



# POST

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

**August 2018  
Volume 9, Issue 8**

## Guidelines for the Homeowner Forum

Residents are encouraged to attend and observe association board meetings. If you'd like to bring an issue to the board's attention, you're welcome to speak during the homeowner forum—a time set aside just for you. So that everyone who attends has an opportunity for a meaningful exchange with the board, we ask that you observe the following guidelines:

- Although we're all neighbors, this is a corporate business meeting. Please behave accordingly.
- If you'd like to address the board, please sign in when you arrive. You will be called in the order you entered. This allows the board to contact you if we need further information and to report back to you with an answer.
- The homeowner forum is an exchange of ideas, not a gripe session. If you're bringing a problem to our attention, we'd like to hear your ideas for a solution too.
- To keep the meeting businesslike, please refrain from speaking if you're particularly upset about an issue. Consider speaking later, speaking privately with a board member, or putting your concerns in writing and e-mailing them to the board.
- Only one person may speak at a time. Please respect others' opinions by remaining silent and still when someone else has the floor.
- Each person will be allowed to speak no more than five minutes. Please respect the volunteers' time by limiting your remarks.
- If you need more than five minutes, please put your comments in writing. Include background information, causes, circumstances, desired solutions and other considerations you believe are important. The board will make your written summary an agenda item at the next meeting.

We may not be able to resolve your concerns on the spot, and we will not argue or debate an issue with you during the homeowner forum. We usually need to discuss and vote on the issue first. But we will answer you before—or at—the next board meeting.

## NINE GREAT BENEFITS OF HOAS

*Submitted by Adriane Carbajal*

1. HOAs preserve the nature of the community and protect property values by delivering services and providing a safe, well-maintained living environment.
2. HOA regulations are another layer of protection against neighborhood degradation, and an effective means to maintain community standards and protect property values.
3. HOAs lessen the need for local government oversight of housing conditions. Most municipalities are not equipped—i.e. do not have the manpower—to monitor housing.
4. HOA leaders live in their communities and better understand the needs of the community, from the delivery of core services, such as waste collection, to amenities and decisions affecting the future of the community.
5. HOAs promote a higher level of civic involvement than municipalities, in terms of voting, meeting attendance and volunteerism.
6. By definition, planned communities offer a more efficient use of land to address the growing issue of urban sprawl associated with unplanned development.
7. Land-use efficiencies can make homes more affordable, a benefit for first-time home buyers, retirees and low- and moderate-income families.
8. Many HOAs maintain swimming pools, tennis courts, playgrounds and other amenities that most Americans cannot afford on their own.
9. Associations offer a sense of community, an important contribution in an increasingly transient society.

Living in a community association encourages all members to work for common goals of maintaining the community. If you want to find out more about how a community association works you can visit the following websites: Community Associations Institute [www.caionline.org](http://www.caionline.org) and Texas Community Association Advocates [www.txcommunityassociationadvocates.org](http://www.txcommunityassociationadvocates.org)

## Committee Contacts

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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

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

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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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## **4Sight**

### School - Sight - Success!

It can be challenging to detect vision problems with children since most do not realize they aren't seeing as well as their classmates. To them, seeing the world slightly blurry or distorted is how everyone sees things and few will actually tell you that they're not seeing well.

Behavior problems like ADHD and poor grades can be caused by an undetected vision problem. Even children with 20/20 vision may have problems focusing on close items, or struggle if their eye muscles are misaligned. These children may be able to read or study for a short time, but rapidly lose patience with homework or reading as their eyes fatigue and the work becomes more difficult. Watch for the following behaviors that may indicate your child is struggling with their eyes:

1. Squinting the eyes, closing one eye to focus
2. Frequent blinking or eye rubbing
3. Extreme light sensitivity
4. Difficulty reading, either close or far items
5. Leaning closer to objects to see them
6. Headaches at the end of the school day

Some children with one "good" eye and one "weak" eye will not complain about problems seeing and may perform very well in school, since they're relying on their good eye to do most of the work for them. Some of these children may even pass school screening tests without raising any red flags. Left untreated, this can cause reduced vision in the weaker eye that cannot be treated in adulthood.

Children's eyes can change rapidly during their school years. Just like their body goes through growth spurts, their eyes can go through rapid changes as well. Checking their eyes annually is the best way to catch undetected problems that may lead to a vision problems and difficulties in school.

