



# Creek Chatter

Mid-Year Issue, 2004

## President's Corner

By Chris Witzke



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**We're on the Web!**  
[WWW.PCEHA.ORG](http://WWW.PCEHA.ORG)

### Special points of interest:

- PCE Women's Club Officers **photo** & Calendar Events
- Snow Sculpture **pictures** on Valentine's Day!
- **Beautification** Donor List
- PCEHA Member List of paid Membership Dues!
- PCE Real Estate Update

Ahhh...the sights and sounds of summer in Pitman Creek! With the paving equipment gone the neighborhood is looking great. The sounds of summer include the noise of lawn mowing, trimming, and blowing, but it's worth it for how great Pitman Creek look this time of year. Another great part of summer is getting outside to walk or 'putter in the yard. As you see your neighbors out make an effort to walk over and visit. Although we enjoy our houses, lawns, etc. it really is people that make us a neighborhood. Make sure you make an extra special effort to make any new neighbors feel welcome.

The City of Plano has completed the much appreciated capital improvement projects on our streets and alleys and have us back in 'good shape'. We had been lobbying several years to get this done and were really pleased for it to be 'our turn'. I have expressed our thanks to the

city, as many of you have also.

I recently was invited to attend a meeting with the City Planning Department to discuss issues related to the Housing Element of the City's Comprehensive Plan. This Comprehensive Plan is drawn up each 4-5 years to provide guidance to the city departments for their planning. Some of the more interesting stats: The Dallas Metropolitan area is now 5.6 million people and forecasted to be 9.1 million by 2030...a 50% growth. In the last 10 years Plano has grown 72% and is currently 71% built out. 78% of our housing stock is 20-50 years old, only 17% is less than 20 years old. The city was very interested in ideas to keep the city attractive and vibrant (one suggestion put forth was matching funds with the homeowners associations to re-beautify the medians surrounding their developments). By 2020 they estimate that 45-64 year olds will make up the largest age group in Plano (45%). The city is

considering moving some of the undeveloped retail space into special housing use such as multifamily, patio & town homes, retirement housing, etc thus also buffering retail from single family homes. They foresee the movement from the current 72%/28% mix of single family/apartments to an ultimate mix of 66%/33%. Currently the schools in south Plano are under-utilized and the northern schools are over-utilized but this would return to more equal utilization as young families are attracted into the established southern neighborhoods and the northern neighborhoods 'age'. The Plano Comprehensive Plan is scheduled to be completed next spring and will be available to the public.

Within the newsletter is a letter announcing a City Council Neighborhood Roundtable Meeting for District 4 (our district). I attended the last one and found it very informative plus a great way to have

Upcoming Events



## Upcoming Events

**PCEHA OCTOBER-FEST!!**

**Planned for  
 Saturday, October 16**

LOOK FOR MORE DETAILS IN SEPTEMBER

Upcoming Events

## PCEHA 2004

## Board of Directors

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**Mary Ann Ruppel** 972-423-6369

***President's Corner, cont ...***

personal discussions with the Mayor, City Council, and the key department managers of the city services. They do a good job of following up questions or issues too. I encourage you to attend.

The School of Social Sciences at the University of Texas at Dallas is conducting a study of the effects of Plano homeowner associations on property values within their respective neighborhoods. They asked for, and I responded with, a copy of our covenants and restrictions for Pitman Creek Estates. In return they agreed to provide us with a copy of the study results, probably sometime next year.

I do get a number of calls from neighbors relative to the PCE restrictions, so maybe it's worthwhile to use this letter to shed a little more light on that subject. The restrictions are actually a legal part of your deed, originally arising through the developer's architectural control committee. Once the development became built-out architectural control was passed to the Homeowners Association. I know when I bought my house here I did not get a copy of the restrictions with my deed so I recently visited the Collin County Records Office and we found the recorded restrictions and verified they are still in force relative to all PCE deeds. You can find a summary of the restrictions in your PCEHA directory. For those paid PCEHA members, you may access an official full copy on the PCEHA website at pceha.org (If you don't remember the password call our Treasurer, Bruce Parker at 972-423-3301).

