



Pitman Creek North

Pitman Creek North Homeowners Association Newsletter

April
2026

Board Members:

President
Jandy Thompson
president@pcnha.org

Vice-President
Nick Biggs
vice_president@pcnha.org

At-Large
Amy Zhou
at_large@pcnha.org

Secretary
Amy Donelson
secretary@pcnha.org

Treasurer
Cliff Cockrell
treasurer@pcnha.org

Activities
Vacant
activities@pcnha.org

Communications
Kathleen Martin
communications@pcnha.org

Membership
Janet Dansby
membership@pcnha.org

Welcome Wagon
Nick Biggs
welcome_wagon@pcnha.org

President's Message

Hello Pitman Creek North neighbors and friends!

I'm excited to step in as the new PCN HOA President. I wanted to take a moment to introduce myself. My name is Jandy Thompson, and I moved onto Geneva Lane in the Spring of 2021. Since that time, I have grown to appreciate our neighborhood's unique opportunity of living in a VOLUNTARY HOA. Shortly after moving into PCN, I began to volunteer with the HOA because I know anything voluntary requires VOLUNTEERS and this neighborhood is worthy of all our time and talents.

As I step into this new role of President, I am aware of the big shoes I must fill. Clifford Cockrell served as President for 8 years and now he has assumed the role of Treasurer. We have been, and will continue to be, grateful for his leadership. Clifford took over as treasurer from Thomas Martin. Thomas and his wife Kathleen have dedicated many hours to making sure all PCN HOA matters are handled efficiently and promptly. Nick, Janet, Amy D, Kristin, and Amy Z who serve on the PCN HOA Board are vital. Their commitment to PCN is undeniable and we are all so grateful they have chosen to dedicate their time and talents to our neighborhood. We are always looking for new members of the Board. If you have any interest, please do not hesitate to contact anyone on the Board. Also, thanks to all the other neighborhood volunteers who continue to help out in many different ways including hand-delivering leaflets and newsletters, decorating for the holidays, judging contests, etc. as well as all the volunteer gardening assistance by Karen Smith. We couldn't do it without you!

My goal as President is simple: strengthen our neighborhood, provide transparent communications, and build a solid financial foundation that will protect Pitman Creek North for years to come. To accomplish this, we will need the support of every single one of you in our community. **"There is no power for change greater than a community discovering what it cares about."** — *Margaret J. Wheatley*. When the City of Plano questioned who owned and cared for the gardens last year, numerous residents discussed their significance. Last spring we signed a maintenance agreement with the City of Plano and worked to navigate our new partnership.

For those of you who have already joined, **THANK YOU!** If you are not currently a member, I encourage you to join today! The more participation we have, the more we can do - plain and simple. You can join or renew your membership by visiting our website at pcnha.org/membership. Or simply scan the QR code below.

Again, thank you to everyone who has contributed to our neighborhood! YOU are what makes Pitman Creek North a special place to live.

Jandy Thompson, President
Pitman Creek North Homeowners Association, Inc.
president@pcnha.org



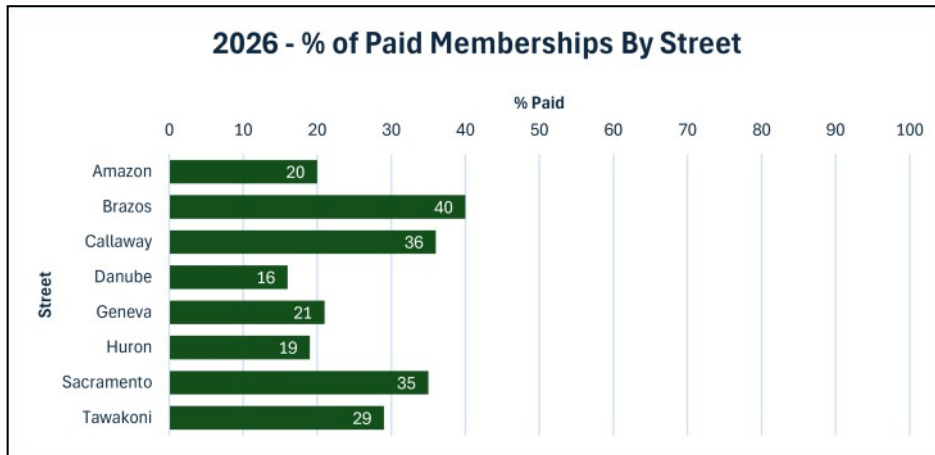
Be sure and check out our PCNHA social media information!



