



POST

**The Official Newsletter of the
Plum Creek Homeowner Association
February 2019
Volume 10, Issue 2**

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!

2019 Annual Meeting Date:

Thursday March 28, 2019
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

2019 Recreation Committee Events

The Recreation Committee hosts family friendly events throughout the year. Events include an Easter Egg Hunt, Races, Festivals like Front Porch Days and Hootenanny on the Hill, 4th of July Parade & Picnic & Popsicle Run and the Holiday Bazaar. Come on out for some good family fun!

2019 Dates & Events

March 2nd: Negley 5K- Kicks off the Plum Creek Challenge Race Series. The race starts at Negley Elementary.

April 20th: Easter Egg Hunt- McNaughton Park 9 AM sharp
May 18th: Front Porch Days- Races start at Negley Elementary
www.frontporchdays.com . Garden Tour in the AM.

May 19th: Front Porch Days: Carnival & Pie Contest. Open to the public www.frontporchdays.com

July 4th: Annual 4th of July Parade and Picnic- Parade starts on Witte and ends at McNaughton Park.
Popsicle Run starts at Negley Elementary.

October 19th: Hootenanny on the Hill: Races, BBQ Cook-off & Carnival. Carnival in Haupt Park 12- 4 PM. Open to the public. www.hootenannyonthehill.com

Race information found on Athlete Guild:
<https://www.athleteguild.com/>

Please check the PC Post and eNews for updates.

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 February 1st, 2019, for submission in the March Newsletter, to: KnicaPChoa@gmail.com

Community Center Reservations:

Plum Creek Community events, that require the usage of the community center, will take precedence over any individual reservations. The recreation committee may need to use the

(Continued on Page 2)

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

OPEN

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GARDEN COMMITTEE

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POOL COMMITTEE

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RECREATION COMMITTEE

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SAFETY & NEIGHBORHOOD WATCH COMMITTEE

OPEN 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.**

(Continued from Cover Page)

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), 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.

Happy New Year Plum Creek

The Plum Creek HOA is very excited to announce our newest program, Resident of the Year 2018.

The award for resident of the year will be presented at our annual meeting this spring.

We are asking our residence for their nominations for this award. Nominations will be accepted until Friday, February 15, 2019.

The following is the criteria for the nominees:

- Minimum five years of residency in Plum Creek.
- Candidate active in community service in Plum Creek neighborhood.
- Cannot be elected city or county official.
- Candidate distinguishes themselves by Plum Creek participation in community issues and offers solutions.

All nominations can be sent to
Plumcreekmanager@goodwintx.com

Winter is a Good Time to Trim Trees!

Winter is a good time to trim shrubs and trees! The HOA requests that you prune your trees seven (7) feet above the sidewalk to prevent injury and fourteen (14) feet to prevent damage to emergency vehicles. Corner lots and round about lots need to clear limbs for sight distance of traffic signs and oncoming vehicular traffic at intersections.

City of Kyle and Hays CISD regularly drive through Plum Creek to inspect for drivability for large fire trucks and schools buses.

When raising your tree's canopy, follow proper pruning techniques, including cleaning tools between trees and wound spraying any cuts on all OAK trees to prevent Oak Wilt.

For information and diagrams about pruning visit:

www.treesaregood.org

<http://texastreeplanting.tamu.edu/PruneYoungTree.html>

www.plumcreektxhoa.com

For information about contacting local certified arborists or for questions or concerns about pruning, feel free to contact the Landscape Committee at landscape@plumcreektxhoa.com

So, get out there with your clippers and let's clear those sidewalks and streets!

Does Corn Really Work to Control Weeds?

By Christina Baese | PC Landscape Committee

Weed season is upon us. Tackle existing weeds by pulling them by hand or using a tool. Hand removal is the most effective method but requires the most work. To save your back down the road and prevent dormant weed seeds from growing later in the season, try a pre-emergent weed killer called Corn Gluten Meal or CGM.

CGM is a powdery by product from the corn milling process, and for years it has been used as a supplement in hog feed. Nick Christians, a researcher at Iowa State University, discovered another use conducting an experiment on golf course turf pathogens. While the experiment failed, he found that CGM inhibited root growth by drying out sprouting seeds.

CGM serves as a natural and nontoxic herbicide and works best on seeds that germinate on or near the surface of the soil. It is completely safe around established plants, unlike many chemical weed & feed products that can kill lawn, plants and trees. Weeds controlled by CGM include crabgrass, dandelions, smart weed, redroot pigweed, purslane, lambsquarters, foxtail, barnyard grass and more.

(Continued on Page 4)



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Continued from Page 3)

In addition, CGM has an N-P-K ratio of 9-1-0 or 9-0-0, which is close to perfect for fertilizing our local soils and lawns. The two qualities of natural herbicide and effective fertilizer make CGM an ideal weed & feed for Plum Creek and a great alternative to chemical versions.

Generally, apply CGM at 20 to 40 pounds per 1000 square feet but read package directions for the most accurate application. Use a drop or broadcast spreader set on the smallest setting to get the best coverage. Walk briskly to prevent piles and do not apply on windy days.

After applying CGM, sprinkle the area with water to activate the product. One application effectively suppresses weeds for 4 to 6 weeks. Heavy soils, extended periods of rain, and hot spells may require more frequent or monthly applications. Effects are cumulative and results improve with repeated use.

When April or May arrives, evaluate your grass. If your lawn does not appear as green or as healthy as you desire, feed it again with an organic product like Lady Bug 8-2-4.

Purchase CGM at Lowe's in the organic section, Earl Goode's on Highway 21, It's About Thyme on Manchaca Road, or other local nurseries, or online.

Happy Gardening!

