



POST

The Official Newsletter of the
Plum Creek Homeowner Association

July 2016
Volume 7, Issue 7

Plum Creek Annual Fourth of July Celebration on Monday, July 4th!

Hosted by the Recreation Committee

Come out for our annual 4th of July Parade and Picnic! The fun happens on Monday, July 4th from 10:00 am to Noon.

Decorate those wagons, strollers, bikes, and scooters and come out to march with your neighbors in the parade. If you don't want to decorate your stuff or walk, please come out and cheer on those in the parade, it is a sight to see!

The parade will start promptly at 10 AM on the corner of Witte and Negley and continue down Witte to McNaughton Park with the picnic to follow. Bring the whole family and enjoy the fun.

We will have lunch for you at the park but be sure to bring blankets and lawn chairs for you to sit and eat on. Don't forget the swimsuits and sunscreen, as we will have a waterslide to help keep you cool.

We are looking for volunteers to help us cook and serve.

If you have any questions or would like to volunteer, please contact Mary at recreation@plumcreektxhoa.com.

PLUM CREEK KYLE OFFERS A DISTANCE FOR ALL

On July 4, 2016, the 3RD Annual Popsicle Run will be held in the Plum Creek neighborhood in Kyle, Texas. Sign up to walk or run at www.tinyurl.com/2016PopRaces.

In addition to the chip-timed four-mile course (7 a.m. start), there will be chip-timed 3K and a 1K option (8:30 a.m. start). There is something for everybody in this family-friendly event that includes the option to run through color stations along the courses! (For running purists, the color stations are completely optional.) Frozen treats provided by Lone Star Delights, of Kyle, will reward all participants.

Join us again in Plum Creek on October 8 for a 10K, 5K, 3K, or 1K during our Hootenanny on the Hill. You can register online at www.tinyurl.com/2016HootRaces. Stick around for all the fun we have at Fergus Hill – petting zoo, games, vendors, and more!

Participants of Plum Creek races will walk or run by and through some of the features of our master-planned development, including the pools, the golf course, the walking trail, picturesque housing and the playgrounds. Our Plum Creek races, directed by local non-profit For the Love of Go, boast challenging courses, a family-friendly atmosphere, friendly competition, and some of the lowest race entry fees in central Texas.

For more information about any of the race events in Plum Creek, contact Jennifer Crosby at fortheloveofgo@gmail.com.

HAPPY

FOURTH OF JULY



Cover: MyTimeline online

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

Adriane Carbajal reservations@plumcreektxhoa.com

DOG PARK COMMITTEE

Aimee Kalmus dogpark@plumcreektxhoa.com

LAKE/PARK COMMITTEE

Linda Campbell lake@plumcreektxhoa.com

LANDSCAPE COMMITTEE

Sandra Gonzalez landscape@plumcreektxhoa.com

POOL COMMITTEE

Scott Brown pool@plumcreektxhoa.com

RECREATION COMMITTEE

Jennifer Balderrama recreation@plumcreektxhoa.com

SAFETY & NEIGHBORHOOD WATCH COMMITTEE

Carol Peters & Denise Quinterri
..... safety@plumcreektxhoa.com

WELCOME COMMITTEE

Arcelia Gibbs welcome@plumcreektxhoa.com

HOA OFFICE PHONE 512.262.1140

PLUM CREEK HOA WEBSITE: www.plumcreektxhoa.com

Important Numbers

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CITY OF KYLE'S INDEPENDENCE DAY CELEBRATION FIREWORKS SHOW

Join in the celebration of Independence Day this July 4th as the City of Kyle once again has planned for a spectacular fireworks show.

Fireworks will launch over the lake at Plum Creek Golf Course. Before it gets dark on July 4th, find a safe and secure location around the Hays CISD Performing Arts Center (PAC), sit on the hill at Haupt Park, or anywhere around the intersection of FM 1626 and Kohler's Crossing. The show can even be seen from the parking lots around Subway, What-A-Burger and Kohl's.

Please use extreme caution in parking on the street's right of way and no alcohol is permitted at the PAC or on school property.

The fireworks are scheduled to begin around 9:30pm. Rain out makeup date is July 5th, same time, same site. For more information visit the City of Kyle website: www.cityofkyle.com.

