



# POST

**The Official Newsletter of the  
Plum Creek Homeowner Association  
February 2018  
Volume 9, Issue 2**

## **COMMUNITY ASSOCIATION LIVING** **Traits of Good Board Members**

*By Community Associations Institute (CAI)*

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.

## **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: [KnicaPChoa@gmail.com](mailto:KnicaPChoa@gmail.com)



## VOLUNTEER FOR AN ASSOCIATION COMMITTEE

Committees are an important part of association operations, providing valuable advice to the board. The association just would not be what it is without our active and effective committees. They deserve our sincerest thanks.

To be successful, our association needs fresh ideas and additional resident involvement in our committees; so we'd like your help on one of our committees.

Committees give the board a way to gather information, offer new ideas and opinions and provide a training ground for future board members. All committees are advisory unless given specific decision-making authority by the board or CC&Rs.

The board provides each committee with a job description, goals, and mission statement to help it succeed as a community resource.

Our association can have several types of committees:

- Administrative committees, like the architectural review committee, are set out in the association's bylaws and CC&Rs. This is ongoing and permanent, often having clearly defined power and authority.
- Standing committees, such as the gardening, welcome, safety,

pool, dog park, and recreation committees, are established by the board for an ongoing and specific purpose.

- Ad-hoc committees, are established by the board for specific projects or tasks. When the task is complete, the committee is disbanded.

So if you thinking about running for the board, but first want to learn a little more about association operations, or if you'd like to contribute to your community or just want to get out and meet neighbors, volunteer for a committee. Contact information for committee chairs is listed in the monthly newsletter or on the Plum Creek resident website under the Board/Executive Committee menu link: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)



### 4Sight

**"Roses are red, violets are blue,  
but puffy, red eyes, isn't a great look for you!"**

Ladies everywhere tend to agree: your eyes shouldn't match your red dress on Valentine's Day! Redness of the eyes is a common problem and causes significant frustration for many people.

Red eyes can be caused by many things, but the three main culprits are: dryness, allergies and inflammation. As a general rule, allergies cause redness, itching and burning, and the symptoms typically come and go throughout the week. Dryness is usually more consistent than allergies, causing a scratchy, gritty sensation which is often worse first thing in the morning or later in the evening. Dry skin and bacteria around the eyelids cause inflammation, resulting in red, puffy eyelids, redness around the white of the eye, and a gritty sensation.

What can I do to fix it? For anyone, even those without red eye problems, daily eyelid hygiene is important. Just like taking a shower and washing your face daily, washing the eyelids with over-the-counter or prescription eyelid

cleansers will reduce any bacteria, oils, and dead skin that is causing irritation. Allergy eyedrops and artificial tears help with allergies and dryness. Unfortunately, none of these solutions are a overnight fix for red eyes, so patience is key in treating chronic symptoms.

For special occasions (a romantic date, photographs, etc), the only thing that will reduce the redness immediately is a redness-relief eyedrop. Redness relief products should NOT be used frequently or longer than 2-3 days at a time because they rapidly become less effective and cause worse redness. Please see your eye doctor with any frequent or chronic redness problems, otherwise, have a Happy Valentine's Day!

**Dr. Virginia Kekahuna, O.D.**

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## Hi POOL FANS,

We have some exciting news for our Spring opening!

You may have noticed work is happening at the McNaughton (Lap) Pool. It's just the beginning! New deck surfacing is being done, a little extension of concrete by the shallow entry and the drain line is being redone for better drainage.

Soon the building will be painted with fresh new colors we think everyone will enjoy.

The bathrooms are being updated with new stalls and more! Final details are being worked on and decisions made as we gather information and advice from professionals.

All the old seating has been removed and the newest pieces from the Haupt pool are being moved to McNaughton to create uniformity with the nice pieces already there. No more broken furniture !!!!

In the future, as money allows, we will be replacing tables as well. They are expensive for quality pieces which is what is wanted for our residents.

You will also find a new water fountain with a bottle fill option !!!!

Haupt Pool: You'll be excited to know ALL new seating has been ordered for this season !!!

Haupt is also getting a little "facelift" that will please everyone! The entire building wasn't budgeted for painting but you will see it looking bright and clean for Spring Opening! You may see some other little tweaks too!

The Plum Creek Pool Committee has worked diligently to provide the very best for our pools within our budget constraints. Each year we have more things on our "Wish List" and will continue improving as funds allow.

We ask one thing of our residents.

Please Please Please help by taking very good care of our pools, furniture, supplies and equipment. Nothing is free and funds for repairs take time. It takes All of Us to be on the job as a community to have the nicest pools we can.

If you see someone doing something that shouldn't be happening, politely and respectfully speak up. If something dangerous is happening, please notify the lifeguards or at night after lifeguards leave, call security or KPD if it's really serious.

Please notify the HOA office as they are the first line contact for residents.

