



POST

**The Official Newsletter of the
Plum Creek Homeowner Association
February 2020
Volume 11, Issue 2**

Getting Involved - Volunteers

Association Committees are composed of Plum Creek residents, who serve on a voluntary basis. Committee chairs are appointed, as volunteers, by the committee members. The Board of Directors provides committee oversight. Committee meetings are determined by the chair and members. Many community decisions start at the committee level. If you would like to participate, please email the committee chair.

Dog Park Committee

Email: dogpark@plumcreektxhoa.com

- Assist in the design and maintenance of the Dog Park.
- Organize Pet Fair
- Inform residents of any pet related information via the PC Post and other channels.

Garden Committee

Email: garden@plumcreektxhoa.com

- Encourage beautification of Plum Creek via the Yard of the Month and Christmas and Holiday Lights Contests and recommend similar programs to the Board.
- Sponsor neighborhood educational opportunities about landscaping and related topics, and write articles for the PC Post.
- Recommend, design, and implement landscape projects and improvements in Plum Creek.
- Assist and advise: residents with questions, problems, and gardening interest, the HOA Board, Committees, and Developers on current and future projects

Lake/ Park Committee

Email: lake@plumcreektxhoa.com

- Ensure proper maintenance of the lake and surrounding trail system
- Monitor plant, fish and wildlife in the lake area
- Make recommendations regarding improvements to the lake area
- Host activities in the lake area that encourage appreciation for the wildlife and their habitat

- Ensure proper maintenance of the Plum Creek parks
- Make recommendations regarding improvements to the parks

Pool Committee

Email: pool@plumcreektxhoa.com

- Monitor maintenance of pool facilities.
- Make recommendations to the Board regarding rules and hours of operation.
- Encourage compliance of pool rules and policies.
- Make recommendations to the Board regarding pool events and activities, including the swim team.
- Assist residents with pool questions or concerns.

Recreation Committee

email: recreation@plumcreektxhoa.com

- Plan and organize neighborhood events, including Plum Creek Race Challenge, Front Porch Days, Easter Egg Hunt, Hootenanny on the Hill, 4th of July, Holiday Bazaar, and more.
- Make recommendations to the Board regarding Community Center maintenance, improvements, and policies.

Visit event websites: www.frontporchdays.com , www.hootenannyonthehill.com

Safety and Neighborhood Watch Committee

Email: safety@plumcreektxhoa.com

- Organize and plan National Night Out each year.
- Organize Neighborhood watch meetings and encourage participation.
- Encourage neighborhood security and safety.
- Inform residents of safety and security issues via email, the PC Post, monthly meetings and other channels.
- Meet with neighbors about safety and security concerns in the neighborhood, and make recommendations/reports to the Board and the Executive Committee about the same.

Welcome Committee

Email: welcome@plumcreektxhoa.com

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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

Chris Clement dogpark@plumcreektxhoa.com

LAKE/PARK COMMITTEE

Linda Campbell lake@plumcreektxhoa.com

GARDEN COMMITTEE

Sandra Gonzalez garden@plumcreektxhoa.com

POOL COMMITTEE

Amy Canaan pool@plumcreektxhoa.com

RECREATION COMMITTEE

Jennifer Crosby recreation@plumcreektxhoa.com

SAFETY & NEIGHBORHOOD WATCH COMMITTEE

OPEN safety@plumcreektxhoa.com

WELCOME COMMITTEE

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

(Continued from Cover Page)

- Greet new members making their home in Plum Creek with a tote bag that includes a Plum Creek Welcome packet, a Kyle Chamber of Commerce packet and promotional items from local area businesses

- Solicit promotional items from local businesses to include in Welcome bags

- Provide a directory of services to senior services

- Host periodic pot luck and game night events for residents

A copy of the welcome packet is posted on the Plum Creek resident website: www.plumcreektxhoa.com

2020 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!

2020 Dates & Events:

March 7th: Negley 5K- Kicks off the Plum Creek Challenge Race Series. The race starts at Negley Elementary.

April 11th: Easter Egg Hunt- McNaughton Park 9 AM sharp

May 16th: Front Porch Days- Races start at Negley Elementary www.frontporchdays.com . Garden Tour in the AM.

May 17th: 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 17th: 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: www.athleteguild.com
Please check the PC Post and eNews for updates.