Some of you probably have read recent articles about Homeowner Associations foreclosing on property for non-payment of association dues. There are two types of homeowners associations; mandatory and voluntary. Mandatory associations have the legal right to collect dues from all residents and enforce non-payment through liens and foreclosure. These associations tend to be ones having employees such as security guards, recreations centers, condominium associations, etc. Some homeowner associations in Plano are of this type. (We have some friends that live in one of these communities in the Chicago area, pay over \$400 per month in association fees and cannot plant flowers, mount flags, place statues of fountains, or even show their home for sale except during special hours without formal request and permission!)

Our own Pitman Creek Homeowners Association and many others are 'voluntary' associations. These associations have deeded restrictions but voluntary dues and boards. In PCE our 'enforcement of restrictions' clause states that "The owner of any lot in these subdivision shall have the right to file suit for damages or for injunction, either mandatory or prohibitory, to compel compliance with these restrictions." Thus restrictions compliance can be enforced but foreclosure for non-payment of dues is not a recourse. The purpose of our architectural control board member position is to review any plans or modifications relating to controlled restrictions. We tend to use the 'common sense for the common good' rule so if you have a question please call Larry Chan at 972-633-9366 for guidance. We certainly believe that it is in the general interest of all property owners to support the Homeowners Association in the manner of paying dues and volunteering service to maintain the standards, beauty and property values of PCEHA. .

While we're on this subject please review the list of paid members found within this newsletter....if you can't find your name....it's time to catch up on your dues....it's a great investment. If you think you have a valid reason for not supporting PCEHA by paying dues I'd like to hear from you and see if we can't rectify the problem.

Also the cover of this newsletter is a Directory Information Update Form with the current information we have on you and your family. If you have changes please follow the instructions to return the form or call John Byers, our membership chairman, at 972-424-2716. We receive the directory as free service in exchange for recommending suppliers and contractors that have done good work for us (who are invited to advertise in the directory) so we would also appreciate your recommendations using the attached form and directions.

Switching to the social arena... we have moved the normal Summer Fiesta get-together out to October to take advantage of school being in session and the cooler weather....so make your calendars for Saturday, October 16<sup>th</sup> for the PCEHA OCTOBER-FEST! Our social chairs, Klaus and Claudia Giehl, are recent arrivals from Germany so this should be a great event.

# Children's Events

## EASTER PARTY WAS FULL OF LAUGHS AND FUN !

The Easter Party at Westwood Park was a hit! We had a jump house and prizes for all. Thank you to the Charts for the face painting and to the Keiths for the balloon animals. We had games and the Easter story. (Thanks to the Clarks) We hunted down those Easter eggs. Not one egg got left behind! Everyone was well supplied with drinks, cupcakes, goodies, etc. An extra special thanks to John Byers who let us use his electricity when the city outlet did not work. We had so much fun, that the time just flew. Thanks to all parents who brought something or helped in some way! Let's do it again next year. Plan for it!!



## RECORD TURN OUT FOR BACK TO SCHOOL

Hosted by the ever gracious and kind DeRouen family, we had about three



times the number of people we have typically have had in the past! The DeRouens have a really great backyard! A marvelous pool, a big swing set, little swings, and a trampoline to play on! What was the most amazing coincidence is the

number of kindergarteners that were all in Ms. Mammeli's class at Shepard Elementary. A big turnout of 6<sup>th</sup> graders were also there. One 6<sup>th</sup> grader got several baby-sitting jobs. There was discussion of a Bunco group starting. To say the least, we all had fun and we all got to meet several new neighbors that now feel like friends. An extra special thanks to the DeRouen family for being such



## POOL PARTY

great hosts of the party.

I wish to also especially thank my partner, Connie Chan for keeping me on the right track. Connie is so wonderful in how she thinks ahead in planning and has so many good ideas. Connie and I both thank John Byers for being our undercover coordinator. What great people we have in this neighborhood!



## Newsletter Team

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Sharrie Wagner

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Kent Crowley

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Chris Witzke

### Photographers

Sharrie Wagner

Chris Witzke

## !! Teenagers . .

**If you are interested in contributing to a teen page, please forward your information:**

- **Short Stories**
- **Important events, News, Cool Stuff**
- **Photos with/description**
- **School Trip Stories, i.e., Europe with/photos**
- **Theatre Productions, reviews**
- **Quotes**
- **Poems . . . Etc.**

## BEAUTIFICATION UPDATE

Some of our beds did well over the hot summer months and some did not. Areas that were worked on this spring and showing success include the grass sowing on Westwood median, south end, in the shade. Sprinklers added (by Tom Ferio) in the Westwood /Carmel raised bed and perennials planted in the same bed. Once again we have had to do some extensive repairs to our perimeter sprinkler system. Work that will be done this fall will focus mainly on replacing bushes that died out at the Carmel and Custer main entrance bed and planting winter annuals at the main entrance. In addition, perennials will be planted in the Pitman Drive beds, Dolphin and Custer corner bed, and the Custer and Carmel bed for blooms next summer. The rose bushes along Pitman Drive will also be trimmed.

