



# POST

The Official Newsletter of the  
Plum Creek Homeowner Association  
October 2020  
Volume 11, Issue 10

## HOOTENANNY ON THE HILL

### Saturday, October 17: Morning Races

#### Vending and contests 12 – 4 pm

Hootenanny on the Hill is right around the corner. We have modified the events so that activities can happen and in keeping with social distancing.

We are happy to announce a few different events that you can participate in while seeing friends from a distance:

**Morning Races:** [www.athleteguild.com](http://www.athleteguild.com) view the social distancing guidelines

**Vendors:** limited number of booths which are spaced at least 6 feet apart

**Pumpkin carving contest:** Bring a carved pumpkin and drop it off by 2 pm

**Pet Costume Contest**

#### Tentative Schedule of Events:

7:00 AM Races- race info at [www.athleteguild.com](http://www.athleteguild.com)

10:30 AM Vendor Set up

12:00 PM Vendors Open, Food Truck Open, Paint Your Pumpkin Opens and drop carved Pumpkins, Acidicloop begins

1:00 PM Owlbert's Epic Pumpkin Games

1:30 PM Acidicloop ends

2:00 PM Pet Costume Contest Check In, End Carved Pumpkin Drop and begin voting, Acidicloop begins

2:30 PM Pet Costume Contest Judging

3:00 PM Pumpkin Carving Winners announced, Pet Contest Winners announced, Door Prizes

3:30 PM Acidicloop ends

4:00 PM Event ends

Visit the event website for an updated schedule of events:  
[www.hootenannyonthehill.com](http://www.hootenannyonthehill.com)

## NATIONAL NIGHT OUT POSTPONED, BUT EXCITING NEWS AHEAD

Another month, another time-honored tradition that must be rain-checked. On August 31, the Hays County Sheriff's Office and Kyle Police Department announced that they would not be participating in National Night Out block parties this year. The Plum Creek Safety and Neighborhood Watch Committee will continue monitoring the situation throughout the next couple of months and will alert the community if it becomes feasible to hold a postponed National Night Out.

In the meantime, the Safety and Neighborhood Watch Committee is gauging interest in a new program for Plum Creek. Throughout the country, local communities looking to strengthen their connections to local law enforcement have turned to a seemingly inexhaustible resource in local suburbs, dog walking!

*Continued on Page 2*

# 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.**

### Continued from Cover

That's right! Every day no matter the weather no matter the time, there are hundreds of neighbors walking their dogs (and one or two cats) throughout our community. The National Dog Walker Watch program seeks to assist local law enforcement by training neighborhood dog walkers to be extra eyes in their community. The program provides training and resources for neighbors to effectively observe and report suspicious activity while they are already out and about.

You can find out more about the Dog Walker Watch program on the website:

National Night Out Dog Walker Watch program: [www.natw.org/dog-walker-watch/](http://www.natw.org/dog-walker-watch/)

If you and your furry friend are interested in this program, please email the Neighborhood Watch Committee at [safety@PlumCreekTxHoA.com](mailto:safety@PlumCreekTxHoA.com).

## Wildlife Habitat

Plum Creek is surrounded by wildlife. Plum Creek is connected to the nearby hill country through the drainage channels and ranch lands. The golf course and the lake provide beneficial habitat for a wide range of species. The wildlife includes coyotes, foxes, raccoons, opossum, bobcats, rabbits, deer, and lots species of birds. These areas are used by wildlife. Protect your pets by keeping them in the house at night.

Coyotes usually eat small prey such as mice and rabbits, keeping rodent populations in check. People can coexist peacefully with coyotes by keeping cats indoors, removing bird seed and pet food from backyards and "hazing" animals who become too familiar with humans—driving them away through nonlethal means such as shouting and spraying water.

Visit the City of Kyle Animal Control page for more information about coyotes. <https://www.cityofkyle.com/police/animal-control>

Visit Texas Agrilife Extension for more information about natural habitats: <https://agriflifeextension.tamu.edu/>

## Your Commitment as a Homeowner

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.

*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*

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](http://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.

