



# POST

The Official Newsletter of the  
Plum Creek Homeowner Association

May 2015  
Volume 6, Issue 5

## YARD *of the* MONTH

Congratulations to the April Yard of the Month winners:

**1st place- 141 POLK**  
**2nd place- 284 WETZEL**  
**3rd place- 4091 MATHER**

Please take a look at these beautiful yards; they are only three of the many wonderful landscapes in Plum Creek. Signs of recognition will appear in the winning yards April 15th.

*Please send nominations (yourself or your neighbor) to [landscape@plumcreektxhoa.com](mailto:landscape@plumcreektxhoa.com).*

## Kirby Pocket Park Improvements

Thanks to Sandra Fortenberry and Roz Hodson for spearheading the Kirby pocket park project. Sandy and several other Kirby area residents attended a Board meeting, in October of 2014, to propose the idea of improving the Kirby pocket park. The board directed the Kirby residents to meet with Landscape Committee members to create and design a plan for the new pocket park. Sandy, along with other Kirby area residents, then attended an Executive Committee meeting and proposed the design to the executive committee members. The plan was approved and implemented. Thanks to Sandy Fortenberry and Roz Hodson for helping to design and propose the Kirby pocket park improvements. Great Job!



## Committee Contacts

### PLUM CREEK HOA MANAGER

Kristi Morrison ..... [plumcreekmanager@goodwintx.com](mailto:plumcreekmanager@goodwintx.com)

### PLUM CREEK POST AND WEEKLY ENEWS

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### COMMUNITY CENTER RESERVATION QUESTIONS

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### LAKE COMMITTEE

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### POOL COMMITTEE

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### RECREATION COMMITTEE

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### WELCOME COMMITTEE

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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](mailto:pw@cityofkyle.com)

### ANIMAL CONTROL

City of Kyle Animal Control ..... 512.268.8800

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Barton Middle School ..... 512.268.1472  
Hays High School ..... 512.268.2911

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on the 1st day of each month at [www.PEELinc.com](http://www.PEELinc.com)

## Newsletter Info

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### 23 SUMMER CAMP LOCATIONS

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& Hays Counties



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## **POOL SEASON BEGINS APRIL 25TH GET YOUR REC TAGS AND POOL KEYS**

Both pools will open only on the weekends beginning April 25th when the lifeguards are on duty. As of Memorial Day weekend the pools will open every day with lifeguards on duty. Opening dates are as follows:

**Lifeguards on Duty:**  
**April 25th and April 26th**  
**May 2nd and May 3rd**  
**May 8th and May 9th**  
**May 22nd and May 23rd**

Lifeguards will then be on duty every day starting May 25th through Labor Day weekend.

***Hot Dogs with the YMCA lifeguards: Monday, May 25th at 12 pm, in Haupt Park, until they run out!***

Residents can obtain the new pool key at the HOA Office at 4100 Everett Ste. 150. Residents, 11 years or older, must have a Rec Tag (recreational ID) to use the pools, fish at the lake, play at the basketball courts or go to the dog park. Rec tags are issued to any homeowner, tenant, or resident family member.

Tenants are charged \$25 for each new Rec Tag. At the end of the lease period, tenants are encouraged and expected to return Rec Tags to the HOA Office. When a Rec Tag is returned, \$15 of the original \$25 per Rec Tag is reimbursed. For example, a family of 4 (all 11 and older) renting a home in Plum Creek must purchase 4 Rec Tags at an original cost of \$100. At the end of the lease period with the return of all 4 Rec Tags to the HOA Office, the family is reimbursed \$60. This helps improve security at the pools and offset the cost of continual Rec Tag issuance to rental addresses due to turnover.

If lost, homeowners and tenants can purchase a replacement Rec Tag for \$10.

One pool key is issued per address. If lost or a second one is needed, they are available for \$25.00 at the HOA Office. The office only accepts checks or money orders. Also, you need to call the office, at 512-262-1140, if you receive a key that is not working properly.

Please remember to have your pool key and Rec Tag available when entering the pool. If you do not have both cards when attending the pools, you may be asked to leave.

Have a fun filled and safe summer!

## 2015 ANNUAL MEETING WRAP-UP

The 2015 Plum Creek HOA Annual Meeting was held on March 19th at the Plum Creek Golf Course. Approximately 80-90 owners attended the meeting.

