

## 2008 Pool Season

The PCE community pool opened for the season. You must have a pool key to enter the facilities. If you do not have a pool key, PCE homeowners may obtain one by filling out the request form and by following the directions on the website. To download the form, visit [www.panthercreekestates.org](http://www.panthercreekestates.org). Click "Pool" under the "Committees" link.

### A Few Highlights of the Pool Rules

- Pool hours are: 9:00 AM until 10:00 PM, Sunday through Thursday, 9:00 AM until 11:00 PM, Friday and Saturday.
- No Lifeguard on duty.
- No diving is allowed.
- Only 4 (four) guests are allowed per resident.
- A valid key must be used to access the pool area, TRESSPASSING will not be tolerated.
- No pets, bikes, scooters, skateboards, roller blades, or roller shoes are allowed inside the pool area.
- No running, roughhousing or general horseplay that will endanger the safety of others.
- No air mattresses in the pool. No sliding down pool hand rails.
- For the health and safety of the residents, children not potty-trained must wear swim diapers while in the pool. Accidents in the pool require that the pool be closed for 24 hours, per the Texas State Health Department.
- No smoking or tobacco products
- **CHILDREN UNDER THE AGE OF 15 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OF AGE OR OLDER.**
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For a Full List of Rules, visit the PCE website "Pools" page.

- In case of **EMERGENCY, CALL 911.**
- **TRESPASSING & VANDALISM WILL NOT BE TOLERATED.** To report, call police non emergency number **972-292-6010** immediately then notify PCE Pool Committee at [pool@panthercreekestates.org](mailto:pool@panthercreekestates.org).
- For pool maintenance issues and general information, contact [pool@panthercreekestates.org](mailto:pool@panthercreekestates.org).

Have a fun and safe time at our community pool. The Pool Committee wishes everyone a terrific summer!

ADDRESS:



## June / July 2008

### Resident Spotlight – Lee Myrben

Lee Myrben and his wife Billie moved to Panther Creek Estates (PCE) in April 2004 from Lakeside CA. just east of San Diego. They were looking for a place to settle down after Lee retired as a Director of a company involved in government contracts. Prior to his involvement in government contract work, Lee retired with 22 years in Navy aviation. Lee currently serves on the PCE board of directors as the Chairman.



He is also involved with the Veterans of Foreign Wars, Frisco Post as the Senior Vice Commander and will be the Post Commander starting in July 2008. Lee and his wife have three children, a son and family living in Castle Hills and two daughters and their families living in the San Diego area.

Lee enjoys a game of golf now and then and is a classic car enthusiast. On Saturday, you may see Lee on his way in his "29" Roadster to the Morning Maniacs Car Club. Of course this depends on the current weather conditions. That is one thing that Lee has not gotten used to in the past four years in Frisco, heavy storms and tornados. Lee says that California has earthquakes but they mostly just tickle your feet.

### "What do you enjoy most about living in Panther Creek Estates?"

Billie and I chose to live in the city of Frisco and PCE for three reasons: our son and his family live about 30 minutes away, the Frisco small town environment and how friendly people are in this area. Even though the city is growing, the people have not changed, especially in Panther Creek Estates. The majority of the PCE residents care about what is going on in the community and want to ensure that it stays as a great and safe place for families. That is one of the main reasons Lee decided to assist in the transition of the Homeowners Association from the developer to the PCE homeowners.



## **Panther Creek Estates HOA Board Member and Safety Committee Liaison - Jen Hampton**

Once my family chose Frisco as the best city to live, we started to visit some neighborhoods, and, as my perceptive grandmother used to say, "The first impression is the one that counts", we were driving by El Dorado and found Panther Creek Estates. Our first great impression was an iron sign at the Granbury Entrance. A unique sign that defines the neighborhood caught our attention.

This Sign was the first "big" project of Jen Hampton, the assistant secretary and board liaison to the Safety Committee of the Panther Creek Estates Homeowners Association (HOA).

