



POST

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

**August 2019
Volume 10, Issue 8**



1st Annual End of Summer Vendor Bash

Sunday, August 4th from 1 to 4 Pm

In Haupt Park

Come on out to meet local vendors
and browse through the vendor
booths and shop!

Water Wise - Tips for the August Heat

Submitted by The Garden Committee

1. Plant well-adapted and native shrubs, trees and grass. Choose plants that are tolerant of drought, heat, and our minimum winter temperatures.

2. Improve soil with mulch and compost. Mulch retains moisture, reduces runoff, and control weeds. Use one to three inches of mulch in your garden and planters. Top dressing, or compost, functions like mulch for your lawn. It increases organic content and protects shallow grass roots.

3. Apply fertilizer only in the spring and fall. Your grass will develop good root systems, use less water, and need less mowing. Also, aerate your lawn once a year.

4. Pull your weeds regularly, as they rob plants of valuable nutrients and water.

5. Monitor your grass length. Keep grass length between 1.5 and 3 inches and never cut more than 1/3 of the length at a time.

6. Leave lawn clippings, which hold in moisture, reduce evaporation, moderate temperature, and give nutrients back to the lawn.

7. Water one inch, including rain, every 5 days or longer and only after the top 2" of soil has dried out. This system increases overall health, drought tolerance, and deep root systems. Start in



spring when root growth is high or adjust slowly with successively longer periods between watering.

8. Water early in the morning or evening. Evaporation loss can be 60% higher during the day. Never water on windy days.

9. Use drip irrigation or soaker hoses for garden beds and trees and use low angle sprinklers for lawns. They minimize evaporation, impede weed growth, and may help prevent diseases caused by under or overwatering.

10. Adjust run time and frequency of automatic sprinklers monthly to respond to rainfall and temperature conditions. Install rain shut off devices to avoid unnecessary watering. Adjust sprinklers to eliminate overspray on pavement.

PLUM CREEK POST

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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OPEN

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Arcelia & Gary Gibbs
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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 RECEIVE THE PLUM CREEK POST
EACH MONTH ON OR BEFORE THE 10TH.**



Texas Community Association Advocates created a list of Nine Great Benefits of HOAs

1. HOAs preserve the nature of the community and protect property values by delivering services and providing a safe, well- maintained living environment.

2. HOA regulations are another layer of protection against neighborhood degradation, and an effective means to maintain community standards and protect property values.

3. HOAs lessen the need for local government oversight of housing conditions. Most municipalities are not equipped- i.e. do not have the manpower- to monitor housing.

4. HOA leaders live in their communities and better understand the needs of the community, from the delivery of core services, such as waste collection, to amenities and decisions affecting the future of the community.

5. HOAs promote a higher level of civic involvement than municipalities, in terms of voting, meeting attendance and volunteerism.

6. By definition, planned communities offer a more efficient use of land to address the growing issue of urban sprawl associated with unplanned development.

7. Land-use efficiencies can make homes more affordable, a benefit for first-time home buyers, retirees and low-and moderate- income families.

8. Many HOAs maintain swimming pools, tennis courts, playgrounds and other amenities that most Americans cannot afford on their own.

9. Associations offer a sense of community, an important contribution in an increasingly transient society.

Living in a community association encourages all members to work for common goals of maintaining the community. If you want to find out more about how a community association works you can visit the following websites:

Community Associations Institute
www.caionline.org

Texas Community Association Advocates
www.txcommunityassociationadvocates.org

Game Nights At The Community Center!

The Welcome Committee hosts game nights at the Community Center for all adult residents once a month on Saturdays from 6-9 pm. The next game night is Saturday August 10th, (September 14, October 12, November 9, December 14). 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. (no children please)

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.

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.



Updated Plum Creek Street List



The Plum Creek Street Tree List was updated as of November 2018, which can be found on the Plum Creek website under Deed Restrictions>Street tree list>Amended Street Tree List or under Tree Care Information>Street Tree List.

**Mexican Sycamores can be removed from the planting strip without approval, however please notify the HOA office if you intend

to remove the Sycamore in the planting strip.

Large canopy trees can be removed from the front yard without approval if a canopy tree exists in the planting strip. A planting strip canopy tree can be removed if the front yard has an existing canopy tree.

