



# Pitman Creek North

## Pitman Creek North Homeowners Association Newsletter

October 2015

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PCNHA  
 2701 W. 15<sup>th</sup> St.  
 Box 540  
 Plano, TX 75075

Be sure to sign-up for email alerts on PCNHA website:  
[www.pcnha.org](http://www.pcnha.org)



Become our friend on Facebook and Nextdoor: search for 'Pitman Creek North Homeowners Association'

## President's Message .....

Wow, the summer heat is over — and quickly! I want to thank all the residents who kept up their lawns and gardens despite the heat and drought. Being able to water twice a week was a real gift from the city. I feel pretty proud when I drive through the subdivision. I want to thank the small group of volunteers who maintain our nine public gardens sprinkled around PCN. Our late model drip irrigation systems gave us fits all summer but we got better at fixing them. We had to hand water some of the high sun gardens every day during the heat of July and August. I hope you smile a little when you drive into the subdivision and see the little gardens maintained and healthy. *It is an absolute signature that helps define a neighborhood when the main entrance is pleasing.* The majority of dues money received goes to planting, irrigation, weeding, and mowing. Oh, and I hope you are enjoying the new tree lights at the main entrance!

The new proposed subdivision east of Columbia has some glitches to overcome. The original builder has backed out. The developer and new builder are not on the same page yet. The Plano Zoning Board meeting on this issue is now rescheduled for Oct 19<sup>th</sup> at 7:00 pm, City Hall Council Room. Rumors are that there will be fewer townhomes and more single-family detached homes.

The new small subdivision west of PCN — Sabine Park Estates

(replacing the Highland Oaks Church of Christ) — is certainly full of busy, heavy, dirt-moving equipment. Does anyone know why there have been hills of dirt built up and then scraped away? The heavy equipment would build 'em up and then chew them down. Upon completion, 38 single-family detached homes will be on those 12 acres. After a vote taken at the May 2015 PCNHA General Meeting, PCNHA plans to invite those homeowners to join our HOA if their subdivision does not have its own homeowners association in the plan.

All my best to you,  
 Dave Nichols  
 President, Pitman Creek North Homeowners Association, Inc.  
[president@pcnha.org](mailto:president@pcnha.org)

## Come Join Us!!

Pitman Creek North  
 Fall Festival  
 Saturday, October 24  
 5-7 PM  
 Hackberry Park

Festivities Include:

- Hot Dogs
- DJ
- Games
- Candy
- Costume Contest with Prizes (Judging starts at 6 PM)
- Appearance by Plano Police

## Neighborhood Activities .....



*'Plano's BEST Neighborhood Division has made it easier than ever to meet and mingle with neighbors in a fun, friendly environment with the debut of the Pop-Up Party Trailer . . . .'*

Our neighborhood has benefited from a new Plano initiative with their Block Party Trailer. We had the chance to use the trailer for our 'Picnic in the Park' in June, and the *Plano Star Courier* interviewed me following the event. The following is from the *Star Courier's* article featuring the new Block Party Trailer:

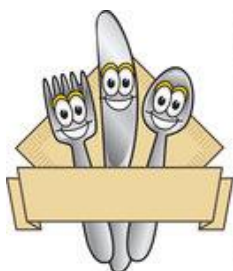
"Plano's BEST Neighborhood Division has made it easier than ever to meet and mingle with neighbors in a fun, friendly environment with the debut of the Pop-Up Party Trailer in April. Complete with tables, chairs, water coolers, ice chests, trash/recycling cans, party games and more, the mobile trailer comes with everything needed for a successful block party – just add neighbors.

'It's so important for us to know our neighbors, and that's why we do what we do, because it's so much safer in our community,'" Gooding said. "If somebody sees something suspicious, they report it, and we know it looks suspicious because we know who's around. It really has helped us enjoy living here, too, because we know who lives next to us, and we're friends with them.... The fact that Plano recognizes how important that is and offers this free service is great.'

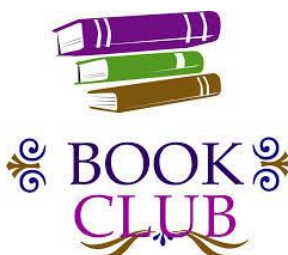
You can read the full article at [Plano Party Trailer: Just Add Neighbors](#).

