



POST

**The Official Newsletter of the
Plum Creek Homeowner Association**

**August 2017
Volume 8, Issue 8**

The Role of a Community Association Manager

The governing documents provide direct authority to the board of directors to govern the association. The board of directors can assign certain duties and responsibilities to the association manager, but authority still lies with the board of directors. The association manager follows the annual budget, which includes overseeing approved contracts. Non-budgeted items need approval by the board of directors. The role of the community association manager includes:

- Community managers must have a keen understanding of property maintenance—landscaping, repairs and replacements, facilities upkeep and mechanical maintenance.
- Community managers coach and mentor the board members who govern the association. They help conduct meetings, supervise elections and ensure compliance with governing documents.
- Community managers must have a working knowledge of finances, accounting, budget preparation, taxes and insurance.
- Community managers must be aware of many laws and regulations—real estate, corporate and labor laws; federal laws and state statutes and government regulations.
- Community managers must work and communicate effectively with residents.
- This includes:
 - Organizing information for the newsletters and eNews
 - Updating the resident website with pertinent information

The role of a community association manager is to implement the decisions of the board of directors; administer the services, programs, and operations of the association within the policies and guidelines set by the board.

COMMUNITY ASSOCIATION LIVING Governing by Representation

By Community Associations Institute (CAI)

Community associations are a representative form of government founded on the principle of elected individuals representing the people. Much of our country is based on the principles of representative democracy. It starts with organizations like community associations and progresses through our schools boards, city governments, county governments, state governments—all the way to the federal government. We vote for a person, or persons, who will act on our behalf.

Some might advocate that a board should not take action without a vote of the members to find out what the people want. That would be counter-productive. If association members were to vote on every issue before a decision was made, there would be no need for a board, but simply someone to send out ballots and tally results. However, boards find out what their constituents want in other ways. Many make time to hear from residents at each board meeting. But, it's up to you to attend meetings, voice your opinions and participate in the exchange of ideas with the board. We also encourage your involvement and participation. Perhaps you would consider joining a committee. We want your input, ideas, thoughts and opinions.

When the season for community association annual meetings and annual board elections approaches, consider carefully which candidates you select—including yourself. Consider running for the board to help shape the future of your community.



Committee Contacts

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PLUM CREEK POST AND WEEKLY ENEWS

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WELCOME COMMITTEE

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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

TRI SHIELD SECURITY

..... 512-486-9955

ANIMAL CONTROL

City of Kyle Animal Control 512.268.8800

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PEC 1.888.883.3379

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Negley Elementary 512-268.8501

Barton Middle School 512.268.1472

Hays High School 512.268.2911

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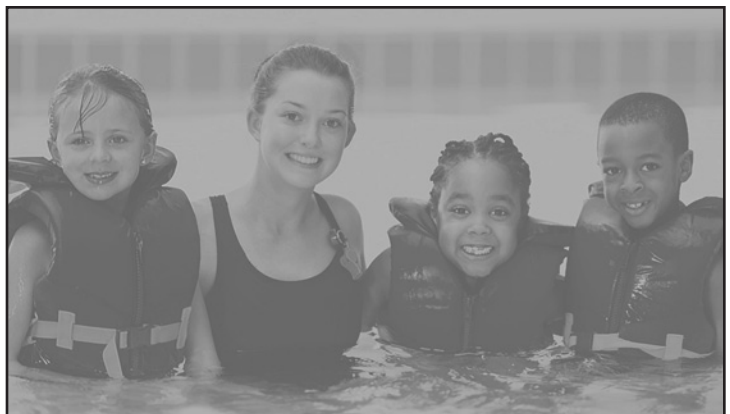
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GUIDELINES FOR THE HOMEOWNER FORUM

Residents are encouraged to attend and observe association board meetings. If you'd like to bring an issue to the board's attention, you're welcome to speak during the homeowner forum—a time set aside just for you. So that everyone who attends has an opportunity for a meaningful exchange with the board, we ask that you observe the following guidelines:

- Although we're all neighbors, this is a corporate business meeting. Please behave accordingly.
- If you'd like to address the board, please sign in when you arrive. You will be called in the order you entered. This allows the board to contact you if we need further information and to report back to you with an answer.
- The homeowner forum is an exchange of ideas, not a gripe session. If you're bringing a problem to our attention, we'd like to hear your ideas for a solution too.
- To keep the meeting businesslike, please refrain from speaking if you're particularly upset about an issue. Consider speaking later, speaking privately with a board

member, or putting your concerns in writing and e-mailing them to the board.

