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**FROM THE MAYOR OF FRISCO: Maher Maso**

2008 will go down in history as a very challenging year in many ways. The mortgage meltdown, corporate bailouts and job losses, among many other financial difficulties, defined our year. I hope that this time next year, I am writing about how 2009 was a good year and about the recovery that took place!

While Frisco is very financially sound, it would be foolish for us to not plan for the worst. Towards that end, we have taken several actions to cut expenses yet provide the necessary services to our citizens. In 2008, we instituted a hiring freeze and all non-essential positions were placed in that freeze. Also, we asked all departments to cut expenses and re-evaluate all purchases. We have been very successful towards that end as we continue to look for ways to save money. Yet, we will continue to upgrade and improve our public safety services. The hiring freeze does not impact the police and fire departments and we will also continue to look at new public safety equipment as needed. Maintaining or improving one of the safest cities in the country is a high priority for us.

We expect to get our sales tax data from the Comptroller of the public accounts soon after you read this article. Frisco depends mostly on sales tax and property tax for a majority of our revenue and hopefully the holiday shopping season was a healthy one for our city. It is no surprise that new residential building permits are down, but we are still experiencing growth.

I know this article sounds like doom and gloom, but it is not. It is important to always talk about our challenges even as we celebrate our successes. To that end, as an elected official, I always look forward to your comments, questions and suggestions. If you see a way that your city government can be more efficient in providing services, please do not hesitate to let me know. We need your input and we will welcome it.

Don't forget I am always available and can be reached at [mmaso@friscotexas.gov](mailto:mmaso@friscotexas.gov) or 972-292-5050. I would also love to meet you at the monthly "Coffee with the Mayor" that is held at Frisco City Hall, on the 5<sup>th</sup> floor, from 8-9PM on the 2<sup>nd</sup> Monday of every month.

**REALMANAGE NEW COMMUNITY**

**ASSOCIATION MANAGER -KEVIN (TRECY) LOMAX**

Mr. Lomax was born in 1971, in Blytheville, Arkansas. He was raised there by a very loving family, he was very active in music, theatre and many social activities in school and in the area.



His education continued to Arkansas State University, Memphis State University and finally Univ of N. Texas. He studied music education and music performance and he received his BM and BME, he is gradually still working on his Masters in Music Performance at UNT.

Since he moved to the Dallas area in 1995, he has performed as a professional Opera

*(Continued from page 1)*

Singer with The Dallas Opera and has also performed as a French Horn player with The Dallas Symphony Orchestra.

He started his Property Management career in 1996, with Lincoln Property Company, and so began his new dynamic talent of managing luxury property for very prestigious companies around the Metroplex. Most of his experience was in Newly Constructed Property. He was moved from project to project, building and filling the communities up, then moving on to his next needed assignment. This went on for several years until one of his projects converted into Condominiums, and so began his career in Association Management. Since that time, he has been exposed to MANY different types of Communities, with many different sets of Governing Documents to set the policies for the communities, has worked closely with various Boards of Directors, and has had much success and brought much to the table in his career in property services. He is an active member of CAI and plans to have his PCAM designation very soon, to add to his AMS and CMCA designations.

He looks VERY forward to serving Panther Creek Estates community and board to the best of his abilities, with the support of RealManage.

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## SOCIAL COMMITTEE UPDATE

The social committee recently wrapped up yet another successful year of events. More than 300 neighbors came out to Mourning Dove Park this year to enjoy the Spring Crawfish Boil, October's National Night Out and the Fabulous Fall Festival. The committee is currently seeking additional volunteers to help plan events for 2009. If you are interested, please e-mail the committee.

**Did you know that the By-Laws, Financials, Board Meeting Minutes & other documents are available for download on our popular website?**

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

## PANTHER CREEK ESTATES HOMEOWNERS ASSOCIATION ANNUAL MEETING REPORT

We picked the coldest night of the year to date, December 9, 2008 for our second try at a quorum for the annual meeting. Thanks to some aggressive proxy gathering and several brave souls who ventured out in the freezing temperatures we were able to finish our business for the year which included: approving minutes from 2007 annual meeting; electing 3 new Directors to the board; and voting on proposed By-Laws and Articles of Incorporation changes.