She moved here 4 years ago from North Carolina, and chose Frisco because all the great things it has to offer, "...Dallas stars Training Facility at the Dr. Pepper Star Center, Frisco Rough Rider minor League baseball, FC Dallas major league soccer, beautiful parks..." They liked Panther Creek Estates, because her family loves the location: North of Brinkmann's Ranch, "the country side among a crowded city", and the city parks in the subdivision.

With no previous experience as part of an HOA but with tons of energy and the firm idea of a better subdivision, she helps to organize the seven committees in the HOA, keeps a running list of all the volunteers and takes the minutes at the board meetings. "My family plans on being here in PCE permanently. I wanted to be involved and take part and have a hand in creating a solid foundation for our HOA," Jen said.

At the time, she remarks that Communication is the basis of a healthy neighborhood, she invites residents to participate in the survey that the HOA recently emailed as well as be part of the safety committee "We want our neighborhood to be safe and feel safe. The safety committee is looking for homeowners who wish to become block captains or wish to learn how we can make our neighborhood a Crime Watch Neighborhood."

Jen's favorite activities in the subdivision are walking in the park, swimming at the pool or talking with the neighbors.

Enjoy Panther Creek Estates, as she recommends, "Go out and meet your neighbors. Be friendly! Be involved!"

If you are interested in become a block captains please contact the safety committee: [safety@panthercreek.com](mailto:safety@panthercreek.com) - Patricia Bernal

## **New Management Company**

After many discussions and research that began last Fall, in January of this year your Board prepared and sent out a Request For Proposal (RFP) to five management companies with expertise in managing homeowner associations. The purpose of this RFP was to ensure our HOA is getting the best management services for the best price. This is common business practice and is typically called a competitive bid process. Since the board took over from the developer we have systematically been bidding out every current and any new contract. Our goal was to complete this year with the two largest contracts, Management Company and Landscaping.

Management Company proposals were due in February and the top three companies were selected for interviews based on the proposals submitted. The Board held interviews in early March. Each company was asked a variety of questions and rated appropriately by each board member. Afterwards references were called. Finally the board met 2 different times to discuss and compare the proposals, interviews and references of those companies before deciding which to choose.

As a result of this process, we are happy to inform you that a new management company has been selected to manage our HOA into the future. The company selected is RealManage ([www.realmanage.com](http://www.realmanage.com)); we are confident this selection will provide the Association with more tools, better functionality and outstanding customer service. For instance each homeowner will now have online access to your account, there is automated tracking of architectural requests, and RealManage has a customer service center that is open until 7pm during the week.

You should have already received a welcome letter from RealManage and of course they will be sending your assessment invoice due July 1, 2008.

The Board of Directors would like to take this opportunity to thank SBB Management and especially Betty Crudden for their past management of our Association. If you should have any questions regarding this selection process or the new Company, please contact your Board.

**To Advertise in this Newsletter**  
**Call 817-528-7570**  
[yourareanewsletter@yahoo.com](mailto:yourareanewsletter@yahoo.com)

**Deadline: July 10**  
**Distribution: Aug. 1**

## UPDATE FROM THE SAFETY COMMITTEE

One of our goals this year with the safety committee is to get people informed about what goes on in the community. Whether it be social events or safety alerts, we want you to know what goes on around you. To be listed on safety e-mail alert list, e-mail your info to [safety@panthercreekestates.org](mailto:safety@panthercreekestates.org) There's not a lot that happens in our community but if/when something does, we'd like for you to know. An informed community is a better community.

Tired of flyers and solicitors? The Frisco Neighborhood Watch No Soliciting Signs are very effective in keeping flyers off the front door and pestering salesmen away. Solicitors are required to have permits from the city issued to them to peddle their flyers/goods. If enough homes have the signs, they may just go elsewhere to another community. The signs are just \$8 and we make nothing from the sales – all the money goes back to Frisco Neighborhood Watch to help in their city wide crime prevention efforts. To obtain one, contact me at [safety@panthercreekestates.org](mailto:safety@panthercreekestates.org) and I'll get it to you. I've even had requests from surrounding communities about these signs.