- Only one person may speak at a time. Please respect others' opinions by remaining silent and still when someone else has the floor.
- Each person will be allowed to speak no more than five minutes. Please respect the volunteers' time by limiting your remarks.
- If you need more than five minutes, please put your comments in writing. Include background information, causes, circumstances, desired solutions and other considerations you believe are important. The board will make your written summary an agenda item at the next meeting.

We may not be able to resolve your concerns on the spot, and we will not argue or debate an issue with you during the homeowner forum. We usually need to discuss and vote on the issue first. But we will answer you before—or at—the next board meeting.

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Plum Creek Safety & Neighborhood Watch

Save the Date for this year's National Night Out Against Crime!



Tuesday, October 3, 2017, from 6 to 8:30

WHAT IS NATIONAL NIGHT OUT? According to the national website: "National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a

true sense of community." Basically, the event is meant to increase awareness of police programs and to foster crime prevention.

Here in Plum Creek, we can usually expect visits from the Kyle Police Department, Kyle Fire Department, and various City officials. We typically hold a cookout, pot-luck, or ice cream social in the four neighborhood parks (Decker, Haupt, McNaughton, and Kirby). Last year the new section team opted to go with a greenbelt instead of Kirby park, and that worked out better so it will probably be the greenbelt again this year. We can always use volunteers at all the parks, and we are looking for new team leaders for a couple of the parks, particularly Haupt Park (bucket pool). So, if you would like to chair a park event, or just help a group, or, if you have questions, please contact the PC Safety & NW Committee chairs (Denise Quinterri and/or Pauline Villegas) at safety@plumcreektxhoa.com or come to next month's meeting.

The August meeting will be on Tuesday, August 22, 2017, at 6:30 p.m., at the Community Center. (Note that meetings are typically held on the fourth Tuesday of each month.) We look forward to visiting with you.

Lakes and Parks Committee

August 2017



Fishing do's and don'ts: (Plum Creek fishermen, please help enforce these rules to protect this very valuable resource!)

- **No boats or kayaks are allowed on the lake!**
- Please put all discarded fishing line in trash cans! We have already found waterfowl, which died after becoming entangled in loose fishing line.
- The lake is catch and release only.
- Only artificial bait may be used.
- You must also carry your Plum Creek rec tags while fishing. We will be checking for rec tags more regularly.

2018 Survey-The Lake/Park Committee is preparing another survey for residents to help us prioritize proposed improvements to the lake, trails and parks for next year. Along with the survey, we plan to include the projects that were completed based on the results of last year's survey.

Plum Creek Welcome Committee



The Welcome Committee will host another Meet & Greet in the Community Center on Saturday August 19th from 4-6 pm. All Plum Creek residents, both new and longstanding, are welcome to come out and meet one another. Coffee and donuts, lemonade and snacks will be served. The committee will also make information available regarding Plum Creek and Kyle. We plan to continue hosting these events on a quarterly basis.

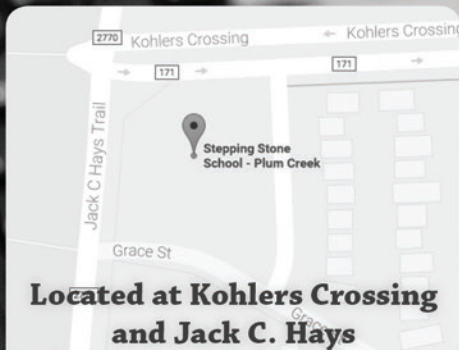
The mission of the Welcome Committee's is to greet each new resident moving into Plum Creek. They are given a Plum Creek tote bag with an HOA Welcome Packet, a Kyle Chamber of Commerce Guidebook and promotional materials from local businesses. In 2016, we greeted 205 new Plum Creek residents.

If you would like to join our Committee, you can contact us at: welcome@plumcreektxhoa.com



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Parking on Public Streets

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.

