



POST

The Official Newsletter of the
Plum Creek Homeowner Association

January 2015
Volume 6, Issue 1

Christmas Tree Recycling Next to the Dog Park

DECEMBER 30, 2014 - JANUARY 30, 2015

Plum Creek residents have a great option for extending the life and usefulness of their natural Christmas trees. From December 30th until January 30th, you can drop your Christmas tree next to the dog park on Fairway. A designated area will be set up for the Christmas trees on the right side of the dog park fences. The mulch will be used in the dog park.

The City of Kyle will bring a chipper to the park and chip the trees after February 1st. The trees need to dry out to reduce machinery problems caused by the tree sap.

Remove: all hooks, tinsel, and decorations. These types of items damage and clog the chipper.

Do not dispose of household trash in this location since nothing will be taken to the dump. Lastly, please do not drop trees after dark or outside the posted dates or designated area.

Plum Creek HOA Dues

Quarterly payments become due on:

January 1st, April 1st, July 1st, October 1st

The quarterly dues payment for 2015 is \$134.00.

You have 30 days to send in the payment before a \$36.00 late fee is applied.

The payment address is:

Plum Creek HOA c/o Goodwin Processing Center
PO Box 93447
Las Vegas, NV 89193-3447

**include your account number

You can contact the Plum Creek HOA office at 512-262-1140 to request your account number. If you are set up for ACH draft the increased amount will be drafted.



Please Trim Those Trees! Winter is the Perfect Time!

Due to safety concerns, the HOA is evaluating street and yard trees that encroach on the sidewalk and streets. Since these trees belong to the homeowner, we want to provide residents with the opportunity to prune their own trees. The HOA requests that you prune your trees seven (7) feet above the sidewalk to prevent injury and fourteen (14) feet to prevent damage to emergency vehicles. Corner lots need to clear limbs for sight distance at intersections.

We have a short window to prune in winter, but this time of year is best for pruning!

When raising your tree's canopy, follow proper pruning techniques, including cleaning tools between trees and wound spraying any cuts on all OAK trees to prevent Oak Wilt.

For information and diagrams about pruning visit:

www.treesaregood.org

<http://texastreeplanting.tamu.edu/PruneYoungTree.html>

www.plumcreektxhoa.com

For information about contacting local certified arborists or for questions or concerns about pruning, feel free to contact the Landscape Committee at landscape@plumcreektxhoa.com

So, get out there with your clippers this winter and let's clear those sidewalks and streets!

Committee Contacts

PLUM CREEK HOA MANAGER

Kristi Morrison plumcreekmanager@goodwintx.com

PLUM CREEK POST AND WEEKLY ENEWS

Adriane Carbajal announcements@plumcreektxhoa.com

COMMUNITY CENTER RESERVATION QUESTIONS

Kristi Morrison reservations@plumcreektxhoa.com

DOG PARK COMMITTEE

Sandy Stevens dogpark@plumcreektxhoa.com

LAKE COMMITTEE

Sam Guerrero lake@plumcreektxhoa.com

LANDSCAPE COMMITTEE

Suzanne Parr landscape@plumcreektxhoa.com

POOL COMMITTEE

Scott Brown pool@plumcreektxhoa.com

RECREATION COMMITTEE

Brandee Otto recreation@plumcreektxhoa.com

SAFETY & MONITORING COMMITTEE

Carol Peters safety@plumcreektxhoa.com

SOCIAL GROUPS

Brandee Otto socialgroups@plumcreektxhoa.com

WELCOME COMMITTEE

Tamberly Hankins-Wojcik
..... welcome@plumcreektxhoa.com

HOA OFFICE PHONE 512.262.1140

Important Numbers

STREET LIGHTS, ROAD REPAIRS, STREET SIGNS

City of Kyle Public Works Dept 512.262.3024
..... pw@cityofkyle.com

ANIMAL CONTROL

City of Kyle Animal Control 512.268.8800

SOLID WASTE

TDS Customer Care Dept 1.800.375.8375

POWER OUTAGES

PEC 1.888.883.3379

SCHOOLS

Hays CISD 512.268.2141

Negley Elementary 512-268.8501

Barton Middle School 512.268.1472

Hays High School 512.268.2911

DON'T WANT TO WAIT FOR THE MAIL?

View the current issue of the Plum Creek Post
on the 1st day of each month at www.PEELinc.com

Newsletter Info

PUBLISHER

Peel, Inc.
..... www.PEELinc.com, 512-263-9181

Article Submission
..... announcements@plumcreektxhoa.com

Advertising
..... advertising@PEELinc.com

Advertising Info

Please support the advertisers that make the Plum Creek Post possible. If you would like to support the newsletter by advertising, please contact our sales office at 512-263-9181 or advertising@PEELinc.com. The advertising deadline is the 8th of the month prior to the issue.

