



# POST

The Official Newsletter of the  
Plum Creek Homeowner Association

February 2017  
Volume 8, Issue 2

## Announcing OUR NEW Website!

**Same website address, just a new look:** [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)

We've updated our website to provide you with more convenience and a wealth of online services.

Here is what you can find:

**Home:** Resident dashboard. Owners can see their current HOA account balance and violation history. Announcements and Upcoming Events will also post in the resident dashboard.

**Resource Center-** find pdf copied of the governing documents, landscaping information, architectural changes, and deed restriction violation information

**Stay Connected:** The Reservation Calendar and the Community Calendar

**Payments Options:** Payment information and a link to the Goodwin payment website

Select the **Resident Sign In** link to register on the website. You will create a new user name and password.

**Tenants-** contact our office so we can add you into the directory before you register.

## All Residents Welcome at Annual Meeting

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community. Here are a few agenda items and meeting activities you won't want to miss:

- Meet board and committee members and the manager.
- Get an update on all current and future scheduled projects.
- Review the proposed budget, and hear how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting.

Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

**2017 Annual Meeting Date: March 23, 2017**

Sign-in starts at 5:45 PM, Meeting starts at 6:30 PM

Plum Creek Golf Course Banquet Room

Look for the meeting notice in the mail

Board Candidate Bios:

If you are interested in volunteering for a board position, you can email your candidate bio to Board Secretary, Gary Gibbs. Submit your candidate bio by 3/1/2017 to: [ggibbs6@austin.rr.com](mailto:ggibbs6@austin.rr.com).

## Committee Contacts

### PLUM CREEK HOA MANAGER

Adriane Carbajal ..... plumcreekmanager@goodwintx.com

### PLUM CREEK POST AND WEEKLY ENEWS

Melody Stein ..... pcoffice@goodwintx.com

### COMMUNITY CENTER RESERVATION QUESTIONS

Melody Stein ..... pcoffice@goodwintx.com

### DOG PARK COMMITTEE

OPEN.....N/A

### LAKE/PARK COMMITTEE

Linda Campbell ..... lake@plumcreektxhoa.com

### LANDSCAPE COMMITTEE

Sandra Gonzalez.....landscape@plumcreektxhoa.com

### POOL COMMITTEE

Scott Brown..... pool@plumcreektxhoa.com

### RECREATION COMMITTEE

OPEN .....N/A

### SAFETY & NEIGHBORHOOD WATCH COMMITTEE

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

### STREET LIGHTS, ROAD REPAIRS, STREET SIGNS

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

### STATEWIDE PATROL DISPATCH

..... 512-848-4746

### 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

## Newsletter Info

### PUBLISHER

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

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

Advertising.....  
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View the current issue of the Plum Creek Post on the 1st day of each month at [www.PEELinc.com](http://www.PEELinc.com)

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## Community Association Living

*Know your homeowner rights and your responsibilities*

As someone who owns a unit or house in a common-interest community, you have certain rights. You also have certain responsibilities to the association and to other homeowners. These rights and responsibilities are described in the association's governing documents, which include covenants, conditions and restrictions (CC&Rs) and bylaws. And by virtue of your ownership, the association—your neighbors and fellow homeowners—presumes you know the governing documents exist and have an idea of what they contain.

As a homeowner, you have the right to:

- Participate in the association board's decision-making process
- Attend and participate in all membership meetings
- Vote in person or by proxy
- Access association records, financial statements and governing documents
- Use and enjoy common areas (This privilege can be suspended temporarily for unpaid assessments or rules' violations.)
- Sell or rent your individually owned unit or property

As a homeowner and member of this community, you are obligated to

- Pay your fair share—via regularly scheduled and special assessments—of the costs of operating the association and maintaining common areas. It costs money to pay common area utilities, collect the common area trash, maintain the common area landscaping, walking trails and alleys.

- Maintain your personal unit or home in accordance with the association's bylaws and architectural guidelines. Some associations' rules are more strict about paint colors, yard ornaments and landscaping than others. Be aware of and adhere to what this association's architectural guidelines prescribe.

- Be respectful of your neighbors and allow them the "quiet enjoyment" of their own individual units or homes. Loud parties, second-hand smoke or outdoor lighting can infringe on your neighbors' privacy.