We had a wonderful turnout at our picnic in June, and we look forward to seeing lots of neighbors again for our **Fall Fest – October 24th!**

Denise Gooding  
Activities Chair  
[activities@pcnha.org](mailto:activities@pcnha.org)



**PCN Supper Club -**  
Come join us (usually the first Tuesday of each month). Check PCN calendar on home page of our website - [www.pcnha.org](http://www.pcnha.org)



**PCN Book Club –**  
Come join us (usually the third Tuesday of each month). Check PCN calendar on home page of our website - [www.pcnha.org](http://www.pcnha.org)  
Contact [activities@pcnha.org](mailto:activities@pcnha.org) for meeting place.

## Landscaping Update .....

Our focus this year has been on establishing some new flowering perennials and bushes in most of the gardens. Perennials are more expensive and take longer to establish than the immediately showy annuals but should be worth our investment as they come back every year. Because perennials take that extra time to establish, we didn't have a particularly showy main entrance this year, but we are hoping for lots of blooms in 2016. There will be seasonal flowers on the entry corners and the south side of the entry islands in the future but we took advantage of the break in the drought to invest in more permanent landscaping.

To protect our investment, the corners and circle gardens have graciously been tended by volunteers who diligently watered by hand several times a week throughout the blazing heat of the summer and kept our new plantings alive. I think our gardens have never looked better! Thank you to our kind volunteers:

Char DeSostoa – Rio Grande and Park  
corner garden

Susan Gates – Park and Columbia  
corner garden

Kathleen Kurtz – Columbia north  
circle garden

James Woodward – Columbia south  
circle garden

Karen Smith – Columbia and 15th corner garden

Dick Bell – Victoria east entry garden

Dave and Susan Nichols – Victoria south entry island



In addition, Dave Nichols runs the sprinklers twice a week, trims bushes in all gardens, plants bulbs, flowers and bushes, deals with irrigation and electrical contractors, lays sod, puts in metal and rock edging, repairs gushers, installs new batteries in/and runs controllers, and in general is invaluable for the hours and expertise he donates to landscaping efforts throughout the year. Susan Nichols is instrumental in creating and putting up our autumn and winter displays. The only work we contract out, besides irrigation and electrical installation, is the mowing of grass and trimming of jasmine, thus saving our subdivision thousands of dollars that can be used in other ways (like spring and fall festivals in the park, etc.). Thank you all for all you do to keep our subdivision vibrant and its inhabitants (hopefully) feeling more cared for.

This year you may have noticed the two new weeping Japanese maple trees, one at each entry corner. I'm hoping they turn a beautiful shade of red or orange this autumn. You may be wondering why they are in cages. That is because one of them was repeatedly ravaged by squirrels that devoured bark and chewed off limbs while enjoying the sweet sap and tender wood on these immature trees. Use of pepper spray and "the cage" has deterred this behavior and hopefully we have saved the trees.

We have gotten a resounding thumbs-up on the rock borders in our three corner garden beds as well as the up-lighting that was installed at the south Victoria entrance. We hope you like the new upgrades!

If anyone is interested in providing suggestions regarding our landscaping or would like to be put on our short-list of volunteers on call, please feel free to contact me at [landscaping@pcnha.org](mailto:landscaping@pcnha.org).

With kind regards,

Vicki Blakley  
Landscaping Committee Chair  
[landscaping@pcnha.org](mailto:landscaping@pcnha.org)

Banking Summary	
5/1/2015 through 10/5/2015	
Category	5/1/2015-10/5/2015
<b>INCOME</b>	
Flower Fund (excess Dues)	595.00
Membership Dues	10,390.00
<b>TOTAL INCOME</b>	<b>10,985.00</b>
<b>EXPENSES</b>	
Common Green Areas	
Lawn & Garden	
Flowers & Plants	2,736.04
Grass Cutting	1,370.44
Improvement Projects	1,641.00
Maintenance Repairs	1,147.93
<b>TOTAL Lawn &amp; Garden</b>	<b>6,895.41</b>
<b>TOTAL Common Green Areas</b>	<b>6,895.41</b>
HOA Services	
Mailing to Neighbors	305.60
Neighborhood Socials	600.00
Signage	2,146.07
State Required fees	117.50
<b>TOTAL HOA Services</b>	<b>3,169.17</b>
Utilities	
Electricity	311.00
Water	207.45
<b>TOTAL Utilities</b>	<b>518.45</b>
<b>TOTAL EXPENSES</b>	<b>10,583.03</b>
<b>OVERALL TOTAL</b>	<b>401.97</b>