EXCUSES ARE SO LAST YEAR.



At the Hays YMCA, we make getting fit fun for the whole family! Choose from more than 100 group exercise classes every week and get personalized workouts from our Trainers—all while your kids stay safe, learn and grow in our FREE Child Watch center.

JOIN US TODAY, THE NEW YOU STARTS TODAY AT THE Y!

FREE GIFT* for NEW members!

* while supplies last



HAYS COMMUNITIES YMCA
465 Buda Sportsplex Dr
512.523.0099 • AustinYMCA.org

GREETINGS NEW RESIDENTS WELCOME TO PLUM CREEK!

Plum Creek is a great community. While you should have received a copy of the Plum Creek Declaration and Bylaws at closing, we thought the following basic information would be helpful.

1) The Plum Creek HOA office is located at 4100 Everett suite 150, near the Hays Performing Arts center and Plum Fit. The office number is 512-262-1140. The office hours are Monday – Friday 9 AM to 5 PM. The property manager is Kristi Morrison and she can be reached at plumcreekmanager@goodwintx.com.

2) Parking in the back alley ways is prohibited. The alleys are for ingress and egress only. You can park in driveway or in your garage. There is street parking on the front street. Try not to block your neighbor's house.

3) Garbage pickup is on Tuesdays. The trash and recycling cans need to be stored out of view by the following day to prevent getting a violation notice. The recycling schedule is located on the City of Kyle website under <http://www.cityofkyle.com/utilitybilling/city-kyle-solid-waste-collection-information> and also stored on the Plum Creek website under documents: www.plumcreektxhoa.com

4) Residents can log onto the Plum Creek website and have access to the governing documents, rules and get answers to frequently asked questions about homeowners associations. To acquire a log in to the website just select the Request Login link. We may need to see a legal

document or a lease to verify that you are resident in Plum Creek to approve the request.

5) Xeriscaping is allowed in Plum Creek. To add xeriscaping you must submit an Architectural Review Committee Approval Application with the location and types of plants you want to install. This form is located under documents on the Plum Creek website.

6) Whether you are a renter or buyer, your yard is important so you'll need to keep it maintained.

7) Enjoy the pool! If you do not have a pool key or recreational ID or your pool key does not work, contact the Plum Creek HOA office.

8) Annual coupons are issued to all new residents. Owners will receive a payment statement which will provide a payment history for the new homeowner account. You can set up an automatic draft at www.goodwintx.com with the user name and password provided on the payment statement. Haven't received your welcome letter from Goodwin Management? Call the office and verify that we have your correct mailing address.

These are some of the basic and frequently asked questions. Want more reading? Log onto the Plum Creek website and review the governing documents, the Landscape Design Guidelines, and the rules. Visit the website at www.plumcreektxhoa.com. Welcome to the neighborhood.

Looking to Buy, Sell or Invest in Real Estate? We Can Help!



ALLISON PFLAUM,
REALTOR®
TEAM LEADER
361.746.0630
ALLISONTRICKEY@KW.COM



ESTHER TALLEY,
REALTOR®
BUYER SPECIALIST
512.364.7245
ESTHERTALLEY@KW.COM

Call Today For Your FREE Market Analysis



205 Cimarron Park Loop, Suite A
Buda, TX 78640 • 512.434.0630

**Each Office is Independently Owned & Operated*



PLUM CREEK POST

About Community Associations

Three features make community association homes different from traditional forms of homeownership. One is that you share ownership of common land and have access to facilities such as swimming pools that often are not affordable any other way. The second is that you automatically become a member of a community association and typically must abide by covenants, conditions and restrictions (CC&Rs). The third feature is that you will pay an "assessment" (a regular fee, often monthly, that is used for upkeep of the common areas and other services and amenities).

There are many advantages to living in this kind of development. The community usually features attractive combinations of well-designed homes and landscaped open spaces. The houses may even cost less than traditional housing due to more efficient use of land. Parks, pools and other amenities, often too expensive for you to own alone, can be yours through shared ownership. So, now you have a chance to own and enjoy the pool, tennis court or other recreational facilities that may have been unaffordable previously. What's more, you won't have direct responsibility for maintenance, so you won't have to clean the pool or fix the tennis nets, and you may not even have to mow your lawn. But that doesn't mean you'll never have to think about it.

The community association operates and maintains these shared facilities. Of course, you'll pay your share of the expenses and, as an association member, you'll have a voice in the association's decisions. The association may have one of a variety of names: homeowners association, property owners association, condominium association, cooperative, common interest community or council of co-owners. To simplify matters, they are all frequently referred to using the umbrella term, community association or CA.



