



POST

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

National Night Out is
**Tuesday,
October 1st, 2019**



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

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

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



Mark your calendars for October 19th when Plum Creek presents Hootenanny on the Hill from 12PM to 4PM. Join us for a day filled with fun for the whole family with races, live music, games, storytelling and more.

Our festival begins in the wee hours with the Hootenanny Races - 10k/ 5K/3K/1K at 7am. Races will start and finish at the Dog Park. Tinyurl.com/2019hootraces to be in the race or www.tinyurl.com/2019hootraces

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

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

Hays County Food Bank

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

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

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COMPLIANCE ASSISTANCE TEAM

OPEN

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WELCOME COMMITTEE

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



Make A Clean Sweep With the Community-Wide Garage Sale



Start cleaning out those closets and get ready for Plum Creek's Fall Community Garage Sale to be held Saturday, October 12th, from dawn until dusk. So, now that the kids are back in school and you are doing some fall cleaning and you run across things you no longer want—hold onto them for a bit longer and sell them at Plum Creek's Community Garage Sale! Remember-- one neighbor's trash is another's treasure! All homeowners may participate and should display their items on their front lawn for better crowd control. Our goal is to encourage visitors to park on the streets and not in alleys. Your cooperation is greatly appreciated and will help us to have a safe and pleasant garage sale experience. Also, kids are welcome to earn money by selling baked goods or drinks! So, start saving bags for your customers to take home their treasures in and newspapers for wrapping breakable items.

Greetings New Residents & 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 Austin Regional Clinic. The office number is 512-262-1140. The office hours are Monday – Friday 9 AM to 5 PM. The association manager is Adriane Carbajal: plumcreekmanager@goodwintx.com. The assistant manager is Melody Stein: pcoffice@goodwintx.com, The after-hours emergency number is: 512-502-7540.

2) Plum Creek HOA has a resident website: www.plumcreektxhoa.com. Login to the website after you have received the welcome letter from Goodwin and Company. You can access pertinent documents in the **Resources** menu link along with 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) Community Center Reservations: Residents make their own reservations on the Plum Creek resident website in the Reservations menu link. Complete the **Community Center Reservation Form** on line form to complete the process.

5) Parking in the alley ways is prohibited. The alleys are for ingress

and egress only. You can park in your 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.

6) Waste 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>

7) Xeriscaping is allowed in Plum Creek. It is a change from the originally sodded yard. 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 **Community Pages** on the Plum Creek HOA resident website.

8) Any permanent exterior improvements to the house may require approval from the Architectural Review Committee. Review information about Architectural Changes in the resident website in **Community Pages**.

9) Whether you are a renter or buyer, your yard is important so you'll need to keep it maintained: mow, edge, weed and trim.

10) 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.

(Continued on Page 4)



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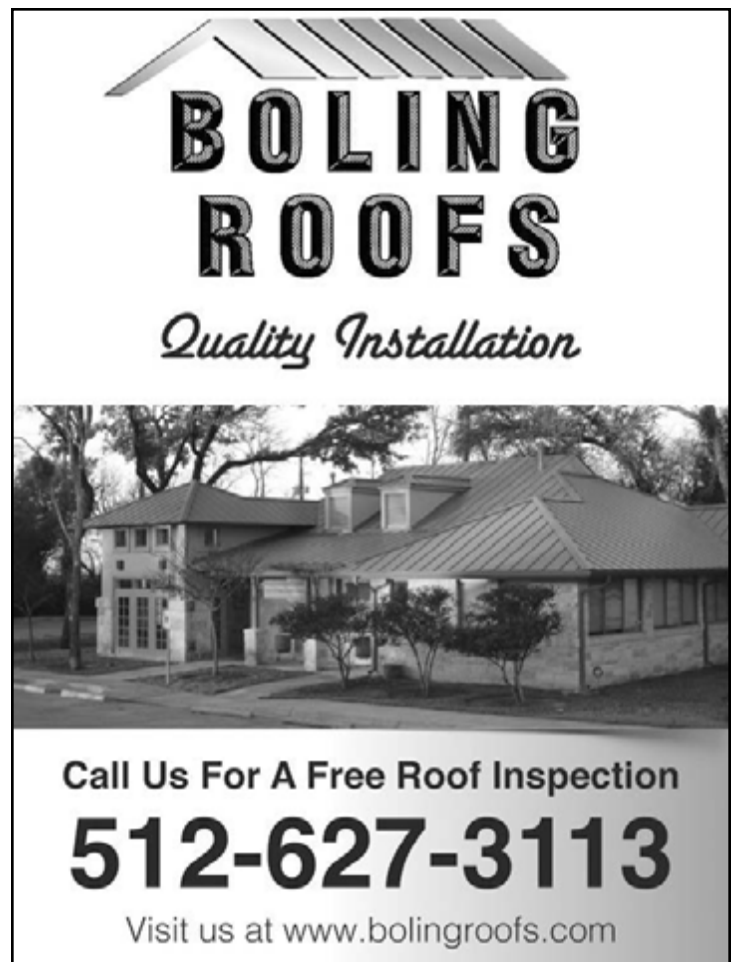
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PLUM CREEK POST

