



# POST

The Official Newsletter of the  
Plum Creek Homeowner Association  
November 2017  
Volume 8, Issue 11



## Judging for the Holiday Lights Contest Begins in December

We have some volunteer judges willing to take on the Holiday Lights Contest. With three categories, everyone can get into the spirit of the season.

Our first category is Traditional, which includes the simpler designs of house trimming and lots of greenery. It's the classic winter wonderland and Christmas of old with 1st, 2nd, or 3rd awarded!

Next, we encounter the Religious category, which embraces all major religious holidays. These holidays include Christmas, Hanukkah, Kwanzaa, and more. We award 1st place only.

In the Novelty category, you can go let your imagination go wild! This category accepts all of the rest! Once again, you can receive 1st, 2nd, or 3rd.

Judging will be the night of Sunday December 3rd, with an alternate rain date scheduled for Sunday December 10th. Only houses with lights on will be judged so be sure to turn your lights on.

### **ONLY HOUSES THAT ARE NOMINATED WILL BE JUDGED**

Winners receive a gift card and sign in their yard through the holidays and will be announced in the Plum Creek eNews in December and the February PC Post.

Feel free to nominate your own home or your neighbor! Just email: [garden@plumcreektxhoa.com](mailto:garden@plumcreektxhoa.com).



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## Turkeys Tackling Hunger

SEPTEMBER 1ST – NOVEMBER 28, 2017

AT HAYS COUNTY FOOD BANK

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[HTTP://WWW.HAYSFOODBANK.ORG/TURKEYS\\_TACKLING\\_HUNGER.ASPX](http://www.haysfoodbank.org/turkeys_tackling_hunger.aspx)

This will be the 11th year that Hays County Food Bank has delivered holiday meal boxes to low-income families throughout Hays County. Last year, we provided 3,000 households with a frozen turkey and traditional fixings. We are motivated by the prospect that each and every Hays County resident can enjoy the comfort and tradition of a holiday meal prepared at home.

You can help families throughout Hays County enjoy the comfort and tradition of a Thanksgiving meal by taking a few hours this holiday season to help spread the word about Turkeys Tackling Hunger. Share your good fortune and help others by putting up posters, coordinating a fund drive at your office, or even donning a turkey suit for special events. For every \$30 that you raise, a family enjoys a home-cooked Thanksgiving dinner! Call 512-392-8300 x230 or email Eleanor Owen-Oshan at [ewen-oshan@haysfoodbank.org](mailto:ewen-oshan@haysfoodbank.org) to get started!

Donate Now: [http://server2.charityadvantageservers.com/client/Hays\\_County\\_Food\\_Bank\\_NWHWMC/donate.aspx](http://server2.charityadvantageservers.com/client/Hays_County_Food_Bank_NWHWMC/donate.aspx)

## AT THE FENCE

**Plum Creek Golf Course and Walking Trails** - The Plum Creek Golf Course is private property. Cart paths and fairways are for paying customers only. Do not walk, jog, ride bikes or skateboard on the cart paths or fairways. Cart paths have a posted 'No Trespassing' sign posted at the entrance.

It is dangerous to use cart paths and fairways for recreational purposes because you may be hit by a golf ball.

Residents can access the trail around the lake. The trail is for walking, jogging and bicycling. No motorized vehicles are allowed.

**November Sip and Sew** - Last month's News Article....I mentioned October then December. And, now already, November! Have a project for the holidays....need advice.....just want "time" to create? Come join our Sip and Sew group, full of ideas and creativity....punch needle, rug hooking, knitting, crocheting, needlepoint, mending, quilting and more.

*Join our group, the second Tuesday of the month.*

Tuesday, November 14th at the Haupt/Fergus Community Center, 6:30-8:45 pm

Any questions, please call: Iris Sandler -512-405-0054 or Sandra Sigler – 512-405-0187

Come, Sip and Sew!

## 4Sight

### "The Air Puff Test"

If you ask someone what their LEAST favorite part of going to the eye doctor is, they would almost always say: the air puff test! So what's it for? The "air puff test" measures the pressure of the inside of your eye. While most people have normal eye pressure, an elevated pressure is a key indication of the eye disease, glaucoma.

Glaucoma, which is damage of the optic nerve (the cord connecting your eye to your brain), is a slow, painless process with significant visual consequences. In some cases, this damage to the optic nerve can result in a complete loss of vision. You typically won't feel a pressure sensation in your eye or a vision change to indicate that a problem is happening. Just like having high blood pressure or high cholesterol, this disease won't cause pain or any obvious symptoms until very advanced.

The good news? It's typically a slow disease, and with regular exams, it will be detected before it causes any serious damage. The bad news? It's irreversible.