Dr. Virginia Kekahuna, O.D.

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## JIM SHERWOOD

Kyle Banking Center Manager

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MEMBER FDIC

## FIRE TRUCK ACCESS



### Plum Creekers:

Meet the newest member of the Kyle Fire Department. Not Kevin, the firefighter standing next to the truck, but the new ladder truck. As the city continues the rapid growth, the need to expand our capabilities increased. The ladder truck is now in service. Kevin is 6 feet tall, which shows how tall this truck is.

At \$850,000, we want to make sure this truck

remains in excellent shape. For us to respond to emergencies in Plum Creek, we need to make sure that we can get there safely and without damaging the truck. We need your help trimming trees on your property. To help facilitate this, we drove through some of the streets and marked trees with yellow caution tape that do not allow for 14 feet clearance. If your tree has been marked, please trim them so that our responses are not delayed.

### Rules to Follow

Our codes require that you:

- Trim or remove vegetation that overhangs or obstructs streets, alleys, or sidewalks. Allow an 8-foot clearance over sidewalks and a 14-foot clearance over roadways.
- Trim or remove vegetation that is a fire hazard.
- At intersections, trim so that the view of the intersection is not obstructed by vegetation. Trim any vegetation that interferes with the view of an intersection from 30 feet away.
- Clear vegetation from obscuring traffic signs.
- Leave a 2-foot clear zone around fire hydrants as required by the Kyle Fire Department.

### Lieutenant Aaron Crain clarified some fact/fictions points:

**Fact:** In the situation of an actual house fire, the fire department will need the use of the ladder truck.

**Fact:** A smaller brush truck will respond to medical emergencies and grass fires in the Plum Creek neighborhood.

**Fiction:** A smaller brush truck will respond to house fires in the Plum Creek neighborhood. This is incorrect. The larger pump truck needs to respond to a house fire. The smaller brush fire truck is not equipped to respond to a house fire.

It is very important for your safety and the safety of your neighbors to trim the limbs of the street trees up to 14 feet over the street. Large limbs over the street can delay or prevent emergency response.

## PLUM CREEK GAME NIGHT

Come join us for adult board or card game night at the Plum Creek Community Center, from 6-9: pm. All adult residents are welcome, (please no children). We will have tables set up for Mexican Train and Spinner dominos, as well as card games such as canasta, hearts, etc . We will provide lemonade and water; guests, please feel free to bring appetizer, simple snacks or desserts to share.

See Schedule below:

**August 11**

**(Friendship day month, bring a friend with you)**

September 8

(Labor and Fall day month, enjoy the time with friends)

October 13

(National Night Out month, come out to meet your neighbors)

November 10

(Thanksgiving month, Give Thanks)

December 8

(Christmas month, TBD (bring a small \$10. Gift to exchange with someone at your table )

*Hosted by your Plum Creek Welcome Committee.*

## AT THE FENCE

### Goodwin Management Payment Portal- Quarterly ACH assessment payments

One of the benefits to signing up on the website payment portal is email reminders about payments. These reminders are sent to the email address you set up in the ACH payment portal. These come from Alliance Association Bank and are automatic reminders.

Set your email settings to receive emails from: noreply@aafspayments.com

Questions about the ACH payment portal? Call Goodwin Customer Service: 512-502-7515

### SIP and Sew

Sip and Sew WILL NOT meet during August, but look forward to our September 11th meeting....new projects and new friends!

### Plum Creek HOA Office- Security System

An intruder recently entered the office during business hours. For the safety of the HOA office staff, a security system was installed. When you come to visit the office, we will unlock the door for you. If both of us have to leave the office during business hours, a return time will be posted on the door. Thank you for your understanding.

### Plum Creek HOA website email Notification address:

**messenger@associationvoice.com**

Reservation confirmation emails and eNews emails are sent from this email address. Be sure to set your email to allow notifications from this email address. If you are waiting for your reservation approval email make sure you check your junk folder.

# PLUM CREEK POST

## HOOTENANNY ON THE HILL ON OCTOBER 20TH

Mark your calendars for October 20th when Plum Creek presents Hootenanny on the Hill!

The festival is from 12PM to 4PM but the fun starts at 7am with our annual 10k/5k/3k/1k run!

Join Owlbert as vendors from across the city fill Haupt Park with food and wares. We will have rides and games for the kids.

People's Choice is the band playing again this year! They will be performing from 2-4, so bring your blankets or lawn chairs and come enjoy the music!

