



POST

**The Official Newsletter of the
Plum Creek Homeowner Association
January 2018
Volume 9, Issue 1**

Plum Creek's Yearly Event Schedule

Come out for the fun in Plum Creek in 2018!

TBD: Welcome Committee: Meet & Greet at Community Center^

TBD: Garden Committee: Gardening Seminar^

TBD: Lake/Park Committee: Bird & Nature walk^

March 3rd:

*Negley 5K kicks off the Plum Creek Race Challenge

April 1st:

Yard of the Month Season Begins, Runs through June

April 1st:

Easter Egg Hunt

April 5th:

Annual Meeting

May 12th:

Spring Community Wide Garage Sale, open to the public

May 19th:

Front Porch Days: Races, Plum Creek Garden Tour

www.frontporchdays.com

May 20th:

Front Porch Days: Family Fishing Day, Carnival:
open to the public

June TBD

*Summer Swim League Competition

July 4th:

Annual 4th of July Parade & Picnic & Popsicle Run

October 2nd:

National Night Out

October 13th:

Fall Community Wide Garage Sale, open to the public

October 20th:

Hootenanny on the Hill: Races, BBQ Cook-off, Carnival & More,
open to the public www.hootenannyonthehill.com

December TBD: Holiday Bazaar

December TDB: Holiday Lights Contest

*Organized by outside organizations

^Future dates TBD. Updates posted in the PC Post newsletter
& eNews & on the Community Calendar on the Plum Creek

website: www.plumcreektxhoa.com

To register for races go to <http://www.athleteguild.com/>

Dates subject to change, so please check the PC Post & the weekly
eNews for updated information.

Community Center Reservations:

Plum Creek Community events, that require the usage of the clubhouse, will take precedence over any individual reservations. The recreation committee may need to use the community center the week prior to the event for set up. These community events are Front Porch Days (May), Fourth of July, Hootenanny on the Hill (October), National Night Out (October) and Holiday Bazaar (December). If you make a reservation on these dates in advance be aware that your reservation may be cancelled. The dates are published each year in the PC Post newsletter and the eNews in the first quarter of the year.

Event Fanfare:

Plum Creek HOA hosts many social events each year and you, your family and neighbors are always welcome! The events mostly take place in the parks, though some happen in other spots throughout the neighborhood. Social events promote teamwork and community involvement, and we encourage participation and volunteerism. If you live near a park, or on a running course trail, enjoy fanfare and community spirit during these events! As a courtesy to all, event dates are posted on the Plum Creek HOA website: www.plumcreektxhoa.com.

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MEMBER FDIC

Greetings New Residents & 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. Sign up on the website after you have received the welcome letter from Goodwin Management. You can access pertinent documents in the Resource Center 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 plumcreekwelcomecommittee@gmail.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) Waste 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 Documents Library 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 Architectural Changes in the Resource Center on the resident 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.

(Continued on Page 5)

4Sight

“A Carrot a Day Keeps the Eye Doctor Away?”

Have you made your New Year's resolution yet? Losing weight, exercising more, and eating better are at the top of most people's lists. While eating better improves our overall health, let's take a look at what specific nutrients can enhance your eye health.

The retina (the inner lining of the eye responsible for vision) uses up nutrients faster than any other tissue in the body. While a well-rounded diet improves your overall health, there are a few specific nutrients which directly support eye health. Here, we will focus on good dietary sources of three of these nutrients: Beta-carotene, Lutein and Zeaxanthin.

Beta-carotene (which your body converts to vitamin A) is found in bright colored yellow and orange fruits and vegetables such as sweet red bell peppers, sweet potatoes, carrots, and butternut squash. It is also present in some green vegetables like spinach, kale, broccoli and peas. A lack of vitamin A can cause dry eyes, reduced night vision, and eye infections. So yes, carrots CAN help your eyes!

The other two nutrients, Lutein and Zeaxanthin, help protect the macula, the most sensitive part of the retina. Without enough lutein and zeaxanthin, this layer is easily damaged by UV and blue light, which can cause symptoms of glare and light sensitivity. Recent evidence indicates that long-term damage to this layer can cause macular degeneration (loss of central vision) and other eye diseases later in life. Good sources of these nutrients are: egg yolks, spinach, kale, and broccoli.

What if I hate ALL those foods?! Always discuss adding over-the-counter supplements or vitamins with your doctor since some vitamins should not be taken with certain health conditions. Your body absorbs nutrients more safely and efficiently from your diet than from vitamins, so consider making this New Year's resolution: eat one more bright colored vegetable or fruit each day than you would normally. Here's to a healthy New Year!

