

April / May 2024



PANTHER CREEK ESTATES

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Homeowners Association Newsletter



Important Phone Numbers

Animal Control
(972) 292-5303

City of Frisco
(972) 292-5000

Co Serv Electric & Gas
(800) 566-2314

Progressive - Recycling/Trash
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Frisco Police Department
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(1-866-473-2573)

www.realmanage.com
7:30 a.m. to 7:00 p.m. CST

Publisher:

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(210) 558-3160

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VOTE in the 2024 ELECTIONS

The League of Women Voters is a nonpartisan organization that provides the Voters Guide. It is available in public libraries and online VOTE411.org.

TUESDAY, 5 MARCH – Joint Democratic-Republican Primary Election

SATURDAY, 4 MAY – General Election for local political subdivisions

TUESDAY, 28 MAY – Joint Democratic-Republican Runoff Election

TUESDAY, 5 NOVEMBER – General (National) Election



Want to be part of the fun? Help other neighbors keep the “party train” going by stepping up and volunteering on the Social Committee! If you’d like to join the committee, simply email the HOA Board at: pceboard@panthercreekestates.org. We’ll get you connected with the most fun group in the neighborhood!

Website:

www.panthercreekestates.org/



Visit our Resident Portal right on the homepage, making it convenient to access your account. For common queries, check out our FAQ section, which should provide most of the answers you’re looking for. If you still have questions, feel free to reach out to us or contact Real Manage directly. We hope you all enjoy the fresh PCE/HOA website!



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Save the Dates!

May 15, 2024
June 19, 2024
July 17, 2024

Mold management



Last summer's drought and the recent rains are good for this year's bluebonnet and wildflowers, but it can also lead to an unwelcome biological growth at home: mold.

It lurks in the corners and can cause major damage and nasty health issues. As long as moisture and oxygen are present, mold can grow indoors or out on virtually any organic substance, including wood, paper, carpet, insulation and food. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, especially if the moisture problem remains undiscovered or unaddressed.

It is impossible to eliminate all mold and mold spores in the indoor environment. However, mold growth can be controlled by keeping moisture in check. Moisture control is key – mold cannot grow without it.

Left untreated, mold gradually destroys the material on which it is growing. Because molds produce allergens, irritants and toxins, they have the potential to cause a variety of health problems and can exacerbate existing conditions, such as asthma.

If mold is a problem in your home, clean up the mold and get rid of the excess water or moisture. If an area becomes water damaged, it is important to dry that space and any damaged items within 24-48 hours to prevent mold growth. Fix leaky plumbing or other sources of water to prevent recurrence. Wash mold off hard surfaces with detergent and water and dry completely. Absorbent materials (such as ceiling tiles and carpet) that become moldy may have to be replaced.

For more information on how to clean up residential mold problems and how to prevent mold growth, download the Environmental Protection Agency's free publication, A Brief Guide to Mold, Moisture, and Your Home at www.epa.gov/mold/pdfs/moldguide.pdf.

Not Receiving Community Email Blasts?

1. Scan this QR Code and follow the prompts.
2. Text the long word "PANTHERCREEK" to 22828 and follow the prompts.
3. Visit the website below and fill in the form.

www.PantherCreekEstates.org



Go Green

LET'S DO OUR PART IN HELPING THE ENVIRONMENT!

DID YOU KNOW... YOU CAN "OPT IN" TO HAVE THIS NEWSLETTER DELIVERED ELECTRONICALLY

- 1) Visit www.NeighborhoodNews.com
- 2) Click on: "Let's do our part" and follow the instructions.

WHAT WILL CHANGE? NOTHING! You will begin receiving your newsletter by email on the next publication. We'll be sure to remove your address from the mailing list while you enjoy your digital copy.

Neighborhood News is pleased to be offering this free service!
Questions: Feel free to contact us at (210) 558-3160 or info@neighborhoodnews.com





Keep Your Cool: Trustworthy AC Repair Tips

Slowly but surely, that famous Texas heat is returning and will be back in triple digits. It's important to be prepared in case you begin experiencing problems with your air conditioning unit or just need a preventative maintenance check.

According to energy.gov, furnaces and air conditioners need their filters cleaned and changed every couple of months. A dirty filter can also increase energy costs and damage equipment. Maintaining your home's heating and cooling systems can improve the overall air quality of your home, cut energy costs and help alleviate allergies.

If your AC needs a bit of work or isn't cooling properly, annual spring maintenance can help improve efficiency and prolong the life of your unit. In 2019, Better Business Bureau (BBB) received 2,800+ complaints regarding HVAC contractors nationwide. These complaints can range up to \$1,500 in financial loss and common issues deal with billing, the quality of workmanship or lack of proper permits.

