



POST

**The Official Newsletter of the
Plum Creek Homeowner Association
September 2020
Volume 11, Issue 9**

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.

1. 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.

2. Plum Creek HOA has a resident website: www.plumcreektxhoa.com. You can access pertinent documents in Resources and Community Pages.

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. 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.

5. 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>

6. 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.

7. 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.

8. Whether you are a renter or buyer, your yard is important so you'll need to keep it maintained.

9. 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.

10. 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. You can set up an automatic draft at <https://www.goodwintx.com/paymentinstructions/> with the account number on the coupons. Call Goodwin Customer Service with questions about the ACH draft: 512-502-7515. 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.

11. 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!

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

Landon Campbell..... safety@plumcreektxhoa.com

WELCOME COMMITTEE

Arcelia & Gary Gibbs.....

..... welcome@plumcreektxhoa.com

YARD SPIRIT COMMITTEE

Kevin Foley..... yardspirit@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 RECIEVE THE PLUM CREEK POST
EACH MONTH ON OR BEFORE THE 10TH.**

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.

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



LIFEGUARDS GOING OFF-DUTY SEPTEMBER 7TH LABOR DAY

Just a reminder to all parents/guardians and swimmers, that the lifeguard's final day will be September 7th. The hours on duty that day is 12:00 PM – 9:00 PM. This is for both pools. 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 anyone 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". The pool area is not sanitized after each use. Feel free to bring your own sanitizing products.



Nicholas Madsen

Because
you've been
through enough,
I've got it
from here.

*This combat veteran
will fight for you!*



Injury and Insurance Law
Kyle, Texas

512-358-1616



HOW TO CHECK YOUR HOA ACCOUNT BALANCE

- Go to My Account>Payments

2020 Assessments:

\$151.50 per quarter- Due January 1st, April 1st, July 1st and October 1st

Peninsula at Plum Creek dues: \$490.47 per quarter

A late fee of \$36.00 will be charged if the payment is not received by the 30th day of the quarter.

**** Note:** Pool key cards can be suspended for non-payment of HOA dues.

ACH Draft:

<https://www.goodwintx.com/paymentinstructions/>

option A) NEW: TownSq <https://www.townsq.io/> or download the TownSq app

Sign in with your HOA account number and property zip code 78640

You can view your account balance in TownSq.

Checking account the fee is \$1.00 per payment.

Credit or Debit card the fee is \$1.00 + 3.5% of the total payment each time you make a payment.

You must agree to the user fees.

To switch existing ACH draft from Western Alliance Bank to TownSq you must log in and cancel the ACH draft in Western Alliance Bank.

option B) Western Alliance Bank:

Go to the Goodwin Management payment portal to set-up the quarterly ACH draft: <https://onlinepay.allianceassociationbank.com/home.aspx?cmc=f35695fa-5d14-4f3b-8f21-e5d7a388a51f>

Management ID: 6587

Plum Creek Association ID: APLM

You must agree to the user fees.

Western Alliance Bank ACH Payment instructions: Link to ACH payment instructions

Questions about the ACH draft contact Goodwin Customer Service at 512-502-7515

Goodwin & Company will charge a \$5.00 fee to help residents set up a payment over the phone.

Western Alliance Bank E-Check and Credit Card Payment:

Instructions found below

Other payment options:

- Set up a bill payment from your bank's online bill payment website
- Mail in payment with the quarterly coupon to the lockbox address

stated on the coupon:

- o Plum Creek HOA
- o C/O Goodwin Processing Center
- o PO Box 93447
- o Las Vegas, NV 89193-3447
- Include your HOA account number.
- You can prepay the dues at anytime.

Delinquency Collection Process

Plum Creek collections procedures follow the Collection Policy adopted by the Board of Directors. Notices are sent via regular mail and certified mail as required by the Texas Property Code. Go to the Plum Creek HOA website to find out more about the collection procedures: www.plumcreektxhoa.com> Community Pages> Payment Information

We Sell Plum Creek!



151 WETZEL



173 GRACE



191 GRACE



191 SAMPSON



219 WITTE



254 STRAWN



279 CLEVELAND



338 WITTE



371 WETZEL



587 HOGAN



753 SCHEEL



770 FAIRWAY



2068 HERZOG



5192 HELLMAN



5771 FERGUS



6115B NEGLEY

"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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Know Your Red Oaks



*Micronutrient deficient
Red Oak leaves*

Red Oaks can be confusing and care for these trees can be complex. You might find yourself asking, do I have a Shumard Red Oak, a Texas Red Oak (sometimes called Spanish Oak), or some hybridized version of the two? The Shumard Red Oak can be a massive tree, reaching 120 feet in height. The Texas Red Oak is a smaller tree, rarely reaching 60 feet in height. The Texas Red Oak is more suited for our soils and tends to be a healthier tree. In our area, these trees can be susceptible to borers, and micronutrient deficiencies. These issues, when left untreated, can lead to the decline and the possible death of your tree. If you have any questions about your Red Oaks or other trees, feel free to reach out to me.