## Treasurer's Report .....

Thank you for joining Pitman Creek North HOA. As this report clearly shows, the funds you send in annually are put right back into our community. There is no paid hierarchy among us, we are all volunteers who enjoy where we live and desire to keep our community looking as inviting as possible. How do you think the hay bales and pumpkins get placed at the entry way on Victoria Way? It is your donations and our volunteer help. How do we get the wreaths around the stop signs during December? Again it is your donations and our volunteer help. The lighting in our trees on Victoria and the flowers all spring and summer, and the grass getting trimmed and kept neat all year round....yes, the same answer – your donations to the HOA and our volunteers. If you are not a member of the Pitman Creek North HOA, we hope you will choose to do the right thing and pay your fair share, help us keep our community beautiful and inviting.

Daniel Boron  
 Treasurer/Volunteer PCNHA  
[treasurer@pcnha.org](mailto:treasurer@pcnha.org)



## Crime Watch .....

It seems that there is always going to be crime of some type happening – but here in Pitman Creek North, we are working hard to keep it at a minimum. We need to give thanks to all our neighbors for being aware and vigilant in this effort.

Please be sure that all doors are locked (even when we are home), and alarms are set. When someone comes to the door, always answer (even if you do not open the door) so that they know someone is at home. When cars are parked on the street or in our alleys (driveways), they need to be locked and with nothing in sight to steal. Don't forget to close your garage doors after coming home (yes, it's easy to forget when we are carrying stuff inside) – and if you see a neighbor's garage door has been left open a long time with no activity, a kindly reminder seems to always be appreciated! If we all continue to do these things as well as being alert and watchful, we can keep our neighborhood safer.

Social media continues to help keep all our neighbors aware of issues arising in both our neighborhood as well as other neighborhoods nearby. Every time I am notified about any crime activities which I think could be pertinent to Pitman Creek North residents, I post that information on our social media web pages as well as sending out Crime Watch email alerts to our PCN email list.

I would like to personally thank our residents for all their help in making PCN such a great place to live. Please feel free to contact me at any time with any questions or problems, as well as suggestions for safety tips/improvements for Pitman Creek North.

Thomas Martin  
 Crime Watch  
[crime\\_watch@pcnha.org](mailto:crime_watch@pcnha.org)

## PCNHA Membership 2015-16 .....



PCN's Membership Drive for 2015-16 began June 1, the start of our fiscal year. We are off to a great start with 47% of our neighborhood having signed up! Our PCN Homeowners voluntary dues are only \$45 per year! Quite a bargain considering the value you receive for that! Just read our newsletter . . . there are a lot of people helping make this a friendly, attractive and safe neighborhood. A Membership Table will be set up during our Fall Fest on October 24th and we will be collecting dues from anyone who wants to come by and join.

With your membership, you get a lovely yard sign to show your support for our neighborhood. That's the good news.... The bad news is that we only have 250 signs. We have 232 members now – they are first-come, first-served for the remaining 18. Get 'em now folks! Here's how our membership breaks down by street (as of this writing):

Street	Members	Total Homes	% Participation
Amazon	28	44	64%
Brazos	24	48	50%
Callaway	28	55	51%
Danube	26	56	46%
Geneva	27	72	38%
Huron	31	72	43%
Sacramento	40	72	56%
Tawakoni	28	72	39%
<b>TOTAL</b>	<b>232</b>	<b>491</b>	<b>47%</b>

There are lots of new residents in PCN; many we may not know about. If you have a new neighbor, and they are not receiving our emails and notices, please have them contact me, or any board member.

Thanks for your continued support!

Susan Nichols  
 Membership  
[membership@pcnha.org](mailto:membership@pcnha.org)



## Welcome to the Neighborhood!! .....

PCNHA welcomes new homeowners with a visit from our Welcome Wagon representative, Lynn Humble. Email Lynn ([welcome\\_wagon@pcnha.org](mailto:welcome_wagon@pcnha.org)) when you see a new neighbor move in. We want everybody included in our Crime Watch notices as well as notices of upcoming social events.