Matt Gibson provided the Board report which listed the 2014 accomplishments and the 2015 goals. In 2014, the association completed alleyway repairs in the older section of the neighborhood, new deck chairs were added to Haupt and McNaughton pools, quarterly trail replacement occurred as well as additional repairs after the fall 2013 flood, rain sensors were phased in to reduce water usage, and irrigation and sod was added to the hill at Haupt park. There was a decrease in park vandalism in 2014.

2015 goals include painting the interior of the community center and adding soundproofing materials, continue pervious trail conversions, continue alley way repairs, continue reducing the delinquency rate, continue to enforce the deed restrictions, and to continue to work with Executive Committees and their preferences.

Tony Spano delivered the Developer's report which included a discussion of new and upcoming commercial projects in Plum Creek (Village at Kohler's Crossing, Greens at Plum Creek, Kyle Parkway Storage), improvements to the Plum Creek golf course, improvements to the streetscape along Kohler's Crossing, Dorman Retail Center opening this summer, Stepping Stone to build second facility in Plum Creek and completion of north section of Cromwell Drive.

Matt Gibson, representing Goodwin Management, presented the HOA manager's report. The report included a summary of the 2014 financials, an overview of the 2015 budget, an update on collection status for delinquent owners, and a summary of restriction enforcement in the last 30 days.

Committee Chairpersons each presented a summary of their committee's activities and plans for the future.

An election was held for the expiring term of Dave Mahn. There were two nominations presented: Dave Mahn and Megan Rogers. Votes were tallied and Megan Rogers was elected to a three year term.

Several residents signed up to speak at the end of the meeting. Concern was expressed regarding transparency, dues increase, increase from 3 member board to 5 member board, alleyways used as through ways, new amenities, posting committee meeting time and dates, building density restrictions in Plum Creek, street parking and senior only activities. Some suggested solutions/ research options were discussed for topics:

Transparency: Documents related to Plum Creek are stored on the Plum Creek HOA website: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com), the PC Post newsletter and the weekly eNews also provide updates about HOA related issues.

Dues increase: was based upon the budgeted income and expenses. Owners can request a copy of budget related items from Goodwin Management.

*Continued on Page 4*

# PLUM CREEK POST

*Continued from Page 3*

A motion was made to increase the board from a 3 member board to a 5 member board at the 2016 annual meeting. The motion on the floor passed.

New amenities: there are not any new amenities planned in Phase I of Plum Creek. New park areas will continue to be landscaped as planned.

Posting Committee meeting time and dates: Residents can contact the committee chair to find out about meeting times and dates. Committees are comprised of volunteers. Meeting times are set based upon the availability of the volunteers.

Building density in Plum Creek: The City of Kyle approves how each lot is designated.

Street parking and signs: Most of the streets in Plum Creek are public streets so Kyle Police Department can be notified if there is a persistent safety issue.

Overall the meeting was very informative. Thank you to everyone that attended!

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## Seven Principles of Drought Tolerant Xeriscape

- Planning and Design- develop a plan. Consider how your property is shaped and formed. Determine what areas, if any are sloped; what areas get too much sun or not enough; what trees and plants already exist that can be used; what type of soil do you have; are there any other constraints?
- Improving Soil- the type of soil a location has can vary within a given site and is crucial to know when determining planting locations and watering needs.
- Plant Selection- for best results select drought resident plants that are native to your region. See the Plum Creek Landscape Template for approved plants to install in Plum Creek.
- Efficient Irrigation- low pressure, low- angle sprinklers are best used to irrigate turf areas. Drip, micro-spray or bubbler emitters are most efficient for watering trees, shrubs, flowers and groundcovers.
- Mulch- mulch is your landscape's best friend. It helps to maintain the soil's temperature, keeping it cooler, while reducing evaporation and preventing erosion. Mulch also reduces the amount of weeds growing in beds.
- Practical Turf Selection- turf plays an important part in a landscape design but in order to be a viable option, it needs to be well thought out. Approved turf options for Plum Creek are Bermuda, Zoysia and Buffalo as approved by the City of Kyle.
- Maintenance- During the first two years, a fair amount of weeding may be needed, but once established, drought tolerant landscapes require significantly less maintenance time than regular landscapes.
- By Tony Tucker, Resource Conservation Representative with New Braunfels Utilities



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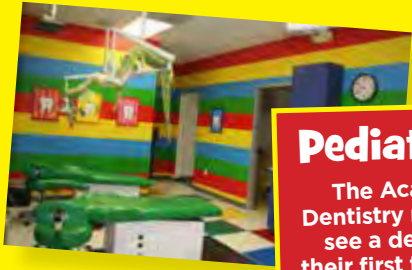
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# AT THE FENCE

