



# POST

The Official Newsletter of the  
Plum Creek Homeowner Association  
December 2017  
Volume 8, Issue 12

## Judging for the Lights Contest Begins in December

With three categories, everyone can get into the spirit of the season!

The 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 prizes awarded.

Next is the *Religious* category, which embraces all major religious traditions, including Christmas, Hanukkah, Kwanzaa, and more. We award 1st place only.

In the *Novelty* category, you can be as creative as you wish: elves, cartoon characters, etc. Prizes are awarded for 1st, 2nd, or 3rd.

Judging will be Sunday, December 3rd, with an alternate rain date of December 10th.

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

Winners receive a gift card and sign placed in their yard through the holidays, and they will also 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).

If you want to help with the judging, please contact Sandra at [garden@plumcreektxhoa.com](mailto:garden@plumcreektxhoa.com) also. Thank you.





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## Plum Creek HOA Dues

Quarterly payments become due on:

January 1st, April 1st, July 1st & October 1st

The quarterly dues payment for 2018 is \$147.40. Peninsula-\$486.37 quarterly. 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 [www.goodwintx.com](http://www.goodwintx.com) to setup to an ACH draft. Select the Make A Payment button at the bottom of the page.

Management ID: 6587

Association ID: APLM

Need your account number? Check the Home page in the Account tab on the Plum Creek HOA website: [www.plumcreeetxhoa.com](http://www.plumcreeetxhoa.com) or call Goodwin Customer Service: 512-502-7515

## Sight Distance at Intersections

### CORNER LOTS

The City of Kyle periodically inspects intersections for sight distance. Trees and shrubs planted within 25 feet of the intersection can block the view of oncoming traffic and traffic signs. Traffic can be pedestrian, bicycle or vehicular traffic. Traffic signs include, but are not limited to, speed limit signs, yield signs and stop signs. Another consideration in trimming trees and shrubs is the range of height of vehicles. Drivers can be low to the ground in a sports car or they can sit high up like a UPS truck. The Plum Creek Declaration indicates that the trees and shrubs within the 25 foot triangle on corners shall not be permitted to remain within the 25 foot triangle unless the foliage is maintained at a sufficient height to prevent obstruction to the sight distance.



## 4Sight

### “All I Want For Christmas Is....Two New Eyes!” - The LASIK Discussion

Corny Christmas songs aside, who hasn't dreamed about getting rid of contacts and glasses forever? Being able to wake up at night and see the clock without fumbling for glasses? Yes, please!

Refractive surgery has greatly improved over the last 30 years, with lower risks and better results. Most people who have refractive surgery now achieve 20/20 and love the freedom of not being attached to glasses and contacts all the time. LASIK can be done for most astigmatism, near-sighted, and far-sighted prescriptions. Your vision is typically most stable during your mid-twenties to mid-forties, which makes it an ideal time to get LASIK. I have had LASIK as well, and wholeheartedly recommend it to the right patients.

Am I awake for the surgery? Yes - but relax, there's no pain, most people experience just a bright light, a mild pressure sensation, and some beeping sounds from the laser. The whole surgery is typically over in under 15 minutes!

Do I need time off work? Your eyes will feel gritty and scratchy for the first 24 hours after surgery, so lots of naps and relaxation are prescribed for the first day or two. Most surgeons allow low-impact activities about 48 hours after surgery, but you have to stay away from water sports and dusty/dirty environments until your eye has sufficiently healed (usually 1-2 weeks). Normally vision is clear enough to drive after the first couple of days, but your final vision result takes several weeks to months as the eye heals.

Regardless of how clear your vision is going to be after surgery, annual eye health exams are still needed. Some people may have a small regression in perfect vision years after the surgery and many eye diseases cause no pain or detectable symptoms until the damage is done, so even if you no longer need glasses or contacts, your eye health is still important.