Our festival begins with the Hootenanny Races - 10k/ 5K/3K/1K at 7am. Races will start and finish at the Dog Park! Register at [www.tinyurl.com/2018HootRaces](http://www.tinyurl.com/2018HootRaces). There is also an option for those of us who like to sleep in but still want the awesome shirt! Volunteers are needed, please sign up at [tinyurl.com/2018hootvolunteer](http://tinyurl.com/2018hootvolunteer). Deadline for guaranteeing a shirt is September 28th so sign up soon!

We will also be hosting the annual BBQ Cook-Off at the Plum Creek Community Center. Teams will be collecting donations for samples with a portion of the proceeds going to the Hays County Food Bank. The BBQ competition is IBCA Sanctioned with categories for chicken, brisket, pork spare ribs, beans, cook's choice, and dessert. Check-in occurs on Friday, October 19th at 6PM. Email Michelle Ducote at [mducote@hcwc.org](mailto:mducote@hcwc.org) with any questions.

\*Crowd Favorite:

\*Tickets will be available for the public to purchase (\$2/each) for a BBQ sample from participating teams. Samples will cost 1 ticket (except for ribs or larger samples which will cost 2 tickets). Teams will collect/keep tickets in a jar provided by the event staff and the team with the most tickets at the end of the event will receive 50% of all proceeds collected from the ticket sales. The other 50% of proceeds will be donated to benefit the local food bank.

More information will be provided, as available, via the Plum Creek PC Post and eNews. Also, check out the website at [www.hootenannyonthehill.com](http://www.hootenannyonthehill.com) for additional information and entry forms.

If you would like to volunteer for this event please go to [tinyurl.com/2018hootvolunteer](http://tinyurl.com/2018hootvolunteer)



## BALD SPOTS IN YOUR YARD AND UNDER YOUR TREES?

*PC Garden Committee*

In some of our gardens, our trees have grown so big and full that our grass has thinned or just disappeared completely. If that's the case in your garden, here are a few ideas:

1. Just mulch it. Mulch introduces organic material into the soil, providing valuable nutrients to your tree's roots. It helps stabilize soil temperature during summer and winter, too. Spread it about two to four inches deep and don't let it touch the actual trunk.
2. Let there be light! Thin the canopy of your tree and let the sun shine! Grass and many plants need plenty of sun to survive and thrive, so some selective pruning of your tree limbs may be a simple solution to thicken your grass.
3. Get planting. One can always create a flowerbed or plant groundcover. Several groundcovers can be planted in shade, such as pigeonberry, purple heart, or monkey grass. Cedar Sage, heartleaf skullcap, or columbine (reseeds when happy) are some great shady perennials, and American beautyberry is a lovely, shade tolerant shrub. When planting anything under a tree, be very careful with the roots, as not to stress the tree or expose it to disease. If possible, consider using seeds.
4. Rocks rock. River rocks and other natural stones can create a lovely, non-traditional garden.
5. Visit the resident home page of the Plum Creek website - [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com). Look under Resource Center. All yards were developed as sod yards. If you want to change to a xeriscape yard, you must submit an architectural change request form.
6. Amending the soil is another option.
7. When all else fails, Google it! There are many creative solutions on the web about how to deal with bare spots under trees and bare yards. So, hit that keyboard.

## POOL COMMITTEE

The Pool Committee is excited for the remainder of the swim season. We are working to make our pools a great place to gather.

We are looking for volunteers to help with a few fun events. If you are interested in heading up an event or helping out we would love to talk to you. We are tossing around the Idea of having a Mom and Tot play day, Teen night at the pool and hosting an end of year bash for the lifeguards that have worked so hard this hot summer. We would love to do all of the above mentioned but would need your help to make it happen!!! Please contact us at [plumcreekpoolcommittee@gmail.com](mailto:plumcreekpoolcommittee@gmail.com) or message our Face Book Page...Plum Creek Pool Committee Page - Kyle TX

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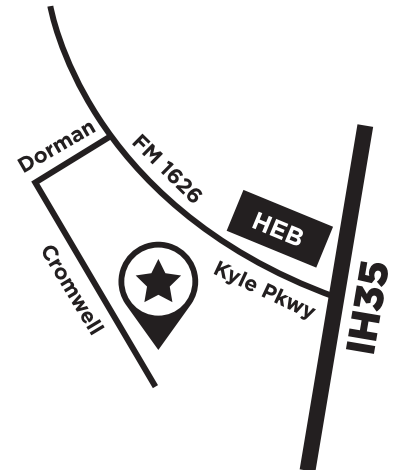
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## GREETINGS NEW RESIDENTS AND WELCOME TO PLUM CREEK!

