



# POST

The Official Newsletter of the  
Plum Creek Homeowner Association

June 2019

Volume 10, Issue 6



## Plum Creek Annual Fourth of July Celebration on Thursday, July 4th!

*Hosted by the Recreation Committee*

Come out for our annual 4th of July Parade and Picnic! The fun happens on Thursday, July 4th from 10:00 am to Noon.

Decorate those wagons, strollers, bikes, and scooters and come out to march with your neighbors in the parade. If you don't want to decorate your stuff or walk, please come out and cheer on those in the parade, it is a sight to see!

The parade will start promptly at 10 AM on the corner of Witte and Negley and continue down Witte to McNaughton Park with the picnic to follow. Bring the whole family and enjoy the fun.

We will have lunch for you at the park but be sure to bring blankets and lawn chairs for you to sit and eat on. The pool will be open, but we'll also have a dual-lane, land slide this year (not a water slide). Watermelon provided by Allison Pflaum, Hays Home Team.

**We are looking for volunteers to help us cook and serve.**

If you have any questions or would like to volunteer, please contact the Recreation Committee at [plumcreekrecreationcommittee@gmail.com](mailto:plumcreekrecreationcommittee@gmail.com).

## July 4th Popsicle Run

Plum Creek Popsicle Run includes three distances to choose from – walk, jog, or run!

On July 4, this 4-miler (7 a.m.), 3k/1k (start at 8:45 a.m.) event will start and finish at Negley Elementary in the Plum Creek neighborhood in Kyle, Texas. Participants will walk or run by and through some of the features of our neighborhood - including the pools, the golf course, the walking trail, the newest section of housing, and the playgrounds.

Frozen treats will reward the participants at the finish line, provided by Lone Star Delights!

In addition to the four-mile course, there will also be 3K and 1K options, so there is something for everybody in this family-friendly event.

Registration link: [tinyurl.com/2019popraces](https://tinyurl.com/2019popraces) and volunteer [tinyurl.com/2019popvolunteer](https://tinyurl.com/2019popvolunteer)



# PLUM CREEK POST

## 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

Maggie Trevethan ..... plumcreekdogparkcommittee@gmail.com

### COMPLIANCE ASSISTANCE TEAM

OPEN

### LAKE/PARK COMMITTEE

Linda Campbell .....  
..... plumcreeklakeparkcommittee@gmail.com

### GARDEN COMMITTEE

Sandra Gonzalez ..... plumcreekgardencommittee@gmail.com

### POOL COMMITTEE

Amy Canaan ..... plumcreekpoolcommittee@gmail.com

### RECREATION COMMITTEE

Jennifer Crosby .....  
..... plumcreekrecreationcommittee@gmail.com

### 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](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

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.**

## 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. Collection policy procedures are followed.

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.*

### Ways to send in payments:

1. Pay one time at the beginning of the year. Annual payment: \$590.80

2. Set up a quarterly payment in your bank's online bill payment website.

3. Mail a check with the payment coupon. You can request an additional coupon book from the Plum Creek HOA office: 512-262-1140

4. Set up a reoccurring payment on the Goodwin Management online payment portal. (ACH draft) See attached instructions.

### Set up ACH Draft (online payment website):

Visit [www.goodwintx.com](http://www.goodwintx.com) to setup to an ACH 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.plumcreektxhoa.com](http://www.plumcreektxhoa.com) or call Goodwin Customer Service: 512-502-7515

## April Yard Of The Month Winners

**1ST PLACE - 225 WITTE**

**2ND PLACE - 5812 MCNAUGHTON**

**3RD PLACE - 1080 DORN**

**CONGRATULATIONS  
TO OUR WINNERS!**



## Hi Pool Fans!

It's just wonderful seeing so many Plum Creek Folks having Fun at our pools!

They're such terrific amenities and we truly appreciate them and everyone who helps take care of them.

It really does "Take a Village".

Summer is in Full Swing and our new Lifeguards are going to be doing their very best to take good care of all of us.

We ask our Residents to be respectful and cooperative if you should hear their whistle blow. They are doing their job and following their Rules & Regulations.

If your older children use the pools without you, please help them understand they are asked to be aware of younger kids & adults and use acceptable language and behavior. Ages 11-17 can go to the pool without an adult, 18 and up, when the lifeguards are on duty. Current rules are posted in the bulletin boards. Thank you.

We ask for All Littles who aren't really good swimmers to wear life jackets or puddle jumpers. Accidents can happen in a split second. Safety is Always #1

Please remember swim diapers and plastic pants to cover them to keep the pools from becoming contaminated and closed for treatment.

Have a Happy Safe Fun June and Go Swimming!

See you at the Pool !!!

Plum Creek Pool Committee



Call Us For A Free Roof Inspection

**512-627-3113**

Visit us at [www.bolingroofs.com](http://www.bolingroofs.com)



## SPEND YOUR SUMMER WITH US

Searching for summer plans? The Y is here to help you make the most of the season. Indoor and outdoor pools, all of your favorite group exercise classes, personal training programs and summer enrichment activities for kids are just few reasons to join the Y today! Plus, membership includes access to 8 area facilities so an escape from your normal routine is always within reach.

