



POST

**The Official Newsletter of the
Plum Creek Homeowner Association
June 2020
Volume 11, Issue 6**

Greetings New Residents *and 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.

- The Plum Creek HOA office is located at 4100 Everett suite 150, near the Hays Performing Arts center and Firehouse Animal Health Center. The office number is 512-262-1140. The office hours are Monday – Friday 9 AM to 5 PM. The property manager is Adriane Carbajal: plumcreekmanager@goodwintx.com.
- Plum Creek HOA has a resident website: www.plumcreektxhoa.com. You can access pertinent documents in Resources and Community Pages.
- 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 welcome@plumcreektxhoa.com.
- Parking in the back alley ways is prohibited. The alleys are for ingress and egress only. You can park in 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.
- Garbage 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>
- Xeriscaping is allowed in Plum Creek. 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 Resource Center on the Plum Creek HOA resident website.

- Any permanent exterior improvements to the house may require approval from the Architectural Review Committee. Review information in the Architectural Changes menu link on the website: www.plumcreektxhoa.com.
 - Whether you are a renter or buyer, your yard is important so you'll need to keep it maintained.
 - 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.
 - Annual coupons are issued to all residents who are not set up for the ACH draft. Owners will receive a payment statement which will provide a payment history for the new homeowner account. Haven't received your welcome letter from Goodwin Management? Call the Plum Creek HOA office and verify that we have received your correct mailing address.
 - Sign-up for the Weekly eNews. This emailed weekly edition of news is generated from the Plum Creek website. This is an opt-in subscription located in My Account at the top right of the Plum Creek website.
- These are some of the basic and frequently asked questions. Want more reading? Log onto the Plum Creek website and review Resources for copies of governing documents, Plum Creek Post newsletter, or check the Calendar to find dates of planned community events. Visit the website at www.plumcreektxhoa.com. Welcome to the neighborhood!

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: welcome@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.**

Get Involved Volunteer for a Committee

Source: Community Associations Institute

All residents—long-time homeowners, new residents and even renters—can contribute to making our community a great place to live by volunteering a few hours a month on any one of several association projects.

The next time you're looking for an activity or a way to meet your neighbors, consider participating on an association committee or task force or volunteering to plan a casual neighborhood social gathering. Your ideas, time and effort will be a valuable contribution to making a neighborhood event successful.

Your neighbors aren't the only ones who'll benefit from your volunteer endeavors. According to HELPGUIDE.org, volunteering can reveal untapped talents, teach new skills, introduce you to new activities and increase your self-confidence. Participating in a community activity also can provide networking opportunities that can benefit your career and your social life.

Contact an association board member soon to ask how you can get involved in our community. Who knows? There may even be a vacancy on the association board or a committee that should be filled by someone just like you.

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

(Continued on Page 4)

Neighbors *Helping* Neighbors



Nobody knows your neighborhood like your neighbors!

Think **GOLD** and get **SOLD**



Dana Castro
REALTOR®
Resident 6 years
512-781-3113



Jody Celum
REALTOR®
Resident 12 years
512-771-7037



Paige Kimball
REALTOR®
Resident 10 years
512-294-3530



Brandee Otto
REALTOR®
Resident 16 years
512-557-2728



PLUM CREEK POST

(Continued from Page 2)

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.



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Community Association Living

Traits of Good Board Members

Article provided by Community Associations Institute

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.



AT THE FENCE

JUNE SIP AND SEW

Yes, No, Maybe so...at this moment we are not sure of the limitations for our June meeting. We will post in the weekly news and email you the week before the June 9th Meeting! Hopefully will see you in June. Stay well.

Any questions please contact: Iris Sandle – 512-405-0054 or Sandra Sigler – 512—405-0187

Reminder: Please Keep those Dogs on Leashes and Please Pick Up after your Pets

Several reports have arrived about dogs roaming free without their owners and dogs with owners but off-leash. Please remember, the City of Kyle has a leash law. Dogs must be on a leash at all times when not in a fenced in area. This is also stated in the Hike & Bike Trail & Fishing and Lake Rules, posted at the lake and stated in the Article III section 3.24 of the deed restrictions for Plum Creek. When using the Dog Park, dogs must be supervised and leashed before entering and leaving the park.