Plum Creek is a great community. While you should have received a copy of the Plum Creek Declaration and Bylaws at closing, we thought the following basic information would be helpful.

1. The Plum Creek HOA office is located at 4100 Everett suite 150, near the Hays Performing Arts center and Firehouse Animal Health Center. 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](http://www.plumcreektxhoa.com). You can access pertinent documents in the Resource Center Tab 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](mailto: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. Garbage pickup is on Tuesdays. The trash and recycling cans need to be stored out of view by the following day to prevent getting a violation notice. The recycling schedule is located on the City of Kyle website under <http://www.cityofkyle.com/utilitybilling/city-kyle-solid-waste-collection-information>
6. Xeriscaping is allowed in Plum Creek. To add xeriscaping you must submit an Architectural Review Committee Approval Application (ARC form) with an installation plan and the survey. This form is located in the Resource Center on the Plum Creek HOA resident website.
7. Any permanent exterior improvements to the house may require approval from the Architectural Review Committee. Review information in the Architectural Changes menu link on the website: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com).
8. Whether you are a renter or buyer, your yard is important so you'll need to keep it maintained.
9. Enjoy the pool! If you do not have a pool key or recreational ID or your pool key does not work, contact the Plum Creek HOA office.
10. Annual coupons are issued to all residents who are not set up for the ACH draft. Owners will receive a payment statement which will provide a payment history for the new homeowner account. You can set up an automatic draft at [www.goodwintx.com/payonline](http://www.goodwintx.com/payonline) with the account number on the coupons. Call Goodwin Customer Service with questions about the ACH draft: 512-502-7515. Haven't received your welcome letter from Goodwin Management? Call the Plum Creek

HOA office and verify that we have received your correct mailing address.

11. Sign-up for the Weekly eNews. This emailed weekly edition of news is generated from the Plum Creek website. This is an opt-in subscription located in your User Profile on the private resident menu of the Plum Creek website.

These are some of the basic and frequently asked questions. Want more reading? Log onto the Plum Creek website and review the Resource Center for copies of governing documents, Plum Creek Post newsletter, or check the Events Calendar to find dates of planned community events. Visit the website at [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com). Welcome to the neighborhood!

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## HOW ABOUT A POOL FOR THE PUP?

*Courtesy of Texas Vet News*

*By Dr. Bob Judd, DVM and the Texas Farm Bureau*

This time of year in Texas the heat can cause some very serious problems in our animals. Every year, many pets suffer heatstroke from being left in closed cars. Only 5 minutes in a closed car in the Texas heat cause a heatstroke in pets.

However, most of the cases of heat stroke seen at our practice are older dogs that have been outside year after year. As these dogs age, their sensitivity to heat, and for that matter cold, increases. Many older dogs have arthritis and have difficulty rising. They also sleep very soundly. If these dogs sleep in area of the yard without shade, or if they are unable to get up well enough to get out of the sun, heat stroke can develop quickly.

It is important to provide plenty of shade for your outside dogs, and keep an eye on them to make sure they are using it. Cats are a little savvier when it comes to shady spots, and many live indoors, but keep an eye out for signs of heat stroke if they spend a lot of time outside. We also see cases of heat stroke in inside pets that are kept in air conditioning and not acclimated to the heat. These pets go outside and become over heated in only 10 to 15 minutes. When your pets need to go outside during the heat of the day, limit their exposure time in the heat, especially if they are active. Again, many older dogs, especially small breed dogs, have chronic respiratory and heart problems. Just a short time in the extreme heat, especially when high humidity is also present, can cause deadly consequences. Other than providing shade for yard dogs, many pet owners will purchase a small children's swimming pool for their dogs to get in and cool off. It's an inexpensive way to keep your pet comfortable and healthy in the Texas heat!

# PLUM CREEK POST

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## LIFEGUARDS GOING OFF-DUTY SEPTEMBER 3RD LABOR DAY

Just a reminder to all parents/guardians and swimmers, that the lifeguard's final day will be September 3rd. The hours on duty that day is 12:00 PM – 9:00 PM. This is for both pools. The lifeguards will be returning to school. Residents are reminded that the age limits to go to the pool without supervision are 18 and up.