Who's at risk? There's a genetic link with this disease, so anyone with relatives who have been diagnosed are at a much higher risk. Certain health problems such as sleep apnea, diabetes, or low blood pressure reduce blood flow in the body, which limits oxygen reaching the optic nerve, causing further damage. Lastly, the risk goes up as we age, even for very healthy individuals. The air puff test is just one method to check eye pressure; your doctor may use a variety of instruments to measure your eye pressure, as well as examine the optic nerve in detail.

So even if the air puff test isn't your favorite, checking your eye pressure is vital in ensuring eyes are as healthy as possible throughout your life. Annual eye wellness exams, just like seeing your dentist and primary care doctor regularly, are important to detect and prevent diseases.

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

## Committee Contacts

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### WELCOME COMMITTEE

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### HOA OFFICE PHONE ..... 512.262.1140

### PLUM CREEK HOA WEBSITE: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)

## Important Numbers

### STREET LIGHTS, ROAD REPAIRS, STREET SIGNS

City of Kyle Public Works Dept..... 512.262.3024  
..... [pw@cityofkyle.com](mailto: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

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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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## Lake/Park Committee Newsletter November 2017

2018 Survey-The Lake/Park Committee received over 250 responses for its survey of proposed improvements to the lake, park and trails for 2018. Below is a summary of the results.

Note: Though we requested improvements based on the survey results, due to budgetary constraints, none of the big-ticket items, (such as the Decker shade structure) were requested for 2018. We will reconsider in subsequent years.

	Estimated Cost	Total Responses	% Highly Supportive	% Overall Supportive	% Not Supportive
Replace benches and picnic tables	\$ 1,000.00	252	45%	93%	7%
Add cut stone benches	\$ 1,000.00	238	39%	87%	13%
Stock lake with catfish	\$ 500.00	243	33%	78%	22%
Mile markers for lake trail	\$ 500.00	256	32%	71%	29%
Bat house	\$ 350.00	242	33%	69%	31%
Purple martin nesting structure	\$ 750.00	240	29%	72%	28%
<b>Total Requested for 2018 Improvements</b>	<b>\$ 4,100.00</b>				
Shade structure for Decker	\$ 15,000.00	245	31%	78%	22%
Install floating dock	\$ 12,000.00	241	16%	67%	33%
Convert some trails to hard surface	\$ 12,000.00	242	29%	64%	36%

Additionally, below are responses to some of the comments that were included on the survey:

Comment: Support Catfish only if habitat experts state that there are no negative effects on current stocked species. Response: We are stocking the appropriate number of catfish based on the recommendations of fisheries scientists

Comment: I agree with stocking the pond with catfish, but will those anglers be allowed to keep them if caught?? If not, to stock the pond/lake will be a useless drill and waste of expenditure. Response: Like the other species in the lake, catfish would be catch-and-release only...for the sport of it!

Comment: No bats. I get it and understand. Just don't to increase or want dead rabid bats in our environment. Response: According to the CDC, there are only about 2 cases of rabies in the entire US each year. Meanwhile, mosquito populations that spread diseases such as the West Nile and Zika viruses pose a much more immediate health threat, (and one bat can eat 1,000 mosquitoes an hour!)

Comment: The trees surrounding the lake used to be wonderful. You couldn't tell you were still in the town and were a great nature wild-scape. After those were bulldozed i no longer go there. Response: Only dead or dying trees that pose a hazard have been cleared around the lake. Most of the damage to the trees and vegetation around the lake have been due to the periodic flooding. It must be remembered that the area around the lake is first and foremost a reservoir designed for flood control.

Comment: Allow kayaks on the lake. Response: This possibility

is still being discussed by the committee, but there are still some concerns that must be addressed, (such as liability and whether the kayaks would disrupt the habitat for waterfowl).

Comment: Treat underwater lake vegetation - hydrilla consumed almost all the surface water this year. Response: We do take steps to control water vegetation. We have periodically used environmentally safe herbicide to cut back on the vegetation. We have also restocked the lake with grass carp, which feed on the water vegetation. The steps haven't been foolproof, but have helped to keep the vegetation in check.

Comment: Until we control the flow of non-residents on to the Plum Creek properties, we shouldn't make any improvements. Response: There is no effective way to ensure that our amenities will only be used by residents... at least none that wouldn't be cost-prohibitive. (The exception is the pools, which have card key access). The question is, do we think that a few non-residents using our facilities is really a justification for not maintaining or improving them?

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## Why Do We Need Reserves?

Equipment and major components (like the community center roof) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:
  - i Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
  - i State statutes, regulations, or court decisions.
  - i The community's governing documents.
2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a community center roof may be replaced when it is 25 years old, it is common property and each owner should share its replacement costs.
3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.
4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.
5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

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

## 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

*(Continued on Page 9)*

## Plum Creek Welcome Committee November 2017

The Welcome Committee will host another Meet & Greet in the Community Center on Saturday November 18th from 4-6 pm. All Plum Creek residents, both new and longstanding, are welcome to come out and meet one another. Hotdogs, chips and drinks will be served.