YARD of the MONTH

June

Yard of the Month Winners

Congratulations

1ST PLACE

1035 Dorn

2ND PLACE

284 Wetzel

3RD PLACE

141 Polk

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 June 15th.

The Landscape Committee would like to thank everyone who participated by beautifying your gardens and sending in nominations. Our Committee will meet again in early September to plan for the "Hay Bale Critters" and the holiday lights contest. If interested in joining us, please send us an email at landscape@plumcreektxhoa.com.

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Hill Country Kids and Family Triathlon

This year is the 10th Annual Hill Country Kids and Family Tri in the Plum Creek Neighborhood. This is an exciting event for kids, parents, volunteers and spectators. We would love to have Plum Creek residents cheer on our 300 kids and parents as they race down the streets after the swim in McNaughton Pool.

Closures: McNaughton Rd between Wetzel and Fairway; Fairway between McNaughton and the Round-a-bout before 2770; Witte between McNaughton and the 2nd Round-a-Bout; and Steiner between McNaughton and Witte.

To help direct traffic for racers and residents and to ensure a safe race course we will have three off duty police officers at key places on the course. In addition, we will have 75 volunteers lining the course.

REQUEST: Please move your cars off of Fairway, McNaughton, Witte, and Steiner the night before the race along the course. The course is much safer if cyclists and runners are not having to dodge parked cars. Parking behind your house will give you access to your car in the morning if you need to leave.

For more information about the race or to sign up your family to participate, check out our website www.hillcountrykidstri.org.

Thank you to the Plum Creek Community for supporting this race. We hope you come out to enjoy this great event!

Kathy Rainey

Race Director

Hill Country Tri Club

Event: Hill Country Kids and Family Triathlon

Date: Saturday, July 16th, 2016

Time: 6:00 am - 11:00 am

(race starts at 7:00 am)

**Location: Plum Creek Neighborhood -
McNaughton Pool**

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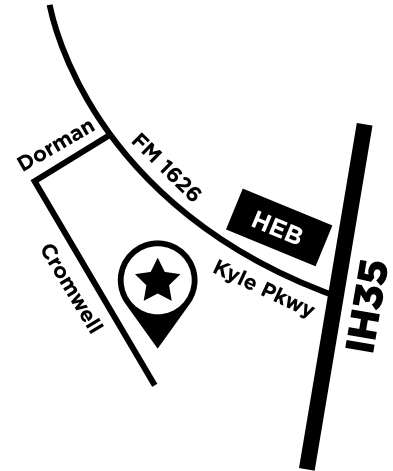
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The Nature of Community Associations

Delivering Services and Amenities

Homeowner and condominium associations deliver services that were once the exclusive province of local government, including trash pickup, street paving and lighting and snow removal, to name but a few. This transfer, or privatization, of services has become commonplace as the demand for housing has outpaced the ability of many local governments to provide services. Not only has privatization relieved local municipal budgets, but it has proven economically efficient for homeowners.

Many of today's homebuyers are second- and third-time buyers in community associations—people who understand and value the benefits and services provided in planned communities.

- Associations offer services operate the pool and maintain the common areas. Reserves are maintained for future repairs and replacement of common property.
- Many communities maintain swimming pools, basketball courts, playgrounds and other amenities that most Americans cannot afford on their own. Many community associations also provide security, social activities, clubhouses, walking trails and more.
- In the best communities, associations offer a real sense of community, an important contribution in an increasingly transient society.

Providing Value and Protecting Property Values

By delivering services at the direction of their members, community

associations meet the expectations of residents by working to provide a safe, well-maintained living environment, preserving the nature of the community and protecting property values.

Cooperation and compliance are accomplished through governing documents that typically address architectural guidelines (dealing with items such as additions, decks and paint colors) and rules pertaining to issues such as noise, pets and yard maintenance. Enforced fairly and equitably by the members themselves, these documents guide the management and governance of the association and are generally consistent with zoning and other provisions of the larger civil community in which the association is located.

Offering Protection and Oversight

Community association rules and regulations are not really all that much different from their municipal counterparts. In practical terms, HOA regulations are another layer of protection against neighborhood degradation and another means of maintaining community standards and protecting property values.