Want to get to know more of your neighbors? We are currently looking for volunteers to help establish a neighborhood watch via block captains. Block Captains are the backbone of Frisco Neighborhood Watch. Quite frequently Block Captains are the only direct contact neighbors have with the organization. In order for communication to flow effectively to and from residents, citizens need to feel the Block Captain is interested and available to hear their comments/concerns. The number of Block Captains will depend upon the size of the neighborhood and the number of residences on each street. In some neighborhoods, Co-Block Captains share responsibility for a block; in others, a Block Captain may be

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## PCE HOA Newsletter # 5 - New Newsletter Format/Company

Welcome to the new Panther Creek Estates Newsletter. We hope you enjoy our new expanded and improved look. The articles are still written by residents, but the newsletter is being produced and mailed by Impact Productions. Best of all it is totally FREE to PCE HOA! And we'll be able to send 6 instead of 3 newsletters per year. So happy reading and please support our local advertisers.

Send your articles, photos, and feedback for Newsletter #6 no later than July 5 to the Communications Committee.

responsible for more than one block. Some of the duties include:

\*\* Meet the neighbors on the block, inform them about the neighborhood watch group, get their input about what is important to them, and enlist their help to organize the block and/or neighborhood.

If this sounds like something you would want to help out with, please e-mail safety committee chairman at [safety@panthercreekestates.org](mailto:safety@panthercreekestates.org) I've had a few requests and once we get more participants, we can move forward.

Our next meeting is tentatively scheduled for Thursday, June 19<sup>th</sup>, 7 pm. For more information, e-mail us.

With the warmer weather and school year about to end, the kids will want to spend more time outside. Be aware of children playing in the alleys when driving through them. Parents, inform your kids of the dangers of playing near alleys and streets. Even a vehicle traveling at a low speed could cause serious injuries to a little one.

Lastly, PLEASE close garage doors when not in your view. It only takes a few seconds for a thief to haul off with your property. It's easy to forget about it when doing the yard!

If you see suspicious activity and/or vehicles, you can call the police department on the non-emergency line at 972-292-6010. This also includes noise complaint calls. Leave the 911 calls for emergency calls only.

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## Architectural Control Committee (ACC)

The Architectural Control Committee (ACC) meetings are held on the third Monday of each month at 7:00pm and only if there are issues to be discussed. If anyone would like to attend our meetings they may contact the ACC chairman 'Bob Guthrie' at [bbguthrie@hotmail.com](mailto:bbguthrie@hotmail.com). We have had several homeowners this past quarter turn in requests for home improvements. Currently the requests have been for patio covers, swimming pools, arbors and new fences. The ACC encourages all structural changes of any kind (to the home), to be sent in for approval. These changes also include the painting of the homes or fences (if changing to a different color). It is nice to see the homeowners taking pride in their property and upgrading when needed. The spring time is the most active for homeowners to get their home requests in and done before the heat of the summer.

## Beautification Committee - Yard of The Month

Yard of the month selections are from May-December. Let's keep our community beautiful and attractive. Also please be mindful and respect other's property and our parks by scooping your animal's waste and not letting your animal roam the neighborhood unattended. Here are some helpful tips obtained from the internet to assist you with making your yard a successful one. -M.Gibson

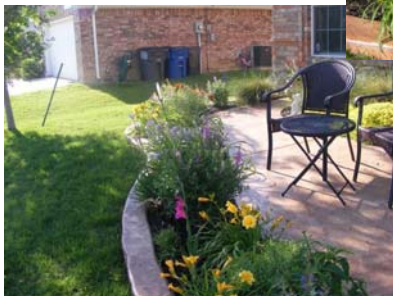
### 8 Tips for Do-It-Yourself Landscaping

#### Provide Your Landscaping With Year-Round Interest

Here's a can't-miss tip for beautifying your yard: make sure you're providing something of interest in each of the four seasons. The goal is to have flowering trees and/or shrubs throughout spring and summer, fall foliage in autumn and good structure in winter.