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

PLUM CREEK POST AND WEEKLY ENEWS

Melody Stein pcoffice@goodwintx.com

COMMUNITY CENTER RESERVATION QUESTIONS

Melody Stein pcoffice@goodwintx.com

DOG PARK COMMITTEE

Bradley Brown.....plumcreekdogparkcommittee@gmail.com

COMPLIANCE ASSISTANCE TEAM

(Open)plumcreekcomplianceassistancecommittee@gmail.com

LAKE/PARK COMMITTEE

Linda Campbell & Gary Gibbs.....
..... plumcreeklakeparkcommittee@gmail.com

GARDEN COMMITTEE

Sandra Gonzalez.....plumcreekgardencommittee@gmail.com

POOL COMMITTEE

Scott Brown & Amy Canaan
.....plumcreekpoolcommittee@gmail.com

RECREATION COMMITTEE

Jennifer Crosby.....
..... plumcreekrecreationcommittee@gmail.com

SAFETY & NEIGHBORHOOD WATCH COMMITTEE

(Open).....plumcreeksafetycommittee@gmail.com

WELCOME COMMITTEE

Arcelia & Gary Gibbs
..... plumcreekwelcomecommittee@gmail.com

HOA OFFICE PHONE512.262.1140

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 SECURITY512-486-9955

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

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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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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

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(Continued from Page 3)

10) You can set up an ACH draft to pay the quarterly assessments. 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/payonline with the account number on the coupons/ statement. Our Management Company ID is: **6587**. Plum Creek Association ID: **APLM**.

11) Sign-up for the Weekly eNews. This emailed weekly edition of news is generated from the Plum Creek website. You can opt-in to the eNews in the Subscriptions tab in your Home screen of the Plum Creek website.

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 from the title company.

These are some of the basic and frequently asked questions. Have more questions? Sign in to the Plum Creek website and review the Resource Center for copies of governing documents, Plum Creek Post newsletter, or check the Community Calendar to find dates of planned community events. Visit the website at www.plumcreektxhoa.com. Welcome to the neighborhood!

Lake/Park Committee Newsletter January 2018

The Board approved \$5,000 for park, trail and lake improvements in 2018. The Lake/Park Committee's request was based on the survey results, though it was also limited by budgetary restraints, so some of the bigger tickets items were dropped. The items approved included:

- Replacing worn benches and picnic tables
- Adding cut stone benches
- Stocking lake with catfish
- Adding mile markers for the lake trail
- Installing bat houses
- Installing a new purple martin nesting structure

The Committee will focus this year on implementing the above projects. We will also be reviewing and revising lake, park and trail rules. Lastly, we will continue to host events such as the birdwatching walks and fishing tournaments on the lake, (details TBA).

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PLUM CREEK POST

2018 Notice of Increase in Quarterly Assessment Rate

The Board of Directors approved an increase in the assessment rate (dues) starting January 1, 2018. The board approved a 10% increase in the assessments. The quarterly assessments will become due on January 1st, April 1st, July 1st and October 1st. There is a 30 day grace period to pay before a \$36.00 late fee is applied.

Quarterly Assessment rate: \$147.70

The Peninsula(gated section off Sanders) quarterly assessment rate: \$486.67

Owners can prepay assessments at anytime.

The board of directors recently approved an updated reserve study. The purpose of the reserve study is to review common area components and plan for future maintenance of these common area components. This revised reserve study recommended an increase in the annual reserve fund contribution.

In addition to an increase in the reserve fund contribution, there are several other reasons for assessment rate increase:

1. Cost of living increase (CPI) in goods and services is about 2% per year.
2. Between 2013 and 2015 there were three major floods around

the Plum Creek neighborhood. In 2016, extensive drainage ditch repairs occurred which were necessary to keep the drainage ditches in proper operating condition. The drainage repairs reduced the reserve balance below the recommended reserve fund balance.

3. Additional alleys and common areas have been added since the last reserve study in 2013. The association maintains these common items and collects reserve funds for future maintenance of these common areas.

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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 has adopted the following fine policy:

- 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.

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

Actual winning recipe at Hootenanny!

Banana Split Cake

- 9 graham crackers (crushed, about 1-1/2 cups)
- 1 cup sugar (divided)
- 1/3 cup butter (melted)
- 1 (20 ounce) can crushed pineapple, drained
- 6 bananas
- 2 (8 ounce) packages cream cheese
- 2 pkgs. JELL-O Vanilla Flavor Instant Pudding
- 2 cups cold milk
- 1 (12 ounce) container frozen whipped topping, thawed
- 1/4 cup chopped walnuts or pecans
- 8 maraschino cherries

Directions:

- Combine graham crumbs, 1/4 cup sugar and butter; press onto bottom of 13x9-inch pan. Freeze 10 min.
- Beat cream cheese and remaining sugar with mixer until blended. Spread carefully over crust; top with pineapple. Sliced bananas; arrange over pineapple.
- Beat pudding mixes and milk with whisk 2 min. Stir in 1 cup COOL WHIP; spread over banana layer in pan. Top with remaining COOL WHIP. Refrigerate 5 hours.
- Top with nuts and cherries.

AT THE FENCE

Christmas Lights winners:

Religious: 216 Hutton

Traditional:

1st place: 474 McGarity; **2nd:** 4130 Mather; **3rd:** 5842 Negley

Novelty:

1st place: 6257 Negley; **2nd:** 349 Haupt; **3rd:** 490 Hogan

There were few entries this year, although several more came in the week after the judging.