Associations lessen the need for local government oversight of housing conditions, since design guidelines and covenant inspections are performed by the association—the functional equivalent of building and zoning inspectors. Associations have one big advantage: While most municipalities are not equipped—i.e., do not have the

(Continued on Page 8)

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New Community Focus: Cypress Forest



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this move-up community!

David Weekley and Scott Felder are now selling single-family homes in Cypress Forest. Cypress Forest is located just a short drive from San Antonio, San Marcos and Austin, and features exceptional homes on 55', 65', and 80' tree filled homesites, a future swimming pool, sprayscape and pavilion. Here, you'll enjoy:

- Proximity to downtown Kyle for boutique shopping and dining
- Highly-regarded Hays CISD schools
- Nearby beautiful natural attractions, including Canyon Lake and historic Jacob's Well Natural Area
- Convenient access City Square, Lake Kyle, Gregg-Clarke, Waterleaf and Steeplechase parks

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PLUM CREEK POST

(Continued from Page 6)

manpower—to monitor housing, community association homeowners have a vested interest in reporting problems, from architectural and building code violations to illegal parking and landscaping issues.

Inspiring Responsibility and Involvement

Community association homeowners like the responsibility that comes with homeowner control of their own neighborhoods. Importantly, community association leaders are elected by their neighbors to serve the best interests of the community as a whole. Because they live in their communities, these leaders better understand the needs of the community, from the delivery of core services and amenities to decisions affecting the future of the community.

Significantly, many associations enjoy a higher level of civic involvement than municipalities in terms of voting, meeting attendance and volunteerism. Voting by proxy helps associations meet quorum requirements, an option that is not available in municipal elections.

Optimizing Land Use and Affordability

Community associations provide one answer to the growing issue of sprawl, which is no longer confined to cities and the inner suburbs. By definition, planned communities offer a more efficient use of land than unplanned areas in which developments leapfrog over each other into any available space. In addition, these land-use efficiencies can make homes more affordable, a benefit for first-time homebuyers, retirees and low- and moderate-income families.

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**ATM fee refunds are awarded on next statement cycle after qualifications are met.

FirstStar Rewards Savings

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on balances up to \$50,000 when qualifications are met

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At the Fence

Did You Know?

City of Kyle Code Enforcement will remove signs posted on public property including traffic signs, light poles and telephone poles.

Illegal Signs: It shall be unlawful for a sign to be located on, or project over, public property, which may interfere with visibility of street intersections or be placed in the public right-of-way, including utility poles. (Ordinance #356)

Community Center Reservations

- Log into the Plum Creek HOA website as a resident user: www.plumcreektxhoa.com
- Select the Reservations menu link and search the calendar.
- Select the word available when you find a time slot and fill in the online form.
- Submit the Reservation Form to the Plum Creek HOA office: pcoffice@goodwintx.com
- Approval emails will be sent through the Plum Creek HOA website.

Lake Park Committee News

The Committee is finalizing proposals for lake improvements, (benches, trash cans, water quality assessment) and Kirby Park, (security lighting, picnic tables, trash cans, toddler playscape) that we will soon be presenting to the Executive Committee and Board for approval.

We are also looking for groups or individuals who might want to enhance our lake park by building and installing nest boxes for black-bellied whistling ducks and/or owls. We are particularly interested in working with Boy Scout Eagle Projects or other youth groups. We would like to ask Plum Creek residents to share our request with others in the community that might be interested. Members of our committee are available to help with box design and placement. Financial assistance for materials is also available.

The July Lake/Park Committee meeting will be held Tuesday, July 19th, 7pm, at 1143 Sanders. Residents are welcome to attend. Linda Campbell and Gary Gibbs

Co-chair, Lake and Parks Committee

SIP AND SEW

Want to join a group of creative individuals? Sip and Sew is a group of individuals enjoying their hobbies....which includes needlepoint, crochet, knitting, punch needle, rug hooking, counted cross stitch, quilting and sewing. We have numerous individuals willing to share their talents. We meet the second Tuesday of the month, July 12th, 6:30-8:45 PM.