*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

### PLUM CREEK HOA MANAGER

Adriane Carbajal..... [plumcreekmanager@goodwintx.com](mailto:plumcreekmanager@goodwintx.com)

### PLUM CREEK POST AND WEEKLY ENEWS

Melody Stein ..... [pcoffice@goodwintx.com](mailto:pcoffice@goodwintx.com)

### COMMUNITY CENTER RESERVATION QUESTIONS

Melody Stein ..... [pcoffice@goodwintx.com](mailto:pcoffice@goodwintx.com)

### DOG PARK COMMITTEE

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Linda Campbell & Gary Gibbs

..... [lake@plumcreektxhoa.com](mailto:lake@plumcreektxhoa.com)

### GARDEN COMMITTEE

Sandra Gonzalez..... [garden@plumcreektxhoa.com](mailto:garden@plumcreektxhoa.com)

### POOL COMMITTEE

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### RECREATION COMMITTEE

Jennifer Crosby ..... [recreation@plumcreektxhoa.com](mailto:recreation@plumcreektxhoa.com)

### SAFETY & NEIGHBORHOOD WATCH COMMITTEE

Denise Quinterri & Pauline Villegas

..... [safety@plumcreektxhoa.com](mailto:safety@plumcreektxhoa.com)

### WELCOME COMMITTEE

Arcelia & Gary Gibbs..... [welcome@plumcreektxhoa.com](mailto:welcome@plumcreektxhoa.com)

### 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

Hays CISD ..... 512.268.2141

Negley Elementary ..... 512-268.8501

Barton Middle School ..... 512.268.1472

Hays High School ..... 512.268.2911

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## Newsletter Info

### PUBLISHER

Peel, Inc..... [www.PEELinc.com](http://www.PEELinc.com), 512-263-9181

Article Submission... [announcements@plumcreektxhoa.com](mailto:announcements@plumcreektxhoa.com)

Advertising..... [advertising@PEELinc.com](mailto:advertising@PEELinc.com)

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## 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](mailto:forestcreek@peelinc.com)

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## Who Does What?

We get lots of calls in the Plum Creek HOA office asking if the HOA takes care of things that are not in our purview. Visit the resident website to find out more about Plum Creek HOA: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)

Here are some of the local area civil services, their websites and quick links:

City of Kyle: <http://www.cityofkyle.com>

- water and trash utility billing
- water restrictions
- city administration
- city code enforcement
- parks and recreation
- Report street light outages to City of Kyle public Works: [pw@cityofkyle.com](mailto:pw@cityofkyle.com)

City of Kyle Police Department: <http://www.cityofkyle.com/police>

- Emergency: 911
- Personal Safety: non-emergency 512-268-3232
- Traffic complaints: <http://www.cityofkyle.com/police/traffic-complaint-form>
- Criminal Activity: <http://www.cityofkyle.com/police/kyle-alert-network-makes-reporting-criminal-activity-easy>
- Animal Control

Pedernales Electric Co-op (PEC): <http://www.pec.coop/>  
Electric utility service provider

Hays County Sheriff: <http://www.co.hays.tx.us/sheriff.aspx>  
Area spot crime report

Hays County Emergency Information: <http://www.haysinformed.com/>  
Hays Informed

Hays County Records: <http://www.co.hays.tx.us/records-search.aspx>

Official Public Records: Property ownership/ title records and property related documents

Hays County Appraisal District: <https://www.hayscad.com/>  
Property tax values

## Community Association Living TRAITS OF GOOD BOARD MEMBERS

Do you have what it takes to be a good board member? Chances are you do.

If you have a mix of some of the following traits and skills, consider running for a seat on the board. We'd love to have you.

**Respect.** If you can give others respect and expect it in return, you can help keep board discussions civil, productive and on point. We're looking for people who can lead by consensus, not by command.

**Good listening.** People want to be heard. Can you listen to board members and residents with sincere interest? You may have a few ideas of your own, but everyone benefits by sharing and discussing.