Also, please remember to be neighborly and clean up after your pet. Thanks!

Owners can call Animal Control at 512-268-8800 regarding dogs off leash. The HOA office will need an address and date of the incident to send out a notice of violation.

Please go to the Plum Creek website www.plumcreektxhoa.com and update your email address or add your email address if we do not have one for you so you can receive all correspondence sent out by the HOA office. After you sign in to the website, go to My Account (top right corner) > Profile> Under Contact Information make sure there is an email address in that field.

Neighborhood Watch:

Slow Down on those Streets, Please!

We hear numerous complaints about cars speeding down the streets of Plum Creek...

As a reminder, please keep those speed limits to under 25 (or 20 in some spots) when driving through Plum Creek. Alleys are typically 5 MPH. Please be extremely careful on streets with lots of parked cars, as you never know when a jogger, child, or pet might dart out from behind one. THANK YOU! :)

Lake & Park Committee

Please pick up and put your fishing line in the trash receptacles. If left on the ground or in the water it can kill birds and turtles and become a tripping hazard for trail users. Thanks for helping us keep our lake trails clean and safe.

Linda Campbell

What Goes into a Community Association's Budget?

What Goes into a Community Association's Budget?



Budgets are crucial to a community association's financial operation. Just like for-profit businesses, association boards should work diligently to develop annual budgets that estimate revenue and expenses for the

upcoming fiscal year. A properly drafted budget can help prevent reduced services, deteriorating property, or special assessments.

Many state statutes and most governing documents impose a legal obligation on boards to develop an accurate budget and collect sufficient assessments to cover expenses. A detailed budget helps residents understand why assessment amounts are reasonable and how their money will be used.

Community associations have two types of budgets: an operating budget and a reserve budget. Operating budgets have unrestricted funds that are used to run the association throughout the fiscal year, while reserves have restricted funds saved for expenses that will occur in the future.

The board is tasked with gathering the necessary information to project potential sources of income and expenses, including conducting a reserve analysis, looking at bids for contracts, projecting utility or services increases, and comparing past years' budget trends.

Certain line items constitute expenses that associations are required by law or contract to pay and should be allocated first. An association also should allocate contingency funds, separate from the reserve budget, for unanticipated expenses such as extreme weather, economic conditions that could increase fees for products or services, emergency repairs and lawsuits.

Some of the most common expenses that associations should include when drafting the operating budget are: maintenance, taxes, utilities, insurance, and administrative costs.

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PLUM CREEK POST

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!

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Plum Creek Quarterly Assessments

Due dates: January 1, April 1, July 1 and October 1

Assessment rate: \$151.50 quarterly

6H Peninsula: \$490.47 quarterly

****The board approved waiving late fees for the second quarter.**

Payment Options:

1. Mail Payment:

Mail check or money order in with quarterly coupon.

Plum Creek HOA

Goodwin Processing Center

PO Box 93447

Las Vegas, NV 89193-3447

**include your account number*

(if you don't have your quarterly coupon)

You can find your account number on the Plum Creek Website under My Account>Profile

2. TownSq: <http://townsq.io>

Download the app.

3. Continue paying on the Western Alliance Bank on line bill payment website. Alliance Association Bank (activated in 2018)

<https://onlinepay.allianceassociationbank.com/home>.

[aspx?cmc=f35695fa-5d14-4f3b-8f21-e5d7a388a51f](https://onlinepay.allianceassociationbank.com/home.aspx?cmc=f35695fa-5d14-4f3b-8f21-e5d7a388a51f)

4. Your bank's bill payment website:

You can set up a bill payment and mail to:

Plum Creek HOA

C/O Goodwin Processing Center

PO Box 93447

Las Vegas, NV 89193-3447

**Include your HOA account number*



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"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



kw
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