Congratulations to Chris Showman returning to the HOA Board for a second term and to our newly elected Directors Bill Milford and Clifford Sosamon. Thank you to Jamie Lockwood who has agreed to serve as Covenants Committee Chair, the only committee that our documents require.

A big thank you to Jen Hampton and Lee Myrben who served on the original Nominating Committee for the HOA and on the original Board of Directors made up of homeowners. Jen and Lee have worked hard, given of their time and share responsibility for organizing and maintaining the terrific community enjoyed by all residents in Panther Creek Estates. We know they will continue to be involved in our neighborhood and wish them well in their new endeavors.

### 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-Lance Crabtree [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 - FRISCO TX YEAR 2008 REAL ESTATE MARKET HOUSING REPORT REVIEW.

As of early December 2008, there are 29 homes available for sale at **Panther Creek Estates**. They start at \$170,000 (a bank foreclosure property) to \$420,000. At a glance, the houses are approximately 88 days on the market; some were just listed

At a glance, the houses are approximately 88 days on the market; some were just listed while many of those listed are over 120 days on the market. The average listing price per square feet at 88 days on the market is \$78/square feet.

Below is the market snapshot of SOLD properties for PCE since January 2008 through November 30 2008:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
# Sales	8	1	9	10	13	9	12	10	2	11	8
DOM	126	63	83	64	65	79	58	72	59	47	78
\$/sq.ft.	68	83	72	72	73	77	72	71	65	75	62

The Total real estate value of PCE during this period is \$21,169,697 for 97 sales at an average of 75 days on the market not including real estate sales not listed on the MLS systems such as for sale by owners and home builders.

### What to take away with the information above:

The average price per square feet as listed above is used only as an average. When there is too little data to support a good average such as February with 1 sale and September with 2 sales, note that the numbers may be skewed. In addition, if you really want to know your home's true value, you may need to speak to a neighborhood expert to perform a detailed market analysis of the property. An average is just that. Whether your home would fall close to the average price really depends on your home's features and other surrounding factors.

When comparing to the same month last year (2007), 69 sold transactions (in 2007) - not including home builder sales and sales by owner not listed on MLS. Average \$80 per square feet at 96 days on market. Total real estate value of \$10,284,262 not including real estate sales not listed on the MLS systems such as for sale by owners and home builders.

The Absorption Rate for PCE real estate market is approximately 16 weeks or 4 months.

The Absorption Rate is the time it takes to sell the available inventory at its present rate. Thus, it would take PCE real estate approximately 4 months to sell its available inventory at its current rate.

It is important to note that **PRICING is key** when reading this report. In order to successfully sell your house, your biggest chance comes in 30 days or less. Also, the sooner you receive a contract to purchase on your house, the closer it would be to your listing price.

I have been asked pretty frequently from our fellow neighbors here at PCE *if Now is a Good Time to sell?* My honest answer has always been this. It is true that it is currently a very competitive market. Find the answer within yourself. If there is an urgency to sell, then you ought to. If you do not have extenuating circumstances to hurry along, you might want to research your home's value and decide if the timing is right. Unfortunately, there are many homes that sold as foreclosures in Panther Creek Estates. They have definitely affected current sellers. What is more important to note is that there are other options for homeowners before the foreclosure process. One of them is the short sale process. In a short sale, sellers typically owe their lenders more money than what is owed on the property. Though this may still blemish the homeowner's credit, it is not as extensive as a foreclosure wreck. Not all real estate agents understand the thorough involvement in this process. Make sure, one that you hire can get the job done and help you move on.

When you are ready to sell, hire professional help. Every home has a story. Hence, you should market your home uniquely and different from your neighbor because their story would be different than yours. For more real estate news and PCE market conditions, please visit my blog at: [servingfrisco.com](http://servingfrisco.com). I write many real estate posts relevant to our area.