**Thick skin.** Sometimes, residents—even other board members—can be mean and insulting. Are you good at turning a conversation around and finding out what's really bothering people?

**Egos aside.** If you can give others credit, the board will operate better as a team.

**Agenda aside.** Members who come to the board looking to help only themselves are a problem. A board is more productive when members don't have a personal punch list. Are you able to look after the community, not just your own interests? Are you willing to compromise?

**Skill.** An association is a business. So having board members with accounting, organizational behavior and teambuilding backgrounds can help. Someone with a financial background, for example, might make for a good treasurer.

The ideal board comprises a mix of management styles, professional skills and temperaments. If you know people with some of these traits or relevant skills, ask them if they'd be interested in joining the board. Some people don't think about running for a seat unless asked.

You don't have to know everything when you join, but you should be familiar with the governing documents and the responsibilities of the job. Fellow board members and managers can help you with the transition and train you on board responsibilities, current work, projects and hot issues.

Leaders can come from different places and backgrounds. There's no one mode that fits all. Share your knowledge and passion with the community.

Article provided by Community Associations Institute



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

*To earn your rewards, just do the following transactions and activities in your FirstStar Rewards Checking account during each monthly qualification cycle: (1) have 10 debit card purchases post and clear per monthly qualification cycle (not ATM transactions), (2) have 1 recurring direct deposit of ACH auto debit post and clear per monthly qualification cycle, (3) enroll and receive free paperless eStatements.*



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## New Online Payment Portal- ACH Draft

If you set up an ACH draft through the Goodwin Management payment portal, this payment portal 'PayLease' has been deactivated.

You will need to set up a new ACH draft on the Goodwin Management website before January 1, 2018.

Link to the new payment website: [www.goodwintx.com/payonline](http://www.goodwintx.com/payonline)

You can find your account number in your Resident Directory listing on the Plum Creek website.

You will need the following codes:

Management ID: 6587

Plum Creek Association ID: APLM

See the attached instructions for more information.

If you have questions about the new payment portal call Goodwin Customer Service at 512-502-7515.

You can still send payments in with the quarterly coupons or through a bank bill payment website.

## AT THE FENCE

SIP AND SEW

Happy Holidays! Sip and Sew will not meet in December, but we look forward to Sipping and Sewing in 2018. Make a resolution to join our group in 2018. Remember, the second Tuesday of the month at the Fergus/Haupt Community Center, 6:30-8:45 pm. Any questions, please contact Iris Sandle – 512-405-0054 or Sandra Sigler-512-405-0187.

SAVE THE DATE

The Garden Committee will be hosting a Garden Seminar coming in January! This is really exciting news for Plum Creek. The Garden Committee and Tree and Sidewalk Committee coming together with lots of helpful and valuable information and a guest speaker from the City of Kyle to help answer your questions. We will be announcing the date/time soon!

Welcome Committee will be hosting 55 and over game night at the Community Center starting in January! Check the community calendar for dates and times.

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## Frequently Asked Questions About Lawn Deed Restriction Violations

### PLUM CREEK HOMEOWNERS ASSOCIATION

***Q: What do you mean that I have to recover my lawn?***

A: For a variety of reasons including drought, disease, and lack of proper maintenance, some front yards have reached a state that is considered detrimental to the preservation of property values. Dead grass/shrubs, excessive weeds, and bare dirt, etc. are not acceptable. As the owner of the property, you are responsible for fixing these problems and restoring your front lawn to a state that is consistent with the policies established by the rules of the Plum Creek HOA. This does not necessarily mean you must immediately re-sod your front yard. HOA policy allows for and promotes alternative approaches.