Holiday Lights and Décor

This is a friendly reminder that holiday lights and décor must be removed no later than January 31st.

Welcome Committee will be hosting 55 and over game night at the Community Center starting January 20th. Check the Community Calendar on the Plum Creek website for dates and times.

January Sip and Sew

Looking forward to 2018 and an evening spent with all kinds of talents. Wanting to learn to knit, punch needle, crochet, needlepoint, rug hooking, quilting, mending. We have lots of individuals that are willing to share their love of hand craft or just come and enjoy the friendships or just bring your project and enjoy the conversations. We meet the second Tuesday of the month, January 9th in the Haupt/Fergus Community Center....6:30-8:45 PM.....Come, Sip and Sew!

Christmas Tree Recycling

Beginning December 18 and going through January 15, the City of Kyle Parks & Recreation Department will set up "drop-off" areas to recycle your natural Christmas trees. They will be chipped and used in parks.

Please Drop Off Natural Christmas Trees Only

IMPORTANT: All decorations and lights, including tinsel, must be removed. No artificial trees. No nails or screws. No tree bases. We appreciate your cooperation!

Drop-Off Locations:

1. Gregg-Clarke Park — near softball field #5
2. Steeplechase Park — near football/soccer field
3. Waterleaf Park — near parking lot
4. Kohler's Crossing — under water tower near Hays CISD PAC

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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. 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.

Rock the Proxy: Let Your Voice be Heard

We've got an election coming up, and even if you're unable to attend the membership meeting and election, you can still vote by proxy.

A proxy is the written authorization that allows one person to appoint another (the proxy holder) to vote on his or her behalf. State law and the association's governing documents specify that the association can use proxy voting.

Why would you use a proxy? Maybe you're traveling during the election or have other obligations that prevent you from attending the meeting, but you still want your voice to be heard.

If you're interested in using a proxy, ask the manager or a board member for a proxy form. A copy of the official proxy form is included in the annual meeting notice. Cite the name and address of the individual you're appointing to cast your vote. Then list your name, address and telephone number, and sign and date the form.

The association can only accept one proxy form per person, so be sure to fill out your form accurately. By only accepting one official form, the association doesn't need to check each proxy to determine if it's legally sufficient. It also eliminates any potential problems if the vote is close.

Just be aware that by assigning your proxy to another person, you've authorized the proxy holder to vote for you as he or she sees fit. The proxy holder is responsible for voting or abstaining from a vote.

Essentially, a proxy is an act of trust—the proxy giver must trust the judgment of the proxy holder. The proxy giver may think the proxy holder will vote for a certain candidate or issue, but the proxy holder isn't legally bound by that assumption unless it's written on the proxy form.

CROCK POT CHICKEN CHILI DIP

INGREDIENTS

3 - 4 Chicken Breasts
1 can Cream of Mushroom soup
1 can Cream of Celery soup
1 can Cream of Chicken soup
1 can of green salsa
1 16-oz can of chili (without beans)
1 small can of green chilies
4-6 nine-inch flour (or corn) tortilla, cut to 1" square strips
1 ½ cups grated American, Cheddar, & Gouda cheeses

DIRECTIONS

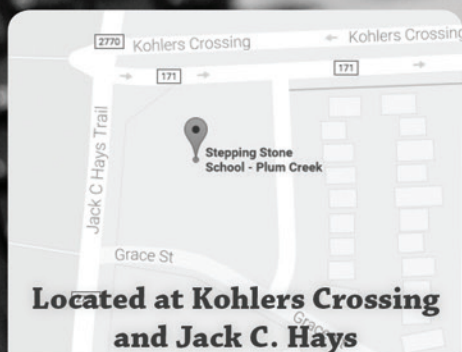
Boil chicken breasts in boiling water for 25-30 minutes, or until done; let cool. Tear chicken off the bones (unless boneless) into strips, or bite-size pieces. Place into crock pot. Add all other ingredients until blended. Place crock pot on low for 1 hour to heat thoroughly.

Can be enjoyed by itself as an appetizer, or use hearty tortilla chips for a dip.



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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!

2018 Annual Meeting Date: April 5th, 2018

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, Nica Knepp. Submit your candidate bio by March 1st, 2018 to: KnicaPCchoa@gmail.com

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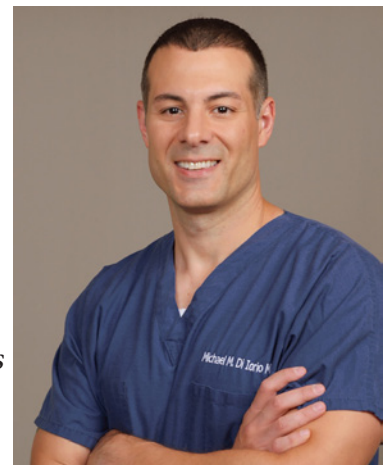
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