



POST

The Official Newsletter of the
Plum Creek Homeowner Association
January 2019
Volume 10, Issue 1

Plum Creek HOA Dues

2019 Annual Coupons:

Coupon books were ordered at the end of November for the 2019 assessments (dues) payments. Look for these in the mail. Coupon books will be ordered for owners who are not set up for the automatic payment (ACH draft) on the Goodwin Management payment website.

Plum Creek HOA Dues

Quarterly payments become due on:

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

The quarterly dues payment for 2019 is \$147.40. Peninsula- \$486.37 quarterly. You can prepay at any time. You have 30 days to send in the payment before a \$36.00 late fee is applied.

The payment address is:

Plum Creek HOA c/o Goodwin Processing Center
PO Box 93447

Las Vegas, NV 89193-3447

**include your account number

You can contact the Plum Creek HOA office at 512-262-1140 to request your account number.

Set up ACH Draft:

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

Management ID: 6587 Association ID: APLM

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

Ways to pay the quarterly assessment (dues):

1. Mail in a check along with the quarterly coupon stub to the payment address on the coupon.
2. Set up the automatic payment on the Goodwin Management payment website. www.goodwintx.com/payonline
3. Set up a quarterly bill payment on your bank's bill payment website. Payment reminders are not mailed. Look for reminders in the PC Post newsletter and in the eNews.

2019 Yearly Events

Come out for the fun in Plum Creek in 2019!

March 2nd:

**Negley 5K kicks off the Plum Creek Race Challenge*

April 20th: Easter Egg Hunt

April 1st:

Yard of the Month Season Begins, Runs through June

March 28th: Annual Meeting

May 11th:

Spring Community Wide Garage Sale, open to the public

May 18th: Front Porch Days

Races, Plum Creek Garden Tour

May 19th: 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

July 20th: *Hill Country Tri

October 1st: National Night Out

October 12th:

Fall Community Wide Garage Sale, open to the public

October 19th: Hootenanny on the Hill

Races, BBQ Cook-off, Carnival & More, open to the public

www.hootenannyonthehill.com

December 14th: Holiday Bazaar

December TDB: Holiday Lights Contest

See Community Calendar Welcome Committee:

Game Night (no children)

TBD Garden Committee: Gardening Seminar^

TBD Lake/Park Committee: Bird & Nature Walk^

**Organized by outside organizations ^Future dates TBD. (Continued on Page 2)*

Committee Contacts

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PLUM CREEK POST AND WEEKLY ENEWS

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COMMUNITY CENTER RESERVATION QUESTIONS

Melody Stein pcoffice@goodwintx.com

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COMPLIANCE ASSISTANCE TEAM

OPEN

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WELCOME COMMITTEE

Arcelia & Gary Gibbs
..... plumcreekwelcomcommittee@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.**

(Continued from Cover Page)

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 Community Events Calendar: www.plumcreektxhoa.com.

Game Night for 2019

Plum Creek Game nights are held at the Community Center at 450 Haupt St.

Game nights are held on Saturday, from 6:00 – 9:30 PM. Come out and join us for some fun with friends and neighbors.

We will have a variety of games out on the tables for you to choose from, or you can bring your own game. (Please no children)

Also, please feel free to bring an appetizer, simple snack or dessert to share with others.

There will be lemonade, water and coffee or bring your favorite choice of drink.

MARK YOUR CALENDERS!

January 12
February 9
March 16
April 13
May 11
June 8
July 13
August 10
September 14
October 12
November 9
December 14

SEE YOU THERE!



Community Association Living: Traits of Good Board Members

Source: Community Associations Institute (CAI) www.caionline.org

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.



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PLUM CREEK POST

AT THE FENCE

JANUARY SIP AND SEW

We are looking forward to continuing our Mats For The Homeless and we are always amazed at the many talents our members share.... punch needle, knitting, crocheting, rug hooking, quilting, mending and more! Want to learn one of these crafts this year?

Join Sip and Sew the second Tuesday of the month, January 8th, 6:30-8:45 PM at the Haupt

Community Center. We always look forward to new members. For additional information, please contact: Iris Sandle...512-405-0054 or Sandra Sigler...512-405-0187

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

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.

We are looking for a new Chair Person for our Compliance Assistance Committee. If you are interested please email the HOA office at plumcreekmanager@goodwintx.com.

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 emergenciesto: 911

Christmas Tree Recycling

Beginning the week before Christmas and going through the 15th of January, the City of Kyle Parks & Recreation Department has set up "drop-off" areas at the City's Parks to drop off your natural Christmas Trees. All decorations and lights, including tinsel, must be removed. No artificial trees. No nails or screws. No tree bases. They will be chipped and used in parks.

Please Drop Off Natural Christmas Trees Only

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

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. 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.

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.

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 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. Welcome to the neighborhood!

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PLUM CREEK POST

Frequently Asked Questions About Lawn Deed Restriction Violations

Compliance Assistance Team: plumcreekcomplianceassistance@gmail.com

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

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

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

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

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

A: It depends on what problem was identified. If it's something easily corrected (like weeding, mowing and edging), it should be fixed by the next inspection. Inspections are done every

two weeks. If it's something more involved that requires more time such sodding, seeding or complete renovation of your landscape, remember to communicate with our property manager within two weeks of the violation date. You may be granted an extension to complete your project. Not taking corrective action or communicating will mean you may not have time to correct the violation before a fine is assessed. Fines are assessed on the third notice.