Our Pool Committee has a Facebook page "Plum Creek Pool Committee Page" but it is NOT for notifying emergencies. Our page is basically informational & for sharing fun pics and asking a question that doesn't require an immediate answer. We are not emergency contacts.

Watch for more updates as progress continues at both pools. It's really exciting to have such good news to share for Summer 2018!

## Lake/Park Committee Newsletter February 2018

Members of the Lake and Parks Committee will lead a family bird and nature walk around the lake on Sunday afternoon, Feb. 18 beginning at 2 pm. Bring the kids and your binoculars if you have them and join us for a fun time outdoors. Meet on the sidewalk at 1401 Kirby. Hope you can join us.

Committee members have begun planning for various lake and park improvement projects approved by the Board. We are also reviewing and updating lake, park and trail rules.

The Committee will also soon begin an initiative to discourage non-residents from using our neighborhood lake and trail facilities. This initiative will include the requirement that residents carry their Plum Creek Rec tags when using those amenities.

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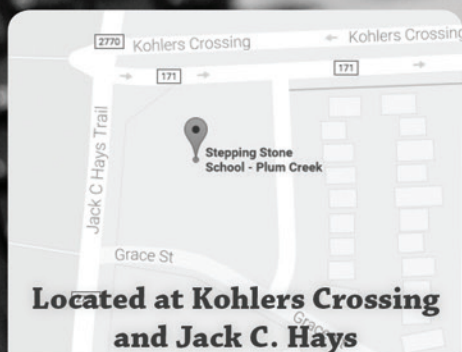
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## INTRODUCING TWO NEW COMMITTEES

### COMPLIANCE ASSISTANCE TEAM

**Contact email:** [plumcreekcomplianceassistance@gmail.com](mailto:plumcreekcomplianceassistance@gmail.com)

**Mission statement for the Compliance Assistance Team:**

Assist residents with solutions to comply with HOA regulations after receiving a violation.

#### Goals for Compliance Assistance Team:

- Introduce Ourselves to the community.
- Establish communication channels through email access, newsletter and social media.
- Attend board meetings.
- Recruit members
- Respond to requests for assistance.
- Learn solutions for the most frequent violations.
- Attend other committee meetings to learn more about them and build a bridge to solutions

### TREE & SIDEWALK COMMITTEE- AD HOC (TEMPORARY) COMMITTEE

**Contact email:** [plumcreektreesidewalk@gmail.com](mailto:plumcreektreesidewalk@gmail.com)

**Mission statement for the Tree and Sidewalk Committee:**

Assist homeowners with solutions for sidewalks being damaged by trees in the planting strips.

#### Goals for Tree and Sidewalk Committee:

- Introduce ourselves to the community.
- Establish communication channels through email access, newsletter and social media.
- Attend board meetings.
- Recruit members.
- Create fact sheets.
- Identify problem areas.
- Assist interested residents with solutions and processes.
- Attempt to work with the City of Kyle on their ongoing sidewalk program.

### TREES & SIDEWALKS

Many residents have questions or concerns about the overgrown planting strips and the uneven sidewalks. Please contact us with your comments on this subject so we can work together toward a solution for you and your neighbors. [plumcreektreesidewalk@gmail.com](mailto:plumcreektreesidewalk@gmail.com)

### COMPLIANCE ASSISTANCE TEAM

A new team has been formed to assist residents with violation solutions. Please contact us with your questions, concerns or suggestions regarding a violation you may have received. It is our goal to help homeowners beautify their property to increase value.

We hope to hear from you! [plumcreekcomplianceassistance@gmail.com](mailto:plumcreekcomplianceassistance@gmail.com)

### FEBRUARY TIP OF THE MONTH

Use Clorox wipes to remove mold from the fencing and mailboxes. Mold will melt away without power washing or much elbow grease. Inexpensive, effective, easy.

## NEWSLETTER FOR THE PLUM CREEK WELCOME COMMITTEE FEBRUARY 2018

The Welcome Committee hosts Meet & Greet receptions in the Community Center on a quarterly basis. The next will be Saturday March 24 from 4-6 pm at the Plum Creek Community Center. All Plum Creek residents, both new and longstanding, are welcome. Refreshments will be served.

In addition, the Committee is now hosting monthly game nights at the Plum Creek Community Center for all adult residents, (no children allowed). The next game night is scheduled for Saturday, February 17 from 6-9 pm. Tables will be set up for a variety of domino and card games, (details TBA).

The primary mission of the Welcome Committee's is to greet all new residents 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 [plumcreekwelcomecommittee@gmail.com](mailto:plumcreekwelcomecommittee@gmail.com)

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## At The Fence

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### NEIGHBORHOOD WATCH: PLEASE SLOW DOWN ON THOSE STREETS!!

