



POST

**The Official Newsletter of the
Plum Creek Homeowner Association
November 2019
Volume 10, Issue 11**

Judging for the Holiday Lights Contest Begins in December

As my favorite Elf once said...IOAM Santa's Coming!

It's that time of year again! It's beginning to feel a lot like Christmas.....

Come one, come all! Show us and everyone your best holiday spirit ever! Get out those decorations and start planning now for the biggest best Holiday Season in Plum Creek.

Judges will ensure everyone has a chance to win! Any house decorated or lit up is a potential winner. Winners will be announced in the Plum Creek eNews, and on the Plum Creek - Kyle, Texas FB page in December and then in the February PC Post. To ensure we have enough time to start decorating and ensure there is enough time for judging here are all the guidelines you need to know.

- Our first category is Traditional Religious, which includes the simpler designs of house trimming and lots of greenery, winners will be 1st, 2nd, and 3rd awarded!

- In the Novelty category, you can let your imagination go wild! This category is up to your imagination, winners will be 1st, 2nd, and 3rd awarded!

- Last but not least is the Overall Neighborhood Favorite! Only one winner in this category. In order to win, please have folks vote by sending an email pcholidaylights@gmail.com.

- Judging will begin the night of Friday December 6th, through Sunday, December the 15th.

- Only houses with lights on will be judged so be sure to turn your lights on.

- All houses decorated will be judged.

- We will drive through the neighborhood and view and listen to your display.

First Place winners and overall winner will receive a gift card. All winners will have a sign in their front yard to let everyone know they are the best through the holidays.



PLUM CREEK POST

Committee Contacts

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PLUM CREEK POST AND WEEKLY ENEWS

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OPEN

COMPLIANCE ASSISTANCE TEAM

OPEN

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..... plumcreekwelcomecommittee@gmail.com

HOA OFFICE PHONE512.262.1140

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 SECURITY512-486-9955

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

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Hays CISD 512.268.2141
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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.**



Newsletter for the Plum Creek Welcome Committee November 2019

The Welcome Committee is hosting monthly game nights at the Community Center for all adult residents, (no children allowed). The next game night is scheduled for Saturday, November 9th from 6-9 pm. Tables will be set up for a variety of domino and card games. The primary mission of the Welcome Committee is to greet each new resident moving into Plum Creek and to encourage them to become active and engaged in our community.



Plum Creek HOA: Authority to Issue Compliance Notices

Each association has a set of governing documents. Each homeowner buying into a community acknowledges that they've read and agree to abide by their community documents. Understanding how HOAs operate is an important part of choosing to live in a homeowner's association.

When there is no issue with an enforceable rule, an HOA will likely not actively enforce a rule; however, this doesn't change the nature of the rule. When a covenant or rule becomes an issue, an association may elect to give more attention to it.

An HOA board of directors is the decision-making body for the association they represent, and they make the decisions they deem best for their community. As the decision-making body, HOA boards also select the vendors they work with to perform specific duties, as requested.

The HOA manager is selected to perform compliance inspections in the community. This process is outlined in the Violation Fines and Remedies Resolution. The Plum Creek HOA governing documents were filed in the Hays County Records in 1999 and are part of the official public records. Section 5.10 of the Declaration provides the Association with the authority to issue fines.

IS YOUR HOUSEHOLD STARTING TO
FEEL LIKE THIS?



IMAGE COURTESY STEVEN GUZZARDI

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PLUM CREEK POST

TURKEYS TACKLING HUNGER

Join Hays County Food Bank in the 13th year of providing the fixings for a home-cooked holiday meal for low-income residents all across Hays County. Your \$30 donation can provide a fully-stocked holiday meal box to a family in need.

Everyone deserves a place at the table.

Between September 1 and November 27, individuals, schools, churches, and organizations assist us by raising food and funds for Hays County Food Bank. We then purchase all of the meal box items and store them for assembly day. Title Sponsor Night Hawk Frozen Foods (Buda, Texas) will donate their time, staff, and resources to assemble the meal boxes at their production site. Once the boxes are assembled, volunteers from the community help us distribute the boxes to needy families. It truly takes a village to make this event successful! You can make a personal donation to Turkeys Tackling Hunger donation or learn about how your school, church or organization can help by going to the website at <http://turkeystacklinghunger.org/home.aspx>

Feel free to contact us at info@haysfoodbank.org for more information about how you can help.



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ALLISON PFLAUM,
REALTOR®
TEAM LEADER
ALLISONTRICKEY@KW.COM



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BARE SPOTS IN YARDS

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

1. Just mulch it. Mulch introduces organic material into the soil, providing valuable nutrients to the tree 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. Amend the soil. Soil needs roots to hold it in place. Over time, exposed bare soil erodes away. Find a healthy top soil to top off the bare spots before installing new plants.

