



POST

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

October 2018

Volume 9, Issue 10



Saturday, October 20th 12-4 pm

Thanks to our Presenting Sponsor: KW Hays Home Team

Mark your calendars for October 20th when Plum Creek presents Hootenanny on the Hill from 12PM to 4PM. Join us for a day filled with fun for the whole family with races, live music, carnival rides, vendors and food. The acclaimed Austin-based band, People's Choice, will be on from 2- 4 PM on the live music stage.

Races

Our festival begins in the wee hours with the Hootenanny Races - 10k/ 5K/3K/1K at 7am. Races will start and finish at the Dog Park. <https://tinyurl.com/2018HootRaces> to sign up in the race or <http://tinyurl.com/2018hootvolunteer> to cheer and help!

Crowd Favorite:

We will also be hosting the annual BBQ Cook-Off at the Plum Creek Community Center. Tickets will be available for \$2/each for BBQ samples with 50% of ticket sales going to the Hays County Food Bank. The other 50% will go to the BBQ Team that has collected the most tickets. The BBQ competition will have categories for chicken, brisket, pork spare ribs, beans, a cook's choice, and dessert. We still have a few spots open for judges for the cook-off. If you would like to taste some outstanding BBQ, please email Mary Halenza at neelonweel@gmail.com to sign up.

To enter the BBQ competition, please fill out the entry form on the website: www.hootenannyonthehill.com

Festival: 12-4 pm

Come out for food, music, carnival rides during the festival. Sample some of the BBQ cookers food. Bravo BBQ will also be selling BBQ. This year's carnival we scheduled trackless train, pony rides, petting zoo, bouncy houses, Knockerballs and Uproar carnival ride. Come out for the fun!

For more information about schedule of events and updates check out our website at www.hootenannyonthehill.com.

Hays County Food Bank

Did you know that 20.2% of Kyle residents live below the poverty line? Donate to your neighbors in need at Hootenanny on the Hill, where Hays County Food Bank will be accepting nonperishable (labeled, sealed) food items, fresh produce, and monetary donations. Please visit <http://haysfoodbank.org/FoodDriveToolkit.pdf> for a list of what we need the most. Be sure to make your way by the BBQ booth as well - 50% of BBQ sample donations will benefit our annual Turkeys Tackling Hunger (holiday meal box) campaign!

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

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COMPLIANCE ASSISTANCE TEAM

Karen Mitchell..... plumcreekcomplianceassistance@gmail.com

LAKE/PARK COMMITTEE

Linda Campbell plumcreeklakeparkcommittee@gmail.com

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RECREATION COMMITTEE

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SAFETY & NEIGHBORHOOD WATCH COMMITTEE

Tim McHutchion..... plumcreeksafetycommittee@gmail.com

WELCOME COMMITTEE

Arcelia & Gary Gibbs plumcreekwelcomecommittee@gmail.com

HOA OFFICE PHONE 512.262.1140

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 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

**YOU SHOULD RECIEVE THE PLUM CREEK POST
EACH MONTH ON OR BEFORE THE 10TH.**

Newsletter Info

PUBLISHER

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Advertising..... advertising@PEELinc.com

Advertising Info

Please support the advertisers that make the Plum Creek Post possible. If you would like to support the newsletter by advertising, please contact our sales office at 512-263-9181 or advertising@PEELinc.com. The advertising deadline is the 8th of the month prior to the issue.

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

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.



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FAMILY FISHING DAY AND YOUTH TOURNAMENT

Saturday, October 20th 4pm - 6pm

Plum Creek residents are invited to join the Lake and Parks Committee for an afternoon of fishing at the lake.

We are planning a fun fishing event with prizes for kids in two age categories; 4-12 year olds and 13-18 year olds

Learn how to be a better fisherman from our Texas Parks and Wildlife Department Angler Ed Instructor. Come learn about fish ID, fishing safety and gear, knot tying, what makes good fish habitat, fishing regulations and much more.

Catch and release only. Night crawlers provided or bring your favorite artificial lures. Loaner rods provided.

Residents are asked to wear their REC Tags.

Make A Clean Sweep With the Community-Wide Garage Sale

Start cleaning out those closets and get ready for Plum Creek's Fall Community Garage Sale to be held Saturday, October 13th, from dawn until dusk. So, now that the kids are back in school and you are doing some fall cleaning and you run across things you no longer want—hold onto them for a bit longer and sell them at Plum Creek's Community Garage Sale!

Remember--one neighbor's trash is another's treasure! All homeowners may participate and should display their items on their front lawn for better crowd control. Our goal is to encourage visitors to park on the streets and not in alleys. Your cooperation is greatly appreciated and will help us to have a safe and pleasant garage sale experience.

Also, kids are welcome to earn money by selling baked goods or drinks! So, start saving bags for your customers to take home their treasures in and newspapers for wrapping breakable items.



POLICE • COMMUNITY PARTNERSHIPS

NATIONAL NIGHT OUT

National Night Out is Tuesday, October 2, 2018.