#### Layer Your Planting Beds

Layer your planting beds in 3 rows: a back row (facing north, preferably) with the tallest plants, a middle row with the next tallest, and a front row composed of your shortest plants. Use repetition, both in the planting bed and elsewhere in your yard, to provide unity.



#### Use Evergreens for Continuity

Do-it-yourself landscaping tip #1 above focuses on deciduous trees and shrubs. But don't forget evergreens. The deciduous specimens provide more color and variety, while the evergreens will provide continuity and "structure" for winter interest.

#### Both Annuals and Perennials Provide Color

You can incorporate annuals into a do-it-yourself landscaping plan to off-set the blooming of perennials. Doing so will give you continuous color in the yard all year round. (Remember to choose drought tolerant plants to survive Texas summer and potential water restrictions. There are many beautiful Texas Natives to choose from!)

#### Incorporate Hardscape Into Your Landscape Design

Don't restrict your do-it-yourself landscaping to plants. Include hardscape features, too. Like evergreens, they

provide structure in winter, and much more than that. Decks and arbors are other important hardscape features. Patios and decks provide transitions from indoors to outdoors. (Remember to fill out the ACC form for any changes to the exterior of your home. It can be found on the ACC page of our HOA website.)

#### Install Water Features: It's Easier Than You Think

Good landscape designs are anchored by focal points. One of the hottest trends is to use water features as focal points. This is one trend with "sound" reasoning behind it: water features are not only visually appealing, but emit soothing sounds.

#### Don't Forget the Foliage!

Flowers are great, but don't forget the characteristics of a plant's foliage. In landscape design, varying foliage



textures and colors are used to spice up the yard with diversity. Evergreen conifers, while lacking flowers altogether, nonetheless have foliage that offers a myriad of different textures and colors.

#### Make Your Life Easier With a Low-Maintenance Yard

You can follow all the above do-it-yourself landscaping tips and still not be happy with your yard. For, besides giving your yard a pleasing appearance, you must also be sensible in planning for its maintenance. Beautiful or not, you'll resent your yard if it causes you too much work. Unless you don't mind spending hours each weekend on upkeep, plan your design for low maintenance.

-M. Gibson

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### Beautification Committee Update

Projects for the Beautification Committee for Spring-Summer 2008 will include:

1. Continuation of work on area off of Hillcrest
2. Landscaping contract going out for bids May-June
3. Corner at Honey Grove and Panther Creek will be updated to look similar to the others entrances
4. Fall Trash pick up day event

Want to help with any of these projects and/or have other ideas to share, email

[beautification@panthercreekestates.org](mailto:beautification@panthercreekestates.org) and join our committee.

## Cottonwood Trees

At one of the recent Beautification meetings in the past few months, someone brought up the fact that some of the builders have been putting cottonwood trees in the front yards. Unfortunately, we cannot tell them not to put these in the yards. However, if purchasing a home, the buyer can certainly request certain trees.

The information below is taken from the [www.tpwmagazine.com](http://www.tpwmagazine.com) website and provides some general information about this tree.

### The Cottonwood

The cottonwood (*Populus deltoides* var. *deltoides*) is known by a variety of names — eastern cottonwood, southern cottonwood, Carolina poplar, eastern poplar and necklace poplar — besides its Spanish translation. A member of the willow family, the cottonwood normally grows near water. According to Howard Garrett, author of *Howard Garrett's Texas Trees*, "Cottonwood has been considered an aquatic plant because it likes moist soil so much but it can adapt to fairly dry situations."

