



POST

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

**October 2017
Volume 8, Issue 10**



POLICE • COMMUNITY PARTNERSHIPS

NATIONAL NIGHT OUT UPDATE

There will only be three locations this year: Decker Park, McNaughton Park, and at the Herzog & Hellman greenbelt. There will be no event at Haupt Park this year. Please come participate in whatever park you like, all residents are welcome.

National Night Out is a public safety program that fosters crime prevention by fostering communication and partnerships among neighbors and public safety officials. The National Night Out event will be held throughout the community on Tuesday, Oct. 3, 2017 from 6 p.m. until 8:30.

Please see City of Kyle: <http://www.cityofkyle.com/police/national-night-out-2017>.

Please come to one of the parks, visit with your neighbors, Kyle Police and Fire Department representatives, and other City staff! There will be goodies for the kids, and an opportunity to visit with emergency responders, learn valuable safety information, and explore the emergency vehicles.

If you have any questions, please contact the PC Safety & NW Committee chairs (Denise Quinterri and/or Pauline Villegas) at safety@plumcreektxhoa.com or come to the September meeting. (Tuesday, Sept. 26, at 6:30 p.m., in the community center.)

NOTE: The Safety & Neighborhood Watch Committee is seeking a new chair (or co-chair). If interested, contact the HOA office, or Denise or Pauline. Also, you may want to help out with preparations for NNO this year, to give you some ideas for putting it on next year!



Mark your calendars for October 14th when Plum Creek presents Hootenanny on the Hill from 12PM to 4PM. Join us for a day filled with fun for the whole family with races, live music, games, storytelling and more. The acclaimed Austin-based band, People's Choice, will be headlining the live music stage.

Our festival begins in the wee hours with the Hootenanny Races - 10k/ 5K/3K/1K at 7am. Races will start and finish at the Dog Park. Tinyurl.com/2017hootraces to be in the race or tinyurl.com/2017hootvolunteer to cheer and help!

We will also be hosting the annual BBQ Cook-Off at the Plum Creek Community Center. Tickets will be available for \$2/each for BBQ samples with 50% of ticket sales going to the Hays County Food Bank. The other 50% will go to the BBQ Team that has collected the most tickets. The BBQ competition is IBCA Sanctioned with categories for chicken, brisket, pork spare ribs, beans, a cook's choice, and dessert. We still have a few spots open for judges for the cook-off. If you would like to taste some outstanding BBQ, please email Michelle Ducote at mducote@hwc.org to sign up.

For more information and updates check out our website at www.hootenannyonthehill.com.

Hays County Food Bank

Did you know that 20.2% of Kyle residents live below the poverty line? Donate to your neighbors in need at Hootenanny on the Hill, where Hays County Food Bank will be accepting nonperishable (labeled, sealed) food items, fresh produce, and monetary donations. Please visit <http://haysfoodbank.org/FoodDriveToolkit.pdf> for a list of what we need the most. Be sure to make your way by the BBQ booth as well - 50% of BBQ sample donations will benefit our annual Turkeys Tackling Hunger (holiday meal box) campaign!



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The 20/20 Viewpoint "The Allergy Eye-ffect"

Cooler weather is finally here with ragweed and cedar allergies right around the corner! Not everyone who struggles with allergies gets a stuffy nose or is overcome with sneezing. Since allergies may affect one part of your body more than the rest, it is possible to only have allergy symptoms in your eyes. The hallmark sign of eye allergies is itching, but other symptoms include redness, burning, watery eyes and puffy eyelids.

What if I don't know what allergens I react to? Good question, a lot of people don't. For mild to moderate seasonal allergies, monitor when you're feeling the telltale symptoms and check the allergy forecast (several local news stations post an allergy forecast) to see which allergens are high. This helps pinpoint what type of allergen you react to, and what time of year your symptoms are expected,

which helps design a treatment plan specific to you.

For seasonal allergies, your eye doctor may recommend a prescription eyedrop to be used during your allergy season. If used as directed, these eyedrops can dramatically reduce or eliminate your symptoms. Refrigerated artificial tear eyedrops can also provide relief.

While it's one of the more irritating issues affecting eyes, allergies are also one of the most treatable conditions. Remember, always see your eye doctor to determine which treatment plan is best for your eyes.

Dr. Virginia Kekahuna, O.D., a native Texan, received her optometry at the University of California at Berkeley, and caters to sports vision and specialty contact lenses.

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Committee Contacts

PLUM CREEK HOA MANAGER

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PLUM CREEK POST AND WEEKLY ENEWS

Melody Stein pcoffice@goodwintx.com

COMMUNITY CENTER RESERVATION QUESTIONS

Melody Stein pcoffice@goodwintx.com

DOG PARK COMMITTEE

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LAKE/PARK COMMITTEE

Linda Campbell & Gary Gibbs

..... lake@plumcreektxhoa.com

GARDEN COMMITTEE

Sandra Gonzalez..... garden@plumcreektxhoa.com

POOL COMMITTEE

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

RECREATION COMMITTEE

Jennifer Crosby recreation@plumcreektxhoa.com

SAFETY & NEIGHBORHOOD WATCH COMMITTEE

Denise Quinterri & Pauline Villegas

..... safety@plumcreektxhoa.com

WELCOME COMMITTEE

Arcelia & Gary 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

TRI SHIELD SECURITY

..... 512-486-9955

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

**YOU SHOULD RECIEVE THE PLUM CREEK PRESS
EACH MONTH ON OR BEFORE THE 10TH.**

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.