Written by Loreena Yeo  
3:16 team REALTYwww.316teamREALTY.com  
PCE resident and Communications Committee member

**CONGRATULATIONS YARD OF THE MONTH WINNERS**

**Halloween:**

Marie & Chris Yurasits  
11277 Seguin

Kim & Josh Goldschmidt 11537 Corsicana

**November:**

Harlan & Rita Parrott,  
11788 Yoakum

Robert & Maria Amelia Cuello  
12851 Gardendale



**SEM ELEMENTARY -2009 LONE STAR STAMPEDE & SILENT AUCTION**  
**A Night Filled with Fun and Fundraising!**

Come one, come all! The Sem Elementary **2009 Lone Star Stampede & Silent Auction** is going to be held February 27, 2009, from 5:30-9:30pm and **YOU'RE INVITED!**

This event (formerly known as the Spaghetti Dinner) serves as Sem Elementary's biggest PTA fundraiser for the school year. While we want you to mark your calen-

dars, plan to purchase tickets (in January) and attend, we **need the support of the community right now as we prepare for the event.** We are seeking donations from local businesses and families which will be used for the Silent Auction and the Take-a-Chance Room. Suggestions for donations include: financial sponsorships, gift certificates from local businesses, products of interest to Sem families and guest passes to local events. If you or your business can donate to this worthy cause, please use the contact information below to let us know! The parents and staff at Sem will be grateful and more importantly—

*(Continued on page 6)*



## Monday Night Book Club

The club was started by two newly acquainted neighbors 3 years ago. They invited a couple of people and set the 2<sup>nd</sup> Monday evening of the month as the meeting date. Of course, people have come and gone since then and all together we've read 35 books.

About once or twice a year each member selects 2 books as possibilities for the club. The members then vote on one book per person. Someone then sets up a calendar for several months out. The person who selected the current book is the hostess for that month. Generally, wine and snacks are served and the discussion of the book is led by the hostess. Some books generate more discussion than others. There is a huge variety of books so if you like to read and would like to experience a variety of books and authors, please join us.

We recently changed our meeting night to the first Tuesday of the month, still at 6:45pm. Our next get together will be January 6 to discuss Vanishing Acts by Jodi Picoult. February 3 we'll be discussing Escape by Carolyn Jessop & Laura Palmer and March 3 Blue Water by A. Manette Ansay.

For more info email [jsr6959@gmail.com](mailto:jsr6959@gmail.com) or call 469-348-5264.

## Fall Festival 2009



## Resident Spotlight – Amber Wilson

Amber Wilson, her husband Steve and 2 dogs moved to Frisco in August 2006 from Scottsdale, Arizona. She is a communications specialist for a golf course management company and serves as the company's intranet editor handling all national media and public relations.

Amber is expecting a baby boy in April. She enjoys traveling, going out with friends, playing bunko with the neighborhood ladies, golfing, shopping and watching reality TV.

Everyone who has been to any of Panther Creek Estates fabulous social events has Amber to thank as

she is currently serving her second year as chair of the neighborhood's social committee. According to Amber, "I have really enjoyed being a part of this group planning fun events that bring neighbors out to meet one another. I have established some great friendships through this committee."

### What do you like best about living in Panther Creek Estates?

– We chose Panther Creek because it seemed like a nice neighborhood that would be ideal for raising our future children. We really like that there is an elementary school in the neighborhood, that we have access

to several parks and trails, and that we are surrounded by great neighbors.

### 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.



## Digital Rampage

*A Note From: Jeremy Starritt, Environmental Education Coordinator, City of Frisco*

Everyone has heard the news about televisions switching over from analog signal to digital on February 17, 2009. In this bustle to have HDTV, many are running out to buy a new digital TV. A rumor is that after February 17, those without a digital TV set will not be able to watch any type of programming. This, however, is false. Consumers with analog televisions will still get service as normal through their cable and satellite providers. The switch will only affect those who receive regular over-the-air broadcasted stations.