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 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.

Community Association Living

TRAITS OF GOOD BOARD MEMBERS

Do you have what it takes to be a good board member? Chances are you do.

If you have a mix of some of the following traits and skills, consider running for a seat on the board. We'd love to have you.

Respect. If you can give others respect and expect it in return, you can help keep board discussions civil, productive and on point. We're looking for people who can lead by consensus, not by command.

Good listening. People want to be heard. Can you listen to board members and residents with sincere interest? You may have a few ideas of your own, but everyone benefits by sharing and discussing.

Thick skin. Sometimes, residents—even other board members—can be mean and insulting. Are you good at turning a conversation around and finding out what's really bothering people?

Egos aside. If you can give others credit, the board will operate better as a team.

Agenda aside. Members who come to the board looking to help only themselves are a problem. A board is more productive when members don't have a personal punch list. Are you able to look after the community, not just your own interests? Are you willing to compromise?

Skill. An association is a business. So having board members with accounting, organizational behavior and teambuilding backgrounds can help. Someone with a financial background, for example, might make for a good treasurer.

The ideal board comprises a mix of management styles, professional skills and temperaments. If you know people with some of these traits or relevant skills, ask them if they'd be interested in joining the board. Some people don't think about running for a seat unless asked.

You don't have to know everything when you join, but you should be familiar with the governing documents and the responsibilities of the job. Fellow board members and managers can help you with the transition and train you on board responsibilities, current work, projects and hot issues.

Leaders can come from different places and backgrounds. There's no one mode that fits all. Share your knowledge and passion with the community.

Article provided by Community Associations Institute

Resident of the Year 2019

The award for resident of the year will be presented at our annual meeting which is held on Thursday April 2nd at the Plum Creek Golf Course.

We are asking our residents for their nominations for this award. Nominations will be accepted until Monday March 23rd.

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



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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!

2020 Annual Meeting Date: Thursday April 2nd, 2020

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

Board Candidate Bios:

If you are interested in volunteering for a board position, you can email your candidate bio to: plumcreekmanager@goodwintx.com. Candidate bios will be sent to Board Secretary, Joe Labonte. Submit your candidate bio by April 7th, 2020, for submission in the March Newsletter.

Report Maintenance or Issues to Plum Creek HOA office

Ways to report maintenance or other items that need attention in the community:

www.plumcreektxhoa.com – login and complete the Online Forms

- Reports are anonymous

Call the HOA office: 512-262-1140

Send an email directly to: plumcreekmanager@goodwintx.com; pcoffice@goodwintx.com

The Plum Creek HOA office does not monitor any Facebook or social media pages. If you post an issue to social media pages the HOA office may not hear about it.

Architectural Guidelines

These are in addition to the guidelines set forth in the Master Declaration for Plum Creek Homeowners Association in Article III Restrictions and Article VI Architectural Review Committee.

Changes to the exterior of the home and landscape need approval from the Architectural Review Committee. Committee members are appointed by the Board of Directors and are volunteers.

Submit the Architectural Change Request Application (ARC) form along with detailed plans and lot survey (if indicated that it is needed). Incomplete submittals slow down the approval process.

This document is not all inclusive. You may need to refer to other noted documents for more information. You can also look on the resident website in the Resource Center for additional information: www.plumcreektxhoa.com

Landscape

Additional information: See Landscape Template and Design Guidelines for each section.

Install plants from the approved plants list to prevent installing invasive non adaptive species. The Grow Green Native and Adaptive Landscape Plants is also a good resource.

Check with the Garden Committee with questions about installing plants.

Yard Maintenance

Maintenance program: mow, edge and weed on a regular basis

Homeowners must maintain all improvements on their property and all the landscaping within the ROW located adjacent to the lot between the pavement of the street, service drive and house unless otherwise stated in the Guidelines. All improvements upon a lot must be maintained in good condition and repair and in a clean and attractive condition. Any slopes and terraces must be maintained so as to prevent erosion upon adjacent streets or adjoining property.

Corner Lots: The 10 foot visibility zones at the street/ alley intersection must remain clear.

St. Augustine

St. Augustine can be installed with Architectural Review Committee Approval and the following guidelines:

- The neighbors on adjacent lots must approve the installation of St. Augustine.
- A barrier must be installed between the adjacent lots.
- The St. Augustine must be maintained at the lot boundaries.