Climate Mechanical's Planned Service Agreement And 1 Year Contract

Guarantees Your System Will Be Thoroughly Checked To Prevent And/Or Diagnose Any Possible Issues.

- Heating and AC System Replacement
- Duct Sealing and Repair or Replacement
- Blown In Attic Insulation
- Air Balance for Overall Comfort

Call Today 512.440.0123

www.ClimateMechanical.com



**Receive \$20 off
Your Next Service
When You Present
This Coupon**

Benefits Of A Planned Service Agreement

- Peace of mind with safe operation assurance
- Automatic, regular maintenance visits
- System Diagnostic Check Is Included As Part Of Our Exclusive Agreement
- Potential problems can be spotted before trouble and major expenses occur
- Our exclusive ProTune includes a one year guarantee covering trip and diagnostic charges should a system failure occur
- Lubricating, adjusting and cleaning keeps your heating and cooling system running at peak trouble free efficiency
- Lower energy usage
- Extended system life

Ask About 0% Interest For 60 Months

Water Leakage Not Covered by ProTune Agreement



It's Hard To Stop A Trane.

**512.440.0123
Dripping Springs
512.858.9595
TACLA28642E**

JANUARY 2015

If you know or hear of a friend, relative, or coworker that is thinking of buying or selling a home, please share my contact information. I would love to provide them with excellent client care.

Jody



JODY CELUM
REALTOR®

homeCity
REAL ESTATE

P: 512-771-7037 jcelum@homecity.com



2014 Best Places to Work
2014 Fastest Growing Companies



HAPPY NEW YEAR, NEIGHBORS AND FRIENDS!!!

If you are curious about qualifying for a mortgage, call:

Chris Moore,

Branch Manager

Phone (972) 218-0891

Cell (214) 334-6159

Fax (972) 584-1805

NMLS ID: 58873

cmoore@benchmark.us

www.benchmark.us



Notable Quotes, Fun Facts, and Great to Knows!

- ◇ *I can save you money if you are ready to list your house and move up/down to your next HOME.*
- ◇ Ok. Am I the only person who did not know about the tabs at the end of the aluminum foil package? They are there to keep you from pulling the whole roll out at once??
- ◇ 3/4 Cup of Greek yogurt can be used in place of 1 Cup of oil for baking.
- ◇ You can use cauliflower in lieu potatoes for almost any "feaux-tato Dish.
- ◇ I am working with an amazing lady and she would love to purchase a 2/2, townhome, here, in Plum Creek. Please reach out to me if you know of anyone wanting to sell!
- ◇ The speed limit in Plum Creek is 25mph. (5mph for alleyways)
- ◇ "Everyone is a Genius, but if you judge a fish by its ability to climb a tree, it will live its whole life believing that it is stupid." – Albert Einstein
- ◇ *Of my 20+ years of experience as a Realtor, over 10 have been living in and buying and selling, right here in Plum Creek.*

jody@homecity.com

512-771-7037

Sausage and Pepper Stuffed Spaghetti Squash

- What you need: (again, I used more ;)
- 1 lb Turkey Italian Sausage Kosher Salt and Pepper
 - 1-4lb Spaghetti Squash 2 T Olive Oil
 - 2 C Chopped Bell Pepper 1 C Mozzarella Cheese
(I do not like green pepper so I used orange/red)
 - 3 Cloves Garlic (I used a lot more :)
 - 1 Cup Chopped Onion
 - 1 tsp Italian Seasoning
- Directions:
Preheat oven to 350F
Cut squash in half, lengthwise (microwave for 5 mins before, it makes it easier). Scoop out the

seeds and pulp, drizzle with EVOO, and sprinkle Kosher salt and pepper on both halves and cook, cut side down, for 1 hour.

In a large skillet set over medium high heat, brown and crumble sausage (drizzle with EVOO if needed). Once lightly browned, add the veggies and cook until soft. Add Italian seasoning and garlic and stir for about 30 seconds.

Once the squash is cooked, remove from the oven, shred it with a fork to make your "spaghetti", lightly press it into the squash and add the Sausage stuffing to each half of the squash and top with Mozzarella and place under the broiler for about 15 mins or until the cheese is gooey, brown, and bubbly.

Scoop out of the squash to serve. This should make 4 servings. Enjoy!