3. 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.

4. 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.

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.

5. River rock. River rocks and other natural stones can create a lovely, non-traditional garden. Be sure to add an edge to prevent the rocks from washing out. An architectural approval is needed to change to xeriscape yards.

6. Visit the Plum Creek website - www.plumcreektxhoa.com. Look in Resources> Lawn Maintenance for general ideas. All yards were developed as sod yards. If you want to change to a xeriscape yard, you must submit an architectural change request form.

7. When all else fails, Google it! There are many creative solutions on the internet about how to deal with bare spots under trees.

Look for an upcoming Garden Committee Seminar. Ask the Garden Committee or the guest speaker about tips for a healthy yard.

Make an impact.

Call today to reserve this space.



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At The Fence

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/>

SIP AND SEW

November will continue our community projects and completion of holiday surprises! Remember we include knitting, crocheting, punch needle, quilting, sewing, mending, rug hooking....need help completing a project?

Join our group the second Tuesday of the month, November 12th, 6:30 – 8:45 pm. Haupt/Fergus Community Center.

For additional information, please contact: Sandra Sigler=405-0187 or Iris Sandle=405-0054,

Looking forward to our November gathering!

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

Tree Trimming

Trees are one of the many things that make Plum Creek such a wonderful place to live.

The street trees and yard trees planted throughout Plum Creek reduce home cooling costs by providing shade. They cool the ambient air temperature by providing shade to the sidewalks and streets, which absorb sunlight and continue to radiate heat during the night. Trees reduce storm water runoff, store carbon, and improve air quality by releasing oxygen and filtering the air. Additionally, the trees make walking in Plum Creek cooler and safer by creating a physical barrier between pedestrians and cars and improve our quality of life.

However, these wonderful trees with all of their benefits need our regular attention and care. Many of the trees need to be trimmed to prevent damage to persons or vehicles that traverse the sidewalks and streets. Please prune any and all of the trees in the planting strip or yard that are encroaching on these areas. It is requested that these trees be trimmed up to allow seven (7) feet of clearance over the sidewalk and fourteen (14) feet over the street. Also, corner lots may need to trim for line of sight distance for traffic signs and viewing oncoming traffic. Remove dead trees and limbs on a regular basis. Trees and limbs that are not maintained can lead to a deed restriction violation which may result in a \$25 fine until the violation is corrected.

With everyone taking care of their trees, Plum Creek will continue to be a place where people want to call it home. Thanks so much!

Your Commitment as a Homeowner

Source: Community Associations Institute

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.

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.



PLUM CREEK POST

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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. The board reserves the right to issue a daily 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!

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 reviews questions and concerns about violation notices on a case by case basis.

(Continued on Page 11)

(Continued from Page 10)

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 misses 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.

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 unkempt. Also trim limbs up for personal safety. Clearing the low limbs prevent someone from using low limbs to hide behind.

Trash cans, trash cans, trash cans...

With three trash cans, many residents are struggling with how to store 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 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. Contact City if Kyle utility department to discuss.

- 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 design is different so the trash can 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.





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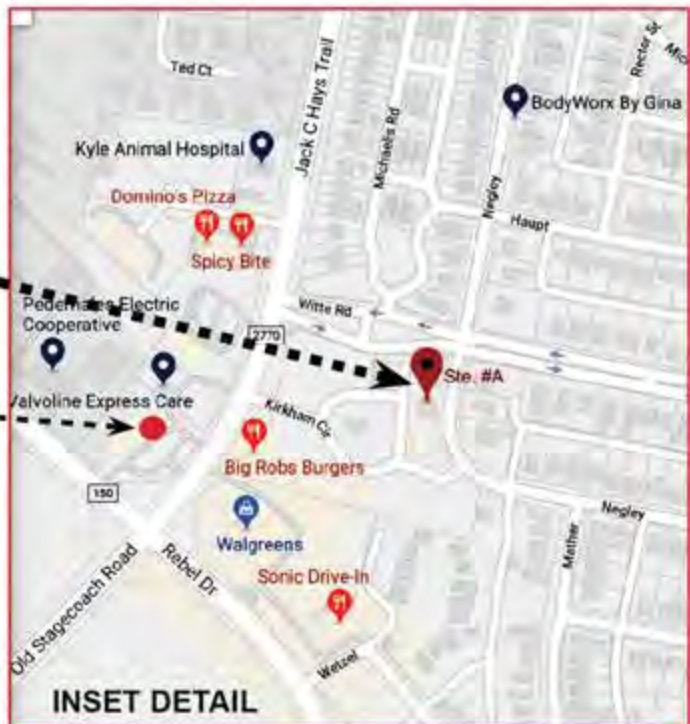
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