Nolan Mathis
ISA Certified Arborist #TX4395A, TRAQ, CTSP, TDA Applicator
Arborist Representative
Bartlett Tree Experts, San Marcos



Red Oak borer damage

Pruning with Regards to Oak Wilt

According to most literature making large pruning cuts on Oaks should be avoided from February 1st through June 15th. Unfortunately, the world we live in is full of unexpected events. Pruning to repair storm damage and other unforeseen events is completely acceptable. The alternative is to leave in our trees' damaged branches exposed, unable to properly compartmentalize. Additionally, the pruning of dead branches and branches smaller than 2" in diameter is acceptable year round. All pruning cuts should be painted year round, within 3 hours of the cut being made. It's important to follow these guidelines to help stop the spread of Oak Wilt. If you ever have any questions or concerns about this topic or other tree issues, feel free to reach out to me.

Nolan Mathis
ISA Certified Arborist #TX4395A, TRAQ, CTSP
Arborist Representative
Bartlett Tree Experts, San Marcos

THIS IS REMINDER TO PLEASE REMOVE DEAD TREES IN YOUR YARD

Aside from being unattractive, a dead tree can be a serious risk to not only humans but to the surrounding natural environment as well. Here are some reasons why it is dangerous to ignore a dead tree.

*They attract pests/insects along with disease spreading to other trees.

*Dead branches falling can cause serious injury or harm to a pedestrian that happens to be standing below it.

*Dead branches can also fall on cars, houses or pedestrian areas and end up being extremely expensive to remedy.

The HOA does issue notices of violation for the removal of dead trees.

Frequently Asked Questions About Lawn Deed Restriction Violations Compliance Assistance Team: plumcreekcomplianceassistance@gmail.com

Q: What do you mean that I have to recover my lawn?

A: For a variety of reasons including drought, disease, and lack of proper maintenance, some front yards have reached a state that is considered detrimental to the preservation of property values. Dead grass/shrubs, excessive weeds, and bare dirt, etc. are not acceptable. As the owner of the property, you are responsible for fixing these problems and restoring your front lawn to a state that is consistent with the policies established by the rules of the Plum Creek HOA. This does not necessarily mean you must immediately re-sod your front yard. HOA policy allows for and promotes alternative approaches.

Q: Should I replant when we are in drought conditions, have water restrictions and are being told by the City of Kyle to conserve water?

A: We all have to be realistic about our climate, but our yards must look decent. That's why the alternative is there to xeriscaping your lawn. Xeriscaping doesn't mean just rock and cactus. There are many ways to create a lush and water-wise landscape. Review the Landscape Design Guidelines for low water plants on the Plum Creek web site if you are interested in this type of landscape. Important Reminder: An Architectural Review Committee (ARC) request form must be submitted and approved before you start any visible changes to your landscape. See below for links to the form and the guidelines. Failure to have an approved plan on file may mean you have to take out plants or hardscape that don't meet the guidelines.

Q: What is considered a reasonable period of time to cure the violation?

A: It depends on what problem was identified. If it's something easily corrected (like weeding, mowing and edging), it should be fixed by the next inspection. Inspections are done every two weeks. If it's something more involved that requires more time such as sodding, seeding or complete renovation of your landscape, remember to communicate with our property manager within two weeks of the violation date. You may be

granted an extension to complete your project. Not taking corrective action or communicating will mean you may not have time to correct the violation before a fine is assessed. Fines are assessed on the third notice.

Q: Should I re-sod?

A: There are a lot of factors to consider before you re-sod such as soil quality, your ability to keep a new lawn watered, available shade, time of the year and of course your personal preferences. Re-sodding does not require an ACC request approval but it can be expensive so be sure you are willing to do what's needed to keep it alive before you make that investment. You will probably have to hand water frequently to supplement the once-a-week watering restriction, especially during the hotter parts of the summer. Review the Landscape Design Guidelines for the list of approved low water plants.

Resources

• Need to Sign-In to the Plum Creek Web Site? Sign up onto www.plumcreektxhoa.com and select Resident Sign In. You must be a current resident.

- o Resource Center
- Architectural Changes
- Governing Documents
- Landscape Template
- Hays County Master Gardeners – www.hays.agrilife.org
- Lady Bird Johnson Wildflower Center – www.wildflower.org
- Central Texas Gardener – www.klru.org/ctg
- Search the internet for ideas

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