Anyone that drives along Westwood has noticed the Hackberry tree decline. They are reaching the end of their life and one by one they are dying or falling down. We are petitioning the city to get replacement trees planted as soon as cool fall weather arrives.

Money is slowly building in the Beautification Fund and we are looking at several landscape ideas. If there ideas or suggestions that you might have, please send them to [chrisdphipps@yahoo.com](mailto:chrisdphipps@yahoo.com), or call me at 972-881-3884. And, finally, if you notice something that is in need of repair - such as a sprinkler head, give me a call.

Chris Phipps



## BEAUTIFICATION FUND DONORS, UPDATED THRU JULY 2004

ANDERSON, JOHN & GAYLE ANN  
 BAUGE, HARRY & CINDY  
 BILBRAY, REED & DANA  
 BOYD, DON & NANCY  
 BROWN, LARRY & SUSAN  
 BRUCE, MIKE & GLENDA  
 ROBINSON, RAY & MARY  
 CHAPMAN, RANKIN & CONNIE  
 WRIGHT, DENNIS  
 REDER, JOHN & MARY ANN  
 COWLES, ERIC & COURTNEY  
 DAVIS, BOB & TRISH  
 DiNUCCI, JAY & ELLEN  
 DOIDGE, FRED & DONNA  
 DeSHIELDS, SPENCER & KATHLEEN  
 FERRIO, TOM & SUZANNE  
 GRAVES, GORDON & SUSAN  
 HALPIN, KATHLEEN M  
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 HARBOUR, LARRY & PAT  
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 MOORE, BILL & JAMIE  
 MOORE, GORDON & JUDY  
 MOORE, LEANDREW & BARBARA  
 MUIRHEAD, ROY & SONJA  
 PERRY, JIM & SUSAN  
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 REEVES, ROBERT & SHEREE  
 ROBINSON, TOM & SHARON  
 ROGERS, TOM & JANET  
 SCHWITTER, ANDY & JACKIE  
 SHEA, MIKE & JANE  
 GEDEMER, AL & KAREN

STEPHENS, TOM & JOAN  
 STEWART, LARRY & DEBORAH  
 TEAGUE, RICHARD & NILTA  
 THOMAS, STEPHEN & JANICE  
 WAGNER, SHARRIE L  
 WITZKE, CHRIS & BETTY  
 PITMAN CREEK WOMENS CLUB

### Special thanks to Donors!!

#### TO DONATE

Please make check payable to  
 PCEHA



#### MAIL TO

Bruce Parker, Pitman Creek Treasurer  
 1013 Dartbrook Drive  
 Plano, Texas 75075



July 2004

## Notice of City Council Neighborhood Roundtable Meeting

### "District 4"

**Boundaries: Spring Creek – N; City's Limit – S; Alma – E;  
and Coit (Spring Creek to Parker) & Ohio (Parker to S City's Limit) - W**

On Thursday, August 19, 2004, the Plano City Council will hold a Neighborhood Roundtable meeting for the residents in your area. We have conducted these meetings for several years throughout the City and have had tremendous feedback from participants. These meetings allow citizens to interact with Council members and City of Plano staff in an informal setting, and discuss any issues, concerns, programs or services that may be of interest to your neighborhood.

We will be mailing notices to residents, however would like to solicit your assistance in advertising this meeting as well. Please help us spread the word so that this meeting will be our most successful yet. City Council wants to hear from the citizens in your neighborhood.

The meeting information is as follows:

**Date:** Thursday, August 19, 2004

**Time:** 7:00 p.m. - 9:00 p.m.

**Location:** Vines High School - Cafeteria  
1401 Highedge Drive

*Handicapped parking is located  
on the east and west sides of the building.*

*Light refreshments will be served.*

If you require additional information, please call (972) 941-7122; (972) 941-7747 or log onto [www.planotx.org](http://www.planotx.org). We appreciate your assistance!

