

## First Elected Homeowners Association Board

The new Panther Creek Estates HOA Board:

- **Chair & Covenants Committee** - Lee Myrben
- **President & Architectural Control Committee** - Bill Woodard
- **Vice President & Pool Committee** - Chris Showman
- **Secretary & Communications Committee** - Jeanne Rubin
- **Assistant Secretary & Safety Committee** - Jen Hampton
- **Treasurer & Social Committee** - Brian Reinhardt
- **Assistant Treasurer & Beautification Committee** - Eric Ciminski



Since the November 2006 election, the new board along with our community manager, Betty Crudden, have meet monthly. Each Board Member was assigned to sit on at least one of seven committees and acts as liaison. See page 2 for details on the HOA Committees.

This board, now composed of homeowners, has much to do. Following are some of the tasks we've completed and items still in process:

- Analyzing Association Finances including proposed budget
- Meeting with City of Frisco officials to clarify PCE Public Improvement District
- Comparing proposals for Audit and Reserve Study
- Creation of HOA website and newsletter
- Purchased sign at Granbury entrance
- Drafting collection and payment application policy
- Received bid and hired electrician to repair and maintain community lighting
- Studied and signed Pond maintenance contract
- Discussed and responded to various homeowner requests
- Reviewed annual Architectural violation report and assessment delinquencies update and began discussing plans to address these issues
- Walked through neighborhood with management company and landscaper

It has been a busy 3 months! **Please fill out the enclosed survey. We want to hear from you!**

### Important Phone Numbers

**City of Frisco**  
(972) 292-5000

**Co Serv Electric & Gas**  
(800) 566-2314

**SEM Elementary School**  
(469) 633-3575

**SBB Management**  
(972) 960-2800

**ATT**  
(888) 294-8433

**Time Warner Cable**  
(972) PICK-TWC

**Frisco Police Department**  
(972) 292-6000

### PCE SALES MARKET REPORT

As of Jan 31 2007

Low: \$ 166,000  
Median: \$ 232,850  
High: \$ 293,000

Avg Sq.Ft.: 2,785

Courtesy of  
3:16 team REALTY

## Keep Panther Creek Estates Beautiful

When you are out in the neighborhood enjoying our trails and city parks, please use the trash cans provided by the City of Frisco. We can all practice and model good citizenship by picking up litter. *Frisco Law requires pet owners to clean up after their pets so be sure to carry a "pooper scooper" on your walks.*

If you see high grass, trash or storage in a yard or driveway contact [code@friscotexas.gov](mailto:code@friscotexas.gov) or 972.292.5302. For Builder trash and other infractions such as not having orange barriers around property, blocking streets or alleys, and other building-related concerns call 972.292.5301 or [bldginsp@friscotexas.gov](mailto:bldginsp@friscotexas.gov) Let SBB Management know as well so they can follow up with the city.

## Name Our Newsletter!

Our newsletter needs a name. Email your suggestions to [communications@panthercreekestates.org](mailto:communications@panthercreekestates.org). We also need reporters, contributors, editors, photographers, and writers. This newsletter belongs to the residents of Panther Creek Estates. We want to fill it with articles and information you will find useful and interesting.

## The Committees are Off & Running

As was stated at the annual meeting “Committees are where the real work of the HOA will be done.” We are very fortunate here in Panther Creek Estates that we have many neighbors willing to volunteer their time to make this a better place to live for everyone. All seven Committees have met and are already hard at work.

**Architectural Control Committee (ACC)** - meets the third Monday of the month. We have already begun to develop guidelines for structural changes and additions. We are also working on an online form for requests. Chair–Robert Guthrie

**Beautification Committee** - meets the first Wednesday of the month. Our 3 sub-committees are Enforcement, Landscaping, and Yard of the Month. We have met with the landscape company to identify areas of concern or in need of improvement. Chair-Brad Nations

**Communications Committee** - meets the first Tuesday of the month. This committee will provide the means for and promote open communication among the homeowners in PCE and between the homeowners and the HOA Board. The website and newsletter are our first projects. Chair - Loreena Yeo Webmaster - Chadd Mikulin

**Covenants** - This Committee has solicited various documents from other Associations and is preparing a thorough review of our bylaws.

**Pool Committee** - responsible for overseeing the maintenance of the Pool and adjoining green space. We are currently evaluating and researching proposals for a shade structure. The pay phone has been removed saving the HOA about \$1000.per year. Chair-Evelyn Harvey

**Safety Committee** - members will work with Frisco Neighborhood Watch and develop relationships with Frisco Police and Fire to discuss ways to keep our neighborhood safe. We plan to establish a McGruff House which is a safe place where children in the neighborhood can go. We could use some more volunteers. Please join us!

