</b>			
Membership Dues	\$ 11,027.92	\$ 6,134.11	11,000.00
Donations - General	\$ 2,500.00	\$ 1,205.00	3,000.00
Card Transfer Fee-Square	\$ (325.38)	\$ (80.89)	\$ (350.00)
<b>TOTAL INCOME</b>	<b>\$ 13,202.54</b>	<b>\$ 7,258.22</b>	<b>\$ 13,650.00</b>
<b>EXPENSES:</b>			
<b>I. Landscaping/Seasonal</b>			
Landscaping (Plants/Flowers/Trees)	\$ 2,709.57	\$ 400.00	2,500.00
Grass/Shrub Maintenance	\$ 3,555.85	\$ 277.00	3,500.00
Repairs & Supplies	\$ 3,331.12	\$ -	1,000.00
Improvement Projects			0.00
Seasonal Decorations	\$ 270.82	\$ -	300.00
<b>Total Lawn &amp; Garden</b>	<b>\$ 9,867.36</b>	<b>\$ 677.00</b>	<b>\$ 7,300.00</b>
<b>II. HOA</b>			
Administration & Office	\$ 2,027.94	\$ 119.26	1,500.00
Postage	\$ 340.00	\$ -	350.00
Signage	\$ 2,114.73	\$ 108.25	2,100.00
Yard of the Month	\$ 231.60	\$ -	250.00
Social Events	\$ 2,660.43	\$ -	1,500.00
<b>Total HOA</b>	<b>\$ 7,374.70</b>	<b>\$ 227.51</b>	<b>\$ 5,700.00</b>
<b>III. Utilities</b>			
Water	\$ 2,852.74	\$ 487.97	\$ 6,000.00
<b>Total Utilities</b>	<b>\$ 2,852.74</b>	<b>\$ 487.97</b>	<b>\$ 6,000.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 20,094.80</b>	<b>\$ 1,392.48</b>	<b>\$ 19,000.00</b>
<b>GRAND TOTAL (Income less Expenses)</b>	<b>\$ (6,892.26)</b>	<b>\$ 5,865.74</b>	<b>\$ (5,350.00)</b>

# WELCOME to the neighborhood



Hey neighbors, we hope your year is off to a great start! In 2024 we welcomed 17 new homeowners to our neighborhood and we hope they love it as much as the rest of us. The market in 2024 was fairly flat in relation to 2023 with approximately the same number of sales. However prices did rise a modest amount with the median sales price for our neighborhood going up from \$480K in 2023 to \$495K in 2024.

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 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!