Source: Community Associations Institute (CAI) [www.caionline.org](http://www.caionline.org)

Visit the Plum Creek resident website for access to association documents: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)

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## TRAFFIC CIRCLE (ROUNDAABOUT) SAFETY 101

Advantages of a modern roundabout (Source: TxDOT) =====  
A modern roundabout can help save driver and pedestrian lives, as well as greatly reduce the number and severity of crashes. A modern roundabout saves commute time by increasing traffic capacity 30% to 50% even with vehicles traveling at slower speeds. The community also benefits from a safer intersection that lasts more than twice as long as traffic lights that have to be installed, maintained, adjusted, and repaired. There is also a reduction in air pollution and an increase in fuel savings because vehicles are not idling at traffic lights.

### TEXAS DRIVER HANDBOOK STATES

- \* SLOW DOWN as you approach the roundabout intersection
- \* YIELD to traffic already in the circle
- \* Follow the loop in a COUNTER-CLOCKWISE direction

### REMEMBER

- \* NEVER "short-cut" by making a left turn into a traffic circle! This is DANGEROUS and ILLEGAL.
- \* ALWAYS enter a traffic circle TO THE RIGHT, in a COUNTER-CLOCKWISE direction
- \* Vehicles in a traffic circle have the right-of-way over vehicles entering the traffic circle

### SAFE PRACTICES

- \* COURTESY - Safety comes before the right-of-way
- \* Do not stop or stand within a traffic circle
- \* Use turn signals when exiting a circle to note your intention to leave for drivers entering the circle

## Plum Creek Violation Fine Policy

In an effort to encourage compliance with the Plum Creek Master Declaration of Covenants, Conditions, and Restrictions (DCCR's) and in accordance with Article 5.10 of the DCCR's, the Board of Directors adopted the following fine policy which became effective March 1, 2011:

- The first violation notice will be considered a courtesy notice and will not result in a fine.
- The second violation notice of same or similar kind will also not result in a fine.
- The third violation notice of same or similar kind will result in a \$25 fine.
- Each repeat violation of same or similar kind thereafter will result in an additional \$25 fine.

This violation sequence will "reset" if a same or similar violation is not cited within a six month period.

For example: An owner is issued a courtesy notice for needed lawn maintenance on March 1. The owner cures the violation, and another notice for lawn maintenance is not issued until November 1. The November 1 notice will also be considered a courtesy notice because the owner was not cited for the same or similar violation within a six month period.

If you have questions regarding the new fine policy, please contact Adriane Carbajal, property manager, at 512-262-1140 or [plumcreekmanager@goodwintx.com](mailto:plumcreekmanager@goodwintx.com).

The Board, management company, and your neighbors thank you for your compliance!





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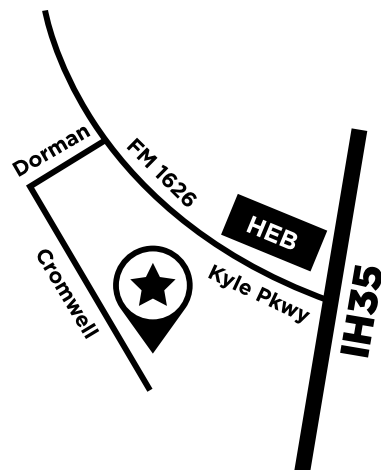
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# LITTLE HUMANS ARE A VERY BIG DEAL TO US.

Dell Children's is now offering Emergency Care at  
Seton Medical Center Hays.



[DellChildrens.net/EmergencyCare](http://DellChildrens.net/EmergencyCare)

## Get Involved Volunteer for a Committee

All residents—long-time homeowners, new residents and even renters—can contribute to making our community a great place to live by volunteering a few hours a month on any one of several association projects.

The next time you're looking for an activity or a way to meet your neighbors, consider participating on an association committee or task force or volunteering to plan a casual neighborhood social gathering. Your ideas, time and effort will be a valuable contribution to making a neighborhood event successful.

Your neighbors aren't the only ones who'll benefit from your volunteer endeavors. According to HELPGUIDE.org, volunteering can reveal untapped talents, teach new skills, introduce you to new activities and increase your self-confidence. Participating in a community activity also can provide networking opportunities that can benefit your career and your social life.

Contact an association board member soon to ask how you can get involved in our community. Who knows? There may even be a vacancy on the association board or a committee that should be filled by someone just like you.

*Source: Community Associations Institute*

## WINTER IS A GOOD TIME TO TRIM TREES!

Winter is a good time to trim shrubs and 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 and round about lots need to clear limbs for sight distance of traffic signs and oncoming vehicular traffic at intersections.