If you have not been properly welcomed, look for Lynn at the PCN Supper Club or our Fall Fest. She will be at the clothespin fishing game!

Lynn Humble  
 Welcome Wagon  
[welcome\\_wagon@pcnha.org](mailto:welcome_wagon@pcnha.org)



# PCNHA

## **Board Members:**

President - Dave Nichols  
[president@pcnha.org](mailto:president@pcnha.org)

Vice President - Bill Humble  
[vice\\_president@pcnha.org](mailto:vice_president@pcnha.org)

Treasurer - Dan Boron  
[treasurer@pcnha.org](mailto:treasurer@pcnha.org)

At-Large - Jeremy Bohland  
[at\\_large@pcnha.org](mailto:at_large@pcnha.org)

Secretary - Kathy Paxton  
[secretary@pcnha.org](mailto:secretary@pcnha.org)

Communications - Kathleen Martin  
[communications@pcnha.org](mailto:communications@pcnha.org)

Membership - Susan Nichols  
[membership@pcnha.org](mailto:membership@pcnha.org)

Activities - Denise Gooding  
[activities@pcnha.org](mailto:activities@pcnha.org)

## **Committee Chairs**

Crime Watch - Tom Martin  
[crime\\_watch@pcnha.org](mailto:crime_watch@pcnha.org)

Landscaping - Vicki Blakley  
[landscaping@pcnha.org](mailto:landscaping@pcnha.org)

Welcome Wagon - Lynn Humble  
[welcome\\_wagon@pcnha.org](mailto:welcome_wagon@pcnha.org)

Yard of the Month – Lauren Eastburn  
[yard\\_of\\_the\\_month@pcnha.org](mailto:yard_of_the_month@pcnha.org)

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We're on the Web!

See us at:

[www.pcnha.org](http://www.pcnha.org)

## **Yard of the Month .....**

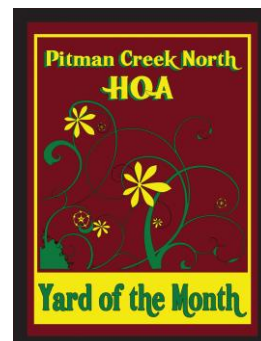
As the Yard of the Month chair, I am thankful that my job is a difficult one! Each month I continue to be impressed with the number of yards within our subdivision that are so well maintained, as well as the number of yards that are enhanced with seasonal color and a variety of flora.

If you walk the neighborhood often, you will have noticed that a number of homes have either entirely updated their landscaping, many using drought-tolerant plants, or have added attractive stone work in the form of walls and borders. This surely adds value to the homes in our neighborhood, so on behalf of your neighbors, please accept our "Thank You!" for taking such pride in your yards! It really does seem to be contagious. I always have to smile when one homeowner adds some landscaping updates, and the next thing you know, one of their neighbors is following suit!

Admittedly, 'Yard of the Month' selection can get a bit harder in the winter months. The past few winters have had some brutal weather days, and our lawns, trees, and seasonal color reflected that! We will still keep our eyes open during those brutally cold winter days — looking for great landscaping or possibly even great seasonal yard decorations.

And you can help! Do you have a neighbor whose yard always looks great? Did you recently update your own landscaping? Did you pass by a house on a walk with a yard that made you say, "Wow!?" Tell us about it! Feel free to post positive comments on our neighborhood Facebook page or fill out a nomination form on our HOA website under [Landscaping/Yard of the Month Nomination Form](#). We would LOVE to hear from you!

Lauren Eastburn  
Yard of the Month Chair  
[yard\\_of\\_the\\_month@pcnha.org](mailto:yard_of_the_month@pcnha.org)



## **About Our HOA .....**

Pitman Creek North Homeowners Association, Inc. (PCNHA) was formed for the purpose of assuring the continued beauty, safety, and stability of the area and to promote pride and communication among the 491 residential homes. The HOA assists in maintaining a residential character, property value appreciation, safeguarding of property rights and the promotion of social activities.

Besides adding to the quality of life for the residents of Pitman Creek North, a strong and active homeowners association helps to ensure an awareness of issues which may affect our property values and safety. We hope you will join us in keeping Pitman Creek North one of the very best neighborhoods in Plano. We also want to formally welcome all new residents and hope each of you finds caring neighbors and a friendly atmosphere here in Pitman Creek North.