Xeriscape

All yards were originally landscaped with sod. Xeriscape designs are permitted with approval from the Architectural Review Committee. Include a design plan along with the number and species of the plants that will be installed. Gravel used in the front yard must have an edging and plants installed within the gravel area.

Lighting

Choice of light fixtures should reflect the design theme of the house and the overall design character of Plum Creek. Light sources must be positioned and properly hooded towards the house or yard so excessive light does not spill over into a neighbor's property, public areas or face into street right-of-ways.

All security or flood lighting attached to all sides of the house must be screened or shielded so that the light source is not visible from neighboring lots. Pole mounted floodlights and high intensity lights are prohibited.

The color of entry and landscape lighting must be off-white. No color lenses or bulbs are allowed. Above-grade junction boxes for walk lights placed in grass areas or adjacent to walkways in shrub or groundcover areas may be used, provided the boxes are hidden from public view.

Trees

Additional Information- See Updated Street Tree list.

(Continued on Page 6)

We Sell Plum Creek!



151 WETZEL



173 GRACE



191 GRACE



191 SAMPSON



219 WITTE



254 STRAWN



279 CLEVELAND



338 WITTE



371 WETZEL



2068 HERZOG



587 HOGAN



753 SCHEEL



770 FAIRWAY



5192 HELLMAN



5771 FERGUS



6115B NEGLEY

Join us on February 12th for
Love You a Latte
4-6pm at Summermoon in Kyle

Relax, hang out, and meet the team
Enjoy a free coffee/tea compliments
of the **Hays Home Team** at
Keller Williams Realty.

"YOU ARE AN EXPERT IN KNOWING THE PLUM CREEK NEIGHBORHOOD. YOU TOOK TIME IN YOUR BUSY SCHEDULE TO CHECK-IN WITH US FREQUENTLY, YOU HAD SUCH PROFESSIONALISM AND A CARING NATURE, AND YOU WERE PERSONABLE, WHICH MADE YOU PLEASANT TO WORK WITH. EACH TEAM MEMBER HAD A SPECIAL ROLE AND WORKED HARD TO MAKE SURE THEIR JOB DUTIES WERE ACCOMPLISHED CORRECTLY AND IN AN ENTHUSIASTIC MANNER, THE WAY YOU ALL ADVERTISED AND PRESENTED OUR HOME IN YOUR BROCHURES WAS IMPRESSIVE. WHENEVER WE NEEDED SOMETHING, YOU/TEAM MEMBERS RESPONDED QUICKLY AND WERE ACCOMMODATING. THE ATTENTION TO DETAIL PROVIDED BY EVERYONE ON YOUR TEAM THROUGHOUT THE PROCESS WAS MUCH APPRECIATED. So, "KEEP UP THE GREAT WORK!!" C. FORD



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(Continued from Page 4)

Additional information - See Landscape Template for approved plants. Trim limbs above the sidewalk 7 feet. The sidewalk is a public access easement.

Trim limbs above the street 14 feet. This is public right-of-way

Trim limbs 14 feet above the alley. This is a service alley for waste removal services.

Structures

Homeowners maintain all the improvements on their property. This includes all plumbing, electrical, landscaping and structures.

Changes to the exterior of the structures need approval from the Architectural Review Committee.

Accessory Dwelling Units

Accessory dwelling units are allowed in designated sections of Plum Creek.

See Declaration Exhibit A Design Guidelines, Supplemental Declaration for each section in Plum Creek and PUD District Requirements.

Refer to the PUD District requirements regarding requirements of residential accessory dwelling units. This is located in the City of Kyle Municipal Code.

Accessory dwelling units must be a compatible architectural design as the main structure on the lot.

Antennas

The Architectural Review Committee will not approve any installation involving attachment to or mounting on any wall of a house facing a street. Antennas are permitted provided that any such antenna is:

- Located in the attic, crawl space, garage or other interior spaces of the house or another approved structure on the lot so as not to be visible from the outside.
- Located in the rear yard of the house, setback from all lot lines at least 8 feet and no higher than 6 feet in total height.
- Attached or mounted on a deck or patio and extending no higher than the ridge line of that portion of the rear roof of the house directly in front of such antenna.
- Attached to or mounted on the rear wall of the house so as to extend no higher than the eaves of the house at a point directly above the position where attached or mounted to the wall.