Community Association Living

KNOW YOUR HOMEOWNER RIGHTS AND YOUR RESPONSIBILITIES

As someone who owns a unit or house in a common-interest community, you have certain rights. You also have certain responsibilities to the association and to other homeowners. These rights and responsibilities are described in the association's governing documents, which include covenants, conditions and restrictions (CC&Rs) and bylaws. And by virtue of your ownership, the association—your neighbors and fellow homeowners—presumes you know the governing documents exist and have an idea of what they contain.

As a homeowner, you have the right to:

- Participate in the association board's decision-making process
- Attend and participate in all membership meetings
- Vote in person or by proxy
- Access association records, financial statements and governing documents
- Use and enjoy common areas (This privilege can be suspended temporarily for unpaid assessments or rules' violations.)
- Sell or rent your individually owned unit or property

As a homeowner and member of this community, you are obligated to

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- Pay your fair share—via regularly scheduled and special assessments—of the costs of operating the association and maintaining common areas. It costs money to pay common area utilities, collect the common area trash, maintain the common area landscaping, walking trails and alleys.

- Maintain your personal unit or home in accordance with the association's bylaws and architectural guidelines. Some associations' rules are more strict about paint colors, yard ornaments and landscaping than others. Be aware of and adhere to what this association's architectural guidelines prescribe.

- Be respectful of your neighbors and allow them the "quiet enjoyment" of their own individual units or homes. Loud parties, second-hand smoke or outdoor lighting can infringe on your neighbors' privacy.

Source: Community Associations Institute (CAI) www.caionline.org
Visit the Plum Creek resident website for access to association documents: www.plumcreektxhoa.com



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At the Fence

Holiday Lights Contest Winners!

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Traditional/Religious

1st Place: 125 Polk

2nd Place: 1073 Sanders

3rd Place: 1068 Sanders

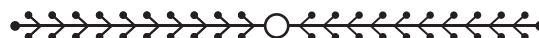
Novelty

1st Place is 349 Haupt

2nd Place is 285 McGarity

3rd Place is 5641 Hartson

All houses were phenomenal!



February Sip & 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 12th, Haupt/Fergus Community Center....6:30 – 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.



Game Nights in Plum Creek

The Next Game Night is Saturday February 9th at the Community Center at 450 Haupt from 6:00 – 9:00 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.





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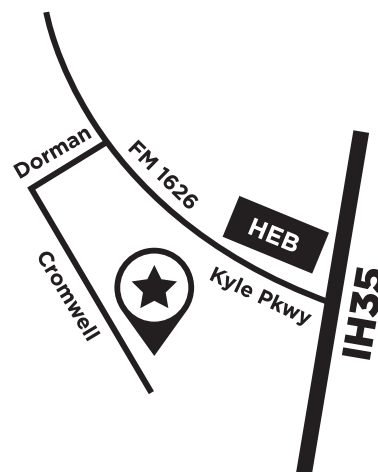
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Garden Seminar

The Garden Committee will be hosting another Garden Seminar on Saturday March 9th at 9:00 AM in the Community Center at Haupt Park. For any updates check the Community Events Calendar on the Plum Creek HOA website and the eNews.



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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 DCCRs:

- 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!

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MEMBER FDIC

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 missed 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.

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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.

With three trash cans, many residents are struggling with how to store

Trash Cans, Trash Cans, Trash Cans...

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 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

Your Commitment as a Homeowner

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

Provide current contact information to association board members or the manager. Add contact information on the association's website: www.plumcreektxhoa.com. The management team uses the contact information provided on the website for emergencies. Be sure to update your mailing address to receive the monthly newsletters, notices of violations, and annual meeting notices. If you rent out your home, provide contact information for your tenants also for use in an emergency.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

Source: Community Associations Institute

Plum Creek Challenge

Date:

Saturday,
March 2nd, 2019

Time:

8:00am CST

Location:

Negley Elementary
5940 McNaughton,
Kyle, Texas 78640

ABOUT

Presented by Cory Pack, State Farm Insurance, Fifth annual 4 race series hosted by Plum Creek HOA, Kyle, TX.

You must register for the Challenge by March 1 to partake of these amazing prices! After March 1, you must register for each event individually. All participants completing the 4 events will be part of the awards for challenge completion at the Hootenanny on the the Hill in October. Registering specifically for the Challenge (outlined below) is a treat for your pocketbook!

Plum Creek Challenge

\$115 – Ultra Long Track

Negley (3/2-5K), Front Porch Days (5/18-Half),
Popsicle Run (7/4-4miler), and Hootenanny (10/19-10K)

\$75 - Long Track

Negley (3/3-5K), Front Porch Days (5/19-10K),
Popsicle Run (7/4-4miler), and Hootenanny (10/20-10K)

\$55 - Short Track

Negley (3/3-5K), Front Porch Days (5/19-5K), Popsicle Run
(7/4-4miler), and Hootenanny (10/20-5K)

\$35 - Mini Track

Negley (3/3-3K), Front Porch Days (5/19-3K),
Popsicle Run (7/4-3K), and Hootenanny (10/20-3K)

1K division is no longer part of the Plum Creek Challenge.

If you would like to replace the 10K at Front Porch Days with the Plum Crazy Half, please register for the challenge, then contact fortheloveofgo@gmail.com to receive a code for the difference of the half less the 10K.

Finisher medals and exclusive long-sleeve shirts awarded for each individual who completes a race at all four events.

No team discounts are available for the Plum Creek Challenge because, really, where else can you find prices like THESE FOUR races??

Race Management provided by For the Love of Go -
www.fortheloveofgo.com, fortheloveofgo@gmail.com

SERIES EVENTS

Series Start: Saturday, March 2nd, 2019 @ 8:00 am CST

Series Finish: Saturday, October 19, 2019 @ 10:00 am



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*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.