Pai Evans  
Mayor

Steve Stovall  
Mayor Pro Tem

Shap Stahel  
Deputy Mayor Pro Tem

Scott Johnson  
Place 2

Phil Dyer  
Place 3

Sally Magnuson  
Place 4

Jean Carlson  
Place 7

Ken Lambert  
Place 8

Thomas H. Muehlenbeck  
City Manager

P.O. Box 860358  
Plano, Texas 75086-0358  
972-941-7000  
[www.plano.gov](http://www.plano.gov)

## 2004-05 INDUCTION OF PITMAN CREEK WOMEN'S CLUB OFFICERS

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**Secretary**

Joanie Stephens

**Parliamentarian**

Suzanne Ferrio

**Vice Presidents**

Karen Gedemer

Nancy Moderi

**Treasurer**

Valarie Kirkpatrick

**Membership**

Ruth Tycz

**Sunshine Lady**

Judy Deal

**Historian**

Su Gates



PCWC Officers! Front row: Ruth Tycz, Valarie Kirkpatrick, Maryann Ruppel  
Back row: Judy Deal, Joanie Stephens, Nancy Moderi, Suzanne Ferrio, Su Gates

**We wish to thank our out-going officers of 2003-04 for a great job! And special thanks to Suzanne Ferrio for her able leadership as President and to all our hostesses for their fine Texas hospitality! ♡**

Our **first meeting** for the year will be a Covered Dish Supper on September 14, at 7 pm. in the home of **Jackie Schwitter** at 1216 Monterey Circle (972 422-2604). All PCE women are welcome. Come and enjoy a relaxed "potluck" evening with us as we kick off our new club year! Looking forward to seeing you there!!

### Pitman Creek Women's Club

The Pitman Creek Women's Club is a social organization for our neighborhood. We meet on the 2<sup>nd</sup> Tuesday of each month, September through May. Meetings are hosted in our members' homes with occasional offsite events. While some business might be conducted, our meetings are primarily social so that we can present a variety of programs and get to know each other better. We encourage all ladies of PCE to join our organization. Membership Dues are \$12 a year which helps pay the cost of our programs. This year the dues will go to \$15 effective October. This is your incentive to join in September! For additional information about Pitman Creek Women's Club, please contact membership chair, Ruth Tycz at 972/578-7065.

## PITMAN CREEK WOMEN'S CLUB 2004—2005 CALENDAR EVENTS

**September 14, 7:00 p.m.**

### **Bring a Neighbor Covered Dish Supper**

Kick-off meeting - All PCE women are welcome - members **bring your neighbor** plus a dish to share. Enjoy a relaxed "potluck" evening with us as we kick off our new club year.

Hostess - **Jackie Schwitter**  
Co-Hostess - **Joanie Stephens**  
1216 Monterey Cr  
972-422-2604

**October 12, 7:00 p.m.**

To be planned



**November 9, 7:00 p.m.**

To be planned

**December 14, 7:00 p.m.**

### **Holiday Party & Gift Exchange**

Don't miss this evening! Our annual holiday dinner and "Chinese" gift exchange is all about fun and fellowship in celebration of the holiday season. Bring a side dish and a wrapped gift (approx. \$15 value) to exchange.

Hostess - **Rose Akin**  
Co-Hostess - **Suzanne Ferrio &  
Toni Degnan**  
1717 Edgewater Drive  
972-423-5497

**January 14, 7:00 p.m.**

To be planned

**February 12, 7:00 p.m.**

### **Sweetheart Party**

This Saturday evening neighborhood party dedicated to all sweethearts is always a fun event. Great food and fantastic decorations always make this a fun annual event. We usually manage some good music too. Be sure to wear something red!

Hostess - **TBD**  
Co-Hostess - **TBD**

**March 9, 7:00 p.m.**

### **Bunko Party & Officer Nominations**

With only one Bunko night planned for this year - this is a must attend evening! No experience needed. Please RSVP for table planning and bring \$3.00 for the prize fund. Officer nominations will be made this evening too.