Miscellaneous accessory structures

Patio covers and greenhouses must be an appropriate character compatible with the house, of a high quality approved material and specifically designed for that use.

Decks and patios

Deck and patio design should reflect an appropriate character compatible with the house and neighborhood. No deck can be located closer to any property line than the building setback line, with the exception of the rear yard in which case a deck may extend over the rear yard setback, but under no circumstance can a deck be closer than 5 feet to the rear property line. Refer to the PUD ordinances and CCR's for any additional requirements and setbacks applicable to the PUD District in which the lot is located.

The elevation of the deck can be no higher than the corresponding finish floor of the house and in no case not higher than the top of and adjacent side or rear fence. If visible from the street, the underside of the deck must be screened if the area is used for storage or when the height of the deck exceeds 4 feet above finish grade.

Exterior Painting

The Architectural Review Committee shall review and approve or disapprove new colors used to paint the exterior of each home.

Fencing

Additional Information- See Declaration Exhibit A Design Guidelines and Landscape Template for more details.

Fences are 50% open. Whited picket style fences need 2 inch pickets.

Front Yard:

Optional 3' fence (not required) will terminate minimum of 5' from behind front face of home.

Rear Yard:

5' rear yard fence will terminate minimum of 5' from behind front of home.

6' solid fence using the 5' fence pattern without gaps will be located along the rear of lots that back to Kohler's Crossing.

5' solid fence using the 5' fence pattern without gaps may be located along the side lot lines when adjacent to another residential lot. The gaps are required if facing a public street or alley with the exception to Kohler's Crossing.

•**NOTE ON COLOR:** Sections 1,2,3,4 & 5 shall only have white fences

Sections 6 and beyond shall only use the clay fences as illustrated.

Peninsula, Echols and one section of 6E will have iron fencing.

Pools and Spas

Additional Information- see Declaration Article III, section 3.8

All pools and spa contructions, including equipment, fences and gate, must be in conformance with standards imposed by local governmental agencies. All pool drains must be constructed in accordance with aplicable local governmental standards and may not drain into or across common open space areas or adjacent lots without written Architectural Review Committee Approval.

Roof Shingles

Changes to the roof shingle color needs approval form the Architectural Review Committee.

Sheds

Landscape accessory structures must be located within the building setback line. In all cases, accessory structures must be a minimum of five feet (5ft.) from the property line.

Storage structure- Storage structures and other accessory buildings must be of a compatible residential-type construction with roofing, color and other construction materials and detailing. The peak of the structure can be a maximum of eight feet from the ground and the sides a maximum of 6 feet above finish grade. Refer to the PUD District in which the lot is located for any additional requirements.

Signs

Additional Information-See the Declaration, Article III, section 3.12.

No more than one for Sale Sign may be placed on any lot at one time.

Bandit type signs are not permitted within the lots with the exception of high school spirit signs.

Waste (trash) Container Screens

Each lot has a unique landscape and fence design. Lot shapes vary as well. Waste containers should be screened as best as possible from the public street and alley.

Guidelines:

Architectural approval is required for the addition of a trash screen. Screens need to be regularly maintained.

- Vinyl screens- should match the fence color for your section.
- Wood trellis- painted to match the fence color or have plants from the approved plant list to cover the screen.
- At least three sides of the containers should be screened from view from the front street and the back alley. Due to the open fencing material, neighbors may see the containers.
- Containers can be stored in the garage.
- Behind the yard fence.

You can contact the City of Kyle to remove any cans that you will not use. This helps to reduce the number of containers stored on the lot.

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Qualification Information: Account transactions and activities may take one or more days to post and settle to the account and all must do so during the Monthly Qualification Cycle in order to qualify for the account's rewards. The following activities do not count toward earning account rewards: ATM-processed transactions, transfers between accounts, debit card purchases less than \$5.00, debit card purchases processed by merchants and received by our bank as ATM transactions, non-retail payment transactions and purchases made with debit cards not issued by our bank. Transactions bundled together by merchants and received by our institution as a single transaction count as a single transaction for the purpose of earning account rewards. "Monthly Qualification Cycle" means a period beginning one (1) banking day prior to the first day of the current statement cycle through one (1) banking day prior to the last business day of the current statement cycle.

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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