City of Kyle and Hays CISD regularly drive through Plum Creek to inspect for drivability for large fire trucks and schools buses.

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://www.treesaregood.org)

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

[www.plumcreektxhoa.com](http://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](mailto:landscape@plumcreektxhoa.com)

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

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# PLUM CREEK POST

## SIP AND SEW

February 2017

Fulfill your New Year resolution and join Sip and Sew! Join a group of talented individuals that are willing to share their love of knitting, crochet, needlepoint, rug hooking, punch needle etc. Just come, and complete those projects that were not finished in 2016! We meet at the Haupt Community Center. Time is 6:30 – 8:45 pm.

Any questions, please contact: Iris Sandle – 512-405-0054  
or Sandra Sigler – 512-405-0187

## PLUM CREEK HOA DUES

Quarterly payments become due on:

**January 1st**

**April 1st**

**July 1st**

**October 1st**

The quarterly dues payment for 2017 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.

Set up ACH Draft:

Visit our website [www.goodwintx.com](http://www.goodwintx.com) to login to your HOA account and view your account detail and payment options. Once you are on the website, you will select your community from the drop down box on the bottom left hand side of the screen, select “go” to open your community’s homepage, and then select the blue login button on the left.

Not sure about your user name and password for the Goodwin payment website? Call Goodwin Customer Service: 512-502-7515



## SUDOKU

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View answers online at [www.peelinc.com](http://www.peelinc.com)

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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.

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- Have 10 debit card purchases post and clear per monthly qualification cycle (not ATM transactions).
- Have 1 recurring direct deposit or ACH auto debit post and clear per monthly qualification cycle.
- Enroll and receive free paperless eStatements.

### FirstStar Rewards Checking

# 2.50%<sup>APY\*</sup>

on balances up to \$15,000 when qualifications are met  
Plus ATM fee refunds nationwide.\*\*

\*Annual Percentage Yield (APY) accurate as of May 19, 2016. A minimum deposit of \$50.00 to open account. Rate tiers are as follows: Reward Rates 2.50% APY applies to balances of \$0.01 - \$15,000 and 0.50% APY paid on balances over \$15,000 as long as qualifications are met each monthly qualification cycle. Base Rate 0.05% APY will be earned on all balances if qualifications are not met. All balances will earn 0.76% APY to 2.50% APY as long as qualifications are met. Rates may change after the account is opened. Fees may reduce earnings.

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

### FirstStar Rewards Savings

# 1.05%<sup>APY\*</sup>

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

\*Annual Percentage Yield (APY) accurate as of May 19, 2016. A minimum of \$50.00 to open account. Rate tiers are as follows: Reward Rates 1.05% APY applies to balances of \$0.01-\$50,000 and 0.50% APY will be paid on balances over \$50,000 as long as qualifications are met each monthly qualification cycle. Base Rate 0.05% APY will be earned on balances if qualifications are not met. All balances will earn 0.57% APY to 1.05% APY as long as qualifications are met each cycle. Rates may change after the account is opened. Fees may reduce earnings. Account available to Texas Residents only.

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## TEXAS A&M AGRI LIFE EXTENSION

### Common Structural Termites

There are three main types of termites that can cause problems for homeowners in Texas- native subterranean termites, formosan subterranean termites and drywood termites.

Native subterranean termites have nests in the soil and must maintain contact with soil or an above-ground moisture source to survive. If native subterranean termites move to areas above ground they make shelter (mud) tubes of fecal material, saliva and soil to protect themselves.

*Native subterranean termite workers and soldiers.*

Formosan termites are a more voracious type of subterranean termite. These termites have been spread throughout Texas through transport of infested material or soil. Formosan termites build carton nests that allow them to survive above ground without contact with the soil. Nests are often located in hollow spaces, such as wall voids.

*Formosan subterranean termite workers and soldiers.*

Formosan termites feed on a wider variety of cellulose than other subterranean termites, including live plants (and can be found living and feeding on trees), consuming both spring and summer growth wood whereas native subterranean termites feed only on spring growth. Formosan termites have also been known to chew through non-cellulose materials such as soft metals, plaster or plastic.

Drywood termites do not need contact with soil and reside in sound, dry wood. These termites obtain moisture from the wood they digest. Drywood termites create a dry fecal pellet that can be used as an identifying characteristic. They have smaller colonies-around 1,000 termites- than subterranean termites; they also do not build shelter tubes.