The tree can grow to a height of 80 to 100 feet with a trunk of 4 or more feet in diameter. The coarsely toothed

leaf blade is a broad triangle, usually 2 to 4 inches long and 2 to 4 inches wide. Its long petioled (stemmed) leaves flutter in the slightest breeze reflecting sunlight and creating a delicate sound. A deciduous tree, the leaves turn yellow in the fall. The female tree sends out cotton (seeds in a cotton-like wrapping) in the spring.



That any existing cottonwood dates back as far as the 18th century is unlikely. Garrett writes that the cottonwood does not have a long lifespan, but their descendants may still exist. Not a fan of the tree, Garrett lists it in his book as one of the worst trees in Texas. He writes: "Cottonwood trees are stately and beautiful when healthy but are a bad investment. They are short-lived, have brittle wood, and are subject to wind damage and insects (especially borers). Also, the female plants produce messy cotton that clogs air

conditioners."

These are beautiful trees in the right spot. The photo attached shows a cottonwood on the Henderson greenbelt near the Bay City intersection. Most of the cottonwoods I have seen in the neighborhood are south of the pool, in the newer sections. In a few years some of these trees will be huge. You cannot tell the male or female until they begin shedding. As the article mentions above, they can clog air conditioners and are also bad for those who suffer from seasonal allergies. One of the streets in the newer section has a large number of these trees. First Texas was the primary builder in this section. You might consider changing them to a different type of tree before they grow too large. —A.Ortegon

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## Social Committee Update:

The 2008 Crawfish Boil at Mourning Dove Park in April was a huge success! More than 300 neighbors turned out for a great afternoon of crawfish and music! The kids really enjoyed the three bounce houses and snow cones! The social committee is hard at work planning three more events that include a pizza and movie night on June 7 (postponed), National Night Out on Oct. 7, and the 2nd Annual Halloween Spooktacular. Check out the neighborhood forum on FOL and the PCE Web site at [www.panthercreekestates.org](http://www.panthercreekestates.org) for more details on these upcoming events. The social committee is currently scouting for volunteers. If you are interested in being a part of a fun group of neighbors, please contact the committee at [social@panthercreekestates.org](mailto:social@panthercreekestates.org).

**Thanks to the Hogs** of Henderson Drive, Betty at SBB and our Landscape Company, ALS for helping this mother Quail guard her nest and eggs in the middle of the greenbelt East of Mourning Dove Park.



## Did you know?

Did you know that Panther Creek Estates and City of Frisco has rules and regulations that provide you with information on what you as a home owner can do to your home and your landscape? When we purchased our home, we all received documents concerning rules and regulations that we have to adhere to. However, we all quickly forget about these documents after signing so many.

Therefore, we will start publishing some of the Panther Creek Home Owner Association (PCEHOA) Rules and Regulations to reduce violations in the future. A complete list of rules and all of our HOA documents can be found on our website.

**Garage Sales:** See article VII. Homeowners may have no more than 2 garage sales of any more than 2 days duration each during any 12 month period. Garage sales may not be conducted without prior written consent. Signs relating to Garage sales will be allowed per city ordinance only, and will be limited to 1 sign located on the home owner property only. No sign may be placed on PCE HOA, or city property.

**Boats, and Recreational Vehicles:** No boat, or RV, camper or other similar vehicle may be parked for storage in the driveway, or front yard of a dwelling. Additionally no such vehicle will be stored in the rear yard of any residence unless completely concealed from view. No such vehicle will be used as a residence or office temporarily, or permanently. Storage shall mean any such vehicle parked for more than 24 hours.

**Trucks:** No truck in excess of 1 ton and any vehicle with painted advertisement shall be permitted to park overnight within the PCE.

**Fences & Gates:** Fences are to be maintained in a good condition. Fences deemed to be in a state of disrepair including those with chipping paint, rotting wood, leaning portions are subject to fines as detailed in the fine policy.

New or replacement fencing. Permits are required for replacement of more than 16 feet of fencing. Permits must be posted during the construction of any replacement fence. Repairs of any nature shall be made with materials of comparable color, size, shape, and quality of the original fence to which the repair is being made.