Location is Haupt Community Center. Come ready to "do your own thing" or to get instructions or assistance with a project or just to observe. Come, Sip and Sew! If you have questions, please contact: Iris Sandle-512-405-0054 or Sandra Sigler 512-405-0187

Plum Creek Welcome Committee News

The Plum Creek Welcome Committee greets new neighbors moving into Plum Creek. We give every new resident a Plum Creek tote bag, which contains a Plum Creek HOA Welcome Packet, a

Kyle Chamber of Commerce Guidebook, and a variety of items from local area businesses. Some of our volunteers also solicit local businesses for the promotional items to be included in the tote bags.

The Committee is currently considering two new initiatives: 1) Hosting a monthly "meet-and-greet" for new residents, and 2) Providing a catalogue of area services available for the elderly to residents that may be in need.

The Plum Creek Welcome Committee will next meet Monday, July 18th at 6:30 PM at 1143 Sanders, (the home of Arcelia and Gary Gibbs). Any resident is welcome to attend.

Fire Ant Treatments

There are numerous ways to manage fire ants, but they are often broken into two categories- broadcast treatments and individual mound treatments. Individual mound treatments are used to treat one mound at a time and can be labor intensive and may result in more pesticide being spread into the environment. Broadcast treatments will spread product (granular or bait) over a large area.

Individual mound treatments include pouring boiling water onto the mound, using insecticide mound drenches, spreading insecticide granules onto the mound and watering them in, sprinkling insecticidal dusts on top of the mound or using bait-formulated insecticides around the perimeter of the mound. There are also many "home remedies", but be advised that many of these do not kill fire ants. Many home remedies make the fire ants move to a new location (often 1-2 feet away), but do not kill the ants.

Bait-formulated insecticides most often consist of a defatted corn cob grit coated with soybean oil; the soybean oil is where the active ingredient (what kills the pest) is dissolved. Worker ants collect bait as a food source and take it back to the colony to share with other ants, including the queen. Depending on the active ingredient, the bait may cause the queen to die or be unable to produce viable eggs, which gradually kills off the colony. When using baits, results are often slower to observe when compared to individual mound treatments, but can provide 80-90% suppression for 12-18 months. A bonus to broadcasting baits is that the amount of active ingredient is generally very small, which places less chemical into the environment.

With any pesticide treatment, read and follow all label instructions. Make sure to water in the pesticide if the label instructs to do so. Failure to water in chemicals when recommended by the label does an inadequate job of killing the ants. Baits should not be watered in or used before a rainfall event; baits will not be picked up by ants if they get wet.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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Greetings New Residents and 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.

- 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: plumcreekmanager@goodwintx.com.
- Plum Creek HOA has a resident website: www.plumcreektxhoa.com. Request a resident login in to access pertinent documents in the Documents Library and other important information.
- The Welcome Committee delivers welcome bags to new owners. This comes the month after your closing date. If you have not received a welcome bag within two months after the closing, you can email welcome@plumcreektxhoa.com.
- 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. The front streets have limited street parking and are generally designated public streets. Try not to block your neighbor's house.
- 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>
- Xeriscaping is allowed in Plum Creek. To add xeriscaping you must submit an Architectural Review Committee Approval Application (ARC form) with an installation plan and the survey. This form is located in the Documents Library on the Plum Creek HOA resident website.
- Any permanent exterior improvements to the house may require approval from the Architectural Review Committee. Review

information in the Architectural Changes menu link on the website: www.plumcreektxhoa.com.

- Whether you are a renter or buyer, your yard is important so you'll need to keep it maintained.
- 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.
- Annual coupons are issued to all residents who are not set up for the ACH draft. 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 account number on the coupons. Call Goodwin Customer Service with questions about the ACH draft: 512-502-7515. Haven't received your welcome letter from Goodwin Management? Call the Plum Creek HOA office and verify that we have received your correct mailing address.
- Sign-up for the Weekly eNews. This emailed weekly edition of news is generated from the Plum Creek website. This is an opt-in subscription located in your User Profile on the private resident menu of the Plum Creek website.

These are some of the basic and frequently asked questions. Want more reading? Log onto the Plum Creek website and review the Documents Library for copies of governing documents, Plum Creek Post newsletter, or check the Events Calendar to find dates of planned community events. Visit the website at www.plumcreektxhoa.com. Welcome to the neighborhood!



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