*Drywood termite fecal pellets.*

If you are concerned that you may have termites, call a pest management professional to inspect your home for termites.

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](http://www.urban-ipm.blogspot.com)

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# Kids' Club

## Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at:

Peel, Inc. - Kids Club

308 Meadowlark St

Lakeway, TX 78734-4717

We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.

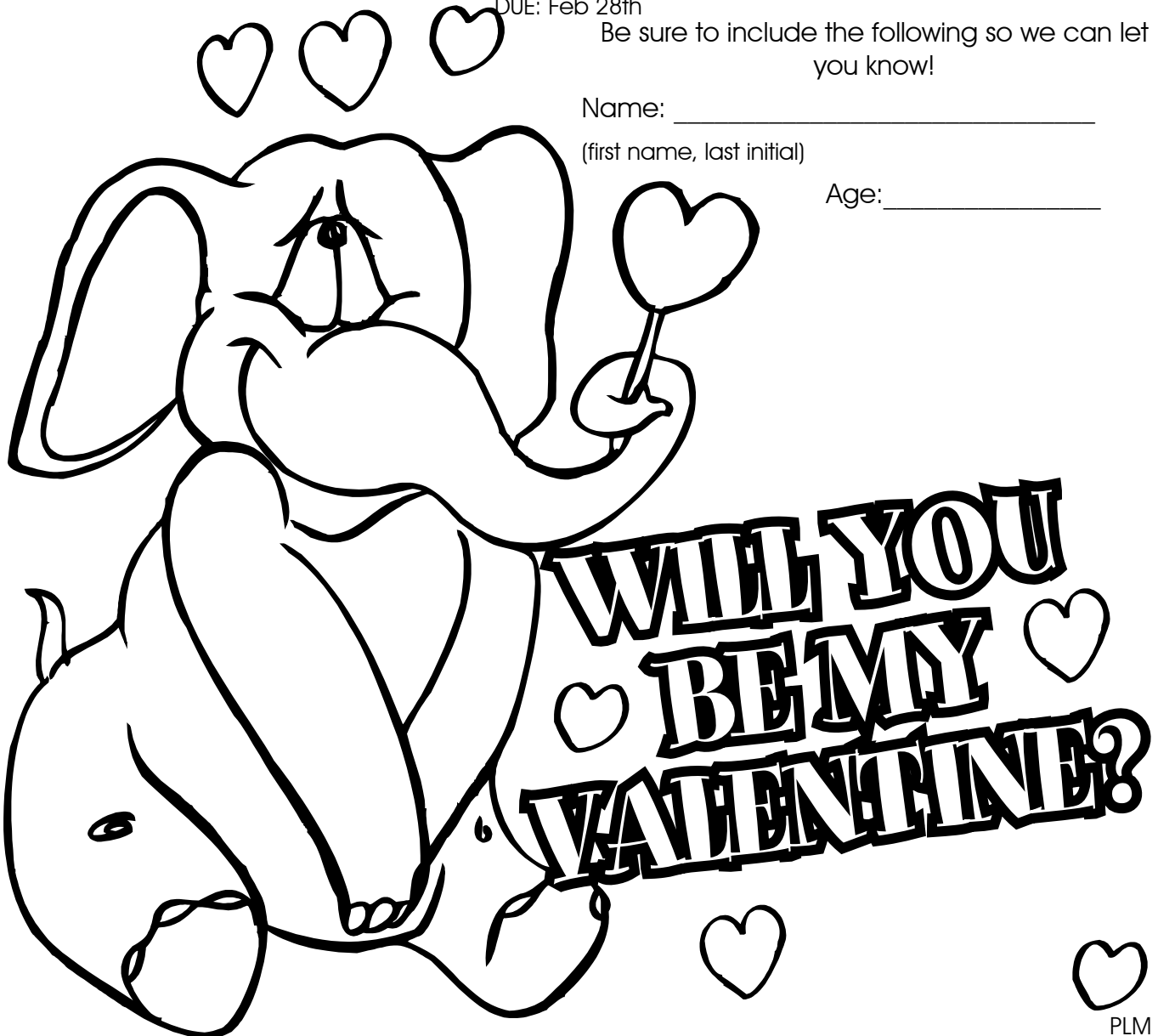
DUE: Feb 28th

Be sure to include the following so we can let you know!

Name: \_\_\_\_\_

(first name, last initial)

Age: \_\_\_\_\_



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