PLUM CREEK POST

AT THE FENCE

SIP AND SEW

Sip and Sew is a room filled with knitting, crocheting, sewing, quilting, needlepoint, punch needle and rug hooking and individuals are willing to share their talents. Please join us January 13th, second Tuesday of the month, 6:30-8:30 PM, location to be announced in the Plum Creek weekly eNews. If you have questions, contact: Iris Sandle -512-405-0054 or Sandra Sigler - 512-405-0187.

CORNER LOTS- TRIM TREES AND SHRUBS FOR SIGHT DISTANCE

The City of Kyle inspects intersections for traffic safety. Trees and shrubs needs to be maintained to allow vehicle traffic to see all traffic signs and on-coming traffic. Trim tree limbs over the sidewalk up to 7 feet. Trim tree limbs over the street 14 feet. Trimming street trees 14 feet up allows taller vehicles to pass and also provides drivers sight distance down the street.

GOLFERS, DID YOU KNOW?

Plum Creek HOA Residents get a discount at the Plum Creek Golf Course. You need to present your Plum Creek recreational id to receive the discount. Call the golf course at 512-262-5555 for more information.

CONTACT INFORMATION

Periodically the Plum Creek HOA office needs to contact owners and residents. Unless owners supply phone numbers and emails, the only contact information we have is the mailing address. Keep your contact information updated in the Plum Creek HOA website address book at www.plumcreektxhoa.com. Select User Profile after you log in and add current phone numbers and email addresses. You can hide your information by making the information non-viewable in the Category drop box. Only the Plum Creek HOA office can view non-viewable information. Reservation confirmations and eNews blasts are emailed to the primary contact listed in the address book.

Don't have a resident login for www.plumcreektxhoa.com? Got to the homepage and request a login. We verify residency before approving.

Cooking substitutions aid in calorie reduction

When looking to make permanent changes to a diet, consider using ingredient substitutions, said Roberta Anding, registered dietitian at BCM and Texas Children's Hospital.

Modifying the fat content in recipes gives the biggest calorie reduction, said Anding. Many times, applesauce can replace butter and oil in baking recipes, and Greek yogurt can replace sour cream.

Learning what substitutions work best does take some time and experimentation with cooking time and temperature, but reducing a diet by 100 calories per day can result in a 10-pound weight loss in one year, said Anding.

Other substitution options include switching to a low-fat cheese rather than a whole-fat cheese and switching from white bread and rice to wheat bread and brown rice. Not only is there a benefit in amounts of fiber, but also in magnesium, which can decrease the risk of type 2 diabetes.

"Don't look for extreme changes to your diet. Look for the common sense changes that you can make permanent," said Anding.



PRIME PROPERTY MANAGEMENT

- Residential Property Management
- Leasing & Tenant Screening
- Advanced Tenant & Owner Software
- Family Owned & Operated

PRIMEPMC.COM

512-878-1792

SUDOKU

View answers online at www.peelinc.com

		4	7				8	3
				2		4		
		3	9				5	
	4							2
8	1							
	7		3	8				
		7	8	3		6	2	
	5							9
2						1		

© 2006, Feature Exchange

The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.



Keep those Dogs on Leashes & Please Pick Up after your Pets

Several reports have arrived about dogs roaming free without their owners and dogs with owners but off-leash. Please remember, the City of Kyle has a leash law. Dogs must be on a leash at all times when not in a fenced in areas. Also, please remember to be neighborly and clean up after your pet. Thanks!

PERSONAL CLASSIFIEDS

FOR SALE: women's golf clubs and bag \$50; large chimenea with stand \$45; super-cool boy's (8-10 years old) bicycle \$45; ab lounge \$40; email hyperlink "mailto:llbinvestments@yahoo.Com"llbinvestments@yahoo.Com

Therapy Center of Buda is a family-centered clinic that provides speech-language and occupational therapy to children and teenagers. Wherein your child's future is our greatest priority, we stand by our ability to provide high-quality services with genuine compassion.



therapy
center
OF BUDA

We accept private insurances and MEDICAID!

Call us today if you have concerns about your child's:

- Overall Development
- Feeding Skills
- Sensory Processing
- Language Skills
- Pronunciation
- Handwriting Skills
- Social Skills
- Stuttering
- Self-help Skills

Or if your child is having difficulty in school with Dyslexia, writing, attention to tasks, following directions, excessive fidgeting during class, or displays unwanted behaviors during class time.

181 D Cimarron Park Loop • Buda, Texas 78610
(512) 295-2273 • www.TherapyCenterOfBuda.com



If you are interested in an evaluation or a FREE consultation for your child, please contact us: (512) 295-2273



PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

PLM

THINK

IDEA

TRY

DO

DO AGAIN

AND AGAIN

KEEP ON DOING

Success



PEEL, INC.
community newsletters

www.peelinc.com
512.263.9181