(Continued from Page 3)

11) You can set up an ACH draft to pay the quarterly assessments. 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/ statement. Our Management Company ID is: **6587**. Plum Creek Association ID: **APLM**.

12) Plum Creek HOA communicates through the website **Community Feed**, monthly mailed PC Post newsletter, scheduled meetings and mailed notices. You can adjust the **Community Feed** settings in the **My Account** menu tab in the top right of the website. Select **Notification Preferences** to adjust settings.

Call Goodwin Customer Service with questions about the ACH draft: 512-502-7515. Haven't received your welcome letter from Goodwin & Company? Call the Plum Creek HOA office and verify that we have received your correct mailing address from the title company.

These are some of the basic and frequently asked questions. Have more questions? Sign in to the Plum Creek website and review the **Resources** for copies of governing documents, Plum Creek Post newsletter, or check the **Calendar** to find dates of planned community events. Visit the resident website at www.plumcreektxhoa.com. Welcome to the neighborhood!

Newsletter for the Plum Creek Welcome Committee

OCTOBER 2019

The Welcome Committee is still hosting game nights at the Plum Creek Community Center for all adult residents once a month on Saturdays from 6-9 pm. October 12th is the next game night! Please come join us for some fun and relaxation. We also periodically host Potluck dinners at the Community Center for our residents.

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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Reward Information: When Kasasa Cash Back qualifications are met during a Monthly Qualification Cycle, you will receive 3.00% cash back on up to a total of \$250.00 debit card purchases that post and settle to the account during that cycle period. A maximum of \$7.50 cash back payments may be earned per Monthly Qualification Cycle. You will receive reimbursements up to an aggregate total of \$20.00 for nationwide ATM withdrawal fees incurred within your Kasasa Cash Back account during that Monthly Qualification Cycle. We reimburse ATM withdrawal fees based on estimates when the withdrawal information we receive does not identify the ATM withdrawal fee. If you have not received an appropriate reimbursement, we will adjust the reimbursement amount if we receive the transaction receipt within sixty (60) calendar days of the withdrawal transaction. When your Kasasa Cash Back account qualifications are not met, no cash back payments are made and ATM withdrawal fees are not refunded. Cash back payments and nationwide ATM withdrawal fee reimbursements will be credited to your Kasasa Cash Back account on the last day of the current statement cycle. Rates, rewards, and bonuses, if any, are variable and may change after account is opened without notice to you. No minimum balance is required to earn or receive the account's rewards. Rewards less than a penny cannot be distributed.

