

Panther Creek Estates HOA Board President and ACC liaison - Bill Woodard



Spring is almost here, everybody in our neighborhood is ready to jump outside to play, bike or jog; Bill Woodard is not the exception; he wants to enjoy his favorite activity: biking around the neighborhood with his son.

Every time Bill is biking, he looks in the community for things to improve.

He, as well as the rest of the board members in our HOA, is always looking for ways to make a better community like additional beautification projects, possible new additions to the pool and promoting social events among others.

The Woodard family arrived here in March 2005. Coming from a big city, the country, well-located environment of Frisco, and more specific Panther Creek Estates captivated their attention. "After having lived in much larger cities for so many years, I still get a kick out of hearing the cows over at Brinkmann Ranch," said Bill.

Once established in Panther Creek Estates, and with experience as a board president of a HOA in Las Vegas, he decided to participate in ours at the end of 2006 when homeowners took over control from the developer. "It can be one of the most challenging things an association undertakes" expressed Bill who has now the responsibility of being the Board President and ACC liaison of Panther Creek Estates-HOA.

His desire to help to make PCE Association the best in Frisco and the hard work of the whole team has been rewarded over the past year with compliments from Mayor Simpson and some city council members.

"I don't think any one person (on HOA team) can take credit for the work that has been accomplished over the last year" assures Bill and he comments that every committee has done a great job: from landscaping projects, social events, developing rules and regulations, communication issues, to adding furniture to the pool.

Since Panther Creek Estates is the only community with its own radio station (AM 1670) he invites homeowners to be informed thru it, the web site and the newsletter.

Bill Woodard is convinced our community is going to be better every day because of the hard work of the team, neighbors and of course, volunteers. "As the build out of the neighborhood gets completed and we continue to add residents the volunteers will become even more important to ensure we continue to have the great neighborhood that we do...It's the homeowners that make this community great!" - Patricia Bernal

Nominating Committee Appointed

At the PCE HOA annual meeting the following homeowners were appointed to the Nominating Committee: Marie Gibson, Kimberly Miller, Ariel Ortegon, Lee Myrben, and Jeanne Rubin. They will serve for one year and duties will include soliciting candidates for open board positions and presenting a slate for election at the 2008 annual meeting.

HOA Board of Director Meetings

The Panther Creek Estates HOA Board of Directors meets monthly to conduct the business of the association. Meetings are held on the 3rd Wednesday of the month 6:30p.m. at Kroger, 7500 Preston Rd. 2nd floor Frisco, TX 75034. The Board will set aside the first thirty minutes of each meeting for any homeowner that might wish to attend and address an issue. Please email board@panthercreekestates.org to notify us of your plans to attend the meeting. This advanced notification will allow us to properly prepare and compile any information pertinent to the issue you want to discuss. Your involvement and opinions are both needed and encouraged.

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

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panthercreekestates.org

Our HOA Committees Rock in 2008

We asked our hardworking Committee Chairs to answer the following questions:

What is the number one goal of your committee for 2008?

Why should homeowners join your committee?

Here are the answers:

Amber Wilson social@panthercreekestates.org

The **Social Committee's** goal this year is to plan a variety of events throughout the year that will provide opportunities for the Panther Creek Estates community to get to know one another. Upcoming events include a Spring Social, School's Out Blow Out, National Night Out, and a Halloween Spooktacular!

Are you a social butterfly, love to plan parties, or perhaps new to the neighborhood and would like to meet others with similar interests? If so, please consider being part of a great group of neighbors who like to have fun and whose mission is to make Panther Creek Estates the best neighborhood in town! Please contact us. The more volunteers we have, the bigger and better the events we can have for you and your children!

Daphne Caravella pool@panthercreekestates.org

The main goal for the **Pool Committee** for 2008 is to establish, through a community survey, whether or not to move forward with adding an additional pool, building on to the existing structure or building a spray ground.

Those interested in participating in the development of our pool area and keeping the existing area attractive and safe are encouraged to join the pool committee. The pool committee does not have a monthly meeting day or time set, but will be working with our members to determine what works best for everyone.

Robert Guthrie acc@panthercreekestates.org

The **Architectural Control Committees'** (ACC) number one goal for 2008 is to help homeowners focus on keeping every property within the guidelines of the Rules and Regulations. Anyone wanting to make structural type improvements or any changes to their home or property should go to the PCE HOA website and complete the form on our committee page. We can often provide a 24 to 48 hour turn around. Following these guidelines will save time and money and protect everyone's home value.

Our Committee would love to see new members any time of the year. We meet the 3rd Monday, at 7pm. unless there are no issues or homeowner requests to be discussed. When the committee receives a request we review the location, contractor, color and style (depending on the request), and more. The committee will then decide on 2 or more members to go to that home to view the property and/or talk with the homeowner about their request. On the ACC you will have the chance to meet many new neighbors in Panther Creek Estates.

Scott Greer safety@panthercreekestates.org

Spring is around the corner and for some of us that means yard work. If you're not in view of your garage please close the garage door. It only takes a few seconds for a thief to take something that belongs to you. Warmer weather also brings the solicitors with flyers for lawn services, etc. If you don't want them on your door, we are still selling the very effective Frisco Neighborhood Watch No Soliciting Signs. The signs are just \$8 and all the money goes back to Frisco Neighborhood Watch to help in their crime prevention efforts. To obtain one, contact Scott and he'll even deliver it!