Hello Neighbors,

We kicked off our 2026 membership drive on March 1 with a grassroots door-to-door campaign. The response has been strong, and we sincerely thank everyone who has already joined or renewed their membership.

In 2025, we had a total of 178 members. As of April 13, 2026, we currently have 132 members. While membership is voluntary, your support and involvement are vital to maintaining our community and protecting our property values.



Annual Membership Dues remain \$75, and we offer several simple payment options:

Online:

- ◆ **Credit card** at pcnha.org/membership (service fee applies).
- ◆ **Zelle:** Send payment through your bank to treasurer@pcnha.org (please include your name **AND** address in the notes).



Mail:

- ◆ Send a check and membership form to 2701 W 15th St., Box 540, Plano, TX 75075. Membership form available online at pcnha.org/membership.

Thank you to those who have already contributed. If you haven't yet, please consider joining today to support our neighborhood.

Janet Dansby, Membership
Pitman Creek North Homeowners Association, Inc.
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!

PCNHA Water and Gardens



We have all heard the old adage: “money down the drain” and sadly this has become our new reality. Last year the City of Plano began an aggressive campaign to modify the maintenance arrangement for the city-owned gardens. After almost 30 years, the City demanded we sign an agreement that would effectively bankrupt our voluntary HOA. After much push back from the residents the City of Plano did concede to a few of our many oppositions to the agreement. Unfortunately, the financial burden of water was not addressed in the final agreement. In an effort to be good stewards of our neighborhood, we reluctantly agreed to incur the cost of watering the gardens that reside on city property without having a full picture of the actual water costs of what the city was ceding to the neighborhood. In less than a year we have determined this expense is not sustainable, especially in potential drought situations. Even during the winter, with the water shut off, our bills are still close to \$400 each month. And that is with NO watering of the gardens at all.



Recently during construction at the corner of Columbia and Park, a contractor discovered a leaking valve. This resulted in a water bill of over \$1000! Even after significant negotiations with the city over this water leak issue, the HOA was still required to pay part of the bill.

The HOA Board has worked diligently to minimize all other expenses in an effort to afford maintenance of the gardens, yet we still could end up in the red to do so. We are left with very few options. It is our goal to try and renegotiate the terms of the agreement in hopes of returning the water cost back to the City.

If anyone is interested in assisting in that effort, please contact any of us on the Board. We need your expertise to convey the importance of maintaining these gardens. Should we be unsuccessful, we will have no choice but to terminate the maintenance agreement and give the gardens back to the city of Plano. This could mean they will remove all the plant material and concrete over our beautiful gardens. This issue is one we will all need to work in concert to resolve.



PCNHA Annual General Meeting

Saturday, May 2nd - 10:00 a.m.
Hackberry Park (West Side of PCN)

Agenda:

- The future of the neighborhood gardens
- Career and Technical Education (CTE) Development
- Membership
- Budget
- Volunteers
- Election of Board Members

Free **SUMMER FUN** Raffle for Attendees!
Coffee and water will be available.



Raffle Prize



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 or go to pcnha.org to Landscaping, then Yard of the Month to fill out a nomination form.

Yard-of-the-Month Coordinator Linda McGill may be knocking on your door soon!



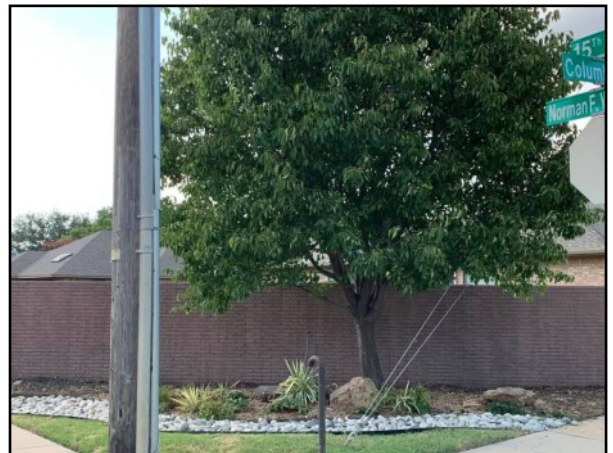
15th & Columbia Garden

In September 2025, the renovation of the garden at Columbia & 15th Street was completed! The garden was renovated due to the city installing a new brick retaining wall.