Additional Information: Account approval, conditions, qualifications, limits, timeframes, enrollments, log-ons and other requirements apply. \$50.00 minimum deposit is required to open the account. Monthly two (2) ACH credits or debits and e-statements are conditions of this account. Enrollment in electronic services (e.g. online banking, e-statements) and log-ons may be required to meet some of the account's qualifications. Account available to Texas residents only. Limit of one (1) account per social security number. There are no recurring monthly maintenance charges or fees to open or close this account. Contact one of our bank service representatives for additional information, details, restrictions, reward calculations, processing limitations, cycle dates and enrollment instructions.

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MEMBER FDIC

PLUM CREEK POST

At the Fence

SIP AND SEW

October already! Looking forward to our usual knitting, crocheting, punch needle, needle point, rug hooking, quilting, mending....always ready to teach, assist, just enjoy the friendships.

We will also continue our community projects: crocheting mats for the homeless and making blankets for new babies at the hospital.

We meet the second Tuesday of the month: October 8th, the Haupt/Fergus Community Center,

6:30 p.m.-8:45 p.m.

Come join our group! Any questions: please contact: Sandra Sigler-405-0187 or Iris Sandle-405-405-0054.

Heads Up....the acoustics are much approved and there is good lighting outside!

Looking forward to October and SIP AND SEW!

Upcoming Events

National Night Out - October 1st

Fall Community Wide Garage Sale - October 12th

Game Night – October 12th

Hootenanny on the Hill - October 19th

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

Tri Shield Security

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

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

Report emergencies to: 911

Check out our new resident website www.plumcreektxhoa.com
Check your email for the welcome email which includes log in information. Also be on the lookout in your email for the new reservation process.



Plum Creek HOA Dues

Quarterly payments become due on:

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

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

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

The payment address is: **(This payment address has not changed)**

Plum Creek HOA

c/o Goodwin Processing Center

PO Box 93447

Las Vegas, NV 89193-3447

****include your account number**

You can contact the Plum Creek HOA office at 512-262-1140 to request your account number, or log in to the Plum Creek website www.plumcreektxhoa.com and go to the Home Tab and click on Account History on the resident dashboard and you can view your account number.

Set up ACH Draft:

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

Management ID: 6587

Association ID: APLM

Seven Principles of Drought Tolerant Xeriscape

1. Planning and Design- develop a plan. Consider how your property is shaped and formed. Determine what areas, if any are sloped; what areas get too much sun or not enough; what trees and plants already exist that can be used; what type of soil do you have; are there any other constraints?

2. Improving Soil- the type of soil a location has can vary within a given site and is crucial to know when determining planting locations and watering needs.

3. Plant Selection- for best results select drought resistant plants that are native to your region. *See the Plum Creek Landscape Template for approved plants to install in Plum Creek.*

4. Efficient Irrigation- low pressure, low- angle sprinklers are best used to irrigate turf areas. Drip, micro-spray or bubble emitters are most efficient for watering trees, shrubs, flowers and groundcovers.

5. Mulch- mulch is your landscape's best friend. It helps to maintain the soil's temperature, keeping it cooler, while reducing evaporation and preventing erosion. Mulch also reduces the amount of weeds growing in beds.

6. Practical Turf Selection- turf plays an important part in a landscape design but in order to be a viable option, it needs to be well thought out. *Approved turf options for Plum Creek are Bermuda, Zoysia, Buffalo and St. Augustine as approved by the City of Kyle.*

7. Maintenance- During the first two years, a fair amount of weeding may be needed, but once established, drought tolerant landscapes require significantly less maintenance time than regular landscapes.

By Tony Tucker, Resource Conservation Representative with New Braunfels Utilities



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of Kyle

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6-8 P.M.



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PLUM CREEK POST

Plum Creek Violation Fine Policy

In an effort to encourage compliance with the Plum Creek Master Declaration of Covenants, Conditions, and Restrictions (DCCR's) and in accordance with Article 5.10 of the DCCR's, the Board of Directors has adopted the following fine policy:

- The first violation notice will be considered a courtesy notice and will not result in a fine.
- The second violation notice of same or similar kind will also not result in a fine.
- The third violation notice of same or similar kind will result in a \$25 fine.
- Each repeat violation of same or similar kind thereafter will result in an additional \$25 fine.