Please note there are special requirements for fences on the greenbelts and the perimeter of the neighborhood. See the CC&R's for details.

### **Temporary Structures:**

**Gazebos-** Allowed with approval of ACC.

**Temporary Patio Covers** (ie canvas, or other moveable structures). Not Allowed, per by laws

**Other Temporary Structures:** Not allowed and no temporary structure shall be used as a dwelling.

**Sheds:** (Relocated Structures): May be no larger than 8' by 10' in floor area, no taller than 8' in height. Structures may not be visible from any street contiguous with the lot.

**Arbors/Permanent Patio Covers:** Refer to City Ordinance 02-08-081.

Residential Accessory buildings in Excess of 160 square feet must be of exterior materials similar to the main structure, and must meet the masonry requirements of section 36.9 of Frisco Comprehensive Zoning Ordinance.

The foregoing are only a few Rules and Regulations that we as a home owner need to remember as time goes by. Again, for additional information, refer to the documents provided by your builder or on the website. –L. Myrben

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## Community Survey

With a community the size of Panther Creek Estates, there are numerous requests for improvements that are brought to the attention of the Board. All ideas are worthy for consideration, but limited resources and time require that prioritization take place and a few at a time selected.

To help prioritize projects and specifically, learn what the residents want for the future of the pool area the Board is currently distributing a survey to the residents of PCE. The survey is an attempt to learn what the residents' desire and obtain a "mandate" for the larger projects being considered.

The Board worked together to design the survey being careful that each question did not introduce bias and that the answers would give clear direction to the Board. As well, the survey consists of less than 10 questions to make completion easy and fast.

Based on the number of single family owned lots currently in the community, a sample size was determined to ensure statistical significance in the results. The survey is currently being distributed via the internet and person-to-person.

If you have already taken the survey, thanks! Your response is appreciated. If you have not already taken the response, there's still time. We have extended the deadline until June 15. Please send an email to [beautification@panthercreekestates.org](mailto:beautification@panthercreekestates.org) and you will receive an invitation to take the survey on-line or visit the HOA website.

The results of the survey will be communicated to the residents in the near future.



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Dallas, TX 75001

F: 866-919-5696

1-866-4RealService (1-866-473-2573)

7:30 a.m. to 7:00 p.m. CST

[www.realmanage.com](http://www.realmanage.com)

[service@realmanage](mailto:service@realmanage)

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## 2008 Nominating Committee

Members of the 2008 Nominating Committee: Marie Gibson, Kimberly Miller, Ariel Ortegon, Lee Myrben, and Jeanne Rubin met in May to get to know each other, review the charge of the committee and assume their duties. The committee is now soliciting candidates for 3 board positions that will need to be filled in October. An application for candidacy including Board of Director responsibilities is available on the HOA website.

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## Covenants Committee Report:

The Covenants Committee is now meeting on the 3rd Tuesday of the month @ 7:30PM. The next meeting is 6/17. The committee is available to hold hearings at the beginning of each meeting provided a hearing is requested in advance through the board. We are currently working on some proposals regarding the election of the board or directors. In order to make sure that all of our directors are not up for re-election in one year, we are preparing ballot language for the next annual meeting that will change all terms to two years. The four Directors currently elected to three year terms will serve out their three year term. When these terms are up for re-election in 2009, they will become two year terms. This means that each year we will elect 3 or 4 directors. We are open for comment from the membership about how they feel about this proposal. Please submit them to [covenants@panthercreekestates.org](mailto:covenants@panthercreekestates.org). Another minor proposal is to formalize the board's current practice that officers of the association be directors of the association.