What is national night out? According to the national website: "National night out is an annual community building campaign that promotes police and community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationships between neighbors and law-enforcement while bringing back a true sense of community"

National night out in Plum Creek this year will be accomplishing these goals, promoting family, community, and neighborhood.

This year, the Safety Committee will host national night in Haupt Park, which is on the hill by the community center and bucket pool. This park has been selected because of its centralized location. We have invited emergency personnel to visit this one location since they also visit other neighborhoods in Kyle.

Our event will be held from 6 PM till 8:30 PM. Bring the family and help yourself to FREE catered barbecue by Bravo Co. Barbecue, then settle down and listen to some live entertainment sponsored by First Lockhart Bank, featuring Bruce Fallgren and Chris Lancaster, both are great local talent. Also, enjoy visits from our fire and police department, as well as city officials. And, we will have door prizes as well!

Residents are also welcome to organize a potluck event in the nearest park.

If you have any additional questions, please email the Plum Creek neighborhood watch and safety committee at Plumcreeksafetycommittee@gmail.com

We look forward to seeing you there!

PLUM CREEK POST

PLUM CREEK VIOLATION FINE AND REMEDIES RESOLUTION

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:

- **Courtesy Notice**-The first notice will be considered a courtesy notice and will not result in a fine.
- **1st Notice**- The second notice of same or similar kind will also not result in a fine. This is the 1st Warning and it is issued about 14 days after the Courtesy Notice.
- **2nd Notice**- The third violation notice of same or similar kind will result in a \$25 fine. This is issued about 14 days after the 1st Notice.
- Each repeat violation of same or similar kind thereafter will result in an additional \$25 fine.

**Please note- The minimum timeline for consecutive notices is: Courtesy Notice*

1st Notice- Minimum of 12 days after the Courtesy Notice

2nd Notice (with fine)- Minimum of 12 days after the 1st Notice

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 1st. The owner cures the violation, and another notice for lawn maintenance is not issued until November 1st. The November 1st notice will also be reset to a Courtesy Notice because the owner was not cited for the same or similar violation within the prior six month period.

Under Section 5.10 of the Declaration, Covenants, Conditions and Restrictions, the Board has the authority to impose a fine of \$25 per violation, suspension of Owner's right to use Association property, the right to cure or abate a violation and charge the expense to the Owner and the right to seek injunction relief or other relief provided by law, along with costs. After notice to the Owner and right to hearing, the Board has the right to proceed with the remedies. Each day a violation continues is deemed a separate violation. Thus, the Board reserves the right to issue fewer warnings before fines are made at its discretion, and reserves the right to increase the frequency of fines at its discretion.

This is a summary of the Fine Resolution. Please review the entire resolution for more detailed information. A copy is located in the Resource Center on the Plum Creek resident website: www.plumcreektxhoa.com. If you have questions regarding the fine policy, please contact Adriane Carbajal, Association Manager, at 512-262-1140 or plumcreekmanager@goodwintx.com.

The Board, Goodwin Management, and your neighbors thank you for your compliance!

Curing a Violation- Overview

What does it mean to cure a violation? That depends on the nature of the violation. Curing is the legal term used meaning fix.

The Plum Creek HOA office will review questions and concerns about violation notices on a case by case basis.

Trash Cans

One of the most common violations year round is trash cans in the alley on non-trash days.

Plan on storing the trash can from view no later than 9 am two days after trash day to prevent a notice of violation. If you are out of town ask for help from a friend or relative.

FAQ: What if TDS misses a pick up? Send an email to the HOA office and let the office know that TDS missed a pick up. Email: pcoffice@goodwintx.com

Storing the trash can from view- this is different for every lot. There are over 2000 lots. See the next article below for more detailed information.

Mowing, Edging & Weeding:

This category is most common category of violation during the growing season.

1. Mow the yard every two to three weeks during the growing season.
2. Use a weed eater on those tall spindly weeds that grow very quickly.
3. Use weed treatment to prevent weeds from growing in the sidewalk and driveway cracks.
4. Edge the driveway and curb to prevent the weeds from growing in the streets and alleys.

Trimming Shrubs and Trees:

1. Neatly trim hedges and plant beds. A common problem is allowing the front hedges to grow over the front entry steps.
2. Trees: 14 feet over the street, 7 feet over the sidewalk, 6 feet over the yard

Reasons:

Street Trees: Fire and emergency access- the tall 12 foot truck with a ladder needs a 14 foot street clearance.

Pedestrian Sidewalk Clearance: The sidewalk is a pedestrian easement. The city can require you to trim your limbs 8 feet up over the sidewalk.

Front Yard: Low limbs look unkept. Also trim limbs up for personal safety. Clearing the low limbs prevent someone from using low limbs to hide behind.

Trash cans, trash cans, trash cans...