***Q: Should I replant when we are in drought conditions, have water restrictions and are being told by the City of Kyle to conserve water?***

A: We all have to be realistic about our climate, but our yards must look decent. That's why the alternative is there to xeriscaping your lawn. Xeriscaping doesn't mean just rock and cactus. There are many ways to create a lush and water-wise landscape. Review the Landscape Design Guidelines for low water plants on the Plum Creek web site if you are interested in this type of landscape. Important Reminder: An Architectural Review Committee (ARC) request form must be submitted and approved before you start any visible changes to your landscape. See below for links to the form and the guidelines. Failure to have an approved plan on file may mean you have to take out plants or hardscape that don't meet the guidelines.

***Q: What is considered a reasonable period of time to cure the violation?***

A: It depends on what problem was identified. If it's something easily corrected (like weeding, mowing and edging), it should be fixed by the next inspection. Inspections are done every two weeks. If it's something more involved that requires more time such as sodding, seeding or complete renovation of your landscape, remember to communicate with our property manager within two weeks of the violation date. You may be granted an extension to complete your project. Not taking corrective action or communicating will mean you may not have time to correct the violation before a fine is assessed. Fines are assessed on the third notice.

***Q: Should I re-sod?***

A: There are a lot of factors to consider before you re-sod such as soil quality, your ability to keep a new lawn watered, available shade, time of the year and of course your personal preferences. Re-sodding does not require an ACC request approval but it can be expensive so be sure you are willing to do what's needed to keep it alive before you make that investment. You will probably have to hand water frequently to supplement the once-a-week watering restriction, especially during the hotter parts of the summer. Review the Landscape Design Guidelines for the list of approved low water plants.

#### ***Resources***

- Need to Sign-In to the Plum Creek Web Site? Sign up onto [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com) and select Resident Sign In. You must be a current resident.
- Resource Center
- Architectural Changes
- Governing Documents
- Landscape Template
- Hays County Master Gardeners – [www.hays.agrilife.org](http://www.hays.agrilife.org)
- Lady Bird Johnson Wildflower Center – [www.wildflower.org](http://www.wildflower.org)
- Central Texas Gardener – [www.klru.org/ctg](http://www.klru.org/ctg)
- Search the internet for ideas

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## Community Association Living

### AVOIDING CONFLICTS WITH NEIGHBORS

Community association living often means lots of people are living in close proximity. Sometimes dealing with them can lead to conflict. Communication is often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve peaceful coexistence, but you should try to be a good neighbor and follow these tips:

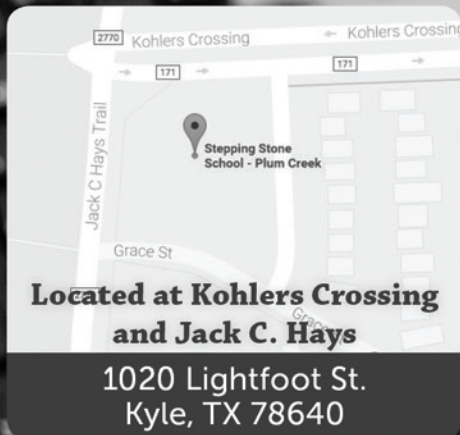
- **Say hello.** At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' name and regularly offer a friendly greeting.
- **Provide a heads up.** If you are planning a construction project, altering your landscaping or hosting a party, notify your neighbors ahead of time.
- **Do unto others.** Treat neighbors as you would like to be treated. Be considerate about noise, vehicles, pets, etc.
- **Know your differences.** Make an effort to understand the other person. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.
- **Consider the view.** Keep your property looking good.
- **Appreciate them.** If the neighbors do something you like, let them know. They'll be pleased you noticed, and it will be easier to talk later if they do something you don't like.
- **Stay positive.** Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.
- **Talk honestly.** Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss.
- **Be respectful.** Talk directly to your neighbors if there is a problem. Gossiping with others can damage relationships and create trouble.

*(Continued on Page 11)*



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(Continued from Page 9)

- **Remain calm.** If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify your behavior. Wait for strong emotions to subside before responding.
- **Listen carefully.** When discussing a problem, try to understand your neighbor's point of view and feelings.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation another time.



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