CLASSIFIEDS

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Plum Creek residents, limit 30 words, please e-mail forestcreek@peelinc.com

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.



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MAKE A CLEAN SWEEP WITH THE COMMUNITY- WIDE GARAGE SALE

Start cleaning out those closets and get ready for Plum Creek's Fall Community Garage Sale to be held Saturday, October 7th, from dawn until dusk. So, while you are doing your spring cleaning and you run across things you no longer want—hold onto them for a bit longer and sell them at Plum Creek's Community Garage Sale! Remember--one neighbor's trash is another's treasure! All homeowners may participate and should display their items on their front lawn for better crowd control. Our goal is to encourage visitors to park on the streets and not in alleys. Your cooperation is greatly appreciated and will help us to have a safe and pleasant garage sale experience. Also, kids are welcome to earn money by selling baked goods or drinks! So, start saving bags for your customers to take home their treasures in and newspapers for wrapping breakable items.



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. Prepayments accepted. 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 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

AT THE FENCE



OCTOBER SIP AND SEW

October then December, the time passes so quickly this time of the year. Have a project for the holidays that you need to start or complete. Want to knit or crochet a scarf? Sip and Sew is a group of fun talented ladies ready to share their talents or come and we will learn from you! Punch needle, crocheting, needlepoint, rug hooking, quilting, mending and more! Join us the second Tuesday of the month,

October 10th in the Haupt/Fergus Community Room, 6:30-8:45 pm. Come, Sip and Sew

Any questions, call: Iris Sandle -512-405-0054 or Sandra Sigler-512-405-0187.

BULKY AND BRUSH PICK-UP

Another part of the expanded residential service is large bulk and brush collection. Kyle residents can contact TDS once per year to have items such as furniture, appliances or bundled brush of up to 3 cubic yards (approximately the size of a washer and dryer) picked up at no additional charge.

Questions regarding the program can be directed to TDS Customer Care at 1-800-375-8375 or visit the website: <http://www.texasdisposal.com/>

UPCOMING EVENTS

National Night Out
Fall Community Wide Garage Sale
Hootenanny on the Hill

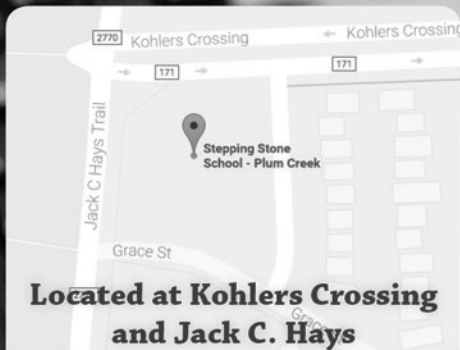
Go to the Plum Creek website www.plumcreektxhoa.com to the Community Events Calendar for event dates.





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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.

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 Adriane Carbajal: plumcreekmanager@goodwintx.com.
2. 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.
3. 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.
4. 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 usually public streets. Try not to block your neighbor's house.
5. 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>
6. 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 Resource Center on the Plum Creek HOA resident website.
7. 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.
8. Whether you are a renter or buyer, your yard is important so you'll need to keep it maintained.
9. 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.
10. 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.

11. 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 Resource Center 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!

Have You Registered for the Plum Creek Weekly eNews Yet?



The Plum Creek eNews is a weekly email for Plum Creekers containing neighborhood watch information, upcoming event information, and just about anything else one might need to know about the HOA. Typically, the email is sent once per week, on Thursday.

The eNews has been designed as an 'Opt-In' email, as to not bother anyone just wishing to visit the HOA website on occasion. If you're interested, please add your email to the list by following these instructions:

1. Visit www.plumcreektxhoa.com.
2. Click Resident Sign In
3. This is a new website so everyone signs up as a New User.
 - a. Owners are added to the directory from the HOA accounting software.
 - b. Tenants contact the HOA office to be added into the directory before you can register.
4. Once you sign in, the website will take to your resident dashboard in the Home tab.
5. In the My Account box click Subscriptions tab.
6. Select Edit Communication Preferences
7. In the Communication Preferences, click the box next to Weekly eNews
8. Start receiving the Weekly email as early as next week! :)

If you add your email and do not receive the e-News the following Thursday, please email pcoffice@goodwintx.com.

WEBSITE FEATURES

www.plumcreektxhoa.com

The **Member Home page** includes Account Information, Weather, Latest News, Upcoming Events, Latest Messages, Latest Documents, Latest Images, Latest Classifieds, and Latest Discussion Posts. The "My Account" section also provides quick access for updating Directory profile and contact information, Sign In Information, and list subscriptions/correspondence preferences, including email address.