Clean Mailboxes and Fences

Due to the large amount of rain we received in the last year and the increase in shade from the trees, the white mailboxes and fences are showing mold and algae. You can clean mailboxes and fences with soapy water or bleach water and a cloth.

The HOA does issue notices of violation reminding residents to clean the mailboxes and fences.

We are seeing mold and mildew on the sides of houses and garages as well. This is a reminder to make sure to get that power washing done.

Recreational Vehicles and Trailers

These vehicles cannot be parked on the street more than 72 hours. These vehicles also need to be stored in the garage or offsite and cannot under any circumstances be parked on the grass.

The HOA does issue notices of violation advising residents the proper storage and parking limitations on Recreational Vehicles and Trailers.

SIP AND SEW.....

Sip and Sew will be on vacation for the month of August, but will look forward to being "back on track" in September. September 12th, Tuesday at the Haupt Community Center – 6:30-8:45 PM. Enjoy the remaining days of Summer!

Tri Shield Security- Started July 1st

Tri Shield Security Service started service on July 1, 2017. They will be patrolling each night in a vehicle.

Report suspicious activity at night to: 512-486-9955

Report emergencies to: 911

Management Office Forms

On the Plum Creek resident website, we have added forms for residents to complete. Management Office puts your management office online to provide you with more convenience and an office that never closes. Click the Resident Services tab and find Management Office Forms. You can fill out maintenance requests, information requests, report a covenant/ rules violation and ask for accounting information.

Register your email on the Plum Creek resident website

www.plumcreektxhoa.com

The resident website is the official email directory for the association. Owners are responsible to keep their email address updated in the directory. Be sure to sign up on the new website and add a current email address.



October 14th

Mark your calendars for October 14th when Plum Creek presents Hootenanny on the Hill! The festival is from 12PM to 5PM but the fun starts at 7am with our annual 10k/5k/3k/1k run!

Join Owlbert as vendors from across the city fill Haupt Park with food and wares, we will have local artists performing, rides and games for the kids.

Our festival begins with the Hootenanny Races - 10k/ 5K/3K/1K at 7am. Races will start and finish at the Dog Park! Register at www.tinyurl.com/2017HootRaces. There is also an option for those of us who like to sleep in but still want the awesome shirt! Volunteers are needed, please sign up at tinyurl.com/2017hootvolunteer. Deadline for guaranteeing a shirt is September 29th so sign up soon!

We will also be hosting the annual BBQ Cook-Off at the Plum Creek Community Center. Teams will be collecting donations for samples with a portion of the proceeds going to the Hays County Food Bank. The BBQ competition is IBCA Sanctioned with categories for chicken, brisket, pork spare ribs, beans, cook's choice, and dessert. Forms are due by September 26th, check-in occurs on Friday, October 13th at 6PM. Email Michelle Ducote at mducote@hcwc.org with any questions.

More information will be provided, as available, via the Plum Creek PC Post and eNews. Also, check out the website at www.hootenannyonthehill.com for additional information and entry forms. If you would like to volunteer for this event please go to tinyurl.com/2017hootvolunteer

Lifeguards Going Off-Duty September 4th

Just a reminder to all parents/guardians and swimmers, that the lifeguards final day will be September 4th. The hours on duty that day is 12:00 PM – 9:00 PM. This is for both pools. The lifeguards will be returning to school. Residents are reminded that the age limits to go to the pool without supervision are 16 and up.

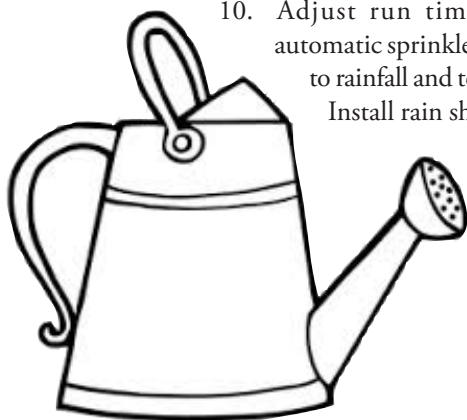
We have numerous non-compliance issues when this seasonal change occurs and many young residents get into trouble when not supervised in the pools. Please make sure that any child under the age of 16 is accompanied by an adult after the lifeguards go off duty. Your assistance in the matter is appreciated. Thanks for keeping our pools safe and enjoyable for all.