## Important Phone Numbers

ATT-	(888) 294-8433
City of Frisco	(972) 292-5000
Co Serv Electric & Gas	(800) 566-2314
Frisco Police Department	(972) 292-6000
SEM Elementary School	(469) 633-3575
SBB Management	(972) 960-2800
Time Warner Cable	PICK-TWC

## Panther Creek Estates HOA Committees, Chairs and Contact Info:

ACC- Robert Guthrie  
[acc@panthercreekestates.org](mailto:acc@panthercreekestates.org)  
Beautification-Ariel Ortegon  
[beautification@panthercreekestates.org](mailto:beautification@panthercreekestates.org)  
Communications-Adam Williams  
[communications@panthercreekestates.org](mailto:communications@panthercreekestates.org)  
Covenants-Bill Milford  
[covenants@panthercreekestates.org](mailto:covenants@panthercreekestates.org)  
Pool-Daphne Caravella  
[pool@panthercreekestates.org](mailto:pool@panthercreekestates.org)  
Safety-Scott Greer  
[safety@panthercreekestates.org](mailto:safety@panthercreekestates.org)  
Social-Amber Wilson  
[social@panthercreekestates.org](mailto:social@panthercreekestates.org)

## General Questions, Concerns, Suggestions?

Email [board@panthercreekestates.org](mailto:board@panthercreekestates.org)

## Panther Creek Estates Sales Market Report:

1st Quarter 2008  
44 Available Homes  
17 under contract  
Lowest \$160K 1800 sq.ft.  
Highest \$320K 3200 sq.ft.

**To Advertise in this Newsletter**  
**Call 817-528-7570**

[yourareanewsletter@yahoo.com](mailto:yourareanewsletter@yahoo.com)

**Deadline: July 10**  
**Distribution: Aug. 1**

800 Distribution Bi-Monthly  
SIX issue commitment and Homeowner  
Discount- 15%  
25% color ad increase  
2.25x3.25 \$40 3.5x4.5- \$80  
4.25x7 \$ 150 Full Page - \$290

## Crawfish Boil Party

The warm weather has arrived and Panther Creek Estates has already begun with the outside activities for the neighbors.

The past Saturday, April 12, PCE celebrated spring with food, snow cones, bounce houses, slides, music and, a great time with our fellow neighbors. Mourning Dove Park was the perfect place for The Crawfish Boil Party.

During 3 hours, happy voices of kiddos, families eating together in the grass and people dancing and enjoying the music were the focal point for this afternoon of fun.

“Meeting other people in the subdivision and having a great time with our families is great,” said a parent while their two kids were playing at the bounce house. “This is the perfect opportunity to really enjoy the warm weather and make new friends,” he added.

Thanks to the social committee and volunteers who made this event possible and of course to all the neighbors for their assistance and their contribution of donated cans to Frisco Family Services.

Having fun, fellowship and helping families in distress...this kind of event is what makes the difference between a good...and an excellent neighborhood such as PCE!

## PLEASE ADD “AM 1670” TO YOUR RADIO PRESETS!!

Your HOA has a wonderful solution for homeowners that want to know what is going on in Panther Creek Estates but might not have time to log onto our website, AM 1670. This is the frequency of our very own, commercial free, PCE community radio station. The station uses state of the art male and female realistic synthesized voices to broadcast an endless loop of community news and events that is updated about four times a month. The majority of the content will be exclusive to PCE, but if we feel something important is happening in Frisco, we will try to add that also. The station is intended to give highlights, letting you visit our website, [www.panthercreekestates.org](http://www.panthercreekestates.org), for in depth information on any subject. The station is low power and will probably be received better in the morning hours, basically covering our neighborhood, but sometimes can be received further. It will come in stronger on vehicles that have external antennas than the ones that have it built into the glass. You might not be able to receive the station in your homes without an AM radio that has a large telescoping antenna. Also, if you have an older AM radio, your frequency may not extend to 1670. We have electronics retailers in Frisco that stock radios that will receive the station. If you have any ideas for station content, or have comments or questions, please email [communications@panthercreekestates.org](mailto:communications@panthercreekestates.org). Thank You.