**Social Committee** - meets the third Thursday of the month. This committee is responsible for planning, executing and publicizing all Panther Creek Estates social events. Our primary focus is to promote a fun and positive environment for all members of the PCE Community. Chair-Amber Wilson

It is not too late to join a Committee. Email board@panthercreekestates.org and tell us which committee you are interested in. It is a great way to meet your neighbors and keep our neighborhood great!



Check us out on the web! Send us your feedback /suggestions for our new website.  
[panthercreekestates.org](http://panthercreekestates.org)

## Support Our Local Businesses

A big thank you to the sponsors of our first newsletter. Please patronize these businesses and business owners in our neighborhood.

- ⇒ “I am a Plumber that lives in the Neighborhood. If I can be of any service to you please call. Thank you, Jay” **Plumbing by Jay INC** 972.377.4114 www.plumbingbyjay.com
- ⇒ Individual, Couples and Family Therapy, **New Perspective Counseling Services** Kimberly Gist Miller, MS, LMFT 469.362.8004 www.kmillercounseling.com 9555 Lebanon Rd Suite 301 Frisco
- ⇒ “It is better to have insurance and not need it, than to need it and not have it.” **Victor Miller Agency** 972.302.8922 www.viccare.com 3520 Preston Rd Suite 113 A-269
- ⇒ “Who knows better than the realtor that lives in the neighborhood” **3:16 team REALTY** Loreena Yeo 214.783.2210 www.316teamrealty.com  
Sponsoring Broker: Vision Properties



### Calling All Business Owners

We are seeking sponsorships for the newsletters and website. Please email for more information communications@panthercreekestates.org.

# Panther Creek Estates Homeowner Survey

## PLEASE PRINT

Homeowner Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Email Address \_\_\_\_\_

Do you have access to email? Yes  No

May we send you HOA news by email? Yes  No

Do you have an interest in serving on a committee?

- ACC
- Beautification
- Communication
- Covenants
- Pool
- Safety
- Social

What are the best things about Panther Creek Estates?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

What should be the new HOA Board's priorities for 2007?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

What information would you expect to find on the HOA website?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

What type of information would you expect to receive in an HOA newsletter?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Do you have a business you would like to advertise on the HOA website or in the newsletter?

Fax Survey to:  
 214.231.9018 or mail:  
 PCE Communications  
 Committee c/o Loreena  
 Yeo 12465 Angelo Drive  
 Frisco TX 75035.

On 4/18/07 we will draw  
 1 completed survey.  
 Winner will receive a gift  
 certificate to a local  
 restaurant.



*All photos courtesy of  
3:16 team REALTY*



\_\_\_\_\_

**Betty R. Crudden**

Community Manager  
SBB Management Company  
5728 LBJ Freeway, Suite 300  
Dallas, TX 75240  
972 960 2800 x316  
972 991 6642 (fax)  
b.crudden@sbbmanagement.com

---

We're on the web!

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

---

Contact The HOA Board:  
board@panthercreekestates.org



**TOP TEN LIST**

**Reasons to contact our Community Manager,  
Betty Crudden**

10. There is an RV parked in the driveway next door.
9. You never received a pool key.
8. You need the address for sending HOA assessments.
7. The fountain at the entrance is not working.
6. There is a broken sprinkler on the greenbelt.
5. You have a question about the DCC&R's.\*
4. There is builder trash outside of an orange barrier.
3. There is a yard with grass over 10" high.
2. You want to be on an HOA Committee.
1. You want to say THANKS for helping us keep PCE the wonderful place it is to live.

\*available on our website

---

## Resident Spotlight– Ariel Ortegon

Ariel has lived on Henderson Drive across from Bob White Park since November 2004. She is a part-time nurse and full time wife to Garth, a computer programmer, and Mom to Arianna, a 5th grader at SEM Elementary school.

Ariel was making our neighborhood a better place to live even before there was an HOA. She and neighbor Tammy Eaton organized the first two National Night Out events and several Block Parties. In addition Ariel has helped start a Men's Poker Night and the PCE Book Club.

Recently Ariel has joined the HOA Beautification Committee and will serve on the Landscaping sub

committee. If you have ever seen her garden, you will know that she is perfect for this job!

Ariel is the leader of Junior Girl Scout troop #889, 4th & 5th graders . The troop meets every other Wednesday 4-6 pm. If your daughter is interested in Scouting you can reach Ariel through our website or email her at aortegon@hotmail.com.

**“What do you enjoy most about living in Panther Creek Estates?”**

**Ariel: We bought our home in PCE because of the location near the park and greenbelt. What has made it even better are all our neighbors. We not only enjoy block parties, holiday parties, dinners, poker,**

**book club, and exercising together, but I also know I can call them if I need some help with childcare and other things. We are planning on living here a long time.**



Is there a Panther Creek Estates resident you think we should spotlight? Email us his or her name and contact information or better yet write it up yourself and send it in along with a photo! Be sure to include the question “What do you enjoy most about living in PCE?” We will print one in each newsletter and put other submissions on the website.