There, however, is a solution other than running out and purchasing a new set. Consumers may purchase a converter box from any electronic store. They may also apply for a \$40 coupon toward the purchase of a converter box by going to [www.dtv2009.gov](http://www.dtv2009.gov), or by calling 1-888-388-2009 (voice) or 1-877-530-2634 (TTY). Keep in mind that only 2 coupons are available per household and they will expire after 90 days.

For those who wish to purchase a new TV please purchase with the environment in mind. Remember that televisions are full of lead and mercury which can leach into the earth when dumped into landfills. In 2005 an estimated 20 million TVs were disposed of in the US alone and that number is only expected to go up with the digital switchover.

When considering the purchase of a new TV, look for stores who offer recycling of the old set. Best Buy stores are starting to offer free TV recycling with home delivery or set up of a new unit. Some electronic stores are even starting to offer rebates for recycling of the old sets with the purchase of a new one. Always keep a look out for e-waste recycling events at your local electronic stores. Frisco Environmental Services also takes television sets under 36 inches for recycling on Wednesdays and Saturdays at the Environmental Collection Center located at 6616 Walnut St.

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the kids will most certainly benefit.

The **2009 Lone Star Stampede & Silent Auction** will offer a catered dinner, terrific Silent Auction items including themed gift baskets, our all-new Take-a-Chance room, and a super-fun Play Zone for the kids (in the gymnasium.) It will be a night of good food, lots of fun and great fundraising! We know you'll help us make this event the most successful fundraiser Sem Elementary has seen since opening its doors.

Funds raised from the **2009 Lone Star Stampede & Silent Auction** will be earmarked for the new Outdoor Learning Center planned for the campus, as well as for other high-quality programs, which all greatly benefit the students.

Isabel Pierce Sem Elementary is located at 12721 Honey Grove Drive. School staff can be reached at 469-633-3575. Questions regarding Sem PTA or the **2009 Lone Star Stampede & Silent Auction** may be directed to the Stampede Chairperson, Jennifer Duvall: [friscojennifer@sbcglobal.net](mailto:friscojennifer@sbcglobal.net), the Silent Auction Chairperson, Leigh A. Wilcox: [lawilcox@sbcglobal.net](mailto:lawilcox@sbcglobal.net), and the Sem PTA President, Carmen Martinez: [ferry399@yahoo.com](mailto:ferry399@yahoo.com).  
Ed. Note: The PCE HOA is a proud sponsor of this event. Come visit with us at the Panther Creek HOA Dessert Walk.



***“Succeed and  
Expect More”***

**The Official Newsletter of the Panther  
Creek Estates Homeowners Association  
[communications@panthercreekestates.org](mailto:communications@panthercreekestates.org)**

**Listen to Panther Creek  
Estates Neighborhood News  
– 1670 AM on your radio dial  
for PCE & City of Frisco  
events and information!**

## WEATHERPROOFING

By Matt Duffy

As winter is officially here in North Texas, it is time to think about weatherproofing our homes. Here are some helpful reminders that are often overlooked year to year.

- 1) If you have a small draft around your doors or windows, consider applying some self-sticking weatherstripping. It can be found at any home improvement store and is relatively inexpensive.
- 2) On the outside of your home, consider caulking around your windows, pipes that enter into your brick, and any vents. Caulk only costs a few dollars per tube and is easily applied. This can prevent cold air and water from entering where it is not wanted.
- 3) Cover your waterhose bibs with a simple styrofoam cover. They usually run \$3-4 and can protect your bibs from freezing. You may also want to consider turning off your sprinkler systems.
- 4) When is the last time you changed your air filters? Experts suggest changing these at least every 3 months to ensure that the air going into your furnace is clean and not damaging to the inside of the unit.
- 5) Have you installed a programmable thermostat? While these can cost anywhere from \$30-100, they can pay for themselves fairly quickly. There is no need to heat or cool your home when no one is there.
- 6) Have you changed the setting on your ceiling fans to blow the heat down from the ceiling? The switch is usually located on the base of your fans.
- 7) On sunny days, open up your curtains to allow the sun to heat up your rooms. Just be sure to close them at night.