As a reminder, please keep those speed limits to 25 (or 20 in some spots) when driving through Plum Creek. We hear from residents too regularly about the constant speeding of cars through Plum Creek. Alleys are typically 5 MPH. Please be extremely careful on streets with lots of parked cars, as you never know when a jogger, child, or pet might dart out from behind one. THANK YOU! :)

### COMMUNITY CENTER AT HAUPT PARK

The Community Center is a wonderful amenity available to all Plum Creek residents to reserve for social events such as birthdays, anniversaries, baby showers, etc., and there is no fee to residents to reserve the Community Center. There are rules and policies to follow, which you will find on the Reservation Agreement form, one of which is to leave the Community Center clean and free of trash after your event. If you arrive at the Community Center for your event and it was not left clean, please email the HOA office at [pcoffice@goodwintx.com](mailto:pcoffice@goodwintx.com). A fee will be assessed if the center is not returned to a proper clean condition, so please allow enough time to go over the cleaning & closing procedures found on the door.

Things to remember:

- Discard trash in trash bins outside by the pool fence.
- Wipe down the tables, chairs and kitchen counters.
- Sweep the floor.
- Cleaning supplies are located in the closet.

Thank you!

The HOA office at Plum Creek

### FEBRUARY SIP AND SEW

**KNITTING CLASS-** Our group has received an "interest request" for a knitting class. Iris, one of our members has agreed to teach a knitting class in February. Come, join our group for the knitting class or come "do your thing". Always crocheting, quilting, punch needle, knitting, rug hooking, needlepoint, mending and more! Looking forward to the second Tuesday of the month, February 13, Haupt/Fergus Community Center....6:30 pm – 8:45 pm.

If you are a new knitter, let us know....so that we have the necessary supplies. Just call, Iris Sandle – 512-405-0054 or Sandra Sigler – 512-405-0187. Come, Sip and Sew

**Garden Committee will be hosting another Garden Seminar in February! Date to be determined. Check the Community Events Calendar on the Plum Creek HOA website for date and time.**

## WEBSITE FEATURES

[www.plumcreektxhoa.com](http://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.



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

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



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## TREE TALK- To PRUNE OR NOT TO PRUNE

*By Michael Embesi, City of Austin Arborist*



Trees require care since they are an integral part and asset within our community. If cared for correctly, trees have the capability to improve environmental

and property value. During the winter months tree care includes the consideration to prune. Initially it should be stated that trees receive little benefit from pruning. Most pruning is performed to address an aesthetic or social desire. Pruning can eliminate future branch hindrance issues which frequently exist within a tree's space. The pruning of young trees is frequently referred to as corrective pruning. This article is written to address pruning needs that pertain to our young trees (that are destined to be large shade trees). Keep in mind that this article addresses pruning generalities and that each tree has unique characteristics which should be considered.

Do you know the tree in your yard? What kind is it? When was it planted? How large will it grow? Knowing your tree will assist with deciding what should be pruned. A tree should be planted two years before it is pruned. This allows the tree's canopy and root system to establish itself before the tree endures the impacts from pruning. Corrective pruning should occur over the next few years. Pruning at this time has two advantages, 1) it trains the canopy to fit more naturally into the space it was provided, and 2) it reduces the amount of wounding which would happen if pruning occurred when the tree was more mature. The following list identifies characteristics of items to consider while pruning your trees (see the attached diagram to clarify these tasks):

- Future large shade trees should have a single stem (frequently called a central leader). Unfortunately, many young trees are purchased with multiple stems. This forking pattern often leads to weakly attached branches and are more prone to failing as they mature. Ideally there should be one main stem. Prune the competing stems so that the tree has one main stem which reaches 6-8 feet in height before the first branching.
- Remove dead, diseased, broken limbs.
- Remove "suckers" that spring out near the base of the tree.
- Target branches that are narrowly attached. The most desirable branches have an upward angle of 45 degrees from the trunk.
- Remove branches that awkwardly cross through the canopy.
- If a tree branch is destined to grow within the sidewalk or roadway areas, it is important to realize that an 8 foot and 14 foot (respectively) is needed for adequate public clearance. These branches should be pruned to minimize future conflicts.

Be aware that there is a proper way to prune. If pruning is performed improperly it could harm the tree. When pruning, cut outside of the tree branch collar (this is the swelling area near the connection between the branch and the parent branch). This swelling contains vital tissue of the parent branch. There are detrimental effects when pruning flush against the parent stem or removing any part of the swelling within the branch collar. The pruning cut should be targeted just outside of the swelling of the branch collar. Also it is encouraged that when pruning oak trees, immediately apply a pruning spray (or latex paint) over the wound. This is intended to minimize the spread of oak wilt. Also, make a plan before beginning to prune ... it is easy to get carried away once you get started. Pruning should not include more than 25% of a canopy in one year. Thus, your pruning plan may extend over multiple winters, only pruning a small amount each year. Lastly, maintain your pruning equipment (disinfect and sharpen all cutting edges) to assist with cleaner pruning cuts and minimize tree impacts.

Being aware of these pruning issues can better assist the young trees in their role within our community. For more tree information see: [www.treesaregood.com](http://www.treesaregood.com)



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