Join today at  
[AustinYMCA.org](http://AustinYMCA.org)



SWIM LESSONS AVAILABLE  
for all ages and skill levels  
special rates for Y members



## Newsletter for the Plum Creek Welcome Committee June 2019

The Welcome Committee is still hosting game nights at the Community Center for all adult residents once a month on Saturdays from 6-9 pm, (June 8, July 13, August 10, September 14, October 12, November 9, December 14.

We will also host a potluck for residents June 2nd 1-3pm at the Center. Come out and meet your neighbors!

The primary mission of the Welcome Committee's is to greet each new resident moving into Plum Creek and to encourage them to become active and engaged in our community.



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## At The Fence

### Hays Summer Swim Team

Swim Meets- June 1st & June 15th

McNaughton Pool 7 am to 1 pm (Haupt open to Residents)

Practices at McNaughton Pool

May: Monday – Thursday 4 to 6pm

June: Monday – Thursday 9 to 11:15 am

### Bulky and Brush Pick-Up

Another part of the expanded residential service is large bulk and brush collection. Kyle residents can contact TDS once per year to have items such as furniture, appliances or bundled brush of up to 3 cubic yards (approximately the size of a washer and dryer) picked up at no additional charge.

Questions regarding the program can be directed to TDS Customer Care at 1-800-375-8375 or visit the website: <http://www.texasdisposal.com/>

### Lake/Park Committee

In order to discourage non-residents from using our facilities, the Lake Park Committee has posted temporary signs as a reminder for residents to wear their Rec tags when fishing or using the lake trails.

### LET'S SIP AND SEW

New projects are happening....making blankets for newborns at the hospital and a continuation of mats for the homeless. Also individuals always willing to share their love of punch needle, crocheting, needlepoint, rug hooking, quilting and more! Or, just bring your project!

Join our group that meets the second Tuesday of the month, June 11th, 6:30-8:45 PM at the community center at 450 Haupt Park. Any questions, please call: Iris Sandle -512-405-0054 or Sandra Sigler-512-405-0187

## Landscape Tips for June

- As I always mention....check your irrigation systems. This will be the time when "smart watering" will be the most effective watering. A system in shambles will be problematic.

- Speaking of water....be sure to check your municipality water schedules. Heavy spring rains are not significant to sustain water

- if your dependent of water sources such as recharge zones. Some cities are already planning water schedules, so check yours to make sure you're being compliant.

- Typically we feed our turf and plants in June. Be wise and use a fertilizer that is slow released and will not burn your plants. There are a lot of great organic fertilizers out there but again, follow directions for application. Never over apply and time your application with your next watering cycle.

- Keep an eye on your turf. Insects start becoming aggressive when your turf goes under stress from high temperatures. Monitor and apply insecticides only when a pest is visible.



# Where Relationships Matter.

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## **JIM SHERWOOD**

Kyle Banking Center Manager  
[jsherwood@firstlockhart.com](mailto:jsherwood@firstlockhart.com)

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



### **Kyle Banking Center**

800 West FM 150

Kyle, TX 78640

**(512) 268-4444 | [firstlockhart.com](http://firstlockhart.com)**

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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](http://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](mailto:plumcreekmanager@goodwintx.com).

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

## Important Information for Landlords

If you are an owner who leases your unit, we'd like to make the leasing experience successful and positive for everyone by informing you of your responsibilities. This will help preserve your property value specifically and maintain the association's property value in general.

Your tenants may not be familiar with common-interest community living. Please take a few minutes to explain to them that living in a community association is very different from living in a rental apartment community. Specifically, your tenants, like all residents, are subject to the rules and regulations of the association, and it's up to you to educate them and see that they comply. The association will assist you in this area, but the responsibility lies with you. We recommend you provide your tenants with written copies of all policies and rules and advise them on the proper use of the association's facilities. You can obtain copies of these and other useful documents from the manager or on the Plum Creek resident website.

We strongly recommend that you have a written lease agreement with your tenant. As a lessor (landlord) of a home in a community association, the lease you use must require tenants to comply with the association's governing documents. In the event your tenant fails to comply with these documents, including the bylaws, or its rules and regulations, a representative of the association will mail a compliance notice to the mailing address on record in an attempt to remedy the problem.

The association distributes pertinent information through the monthly newsletter and the Plum Creek resident website: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com). Newsletters are mailed to the Plum Creek address. The resident website contains copies of the governing documents. The tenant can access the resident side of the website after they provide a copy of the current lease to the Plum Creek HOA office. Additionally, the Plum Creek HOA office emails a Weekly eNews to residents who have opted into receiving the eNews. This is another method used to keep residents informed of HOA events and policies.

Follow these simple steps and you, the tenants and the association will all have a positive community association living experience:

- Provide your tenants with copies of association rules.
- Educate tenants about the need to follow association rules, and see that they comply.
- Advise tenants on the proper use of association facilities.
- Use a written lease agreement.
- Make sure your lease requires tenants to comply with all association governing documents.
- Provide the association with contact information for your tenants.