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

If you have questions regarding the new fine policy, please contact Adriane Carbajal, property manager, at 512-262-1140 or plumcreekmanager@goodwintx.com.

The Board, management company, and your neighbors thank you for your compliance!



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Governing Documents

The Governing Documents are the collective written agreements that create and govern a Texas Homeowners Association and the common-interest development that it oversees. Public law generally trumps governing documents. Public law consists of all federal, state and local statutes and ordinances enacted by federal, state and local governmental entities. Keep in mind that statutory law is ever changing. During a legislative and congressional session, laws affecting homeowners associations may be amended.

The Declaration is generally the most important governing document. The Declaration constitutes a private contractual agreement between the owners of all lots to such Declaration. The Declaration is considered to be a recorded encumbrance that “runs with the land”. This means it permanently attaches to the lots within a development and all subsequent owners are subject to the Declaration. In a nutshell: the association declaration and state law gives the association the authority to regulate some of what you can do in our community.

For operating a community association, the general hierarchy of authority

among governing documents consists of:

- 1. Recorded map, plat, or plan
- 2. Declaration; covenants, conditions, & restrictions; master deed; proprietary lease; or occupancy agreement
- 3. Articles of incorporation (if incorporated)
- 4. Bylaws
- 5. Rules and regulations
- 6. Other resolutions

These governing documents obligate the association to preserve and protect the assets of the community. To enable the board to meet this obligation, association governing documents also empower the board to make rules and define the process for adopting and enforcing them—within limits.

Owners are obligated to adhere to the restrictions imposed in the governing documents. Owners should read and comply with the governing documents of the community and ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Visit the Plum Creek resident website to access governing documents: www.plumcreektxhoa.com
Documents stored in Resources.

Stormwater Tips: How to Do Your Part

From City of Kyle

Ways to help protect our water

- Bag your pet's waste—don't just leave it there. Leaving pet waste on the ground increases public health risks by allowing harmful bacteria and nutrients to wash into the storm drain and eventually into local waterbodies

- Keep storm drains free of leaves and other debris

- Don't apply pesticides, fertilizers and herbicides before it rains. Contrary to popular belief, the rain won't help to soak these chemicals into the ground, it will only help create polluted runoff into our local creeks

- Select native and adapted plants and grasses that are drought and pest resistant. Native plants require less water, fertilizer, and pesticides. Learn more about native and adapted plants at

www.txsmartscape.com

- **Never blow or sweep yard debris in the storm drain. Bag the debris and throw away or recycle**

- Use a commercial car wash facility (water used at a commercial car wash facility goes to the sewer system, not the storm drain)

- If you change your car's oil, don't dump it on the ground or in the storm drain; dispose of it properly at an oil recycling center

- Check your car, motorcycle, or boat for leaks. Clean up spilled fluids with an absorbent material; don't rinse the spills into the storm drain

- Don't get rid of old or unused paint or chemicals by dumping it down the storm drain; dispose of paint and other household hazardous waste at recycling facilities

- Don't mess with Texas! Throw litter away in a garbage can, not out your window and recycle what you can

- Report illicit discharges

Control runoff and erosion

- Removing vegetation or covering the ground with pavement and buildings prevents water from soaking into the soil. During rainstorms, this water flows across the ground, picking up oil, pesticides, fertilizers, grit or anything else that will float, dissolve or be moved along. These pollutants are carried into the surface water and ground water

- Retain natural ground cover whenever possible

- Stabilize areas of bare soil with vegetation as soon as possible after grading. Plant more trees and shrubs, they capture and hold a lot of rain before it reaches the ground. Wherever possible, keep existing trees and bushes and plant more

- Avoid landscaping plastic. Large plastic sheets used to prevent erosion or weeds create as much runoff as paved streets. Use burlap on hillsides and perforated landscaping fabrics on level areas

- Collect roof water with a rain barrel and use the collected water for the garden

Be a Hero This Halloween



Being a hero goes beyond dressing up in a costume this Halloween season. Children, families and schools across the country can channel their own superpowers to help

deliver lifesaving supplies to children in need this October.