While these are just a few ideas, they all can save you money in the long run. For more information, go to [http://www.hgtv.com/hgtv/rm\\_home\\_ext\\_weatherproof/](http://www.hgtv.com/hgtv/rm_home_ext_weatherproof/) or Google weatherproofing.

## The City of Frisco Offers Residents ‘Tips’ For Tackling Rodents

The City of Frisco offers residents ‘tips’ for tackling rodents in neighborhoods and reminds homeowners it’s common for neighborhood rodent populations to rise as temperatures drop especially when there is construction. The City of Dallas does not provide an exterminating service for the control of rodents. It is the responsibility of homeowners to protect their property from rodents. Traps and poisoning without adequate rodent proofing will not provide effective control of rats or mice. Listed below are items that homeowners must insure have been done to provide adequate control and protection. Rodents do the most damage when they enter houses and homeowners should insure that they can’t enter houses. All homeowners should insure that following is done to protect their property:

1. Eliminate available food from yard such as dog food, spillage from bird feeders and city trash containers.
2. Insure trash container lids are kept closed.
3. Woodpiles and lumber should be elevated 18” off the ground.
4. Where practical, clear out excess vegetation. Rats can often gain access to the roof from ivy growing along side of the house.
5. Insure that any openings 0.5 in. or larger are repaired in order to prevent entry into the house. Pay particular attention to ventilation duct work along the foundation and any open ended pipes.

The City of Frisco has a brochure available on rodent control. For more information about rats, mice and other rodents common in our area, go to [www.panthercreekestates.com](http://www.panthercreekestates.com) or [www.friscotexas.gov/animalcontrol](http://www.friscotexas.gov/animalcontrol).

### PANTHER CREEK ESTATES HOA 2009 BUDGET PROCESS

Your Board of Directors worked with RealManage for several months on the HOA budget for 2009. The switch to RealManage simplified this process in that Real Manage charges a flat fee for administrative services as opposed to individual line items for office supplies, postage, etc. The challenge this year was balancing the HOA’s desire for improvement/expansion projects with our elevated delinquencies in account receivables. The current economic conditions have affected many of our neighbors here in Panther Creek Estates and our outstanding HOA dues are at an all time high.

While the HOA remains solvent with a more than adequate reserve, the board has taken a stance similar to the City of Frisco and many other corporations and organizations. Until we see the full effect of the economic downturn we will be tightening our belts and not planning any special projects. Of course our regular maintenance and services will continue without interruption.

The board has reviewed, revised, discussed and balanced the budget over several meetings and formally approved the final version at our December meeting. The 2009 Budget is available for homeowner review on our website. If you do not have access to a computer call Treacy at Real Manage and request a mailed copy.



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## Architectural Control Committee Update

The Architectural Control Committee uses its best efforts to keep a high level of quality, taste and conformity in our community.

All homeowners who plan any structural change to their home or property, the project must be turned into the ACC BEFORE you begin work.

New structural changes such as:

- ⇒ Fences/Arbors,
- ⇒ Sheds/Playhouses,
- ⇒ Pools/Hot tubes,
- ⇒ Patio Covers/Awnings and other exterior modifications

You are also required by the city to apply for and receive a permit for such changes. A copy of your permit will need to be presented along with your plans when submitted to the ACC via the management company. Your plans need to include some type of picture or drawing.

Painting/ Staining/Color changes to your home also need ACC approval.

To avoid costly modifications on your property changes, please make sure you have received approval from the ACC by submitting your requests at the Panther Creek website [www.panthercreekstates.org](http://www.panthercreekstates.org).

Go to committee page and then Architectural Control Committee and submit your request to Real Manage. They will forward this information on to the ACC. Please print clearly so that your request is easy to read. The ACC committee may sometimes get the homeowner an approval within 48 hours.

We always welcome new members. Meetings are held the third Monday of each month at 7pm and only if there are issues to be discussed. You may contact chair Bob Guthrie at [bbguthrie@hotmail.com](mailto:bbguthrie@hotmail.com)