WATER WISE

Tips for the August Heat

By Christina Baese, Landscaping Committee

1. Plant well-adapted and native shrubs, trees and grass. Choose plants that are tolerant of drought, heat, and our minimum winter temperatures.
2. Improve soil with mulch and compost. Mulch retains moisture, reduces runoff, and control weeds. Use one to three inches of mulch in your garden and planters. Top dressing, or compost, functions like mulch for your lawn. It increases organic content and protects shallow grass roots.
3. Apply fertilizer only in the spring and fall. Your grass will develop good root systems, use less water, and need less mowing. Also, aerate your lawn once a year.
4. Pull your weeds regularly, as they rob plants of valuable nutrients and water.
5. Monitor your grass length. Keep grass length between 1.5 and 3 inches and never cut more than 1/3 of the length at a time.
6. Leave lawn clippings, which hold in moisture, reduce evaporation, moderate temperature, and give nutrients back to the lawn.
7. Water one inch, including rain, every 5 days or longer and only after the top 2" of soil has dried out. This system increases overall health, drought tolerance, and deep root systems. Start in spring when root growth is high or adjust slowly with successively longer periods between watering.
8. Water early in the morning or evening. Evaporation loss can be 60% higher during the day. Never water on windy days.
9. Use drip irrigation or soaker hoses for garden beds and trees and use low angle sprinklers for lawns. They minimize evaporation, impede weed growth, and may help prevent diseases caused by under or overwatering.



10. Adjust run time and frequency of automatic sprinklers monthly to respond to rainfall and temperature conditions. Install rain shut off devices to avoid unnecessary watering. Adjust sprinklers to eliminate overspray on pavement.

Bald Spots in Your Yard and Under Your Trees?

PC Gardening Committee

In some of our gardens, our trees have grown so big and full that our grass has thinned or just disappeared completely. If that's the case in your garden, here are a few ideas:

1. Just mulch it. Mulch introduces organic material into the soil, providing valuable nutrients to your tree's roots. It helps stabilize soil temperature during summer and winter, too. Spread it about two to four inches deep and don't let it touch the actual trunk.
2. Let there be light! Thin the canopy of your tree and let the sun shine! Grass and many plants need plenty of sun to survive and thrive, so some selective pruning of your tree limbs may be a simple solution to thicken your grass.
3. Get planting. One can always create a flowerbed or plant groundcover. Several groundcovers can be planted in shade, such as pigeonberry, purple heart, or monkey grass. Cedar Sage, heartleaf skullcap, or columbine (reseeds when happy) are some great shady perennials, and American beautyberry is a lovely, shade tolerant shrub. When planting anything under a tree, be very careful with the roots, as not to stress the tree or expose it to disease. If possible, consider using seeds.
4. Rocks rock. River rocks and other natural stones can create a lovely, non-traditional garden.
5. Visit the resident home page of the Plum Creek website - www.plumcreektxhoa.com. Look under Deed Restriction Violation menu link. All yards were developed as sod yards. If you want to change to a xeriscape yard, you must submit an architectural change request form.
6. When all else fails, Google it! There are many creative solutions on the web about how to deal with bare spots under trees and bare yards. So, hit that keyboard.



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GETTING VIOLATIONS?

They are easy to avoid! The Plum Creek property inspections are performed every other week and they start on Thursdays around 10am. So mark your calendars for every other Thursday, and ensure that your property is ready for inspection. A lot goes into a property inspection and many things are looked at, but here are a few basics that should prevent most violations:

- Mowing, edging, trimming and weeding both front and back yards, on both sides of your fence. This is particularly important for house with alleys. The area on the other side of the fence is your responsibility as well.
- Getting your trash can out of the alley and storing it properly (behind a fence or in the garage).
- Keeping flower beds free of weeds.
- Ensuring that Barbecue pits do not sit on driveways when not in use.
- Ensuring that any articles that would be considered unsightly are stored properly out of view.
- Making sure not to park on the grass at any time
- Remember as the spring months come, always apply for ACC approval BEFORE making any permanent exterior changes to your property. Maintenance is always acceptable, however if you are making any kind of change to the outside of your home, even down to changing type of grass you have or any plants, it all requires ACC approval.