Renters: If you don't have a copy of the association rules or you'd like more information about the association, visit the Plum Creek HOA website: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)

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





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## Monthly Mailed Newsletter

The PC Post newsletter is mailed to addresses located in the Plum Creek neighborhood each month. These are addressed to Resident. You should receive these by the 10th of each month.

An electronic copy is stored in the Newsletter folder in the Resource Center on the Plum Creek website: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)

If you do not receive a copy of the mailed newsletter by the 10th of each month, here are some things you can do to receive a copy:

1. Speak to your local mail carrier about the delivery of the newsletter.
2. Check the Plum Creek website in the Resource Center for an electronic copy.
3. Contact the Plum Creek HOA office and request for an electronic copy to be emailed to you.
4. Check the newsletter editor's website for an electronic copy. Plum Creek's newsletters are stored in the Austin area newsletter file. Editor: Peel Inc. website- [www.peelinc.com](http://www.peelinc.com)

\*Note: Peel Inc posts an electronic copy on their website after the paper copy is mailed.

## PORTABLE FIRE EXTINGUISHER

A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives; but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the number one priority for residents is to get out safely.

Use a portable fire extinguisher when the fire is confined to a small area, such as a wastebasket, and is not growing; everyone has exited the building; the fire department has been called or is being called; and the room is not filled with smoke.

To operate a fire extinguisher, remember the word PASS:

- **PULL** the pin. Hold the extinguisher with the nozzle pointing away from you, and release the locking mechanism.
- **AIM** low. Point the extinguisher at the base of the fire.
- **SQUEEZE** the lever slowly and evenly.
- **SWEEP** the nozzle from side-to-side.

For the home, select a multi-purpose extinguisher (can be used on all types of home fires) that is large enough to put out a small fire, but not so heavy as to be difficult to handle.

Choose a fire extinguisher that carries the label of an independent testing laboratory.

Read the instructions that come with the fire extinguisher and become familiar with its parts and operation before a fire breaks out.

Install fire extinguishers close to an exit and keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled. If the room fills with smoke, leave immediately.

Know when to go. Fire extinguishers are one element of a fire response plan, but the primary element is safe escape. Every household should have a home fire escape plan and working smoke alarms.



# GO GREEN



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For details go to  
[www.PEELinc.com](http://www.PEELinc.com)  
and click the RESIDENTS tab

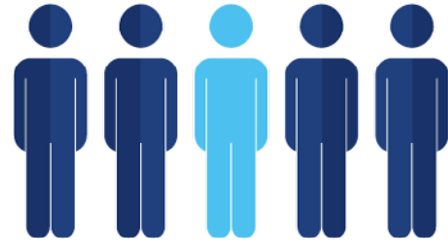




# SKIN CANCER

## THE SAD TRUTH

Every year, **5.4 million new cases** of skin cancer are diagnosed, making skin cancer more prevalent than any other cancer. 1 in 5 Americans will develop skin cancer in their life. The saddest part is that skin cancer is one of the most **easily preventable** and diagnosable cancers, and, if detected early, has one of the highest treatment rates. Yet, the public is still ill-informed on such a common cancer.



## WHAT CAN YOU DO TO REDUCE YOUR RISK

### PROTECT

Apply sunscreen and wear long-sleeves & hats under the sun.



### PREVENT

Avoid direct sun exposure between the hours of 11:00 am and 4:00 pm. Never use tanning beds.



### DETECT

Look out for abnormal moles or skin patches on your skin and regularly get physical examinations.



Oddly shaped, discolored, large, and evolving moles are potentially malignant

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## Millipedes

Millipedes are often mistaken for worms. While millipedes have elongated bodies similar to worms, they have lots of legs which worms lack. Millipedes have a long, cylindrical body, a pair of antennae and two pair of legs on each segment of their body. They often curl into a spiral as a way to protect themselves when threatened.

Millipedes live in moist environments such as soil, leaf litter, and compost piles, under mulch, rocks or wood. Millipedes most often feed on decaying organic matter, though some are carnivorous. They are not typically thought of as pests, but more of a nuisance although they may occasionally damage seedling plants by feeding on stems and leaves.

Large numbers of millipedes may move into structures after heavy rainfall or during periods of drought. If millipedes do wander indoors, they usually die quickly due to lack of moisture.

Tips to prevent millipedes from moving indoors:

- Move objects providing harborage (compost piles, firewood, stones) away from structures
- Create a band of gravel between the home foundation & landscape beds
- Adjust watering schedules if overwatering
- Turn mulch so it dries out
- Seal accessible areas where millipedes can move into the home-around doors & windows; pipe penetrations, etc.
- Ventilate crawl spaces to allow for air flow

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.



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## COME HOME TO **PLUM CREEK**

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

LARRY SCHULER

T 512 944 7444

E [LSCHULER@EMPIRECOMMUNITIES.COM](mailto:LSCHULER@EMPIRECOMMUNITIES.COM)



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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.