Robert (Bob) Lewis was a long-time resident of Pitman Creek North and a proud supporter of initiatives within the neighborhood. We are so grateful for Bob's generosity and support for our community. His generosity enabled us to place the neighborhood signage at Rio Grande & Park; Columbia & Park; and the metal overlay of the main entrance sign at 15th and Victoria. Sadly, Bob is no longer with us but we have honored his generosity with a small plaque in the Bob Lewis Garden - 15th & Columbia.

Introducing the **Bob Lewis Garden!**

The Whale Tongue Agave will grow to be 4 feet tall and 4-6 feet wide. Other plant material: Colorguard Yuccas, Brake Light Yuccas; Golden Yellow Lantana; and Pink Muhly Grass. All of these plants will take our summer heat and drought, as well as the freezes, and are low maintenance and low water users.



Previous



Current

Career & Technical Education (CTE) Center Opens in Fall

It's almost finished!! The new Career and Technology Education Center (CTE) will be opening this fall (approximately October) on the NE side of Pitman Creek North (Alma/Park). The \$72 million, 150,000 square foot CTE Center (grades 9–12) will provide industry aligned learning experiences that prepare students for college, careers, and post secondary success. Because the school year begins in August, CTE students will physically attend classes at The Plano Academy (south of the CTE) during the first two months of the school year while construction is completed.

The CTE Center will offer 19 Programs of Study open to students from across Plano ISD. These programs integrate academic instruction with career focused skills, hands on learning, and work based experiences. Students will have opportunities to earn industry recognized certifications that support college admission, apprenticeships, or direct entry into the workforce upon graduation.



Each Program of Study consists of a structured sequence of courses aligned to statewide and regional standards established by the Texas Education Agency under the Strengthening Career and Technical Education for the 21st Century Act (Perkins V). All programs count toward high school graduation requirements and provide pathways to post secondary credentials.

Programs offered include:

- Accounting and Financial Services
- Architectural Design
- Audio/Video Production
- Building Maintenance
- Business Management
- Construction Technology
- Culinary Arts
- Cybersecurity
- Electronics Technology
- Emergency Medical Technician (EMT)
- Entrepreneurship
- Graphic Design
- Hospitality and Tourism Management
- Marketing and Sales
- Paint and Collision Repair
- Radiology
- Robotics Technology
- TONI & GUY Cosmetology
- Welding

Students enrolled in **Practicum in Entrepreneurship** will gain real world experience through on campus business environments such as the Credit Union of Texas SMART Branch and the Plano ISD District Store. In addition, the cosmetology and culinary programs will operate public facing services, with the surrounding neighborhood invited to participate.

CTE Center students typically remain enrolled at their home campus for the majority of the school day, allowing them to continue participating in athletics, fine arts, and other extracurricular activities. Most students will attend the CTE Center for two class periods per day.

Plano ISD will provide bus transportation between home campuses and the CTE Center. Eligible students who are licensed may also drive. Students enrolled in the EMT and Cosmetology programs are required to provide their own transportation.

Stay tuned for more information about availability of services for the neighborhood after the school opens. We can't wait!

Too Much Sun Or Not Enough? The Perfect Spot for Your Plants!



Our Texas summers are no joke; knowing how much sun your plants need is key to keeping them healthy and thriving. Here's a simple breakdown of the three light requirements and how to choose the right spot for your plants!

Shade – These plants do best with little to no direct sunlight. They thrive in areas with some morning light and shade throughout the day, keeping them cool and lush.

Part-Sun – These plants can handle full morning sun but need shade by midday to avoid overheating. Too much afternoon sun can cause them to wilt or burn, so placement is key!