Next year, the Committee also plans to begin hosting game nights at the Plum Creek Community Center for residents age 50 and over. Details will be announced soon.

The mission of the Welcome Committee's is to greet each new resident moving into Plum Creek and to encourage them to become active and engaged in our community. If you would like to join our Committee, you can contact us at: [welcome@plumcreektxhoa.com](mailto:welcome@plumcreektxhoa.com)



  
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(Continued from Page 7)

- 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](http://www.plumcreektxhoa.com)

## What is a Community Association?

Some residents think homeowners and condominium associations (generally called community associations) exist just to tell them what to do—or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents—owners and renters alike

- Community services—these can include publishing newsletters, orienting new owners, holding community-wide information meetings, and scheduling recreational and social functions.
- Governance services—these can include ensuring that residents are complying with the association's governing documents, that the association is adhering to local, state, and federal statutes enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.
- Business services—these can include operating the common property efficiently within the budget, bidding maintenance work competitively, investing reserve funds, developing long-range plans, and equitably and efficiently collecting assessments.

Providing these services requires good management, strong planning and organization, and carefully monitoring the association's affairs. It isn't easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders' interests in those homes.

*Source: Community Associations Institute*



## Your Commitment as a Homeowner

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

**Read and comply with the community's governing documents.** You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

**Provide current contact information to association board members or the manager.** Add contact information on the association's website: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com). The management team uses the contact information provided on the website for emergencies. Be sure to update your mailing address to receive the monthly newsletters, notices of violations, and annual meeting notices. If you rent out your home, provide contact information for your tenants also for use in an emergency.

**Maintain your property according to established standards.** The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

**Treat association leaders honestly and respectfully.** Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

**Attend board meetings and vote in community elections.** Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

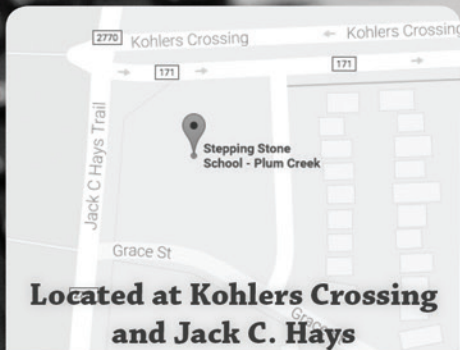
**Pay association assessments and other obligations on time.** Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternative payment arrangements.

**Ensure that tenants, visiting relatives and friends adhere to all rules and regulations.** If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.



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## Twelve Top Travel Tips When Traveling with Your Pet

Traveling with your pet can be fun and rewarding – especially when you're prepared. In addition to the pet travel "basics" (safely restraining your pet, allowing adequate time for potty breaks, bringing comforting items from home, and so on), several additional simple practices can help make every trip easier and more pleasant for both you and your pet.

1. Schedule a veterinarian visit to insure overall health and current vaccinations. Ask for a health certificate and vaccination records, especially if you're traveling out of state.
2. Make sure your pet's identification tags are up-to-date and legible. Also, be sure his rabies tag and vaccinations are current.
3. Include your destination address and/or phone number on your pet's tags and cage/crate (if applicable).
4. Remember to pack water to prevent dehydration. To help insure convenient feedings bring along a collapsible food bowl.
5. Pack all medications and supplements to avoid missed doses.
6. Pack a first aid kit to insure readiness in the event of an injury or medical emergency.
7. Exercise your pet prior to departure. A tired pet is typically much more amenable to travel. Also, bring a lead or harness to allow exercise during pit stops.
8. Feed your pet at least four hours prior to departure to prevent car sickness. If the trip is long, feed a smaller amount than normal at least two hours before you leave.
9. Use a travel remedy, if necessary. If your pet is extremely anxious about travel, try a soothing non-prescription calming product.
10. Trim toenails to prevent snags and injury, especially if your pet will travel in a cage or crate.
11. Cover your car seats to keep them clean and free of hair shed on your trip.
12. Know your travel rules and restrictions, especially if you will travel on an airplane.

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- ▶ Front yard maintenance & full yard irrigation included – giving you more free time to play and relax.\*
- ▶ Gated private access to the neighborhood and hiking trails.
- ▶ Homes start at \$214,990\*\*
- ▶ USDA \$0 down financing available\*\*\*



**CENTERRA**  
**HOMES**

**Welcome to the Good Life.**

[www.centerratx.com](http://www.centerratx.com)

\*Front yard maintenance and full yard irrigation are included in your monthly HOA dues of \$158 (current dues as of 1/31/17). \*\*Prices, plans, features and promotions subject to change without notice.

\*\*\*Buyer must meet USDA guidelines & qualifications, included but not limited to income restrictions, credit score requirements, and full USDA review & commitment issuance. All loans subject to full loan approval and meeting all investor requirements. Not all applicants will qualify. USDA approved geographic locations subject to change. Visit [www.USA.gov](http://www.USA.gov) for more information.