The **Safety Committee's** main goal for 2008 is to get more participation in the safety e-mail alerts and for residents to get to know their neighbors. Plan a small block party and get to know the people who live around you. Want to get to know more of your neighbors? We are currently looking for volunteers to help establish a neighborhood watch via block captains. Panther Creek Estates is a great place to live and since our community is quite a large one, we are in need of block captains to help us with certain small duties. Email us for more information.

Another goal is to try and organize a neighborhood trip for the kids to go to Frisco Fire



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Department’s Safety Town. Kids get to learn all types of safety tips and what to do if a crisis arises in their home. Stay tuned for details.

We are a small group and look to become more active this year. Having a safe community should give each of us a little peace of mind. If you would like to be a part of our committee or for information on anything safety related, please e-mail us.

Bill Milford covenants@panthercreekestates.org

Our goal in the **Covenants Committee** is to establish ourselves as a strong committee. We also want to be able to fairly and objective evaluate enforcement action that are appealed to us. We also want to be able to review the CC&Rs and give guidance to the other committees as needed.

The number one reason to join our committee is to be part of the checks and balances of the HOA.

Ariel Ortegon beautification@panthercreekestates.org

The **Beautification Committee** will continue to improve the common areas so that they will continue to be enjoyed by all the homeowners. Our entrances will also be improved so that there is a common element to all of them and will present an inviting impressions to those looking to buy a home in PCE.

Our landscaping is a large part of our HOA budget. Joining the Committee will let you see how the money is spent and also give you a voice in how it is spent.

Adam Williams communications@panthercreekestates.org

The main goal of the **Communications Committee** this year is to ensure that every resident is aware of our website, radio station and newsletter. We also want to work on revising our welcome packet and continuing to develop relationships with our sponsors.

No matter how much time you have to offer and even if you can’t make our meetings, we can use your help on this vital committee. Join us.

Real Estate Snapshot in PCE—2007

2007 has been a roller coaster year for the real estate market. Frisco has had its fair share of challenges and so has Panther Creek Estates. However, based on the market data , it looks like PCE had a better than average year. Towards the last quarter of 2007, the vacant homes at PCE were finally selling even though they did not sell for the original asking prices. Homes with great features and upgrades are recognized by buyers, still fetching strong prices. New home builders - D.R. Horton, First Texas Homes, Meritage Homes continue to aggressively market PCE. If you are thinking about moving up, relocating or downsizing, Spring time is the best time to start thinking about this idea. Finding the right realtor with a solid marketing plan is the key in a successful sale. -Loreena Yeo

Egg Drop Soup for the Soul? Golden Moon Restaurant Review...

Many of you have probably read *Chicken Soup for the Soul* or a variation, but have you experienced a dining treat by stopping by Golden Moon Restaurant at 9285 Preston Rd. just North of Main St.? If not, you should definitely give it a try – sooner than later, since Tom, the store manager, is **offering Panther Creek Estates residents a 15% discount for dine-in dinner (up to 4 people) before March 15, 2008. Just tell them you’re a member of Panther Creek Estates HOA and saw the article in our newsletter!**

Whether you enjoy noodles, steamed or fried rice, you can top any of them off with anything from the menu either “as is” or “as you like it.” Just ask them to modify any dish – whether to leave something off or to substitute one meat for another to create a favorite dish of your own. Open seven days a week, Tom and his staff are quite hospitable and the service is great whether you enjoy a buffet dinner or order off the menu. Too busy to dine in? Try carry out or request delivery. In addition to a wide selection of mild and spicy dishes, the soups and egg rolls are excellent as well! Dine in and get one complimentary egg roll with each dish ordered. Take-out doesn’t include them, so be sure to let them know if you’d like one added to your “to go” order.

My youngest son always asks me to pick up Egg Drop Soup. It’s always great with a meal or as a meal itself. It warms our souls and we think Golden Moon will warm yours too! Save 972.335.2772 to your cell! -Dione Tippawang



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



Matt's World - Weekly Update on Frisco Happenings

Join Matt Lafata's Free Weekly Community Newsletter and just like more than 40,000 others, stay informed of what's going on in and around Frisco!

Email: matt@mattlafata.com to join

Betty R. Crudden, Community Manager SBB Management 8360 LBJ Freeway, Suite 300 Dallas, TX 75243
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WHO REPRESENTS ME?

Elected Officials serving Panther Creek Estates Frisco Texas:

TX U.S. Senators– U.S. Senators represent the entire state. Texas's current Senators are Senator John Cornyn and Senator Kay Bailey Hutchison.

TX US Representative Congressional District 4 – Congressman Ralph Hall
214.726.9949

Texas State Senator Senate District 8–
Senator Florence Shapiro 972.403.3404

Texas State Representative House District 70
– Representative Ken Paxton 972.562.4543

Texas State Board of Education Member
District 9 - Dr. Don McLeroy 979.225.2538

Resident Spotlight – Marie Gibson

Marie Gibson has lived at 11662 Mansfield Drive, Frisco, TX for 2 1/2 years. I moved from Richardson, TX where my family and I had lived for over 20 years. Originally though I am from outside of Pittsburgh, PA, so I'm a faithful Steelers fan. I'm an active member of the Beautification Committee, where I serve as the Secretary and oversee the Yard of the Month. There are so many beautiful yards in our neighborhood it is sometimes hard to choose. Feel free to send us your suggestions

if there is a yard we should recognize. I enjoy scrapbooking and quilting as hobbies and love to play tennis.

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

Panther Creek Estates is enjoyable for us because of its location, the parks and greenbelt walking trail for recreation, and the HOA social activities that bring the neighborhood together.



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.