## SIP AND SEW

DATE CHANGE; JUST FOR MAY, THE FIRST TUESDAY OF THE MONTH, MAY 5TH

Creative ideas flow as our Sip and Sew individuals gather. Come join our Sip and Sew group....maybe you need assistance with a project that you are currently working with. Maybe you need a "new idea"....maybe you want to learn to needlepoint, crochet, knit, punch needle, rug hooking, mending or you have a project waiting to be completed. A group of talented individuals share their love of hand craft. We meet .....changed to the first Monday of the month just for May, May 05th at the HOA office, 4100 Everett, Suite 150, 6:30-8:45 PM. For additional information, please contact: Iris Sandle – 512-405-0054 or Sandra Sigler –512-405-0187

The HOA office is next to Plum Fit on Kohler's Crossing

## KEEP OUR LAKE CLEAN

This is an appeal for those who enjoy fishing at our lake. If you dispose of old fishing line - please be sure to throw it away in the garbage cans. Birds often mistake the coils of discarded fishing line for nesting materials. The result is that the bird becomes entangled in the line and suffers a cruel and horrible death. Enjoy the lake - catch and release - and Please keep it clean.

## Lost Pets

Parking on the public street is allowed. To reduce congestion, we encourage residents to park in their garages and driveways. If you have to park on the street, try not to block your neighbor's driveway, mailbox or sight distance at an intersection.

Speed limit on the neighborhood streets: 25 MPH

Reduce your speed to watch for children and for oncoming traffic.

## Safety Committee Meeting

The Plum Creek HOA Safety Committee met on April 16 at 6:30 pm. We heard a program by James Plant, Kyle Police Department, on the Neighborhood Watch program. Our next meeting will be Thursday, May 21. We will begin the Neighborhood Watch training and planning the National Night Out on October 6. If you are not already on the committee email list and would like to attend this meeting, please call Carol Peters at 512-268-2610 for meeting location by Wednesday, May 20.





## SEND US YOUR *Event Pictures!!*

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue. Email the picture to [announcements@plumcreektxhoa.com](mailto:announcements@plumcreektxhoa.com). Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at [www.PEELinc.com](http://www.PEELinc.com).



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## BURGLARY PREVENTION TIPS

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.

2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.

3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.

4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it..

5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.

6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.

7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.

8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.

9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)

10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

11. Here's a helpful hint: I almost never go into kids' rooms.

12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television

Sources: Convicted burglars in North Carolina , Oregon , California , and Kentucky ; security consultant Chris McGoey, who runs <http://www.crimedoctor.com/> and Richard T. Wright, a criminology professor at the University of Missouri-St Louis, who interviewed 105 burglars for his book *Burglars on the Job*.

## BREAST CANCER

### Importance of Early Detection

By: Concentra Urgent Care

Breast cancer is the most common cancer among women in the United States, and is the second leading cause of cancer deaths. Screening is vital because early stages of the disease are easier to treat. The American Cancer Society recommends women:

- Obtain yearly mammography screenings, beginning at age 40
- Obtain yearly clinical breast exams
- Check your breasts regularly for lumps
- Discuss their breast cancer risk with their physician

Breast cancer risk increases as we age. Other factors that increase a woman's risk for breast cancer include:

- Having started menstrual periods at a young age
- Having a first child after age 30
- Use of hormone replacement therapy
- Having a family history of breast cancer

Men are also at risk for rare cases of breast cancer. All persons familiar with the normal look and feel of their breasts should promptly report any unexpected changes to their physicians. The American Cancer Society recommends both women and men consult their doctor if they notice any of the following:

- A new, hard lump or thickening in any part of the breast
- Change in breast size or shape
- Dimpling or puckering of the skin
- Swelling, redness, or warmth that does not go away
- Recurrent pain in a particular part of the breast
- Pulling in of the nipple
- Nipple discharge that starts suddenly in only one breast
- An itchy, sore, or scaly area on one nipple

*For more information about breast cancer and early detection, contact your health care provider, your Concentra health specialist, visit the American Cancer Society Web Site at: [www.cancer.org](http://www.cancer.org), or visit the National Breast Cancer Awareness Month Web site at: <http://nbcam.org/>*