One way to use your superpowers is to Trick-or-Treat for UNICEF, which began in 1950 when girls and boys across the United States collected coins in hand-painted milk cartons to help children affected by World War II. Celebrating its 69th year, this nostalgic tradition continues today as America's longest running youth volunteer program with generations of children running door to door holding signature orange boxes and singing, "Trick-or-Treat for UNICEF."

With over \$180 million raised for health care, education, nutrition and more, the program has evolved into a month-long celebration of the power of kids helping kids. Throughout October, kids, parents and teachers across the country can be real superheroes by collecting donations, big and small.

Equipped with the iconic orange boxes, families can raise funds that add up to lifesaving change. As little as \$1 can provide safe water to a child for more than 2 months; \$3 can provide seven packets of therapeutic food; \$5 can provide a pack of 10 notebooks and \$7 can provide one warm fleece blanket for a child.



Halloween has become a "heroic" way to help others and build the next generation of global citizens. When kids trick-or-treat for a cause, they learn about global issues and feel empowered to make a difference.

Start creating real-world change by picking up your own little orange box. With the support of Visa Inc., the iconic box will glow in the dark, allowing superpowers to shine even brighter.

Visit TrickorTreatforUNICEF.org to download a DIY change box, donate online or find an event near you. Share your story on social media with #TOT4UNICEF, #WeCanAllBeHeroes and #KidsHelpingKids.



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PLM



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



VISIT OUR MODEL HOME

1558 HARWELL LOOP
KYLE, TX 78640

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 01/01/2019). Prices, plans, features and promotions subject to change without notice. E. & O.E. October 2018

Now Proudly Serving
KYLE, TX

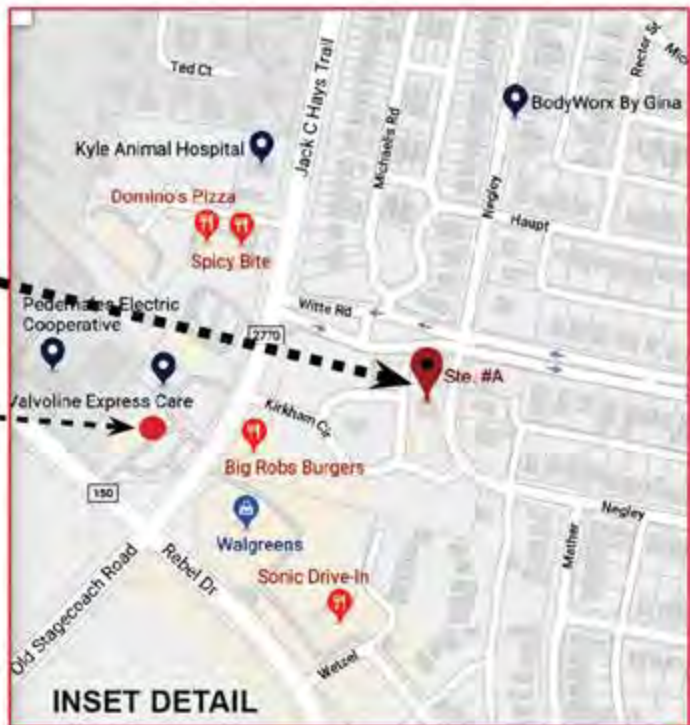
QUALITY CLEANERS

**10%
OFF**
FIRST
VISIT

New Owner • New Location
Same Reliable Service

**QUALITY CLEANERS
(NEW LOCATION)**
181 Kirkham Circle, Ste. #A
Kyle, Texas

**STAR CLEANERS
(OLD LOCATION)**
6200 Jack C. Hays Trail
Kyle, Texas



Quality and Service are Our #1 Goals

**181 Kirkham Circle, Ste. #1
Kyle, Texas**

Located in the Plum Creek Square Business Complex

*New
Location*