Management Office: Management Office puts your management office online to provide you with more convenience and an office that never closes. Click Resident Services to find Management Office & Forms. You can fill out Maintenance Requests, Accounting Requests, and other common forms.

News & Views: Find the latest scoop on community announcements. Instead of waiting for the newsletter, click Newsletter for up-to-date news and announcements.

Calendar: Find out instantly what's happening in the community with your online community calendar. Whether it's the next board meeting, the community garage sale, or other special events, it will only take a moment to glance online at the calendar and find out what's going on. Click Stay Connected to find the Reservation Calendar and the Event Calendar.

Directory: Need to call a neighbor? Use the searchable directory for contact information such as names, email, phone numbers, etc. You can also voluntarily share information about yourself and seek other neighbors with common interests such as favorite sports teams, hobbies, clubs, etc. And since the website is secured and password protected, only association members will have access to this information.

Classifieds: Click Classifieds to find out about items for sale, lost and found, babysitters, house cleaners or deals available to the community.

Resource Center: The Resource Center offers a secure, easy-to-organize, centralized location for important association documents such as covenants and bylaws, board and committee meeting minutes, newsletters, and more. Your association information is in one place, online and available 24 hours a day, 7 days a week. Be sure to use the search capabilities to help you easily find exactly what you are looking for - no more paging through documents when its online and easy to find.

Email Notification: This service makes extensive use of email to extend the reach and timeliness of your community information. In other words, we'll use email to bring important updates to you. Subscribe to the Weekly eNews in your Home dashboard. This is an opt-in service.

Governing Documents

The Governing Documents are the collective written agreements that create and govern a Texas Homeowners Association and the common-interest development that it oversees. Public law generally trumps governing documents. Public law consists of all federal, state and local statutes and ordinances enacted by federal, state and local governmental entities. Keep in mind that statutory law is ever changing. During a legislative and congressional session, laws affecting homeowners associations may be amended.

The Declaration is generally the most important governing document. The Declaration constitutes a private contractual agreement between the owners of all lots to such Declaration. The Declaration is considered to be a recorded encumbrance that "runs with the land". This means it permanently attaches to the lots within a development and all subsequent owners are subject to the Declaration. In a nutshell: the association declaration and state law gives the association the authority to regulate some of what you can do in our community.

For operating a community association, the general hierarchy of authority among governing documents consists of:

1. Recorded map, plat, or plan
2. Declaration; covenants, conditions, & restrictions; master deed; proprietary lease; or occupancy agreement
3. Articles of incorporation (if incorporated)
4. Bylaws
5. Rules and regulations
6. Other resolutions

These governing documents obligate the association to preserve and protect the assets of the community. To enable the board to meet this obligation, association governing documents also empower the board to make rules and define the process for adopting and enforcing them—within limits.

Owners are obligated to adhere to the restrictions imposed in the governing documents. Owners should read and comply with the governing documents of the community and ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Visit the Plum Creek resident website to access governing documents: www.plumcreektxhoa.com

Documents stored in the Resource Center



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IMPORTANT INFORMATION FOR LANDLORDS

If you are an owner who leases your unit, we'd like to make the leasing experience successful and positive for everyone by informing you of your responsibilities. This will help preserve your property value specifically and maintain the association's property value in general.

Your tenants may not be familiar with common-interest community living. Please take a few minutes to explain to them that living in a community association is very different from living in a rental apartment community. Specifically, your tenants, like all residents, are subject to the rules and regulations of the association, and it's up to you to educate them and see that they comply. The association will assist you in this area, but the responsibility lies with you. We recommend you provide your tenants with written copies of all policies and rules and advise them on the proper use of the association's facilities. You can obtain copies of these and other useful documents from the manager or on the Plum Creek resident website.

We strongly recommend that you have a written lease agreement with your tenant. As a lessor (landlord) of a home in a community association, the lease you use must require tenants to comply with the association's governing documents. In the event your tenant fails to comply with these documents, including the bylaws, or its rules and regulations, a representative of the association will mail a compliance notice to the mailing address on record in an attempt to remedy the problem.

The association distributes pertinent information through the monthly newsletter and the Plum Creek resident website: www.plumcreektxhoa.com. Newsletters are mailed to the Plum Creek address. The resident website contains copies of the governing documents. The tenant can access the resident side of the website after they provide a copy of the current lease to the Plum Creek HOA office. Additionally, the Plum Creek HOA office emails a Weekly eNews to residents who have opted into receiving the eNews. This is another method used to keep residents informed of HOA events and policies.

Follow these simple steps and you, the tenants and the association will all have a positive community association living experience:

Provide your tenants with copies of association rules.

Educate tenants about the need to follow association rules, and see that they comply.

Advise tenants on the proper use of association facilities.

Use a written lease agreement.

Make sure your lease requires tenants to comply with all association governing documents.

Provide the association with contact information for your tenants.

Renters: If you don't have a copy of the association rules or you'd like more information about the association, visit the Plum Creek HOA website: www.plumcreektxhoa.com

Source: Community Associations Institute www.caionline.org

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