With three trash cans, many residents are struggling with how to store them. The deed restrictions read as follows:

3.13 **Rubbish and Debris.** No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property and no odors shall be permitted to arise therefrom so as to render the Property or any portion of thereof unsanitary, unsightly, offensive
(Continued on Page 6)



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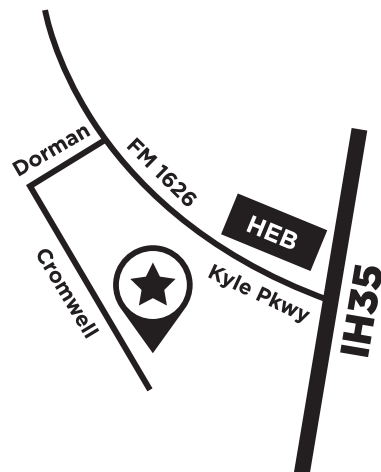
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PLUM CREEK POST

(Continued from Page 4)

or detrimental to any other property or to its occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view or in the area(s) designated for such purposes on the house plan approved by the Architectural Review Committee for such lot.

However, the declaration can be difficult to interpret, so here are some general guidelines.

1. The trash cans should not be stored in the alley paving. They cannot rest on the strip between your fence and the alley paving.
2. The trash cans should be screened from view with either a fence, lattice screen, or even, plants. Of course, when trying to hide the trash cans, priority would be given to the front of the home (and side of the home when a corner lot). In other words, it's more important to hide them from the front street view than the alley view, but ideally, the receptacles should be screened from all streets and alleys.
3. They should be neatly stored out of view.
4. They cannot be stored in the driveway.

If you receive a notice of violation here are some options:

- You can contact TDS at 1-800-375-8375 to remove any of the cans you do not use. However, you will still pay for the service in the City if Kyle utility bill, even if you use only 1 trash can.
- You can contact the HOA office to discuss the location of the cans on your property. There are over 2000 lots in Plum Creek. Each lot is different so the storage location will vary.
- You can submit an architectural request form to request an exception to store the trash cans in the current location.
- You can attend an association meeting and discuss options.
- You can request assistance from the Compliance Assistance Team: plumcreekcomplianceassistance@gmail.com

Newsletter for the Plum Creek Welcome Committee October 2018

The Welcome Committee hosts Meet & Greet receptions in the Plum Creek Community Center on a quarterly basis. Coffee, drinks and snacks will be served. The next will be in January 2019, (exact date and time TBD) at the Plum Creek Community Center. In addition, we are now hosting monthly game nights at the Center for all adult residents, (no children allowed). The next game night is scheduled for Saturday, October 13th from 6-9 pm. Tables will be set up for a variety of domino and card games.

AT THE FENCE

OCTOBER SIP AND SEW

October....December, the time passes quickly this time of the year. Have a project for the holidays that you need to start or complete? Want to knit or crochet a scarf?

Sip and Sew is a group of fun talented individuals ready to share their talents. Punch needle, crocheting, knitting, rug hooking, quilting, mending and more! Join our group the second Tuesday of the month.

October 09th in the Haupt/Fergus Community Center....
6:30-845 PM

Any questions, please contact:
Iris Sandle-512-405-0054 or Sandra Sigler – 405-0187.

MATS FOR THE HOMELESS

It took a “village”, but we completed one mat to give to the project “mats for the homeless”. We still have lots of plarn (plastic yarn) and need individuals willing to crochet....we will teach you how.....questions contact Ursula Richards – 512-751-2031

Tri Shield Security

Tri Shield Security Service is the security service we use in Plum Creek that patrols the neighborhood each night in a vehicle.

Report suspicious activity at night to: 512-486-9955

Report emergencies to: 911

Upcoming Events

National Night Out - October 2nd

Fall Community Wide Garage Sale - October 13th

Hootenanny on the Hill - October 20th

Go to the Plum Creek website www.plumcreektxhoa.com to the Community Events Calendar for event dates.

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 for the next 3 months:

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.

PLUM CREEK HOA DUES

Quarterly payments become due on:

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

The quarterly dues payment for 2018 is \$147.70.
Peninsula- \$486.67 quarterly. Prepayments accepted.

You have 30 days to send in the payment before a
\$36.00 late fee is applied.

The payment address is:

(This payment address has not changed)

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, or log in to the Plum Creek website www.plumcreektxhoa.com and go to the Home Tab and click on Account History on the resident dashboard and you can view your account number.

Set up ACH Draft:

Visit www.goodwintx.com/payonline to setup to an ACH draft.
Select the Make A Payment button at the bottom of the page.

GO GREEN



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and click the RESIDENTS tab



Why Do We Need Reserves?

Source: Community Associations Institute www.caionline.org

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

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

- Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
- State statutes, regulations, or court decisions.
- The community's governing documents.

2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a community center roof may be replaced when it is 25 years old, it is common property and each owner should share its replacement costs.

3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.



**Please remember to pick
up after your pets and
“scoop the poop”**

PLUM CREEK POST

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Peel, Inc. - Kids Club

308 Meadowlark St. Lakeway, TX 78734-4717

We will select the top few and post their artwork on our website at www.peelinc.com/index.php/kids-club

DUE: October 31st, 2018

Be sure to include the following so we can let you know!

Name (first name, last initial): _____ Age: _____



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