Also, please remember that the HOA is here for you. Our goal is not to send violations and collect fines, but rather to get everyone into compliance to make this a place we all want to live and to let our property values grow. If you ever have a question regarding a violation, please feel free to call we are happy to talk to you about it and work to reach an amicable solution.

Find out more about notices of violations and deed restrictions by logging onto the private resident side of the Plum Creek HOA website: www.plumcreektxhoa.com

Don't have a log in, then press the link on the public homepage to request one.



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Plum Creek HOA On Site Office

The Plum Creek HOA onsite office is located at 4100 Everett, in suite 150. We share the suite with Plum Creek Marketing. The office hours are Monday through Friday 9 AM to 5 PM. The office phone number is 512-262-1140. Feel free to call us back to check on the status of your request.

Property Manager: Adriane Carbajal

plumcreekmanager@goodwintx.com

Assistant Property Manager: Melody Stein

pcoffice@goodwintx.com

At closing you should have received the governing documents. These are important because they state how the business of the association is governed and what processes need to occur to keep Plum Creek one of the best neighborhoods to live in. Here are some things you can expect from the office:

- When you call, let us know your individual situation. Each owner/resident has their own schedule, family life, and activities to keep up with. We want to help you navigate through the information so that you can be better informed.
- Owners are responsible to read the governing documents which include the rules. This is the same information we use to administer the day-to-day business operations of the business of the association.
- There are times when we are helping another customer or out on property. It is a large community. Send us an email or leave a message and let us know what your request is and when and how we can contact you.
- There are processes we have to follow for violations, accounting practices or architectural review requests, whether is it in the governing documents or a state law.
- We do not process payments at the onsite office. You can mail payments to the address provided on your coupons. Please allow enough time for the payment to arrive before the late date.
- We post the necessary forms and documents on the Plum Creek website so you can easily access them during your busy schedule. Visit www.plumcreektxhoa.com, select Documents.
- The City of Kyle maintains the roads, and street lighting.
- The PC Post newsletter is mailed out monthly. Weekly eNews is emailed out to residents that have opted-in to receive the eNews.

Here are important websites:

www.plumcreektxhoa.com - Plum Creek's resident website - You will need to request log in for resident side of website.

www.goodwintx.com - set-up automatic draft payment - Select Plum Creek community and log in with user name and password from recent payment statement.

www.peelinc.com - monthly newsletter publisher

Deed Restrictions

Please be aware of the following deed restrictions regarding your animals.

Section 3.24 (Animals – Household Pets)

Noise Nuisance

“No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance.” Please take the necessary steps to curtail the dogs barking so as not to disturb other residents.

Section 3.24 (Animals – Household Pets)

Unleashed/Loose

“No domestic pets will be allowed on the Property other than on the Lot of the Owner unless confined to a leash. No animal shall be allowed to run at large.” Please confine your pet(s) to your yard unless being led on a leash.

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Lakeway, TX 78734

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

PLM



Out of Space? Moving? Need Storage?

**Great Customer
Service is
Our Reputation!**

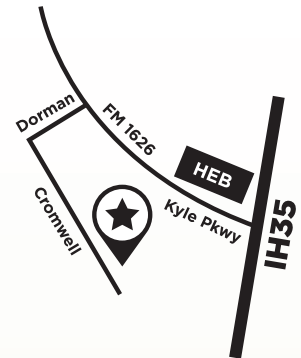
- Mini Offices
- Climate Controlled Units
- Non Climate Units
- Controlled Gate Access
- 28 Color HD Video Cameras
- Great Location
- Sized right!
- Boat and RV parking
- Free Disc lock(s) with rental
- Access 7 Days a Week
- Kyle Gov. Employee Discount
- Senior Discounts
- We Sell Boxes, Moving Supplies

SECOND MONTH FOR \$1.00

NEW MOVE-INS ONLY. WITH COUPON. NOT
VALID WITH OTHER OFFERS.
EXPIRES 8/31/2017

FREE DISC LOCK (\$13.99 VALUE)

GIVEN TO NEW MOVE-INS ONLY.
EXPIRES 8/31/2017



512.262.7234

Kyle Pkwy Self Storage & Mini Offices

5141 CROMWELL DRIVE • KYLE, TX 78640 | INFO@KYLEPKWYSELFSTORAGE.COM