Hostess - **Donna LeVecchio**  
Co-Hostess - **Toni Degnan**  
1706 Carmel Dr  
972-881-1218

**April 12, 7:00 p.m.**

Program to be planned

Hostess - **Nancy Moderi**  
Co-Hostess - **TBD**  
1924 Sandpiper Lane  
972-424-0135

**May 11, 7:00 p.m.**

### **Officer Installation Dinner Summer Book Exchange**

Enjoy a casual evening with us before our summer break. Our new officers will be installed and you are requested to bring a favorite summer dish and current paperbacks to donate for our 3rd annual summer reading exchange.

Hostess - **TBD**  
Co-Hostess - **TBD**

# LET IT SNOW . . . ON VALENTINE'S DAY?

Yes, it was somewhat of a winter wonderland that day. As Scruff, my dog and I began walking through the neighborhood, I noticed a lot of activity. So, we dashed back to the house, grabbed my camera and took these wonderful snow sculpture pictures. Everyone seemed to be delighted with the unusual weather. The longer we walked the snow sculptures began to appear everywhere, lots of sliding, sledding, and snow ball battles. Unfortunately, I missed a few, not the snow balls the sculptures. So, I will mention the one that comes to mind. It was a masterpiece. This snow sculpture was on the north side of Carmel just past the stop sign as you are heading east. It was a huge dog, at least ten feet long and laying down in the side yard protecting its house. I believe it was the last one to melt. Anyway, I will try to capture our neighborhood on these unusual days. It's always nice to have a different perspective. And it was great fun watching everyone have such a grand time! So, if you see someone walking around the neighbor with a camera and a dog name Scruff, it's your editor, so have fun and smile! ☺

By Sharrie



# SNOW BALLS, SCULPTURES, & SLEDDING ON



## PITMAN CREEK PUFFERS CLUB BENEFIT

The Pitman Creek Puffers Club successfully hosted a **golf tournament benefiting the Dallas Lighthouse for the Blind**. The club is an informal group of PCE neighbors that periodically meet for social occasions and to 'puff a few cigars'. Pitman Creek neighbors who planned this charity event are Art Simmons, Mike Shea, Chris Phipps, Gary Matesic and Tom Stephens. The idea for the tournament came up at the end of May - and a target date of June 28th. At the end of the rather tight schedule of 4 weeks to organize and prepare, by tournament



Proceeds of \$5,000 raised for the Dallas Lighthouse for the Blind

day they had 70 people teeing off in a shotgun start at Ridgeview Ranch golf course. Each player received gifts as well as awards for various team categories. It was definitely not a

serious event, given the attire of Hawaiian shirts and hats. Many local area businesses sponsored the event, with net proceeds of \$5,000 raised for the Dallas Lighthouse for the Blind. The feed-

back was so positive that it was decided to hold another tourney next year! Any neighbors interested in tagging along with the Puffers can contact Chris Phipps at 972-824-8977.

## YARD OF THE MONTH AWARDS

MAY — AUGUST, 2004

### **MAY was presented to David and Nancy Moderi, 1924 Sand- piperLane**

Their yard shouted spring and was bright with a wide variety of colors and a mixture of perennials and annuals. The overall look was very appealing to the eye and will continue to look lovely for months to come. David answered the door and commented that Nancy is out there about every day making sure things look just right.

### **JUNE was presented to John and Lou Anne Bottone, 1209 Mon- terey Circle**

Their landscape presents a

wide variety of shrubs featuring different heights and textures such as elephant ears, ferns, and many more. Nestled amongst the greenery are flowers including Day Lilies, and a lovely arrangement of flowering pots grace their walkway. The result... a picture perfect landscape from our June winners.

### **JULY was presented to Bob and Trish Davis 1700 Glenwick**

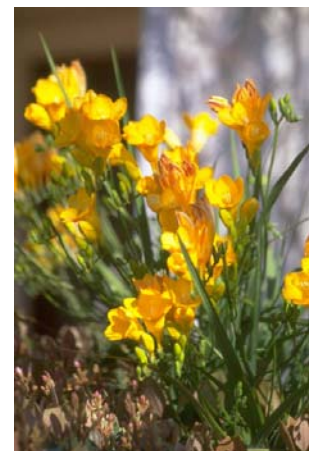
Their lawn and shrubs were very well manicured with everything looking very neat and tidy. In addition, a variety of flowers and plants created different splashes of color throughout the landscape to

make this yard especially pleasing to the eye.