Full-Sun – These tough plants need at least 6 hours of direct sunlight daily to flourish. Less sun can lead to weak growth, fewer blooms, and an overall unhappy plant.

To determine if your garden has too much or not enough sun, you can follow these steps to create a **Sun Map**:

- Use a sunny day to walk through your garden and record the sunlight exposure at various times throughout the day. This will help you understand the patterns of sunlight in your garden.
- Measure Sunlight: Use tools like light meters or smartphone apps to track sunlight levels. This will give you a precise measurement of how much sun each area receives.
- Identify Sunlight Conditions: Recognize different sunlight conditions: full sun (6+ hours), partial sun (4-6 hours), and full shade (less than 4 hours).
- Plant Selection: Choose plants based on their sunlight requirements. For example, full sun plants thrive in areas with 6+ hours of direct sunlight, while shade-tolerant plants can thrive in areas with less than 4 hours.
- Adjust Plant Placement: Based on your sun map and measurements, adjust the placement of your plants to ensure they receive the right amount of sunlight for optimal growth.



By following these steps, you can find the perfect spot for your plants to ensure they receive the right amount of sunlight for healthy growth.

Choosing the right spot for your plants is key to a beautiful and successful garden.

Happy Plants = Happy Gardeners!



Membership Dollars at Work



**Pitman Creek North HOA
FY 2026 Financial Report as of 04/08/2026**

Category	Final FY 2025	Current FY 2026	Budgeted FY 2026
INCOME:			
Membership Dues	\$ 11,218.91	\$ 12,260.00	11,300.00
Donations - General	\$ 3,715.00	\$ 2,279.00	3,800.00
Card Transfer Fee-Square	\$ (224.00)	\$ (129.00)	\$ (300.00)
TOTAL INCOME	\$ 14,709.91	\$ 14,410.00	\$ 14,800.00
EXPENSES:			
I. Landscaping/Seasonal			
Landscaping (Plants/Flowers/Trees)	\$ 2,389.15	\$ -	2,500.00
Grass/Shrub Maintenance	\$ 1,650.00	\$ -	2,000.00
Repairs & Supplies	\$ 1,166.75	\$ -	1,000.00
Improvement Projects	\$ -		0.00
Seasonal Decorations	\$ -	\$ -	200.00
Total Lawn & Garden	\$ 5,205.90	\$ -	\$ 5,700.00
II. HOA			
Administration & Office	\$ 1,504.98	\$ 1,673.39	1,500.00
Postage	\$ -	\$ -	
Signage	\$ 1,396.71	\$ 173.37	750.00
Yard of the Month	\$ 200.00	\$ 225.00	250.00
Social Events	\$ 371.23	\$ -	500.00
Total HOA	\$ 3,472.92	\$ 2,071.76	\$ 3,000.00
III. Utilities			
Water	\$ 5,780.60	\$ 1,152.37	\$ 3,000.00
Total Utilities	\$ 5,780.60	\$ 1,152.37	\$ 3,000.00
TOTAL EXPENSES	\$ 14,459.42	\$ 3,224.13	\$ 11,700.00
GRAND TOTAL (Income less Expenses)	\$ 250.49	\$ 11,185.87	\$ 3,100.00



Welcome to the Neighborhood!

We are excited to welcome 8 new neighbors to the community in the last year! Moving into a new neighborhood is a big step, and we're glad you've chosen to call this place home. Our neighborhood is built on a shared sense of pride, connection, and care—and we're happy to have you as part of it.

As you settle in, we encourage you to get involved by signing up for our voluntary Homeowners Association (HOA). While participation is optional, the HOA plays an important role in maintaining the quality, appearance, and overall enjoyment of our neighborhood. From organizing

community events to helping maintain common areas, the HOA is a great way to stay informed and connected with your neighbors. We will also get you added to our email distribution list and social media groups so you can stay informed of community events and announcements.

Joining is simple and offers a chance to have a voice in community matters, meet fellow residents, and contribute to keeping our neighborhood a great place to live.

If you're interested in signing up or learning more, please reach out to the HOA board or visit our community website for additional details at www.pcnha.org/welcome-wagon.

Once again, welcome—we're glad you're here!

Nick & Kendall Biggs
214-289-5004
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!