Review the Landscape Template (on the Plum Creek website) for ornamental tree replacement requirements in the front yard.

The Mexican Sycamore has been replaced with a Monterey Oak as the assigned planting strip canopy tree.





HELPING YOU LIVE BETTER

The YMCA of Austin is here to help active older adults live better and enjoy life more. Whether you're looking to remain fit, recover from an injury, relieve arthritis pain, or you just want to connect and have fun with your peers, the Y is the perfect place to start.

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Guidelines for the Homeowner Forum



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

- Although we're all neighbors, this is a corporate business meeting. Please behave accordingly.
- If you'd like to address the board, please sign in when you arrive. You will be called in the order you entered. This allows the board to contact you if we need further information and to report back to you with an answer.
- The homeowner forum is an exchange of ideas, not a gripe session. If you're bringing a problem to our attention, we'd like to hear your ideas for a solution too.
- To keep the meeting businesslike, please refrain from

speaking if you're particularly upset about an issue. Consider speaking later, speaking privately with a board member, or putting your concerns in writing and e-mailing them to the board.

- Only one person may speak at a time. Please respect others' opinions by remaining silent and still when someone else has the floor.
- Each person will be allowed to speak no more than five minutes. Please respect the volunteers' time by limiting your remarks.
- If you need more than five minutes, please put your comments in writing. Include background information, causes, circumstances, desired solutions and other considerations you believe are important. The board will make your written summary an agenda item at the next meeting.

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

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MEMBER FDIC



PLUM CREEK POST

At The Fence

SIP AND SEW IS ON VACATION FOR THE MONTH OF AUGUST

We will look forward to September and completing previous and starting new projects!

Please call Iris Sandle-512-405-0054 or Sandra Sigler-512-405-0187 for additional information.

Happy Summer!

We still have an opening for a Safety Committee Chairperson. Please email Adriane with any questions you may have: plumcreekmanager@goodwintx.com

COMPASSION- PLUM CREEK VOLUNTEER GROUP

If you need a helping hand or if you want to lend a helping hand, visit the Compassion- Plum Creek Kyle TX Facebook page.

Upcoming HOA Meetings:

Next Executive Committee Meeting:

August 8, 2019

6:30 PM in the Plum Creek HOA office

Next Board Meeting:

August 15, 2019

6:00 PM in the Plum Creek HOA office

Open to Residents. These calendar dates are posted on the Community Calendar on the Plum Creek website. Select StayConnected tab/ Calendar/ Community Calendar

Lifeguards Going Off-Duty September 2nd Labor Day



Just a reminder to all parents/guardians and swimmers, that the lifeguard's final day will be September 2nd. The hours on duty that day is 12:00 PM – 9:00 PM. This is for both pools. The lifeguards will be returning to school. Residents are reminded that the age limits to go to the pool without supervision are 18 and up.

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

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

Bald spots in your yard and under your trees?

Submitted by PC Garden Committee

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

1. Just mulch it. Mulch introduces organic material into the soil, providing valuable nutrients to your tree's roots. It helps stabilize soil temperature during summer and winter, too. Spread it about two to four inches deep and don't let it touch the actual trunk.

2. Let there be light! Thin the canopy of your tree and let the sun shine! Grass and many plants need plenty of sun to survive and thrive, so some selective pruning of your tree limbs may be a simple solution to thicken your grass.

3. Get planting. One can always create a flowerbed or plant groundcover. Several groundcovers can be planted in shade, such as pigeonberry, purple heart, or monkey grass. Cedar Sage, heartleaf skullcap, or columbine (reseeds when happy) are some great shady perennials, and American beautyberry is a lovely, shade tolerant shrub. When planting anything under a tree, be very careful with the roots, as not to stress the tree or expose it to disease. If possible, consider using seeds.

4. Rocks rock. River rocks and other natural stones can create a lovely, non-traditional garden.

5. Visit the resident home page of the Plum Creek website - www.plumcreektxhoa.com. Look under Resource Center. All yards were developed as sod yards. If you want to change to a xeriscape yard, you must submit an architectural change request form.

6. Amending the soil is another option.

7. When all else fails, Google it! There are many creative solutions on the web about how to deal with bare spots under trees and bare yards. So, hit that keyboard.





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October 19th

Mark your calendars for October 19th when Plum Creek presents Hootenanny on the Hill!