We have numerous non-compliance issues when this seasonal change occurs and many young residents get into trouble when not supervised in the pools. Please make sure that any child under the age of 18 is accompanied by an adult after the lifeguards go off duty. Your assistance in the matter is appreciated. Thanks for keeping our pools safe and enjoyable for all.

When lifeguards are not on duty it is "Swim at your own risk".

**Swim at Your Own Risk**

## WATER WISE- TIPS FOR THE AUGUST HEAT

*PC Garden Committee*

1. Plant well-adapted and native shrubs, trees and grass. Choose plants that are tolerant of drought, heat, and our minimum winter temperatures.
2. Improve soil with mulch and compost. Mulch retains moisture, reduces runoff, and control weeds. Use one to three inches of mulch in your garden and planters. Top dressing, or compost, functions like mulch for your lawn. It increases organic content and protects shallow grass roots.
3. Apply fertilizer only in the spring and fall. Your grass will develop good root systems, use less water, and need less mowing. Also, aerate your lawn once a year.
4. Pull your weeds regularly, as they rob plants of valuable nutrients and water.
5. Monitor your grass length. Keep grass length between 1.5 and 3 inches and never cut more than 1/3 of the length at a time.
6. Leave lawn clippings, which hold in moisture, reduce evaporation, moderate temperature, and give nutrients back to the lawn.
7. Water one inch, including rain, every 5 days or longer and only after the top 2" of soil has dried out. This system increases overall health, drought tolerance, and deep root systems. Start in spring when root growth is high or adjust slowly with successively longer periods between watering.
8. Water early in the morning or evening. Evaporation loss can be 60% higher during the day. Never water on windy days.
9. Use drip irrigation or soaker hoses for garden beds and trees and use low angle sprinklers for lawns. They minimize evaporation, impede weed growth, and may help prevent diseases caused by under or overwatering.
10. Adjust run time and frequency of automatic sprinklers monthly to respond to rainfall and temperature conditions. Install rain shut off devices to avoid unnecessary watering. Adjust sprinklers to eliminate overspray on pavement.

## PLUM CREEK HOA ON SITE OFFICE

The Plum Creek HOA onsite office is located at 4100 Everett, in suite 150. We share the suite with Plum Creek Marketing. The office hours are Monday through Friday 9 AM to 5 PM. The office phone number is 512-262-1140.

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

Assistant Property Manager: Melody Stein- [pcoffice@goodwintx.com](mailto:pcoffice@goodwintx.com)

At closing you should receive the governing documents from the title company. These are important because they outline how the business of the association is governed. Here are some things you can expect from the office:

- When you call, let us know your individual situation. Each owner/resident has their own schedule, family life, and activities to keep up with. We want to help you navigate through the information so that you can be better informed.
- Owners are responsible to read the governing documents which include the rules. This is the same information we use to administer the day-to-day business operations of the association.
- There are times when we are helping another customer or out on property. It is a large community. Send us an email or leave a message and let us know your request and when and how we can contact you.
- There are processes we have to follow for violation notifications, accounting notices or architectural review requests. These are in the governing documents or a state law.
- You can drop off payments at our office, we will mail the payments to the payment processing center on your behalf. You can mail payments to the address provided on a statement. Please allow enough time for the payment to arrive before the late date.
- We post the necessary forms and documents on the Plum Creek website so you can easily access them during your busy schedule. Visit [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com), select Resource Center.
- The City of Kyle maintains the public roads and street lighting. Send an email to: [pw@cityofkyle.com](mailto:pw@cityofkyle.com)
- The PC Post newsletter is mailed out monthly. Weekly eNews is emailed out to residents that have opted -in to receive the eNews.

Here are important websites:

[www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)- Plum Creek's resident website- You will need to click on Resident Sign in and create a user name and password.

[www.goodwintx.com/payonline](http://www.goodwintx.com/payonline)- set-up automatic draft payment- first time user select "Create Account". If you are a returning owner select "log in" and enter your login credentials.

[www.peelinc.com](http://www.peelinc.com)- monthly newsletter publisher





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\*Front yard maintenance and full yard irrigation are included in your monthly HOA dues of \$162.22 (effective 1/1/18). \*\*Prices, plans, features and promotions subject to change without notice.