As a homeowner, you should also always be on the lookout for red flags of unreliable businesses. BBB warns against these signs for untrustworthy AC Contractors or any other home improvement services:

- **Start with research.** Visit bbb.org to see a business's profile and check their complaint history and customer reviews. BBB Request-A-Quote is a tool allowing you to get fast quotes from accredited businesses. Ask for referrals from trusted people.
- **Verify licenses.** Often, low rated businesses in this industry don't have the proper licenses to do repair or installation work. Verify with Texas Department of Licensing and Regulation (TDLR.texas.gov/LicenseSearch) that they have updated licenses matching the business name.
- **Avoid high pressure tactics.** Typically, they might try this by offering you a great deal and saying its only good right then. In most cases, if a deal is good one day, it will be good the next. Be especially careful with door-to-door solicitors who might not be working with legitimate businesses.
- **Get everything in writing.** Another common complaint is warranty issues. Getting everything in writing can help your case if you find yourself in this situation. Get up to 3 estimates and make payment using reliable methods such as check or credit card.
- **Asks for a large upfront payment.** A typical payment schedule should follow the "Rule of Thirds." The first payment is given when signing the contract and helps pay for materials, the second payment when work begins, and the final payment when the job is finished, and you are satisfied with the quality of work.
- To find a trustworthy AC Repair company, file a complaint or leave a positive review, visit bbb.org.



Owner/Residential Portal

Welcome to the CiraNet Owner / Resident Portal powered by CiraConnect. The Owner / Resident Portal is an online resource available to members, owners and residents of common interest realty associations (HOAs), condominium associations, cooperatives, luxury high-rises, municipal utility districts and large master planned communities managed by professional management companies, self-managed communities and/or developers partnering with CiraConnect.

Unable to access your account or need assistance? Please contact us at Service@CiraMail.com or call 855-877-2472 .

Crime Prevention Tip

LOCK, TAKE, HIDE

One of the easiest ways to prevent becoming a crime victim is to lock your car doors. Leaving cars unlocked in your driveway allows easy access to see what can be stolen. Please keep the crime tip of LOCK, TAKE, HIDE in mind. Lock, Take, and Hide is an easy 3-step plan that drastically reduces your chances of becoming a victim:



1. Lock your car doors.
2. Take your keys and valuables with you. (This includes cell phones, wallets/purses, GPS units, computers, weapons, and jewelry).
3. Hide those valuables so they aren't in plain sight.

Alexander D. Cohen, CPA



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Best-Ever Crab Cakes with Green Tomato Slaw Recipe

INGREDIENTS - Total Time 45 minutes - Serves 6

Crab Cakes

12 ounces fresh jumbo lump crabmeat, drained and picked over
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4 1/2 tablespoons salted butter, melted and cooled
4 1/2 tablespoons chopped scallions (from 4 scallions)
1 1/2 tablespoons finely chopped fresh flat-leaf parsley
1 1/2 tablespoons finely chopped fresh dill
1 1/2 teaspoons lemon zest plus 1 1/2 Tbsp. fresh juice (from 1 lemon)
1 1/2 teaspoons kosher salt
1 1/2 teaspoons hot sauce (such as Tabasco)
3 large eggs, lightly beaten
1 large garlic clove, minced (about 2 tsp.)
2 1/4 cups panko (Japanese-style breadcrumbs), divided
4 tablespoons canola oil

Green Tomato Slaw

2 medium-size green tomatoes, thinly sliced and cut into matchsticks (about 2 cups)
1 celery stalk, thinly sliced (about 1/2 cup)
1 small sweet onion, thinly sliced (about 1 cup)
1 small red bell pepper, thinly sliced (about 1 cup)
2 tablespoons chopped fresh flat-leaf parsley
2 tablespoons olive oil
2 tablespoons white wine vinegar
1 tablespoon granulated sugar
1 1/2 teaspoons kosher salt
1/2 teaspoon black pepper

DIRECTIONS

1. Prepare the Crab Cakes: Place first 11 ingredients and 1 3/4 cups of the panko in a large bowl, and gently combine.
2. Shape crabmeat mixture into 6 (3-inch) cakes, about 6 1/2 ounces each. Sprinkle remaining 1/2 cup panko on a large plate; gently transfer cakes to plate, pressing both sides in panko. Cover and chill until slightly firm, about 15 minutes.
3. Preheat oven to 375°F. Heat 2 tablespoons canola oil in a large nonstick skillet over medium-high. Gently reshape 3 Crab Cakes, and place in hot oil. Cook until golden brown, 4 to 5 minutes on each side. Transfer to a wire rack set in a baking sheet. Repeat with remaining oil and cakes. Place baking sheet in preheated oven, and bake cakes until heated through, about 10 minutes.
4. Prepare the Green Tomato Slaw: Toss together all slaw ingredients, and serve over Crab Cakes.



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