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

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

Our festival begins with the Hootenanny Races - 10k/5K/3K/1K at 7am. Races will start and finish at the Dog Park! Register at www.tinyurl.com/2019HootRaces. There is also an option for those of us who like to sleep in but still want the awesome shirt! Volunteers are needed, please sign up at <http://tinyurl.com/2019hootvol>. Deadline for guaranteeing a shirt is September 28th so sign up soon!

We will also be hosting the annual BBQ Cook-Off at the Plum Creek Community Center. Teams will be collecting donations for samples with a portion of the proceeds going to the Hays County Food Bank. The BBQ competition is IBCA Sanctioned with categories for chicken, brisket, pork spare ribs, beans, cook's choice, and dessert. Check-in occurs on Friday, October 18th at 6PM. Email Michelle Ducote at mducote@hcwc.org with any questions.

*Crowd Favorite:

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

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

If you would like to volunteer for this event please go to tinyurl.com/2019hootvol

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How About a Pool for the Pup?

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

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

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

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

Plum Creek HOA: On Site Office

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

Property Manager: Adriane Carbajal- plumcreekmanager@goodwintx.com

Assistant Property Manager: Melody Stein- pcoffice@goodwintx.com

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

- When you call, let us know your individual situation. Each owner/resident has their own schedule, family life, and activities to keep up with. We want to help you navigate through the information so that you can be better informed.
- Owners are responsible to read the governing documents which include the rules. This is the same information we use to administer the day-to-day business operations of the association.
- There are times when we are helping another customer or out on property. It is a large community. Send us an email or leave a message and let us know your request and when and how we can contact you.

• There are processes we have to follow for violation notifications, accounting notices or architectural review requests. These are in the governing documents or a state law.

• You can drop off payments at our office, we will mail the payments to the payment processing center on your behalf. You can mail payments to the address provided on an account statement. Please allow enough time for the payment to arrive before the late date.

• We post the necessary forms and documents on the Plum Creek website so you can easily access them during your busy schedule. Visit www.plumcreektxhoa.com, select Resource Center.

• The City of Kyle maintains the public roads and street lighting. Send an email to: pw@cityofkyle.com

• The PC Post newsletter is mailed out monthly. Weekly eNews is emailed out to residents that have opted –in to receive the eNews.

Here are important websites:

www.plumcreektxhoa.com- Plum Creek's resident website- You will need to click on Resident Sign in and create a user name and password.

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

www.peelinc.com- monthly newsletter publisher

Plum Creek HOA Dues

Quarterly payments become due on:

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

The quarterly dues payment for 2019 is \$147.70.

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:

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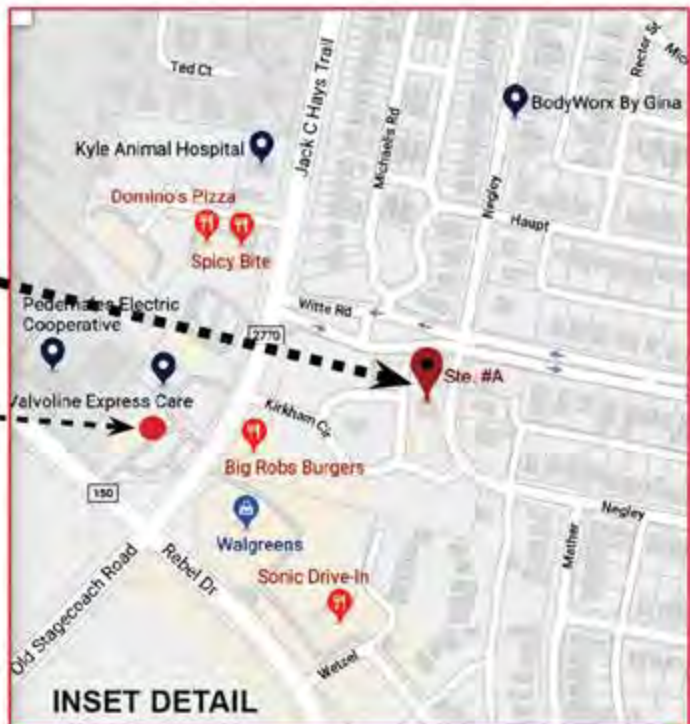
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