### **AUGUST was presented to Joel and Carolyn Riley, 1905 Edgewater**

Their yard is an inviting peaceful shaded paradise which wraps around the house. Separate gardens with plantings of fountain grass, ferns and flowers of different heights along with beautiful hanging baskets create a varied effect.

**CONGRATULATIONS to  
our May through August  
"Yard of the Month" win-  
ners!**



**Reminder:** Judging is done around the first of every month by our PCWC team and we have two months to go – September & October. So keep your yards looking good, you may be our next winner!

## PCEHA 2004 MEMBERSHIP DUES PAID AS OF JULY

AKIN, LARRY & ROSE	CHAMBERS, TIM & CAROL	ELLIS, CHARLTON & CAROLYN	SCOTT & ELAINE	McCALL, BRIAN	
ANDERSON, JOHN & GAYLE ANN	CHAMBERS, RICHARD & GAYLE	ELLIS, ROBERT & KAY	HERNDON, JOHN & CINDY	McCARTNEY, RON & DEBBIE	
ASEL, BLAKE & ANGELA	CHAN, LARRY & CONNIE	ERNST, RAY & PEGGY	HILL, MICHAEL & JO HO, STEVEN & JESSICA	McGRATH, JIM & JUDY	
ASKARI, ZEE & KATHY	CHAPMAN, RANKIN & CONNIE	ESTELL, ERIC & LOU ANN	HOFFMAN, JERRY & SYDNEY	McJUNKIN, KIRK & CATHY	
BAKER, AARON & LORI	CLARK, GARY & TERI	EUZIERE, PATRICK & DEBBIE	Hotman, Les & Cynthia	MCMILLAN, JANE-ASHLEY	
BARTLEY, JOE & SUSAN	CLARY, JIM & DEBBIE	EVANS, JIM & JEAN	IRVINE, DONALD & PATRICIA	MCNEIL, ARCHIE & ERIN AHEARN	
BAUGE, HARRY & CINDY	CLEGG, STEPHEN & CINDY	FERRIO, TOM & SUZANNE	JACKSON, JOE & PAT	MILBY, CHARLES & STEPHANIE	
BEARDEN, JAKOB & JENNIFER	COOPER, JIM & CHARLOTTE	FLEMING, HAL & DANY	JACOBSON, ROGER	MILLER, KEN & NANCY	
BEAVER, JEFF & CHERYL	COWLES, ERIC & COURTNEY	FLETCHER, PAUL & LINDA	JAVET, RENE & MARION	MISTLER, THOMAS & CHERRY	
BILBRAY, REED & DANA	CRACRAFT, MARION & CAROL	FULLER, ROY & PAT	JUDIKINAS, ROBERT & BONNIE	MITCHELL, DICK & DEBBI	
BLUME, RON & BARBARA	CROUCH, BOB & KAY	GASKEY, KEVIN & CAROL ANN	KARCH, RICHARD & KAREN	MODERI,	
BOTTONE, JOHN & LOU ANNE	DANIEL, ALAN & VALLERY	GASTON, MARION & JEANNINE	KELLEY, JEFF & MARILIN	<i>Thank you!</i>	
BOYD, DON & NANCY	DAUGHERTY, TOM & CAROL	GATES, DON & SU	KENNEY, WILLIAM & LINDA		
BROCHETTI, RICK & BRENDA	DAVIS, BOB & TRISH	GEDEMER, AL & KAREN	KOOISTRA, LOUIS W		DAVID & NANCY
BROWN, FRANK & NANCY	DEAL, ART & JUDY	GEORGE, JOHN & ELAINE	KRAMER, CHARLES & BRITT		MODISETTE, DANNY & SUSAN
BROWN, LARRY & SUSAN	DEAN, RICK & VICKI	GIBSON, BETSY	LANGFORD, FRED & ANNETTE		MONTGOMERY, DAVID & PATTY
BROWNE, MIKE & LIZ	DEGNAN, JAMES & ANTOINETTE	GIEHL, KLAUS & CLAUDIA	LEAKE, BRUCE & GAY		MOORE, BILL & JAMIE
BRUCE, MIKE & GLENDA	DEROUEN, ROBIN & VONCILE	GINN, GREG & JODY	LEEL, WOODY & LYNNE		MOORE, GORDON & JUDY
BURGESS, RUSS & MEREDITH	DeSHIELDS, SPENCER & KATHLEEN	GRAVES, GORDON & SUSAN	LEVECCHIO, TONY & DONNA		MOORE, LEANDREW & BARBARA
BUTCHER, BILL & CANDY	DiNUCCI, JAY & ELLEN	GROGAN, FRANK & PATRICIA	LI, HONG BIAO & HUA WEI		MUIRHEAD, ROY & SONJA
BYERS, JOHN & NANCY	DOIDGE, FRED & DONNA	HALPIN, KATHLEEN M	LOUGHRIDGE, DAVID & BEVERLY		NICHOLS, BEN & LORETTA
CARTER, RANDY & BRENDA	DONOVAN, PAT & GAIL	HANSON, LES & CAROL	LUNN, RICHARD & CAROL	NOBBE, LARRY & JOELLYN	
CARUTH, JEFF & JANET	DROM, AUGIE & SHIRLEY	HARBOUR, LARRY & PAT	MACASKILL, TOM & NANCY	NORWOOD, DAN & SHARON	
	DuMAIS, DAVE	HARTMAN, WES & MOLLY	MATESIC, GARY & CAROL	PABICH, GEORGE & SANDRA	
	EDWARDS, DICK & SHIRLEY	HATCHELL, JACK & PAT			
		HAYMAN, JIM & JO HENDERSON,			