Q: Should I re-sod?

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

Resources

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



Community Association Living: Governing by Representation

Source: Community Associations institute (CAI) www.caionline.org

Community associations are a representative form of government founded on the principle of elected individuals representing the people. Much of our country is based on the principles of representative democracy. It starts with organizations like community associations and progresses through our schools boards, city governments, county governments, state governments—all the way to the federal government. We vote for a person, or persons, who will act on our behalf.

Some might advocate that a board should not take action without a vote of the members to find out what the people want. That would be counter-productive. If association members were to vote on every issue before a decision was made, there would be

no need for a board, but simply someone to send out ballots and tally results. However, boards find out what their constituents want in other ways. Many make time to hear from residents at each board meeting. But, it's up to you to attend meetings, voice your opinions and participate in the exchange of ideas with the board. We also encourage your involvement and participation. Perhaps you would consider joining a committee. We want your input, ideas, thoughts and opinions.

When the season for community association annual meetings and annual board elections approaches, consider carefully which candidates you select—including yourself. Consider running for the board to help shape the future of your community.

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 concerns, aesthetics, 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

--ME

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



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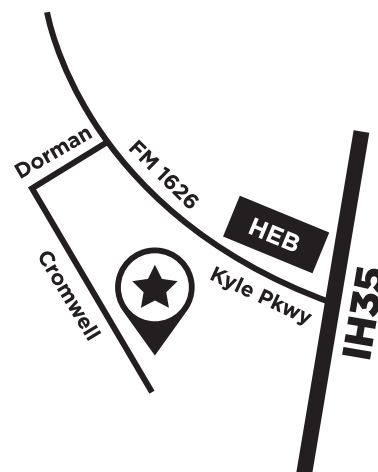
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10 Easy Ways to Make Your Home Safe

A home should be a sanctuary and a safe haven. You can ensure that you and your loved ones remain out of harm's way in the precincts of your homestead.

To avoid all kinds of accidents you should make it an accident-proof dwelling. It's really simple if you observe specific steps to keep mishaps at bay.

Here are 10 easy ways to make your home safe and secure. These will help you take care and protect yourself, family members and house-guests. Employ these effective tips:

1. Keep interiors and exteriors well lit. This is important at nighttime and also in winters when daylight is not very effective. Critical areas that need to be illuminated are the stairs, outdoors and foyers.

2. Never leave electrical problems pending at any point. The slightest fluctuation should be attended immediately. Make it a cardinal rule to switch off appliances after use.

3. Smoke alarms are a necessity and you must have the very best. Practice regular safety drills with your family to ensure awareness of procedures.

4. Keep ordinary appliances safely as they could be dangerous. Especially with kids around. Make electrical outlets safe by safety plugging and child proofing them. Keep sharp objects like scissors, knives, weapons and match boxes out of reach.

5. Ensure locks and bolts on doors and windows are in order and tamper-proof. Keep an eye out for suspicious characters and never invite strangers into your home. Teach your children not to entertain queries from strangers.

6. Do not share information about working or school hours. Teach family members to avoid telling people about schedules and routines. Do not put personal information online and never respond to voicemails.

7. The risk of accidents goes up when you are getting maintenance or repair work done. Ensure safety and precaution and be prepared to react quickly to accidents or injuries.

8. Do not attempt repair work of appliances involving undue risk. Many home accidents are the result of improper tampering with tools like lawnmowers and trimmers.

9. Maintain caution when driving vehicles in or out of your home. If you are backing the car up, watch out for children and pets on the road.

Make sure you don't leave stuff on stairs that may cause people to trip and fall. Be watchful when clearing snow from pathways that you do not heap it up in areas where people might walk.

FirstStar Rewards Checking

Earn interest on your money

2.05%^{APY*}

■ On balances up to \$15,000

**Annual Percentage Yield (APY) accurate as of August 31, 2017. A minimum of \$50 to open account. Rate tiers are as follows: Reward Rates 2.05% APY applies to balances of \$.01-\$15,000 and 0.50% APY will be paid on balances over \$15,000 as long as qualifications are met each monthly qualification cycle. Base Rate 0.05% APY will be earned on balances if qualifications are not met. All Balances will earn 2.05% APY to 0.50% APY as long as qualifications are met each cycle. Rates may change after the account is opened. Fees may reduce earnings. Account available to Texas Residents only. ATM fee refunds are provided only if qualifications are met within qualification cycle.*

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

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



JIM SHERWOOD

Kyle Banking Center Manager

jsherwood@firstlockhart.com

Stop by our Kyle office and see me for all your financial needs.



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Welcome to Plum Creek, an award-winning 2,200-acre master-planned community in Kyle, Texas. With a focus on a maintenance-free lifestyle, the community offers front yard maintenance and full irrigation*, which allows you more time to relax and enjoy family and friends. Empire offers a wide selection of floorplans ranging from 1,300 sq. ft. to over 2,200 sq. ft. in The Peninsula, a gated, private area within the Plum Creek community.

CONTACT OUR SALES COUNSELOR

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 **EMPIRE PLUM CREEK**

Your dream home begins at EmpirePlumCreek.com

*Front yard maintenance and full irrigation are included in your monthly HOA dues of \$162.22 (effective 01/01/2018). Prices, plans, features and promotions subject to change without notice. E. & O.E. October 2018.