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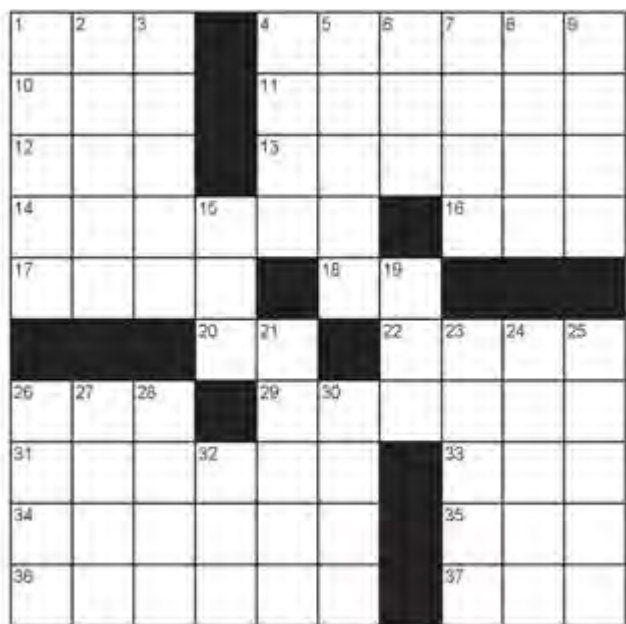
Constantly watch children around water.  
**NOT** become distracted.

Learn CPR and the signs of drowning.

Be ON DUTY until relieved by another adult.

## DROWNING IS PREVENTABLE

## CROSSWORD PUZZLE



### ACROSS

1. Ornament
4. Sacred poems
10. Morse code "T"
11. Cover Girl's competitor
12. Hubbub
13. Docket
14. Searching for metal
16. Put
17. Ratify
18. Year (abbr.)
20. Kansas
22. Wager
26. Tax agency
29. "\_\_\_ and World Report"
31. Harry
33. Pock
34. Lush
35. Whiz
36. Military attack
37. Downwind

### DOWN

1. John \_\_\_ (U.S. President)
2. Radiuses
3. Leather strip
4. Frame
5. Waterlogged
6. To be
7. Glasses part
8. Fixed
9. Louvre
15. Pen stuff
19. Dashed
21. Japanese dish
23. Asian country
24. Again
25. Sugar-free brand
26. Pixies
27. Rolled chocolate candy brand
28. Mumble
30. Eye infection
32. Eastern Time

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AND

FRIENDS:

"If you don't like where you are, MOVE. You are not a tree."

(Quote of the Day, PCRE)

~I can help

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Franklin D. Roosevelt

## 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.***
- ◇ The average Sold price/square foot in Plum Creek is around **\$108.00/sqft!** (90 day average)
- ◇ ***Call me for a free market analysis on your home.***
- ◇ ***I AM NEVER TOO BUSY FOR YOUR REFERRALS!***
- ◇ "When you feel like quitting, remember why you started..." ~unknown
- ◇ "If you think that hiring a pro is expensive, wait until you hire an amateur." ~Red Adair
- ◇ **The average days that a property stays on the market in Plum Creek are just over 30! (excluding new build inventory)**
- ◇ "Ask and it will be given to you; seek and you will find; knock and the door will be opened to you." ~Matthew 7:7
- ◇ *Orange Sherbet instead of OJ for a mimosa... Mmmm.*
- ◇ ***Snakes and critters are coming out to enjoy the Sunshine so watch where you put your feet!***
- ◇ jody@homecity.com

512-771-7037



## Turkey, Egg, and Cheese AND French Toast Strips

### What you need for the Cups:

Thin Sliced Turkey Breast  
(I used smoked, peppered, lunchmeat)

1 Slice Havarti Cheese

1-2 Eggs Each Cup

1 Muffin Pan

### Directions:

Pre-heat oven to 350\*

Line the muffin cups with a couple of slices of the turkey

Crack 1-2 eggs into each (depending on size of muffin cups)

Top with slices of Havarti Cheese and bake for 15 mins or until egg is done to your liking

Nosh!

### What you need for the Toast:

1 egg

1 cup milk, soy milk, or almond milk

1 teaspoon vanilla extract

1-4 slices whole grain bread

### Directions:

Crack the egg into a large bowl

Add milk and vanilla and whisk

Critical step to great French toast is to dip quickly and flip

Using a non-stick pan and a very light coat of olive oil to cook the bread on both sides until golden brown

Let the toast cool slightly and then cut into strips (about 4 per slice)

Serve with a bit of honey or maple syrup and a sprinkle of cinnamon

Boom! Instant fave!





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