## PCE Real Estate Mid-Year Update

Dear Neighbors,

Unfortunately the economy and its woes caught up to our beautiful subdivision here in Pitman Creek Estates. Last year at this time, we had a good deal more activity in terms of sales and active listings, but with the economy slowly recovering I'm sure we can expect our great neighborhood to recover even faster!

And here is the synopsis of our activity in PCE for January to August 6<sup>th</sup>, 2004:

### ACTIVE LISTINGS:

- 1) 1916 Carmel Dr. – List Price: \$244,500; Asking PSF=\$80.37; Reduced from \$253,500; 3042 Sq.ft; 4/3.5/2; yr. Blt.1984; DOM=196; No pool
- 2) 1909 Carmel Dr. – List Price: \$244,900; Asking PSF=\$84.45; 2900 Sq.ft.; 4/2.5/2/3LA's; Yr. Blt. 1982; DOM=17; Updated; Pool
- 3) 1728 Sandpiper Ln. – List Price: \$275,000; Asking PSF: \$101.66; 2705 Sq. ft.; 4/2.5/2; Yr. Blt. 1979; DOM=16; Updated; Cul-de-Sac; Pool

Average Days on Market (DOM) = 76 days\*

### PENDING:

- 1) 1300 Gardengrove Ct. – List Price: \$314,000; Asking PSF=\$97.76; 3212 Sq. ft.; 4/3.5/2; Yr. Blt.1983; DOM=120; Pool

### SOLD:

- 1) Sales Price: \$172,590; PSF: \$76.05; Type: Foreclosure; 2196 Sq.ft.; Yr. Blt. 1979; DOM=93
- 2) Sales Price: \$166,500; PSF: \$66.63; Type: Pre-foreclosure; 2499 Sq. ft.; Yr. Blt. 1978; DOM=35
- 3) Sales Price: \$250,000; PSF: \$91.24; Type: Owner; 2740 Sq. ft.; Yr. Blt. 1979; DOM=73

Average Days on Market (DOM) = 67\*

\*The DOM figures are arrived at ONLY by the last most recent history of the listing. In other words, if a property was listed, expired, and was re-listed we would only be reporting the most recent listing term as days on market. Unfortunately this has been the case with several of our properties and the actual DOM stats become somewhat skewed.

Although it is not now a particularly good market in which to sell, it is on the other hand a WONDERFUL market to be a buyer in – i.e.. large inventories and low interest rates. So...what you may lose out on this end can make up for it on the other! We have some great Realtors that live in Pitman Creek, so I must let you know that I consider it a privilege to be able to share our real estate news with you, my neighbors. Please feel free to give me a call with any questions that you may have. I do not pretend to know it all, but have been a resident here for 22 years, licensed for 16 years, and received my Brokers license the summer of 2003.

May God Bless our Pitman Creek Homeowners!

Valerie Kirkpatrick, Broker

GRI, ABR

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