Source: Community Associations Institute

## The Role of a Community Association Manager

The governing documents provide direct authority to the board of directors to govern the association. The board of directors can assign certain duties and responsibilities to the association manager, but authority still lies with the board of directors. The association manager follows the annual budget, which includes overseeing approved contracts. Non-budgeted items need approval by the board of directors. The role of the community association manager includes:

- o Community managers must have a keen understanding of property maintenance—landscaping, repairs and replacements, facilities upkeep and mechanical maintenance.
- o Community managers coach and mentor the board members who govern the association. They help conduct meetings, supervise elections and ensure compliance with governing documents.
- o Community managers must have a working knowledge of finances, accounting, budget preparation, taxes and insurance.
- o Community managers must be aware of many laws and regulations—real estate, corporate and labor laws; federal laws and state statutes and government regulations.
- o Community managers must work and communicate effectively with residents.

o This includes:

- Organizing information for the newsletters and eNews
- Updating the resident website with pertinent information

The role of a community association manager is to implement the decisions of the board of directors; administer the services, programs, and operations of the association within the policies and guidelines set by the board.

Because  
you've been  
through enough.  
I've got it  
from here.  
*'This combat veteran  
will fight for you!'*

Nicholas Madsen

**MADSEN**  
—LAW OFFICE—

**Injury and Insurance Law**  
**Kyle, Texas**

**512-358-1616**

MILLION DOLLAR  
ADVOCATES FORUM

TOP 100  
JURY VERDICTS  
PERSONAL INJURY  
2019

# 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**  
KELLER WILLIAMS  
REALTY

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# PLUM CREEK POST

## Getting Violations?

Property inspections are performed as part of the management company's contract in order to monitor compliance with the DCCR's. The purpose of monitoring for compliance is to maintain the beautiful community we live in and help uphold property values. In the end, the goal of all parties involved is not to send more violation notices or to assess fines but to cure outstanding violation issues.

The Plum Creek property inspections are generally performed every other Thursday. Here are a few guidelines for keeping your property in compliance:

- Mow, edge, trim and weed the front and back yard on both sides of the fence. This is particularly important for owners in the alleys. In most cases, the area on the alley side of the fence is homeowner responsibility.
- Keep trash cans off the street on non-trash days and store in an area appropriately screened from view (behind a fence, in the garage or behind an approved screen).
- Keep flower beds free of weeds.

- Ensure that barbecue pits are appropriately screened from view when not in use. They are not permitted to sit on a driveway when not in use.

- Vehicles should be not be parked in the lawn or alley way at any time.

- Trim Trees: 14 feet over the street, 7 feet over the sidewalks.

- Paint the house: look for mold/ algae growing on the siding or trim. Paint the front handrails.

Remember that ARC approval is required for all exterior modifications, prior to starting the modification. The ARC form can be found on the HOA website ([www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)) in the "Resources" tab under. Review the Architectural Guidelines for additional information.

If you ever have a question regarding a violation, please feel free to contact the HOA office. Let us know your individual situation so we can help you cure the violation. Thank you for helping to maintain Plum Creek as a beautiful and desirable neighborhood!



Call Us For A Free Roof Inspection

**512-627-3113**

Visit us at [www.bolingroofs.com](http://www.bolingroofs.com)

## AT THE FENCE

Check out the emailed Association Enews for up to date information about committee events and cancellations.

**4th Quarter Assessment Due- 10/1/2020**

**2020 Assessments:**

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

Master HOA- \$151.50 per quarter

Peninsula at Plum Creek: \$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.*

**Payment Options**

ACH Draft:

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

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

To switch existing ACH draft from Western Alliance Bank to TownSq:

You must log in and cancel the ACH draft in Western Alliance Bank.

*Continued on Page 7*

*Continued from Page 6*

### **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

### **PLEASE CLEAN UP AFTER YOUR PET**

Please be a responsible pet owner and clean up after your pet. Pet waste transmits disease and should be picked up and properly disposed of.

Failure to clean up after your pet may result in a fine.

## **Community Association Living**

### **Governing by Representation**

Community associations are a representative form of government founded on the principle of elected individuals representing the people. Much of our country is based on the principles of representative democracy. It starts with organizations like community associations and progresses through our schools boards, city governments, county governments, state governments—all the way to the federal government. We vote for a person, or persons, who will act on our behalf.

Some might advocate that a board should not take action without a vote of the members to find out what the people want. That would be counter-productive. If association members were to vote on every issue before a decision was made, there would be no need for a board, but simply someone to send out ballots and tally results. However, boards find out what their constituents want in other ways. Many make time to hear from residents at each board meeting. But, it's up to you to attend meetings, voice your opinions and participate in the exchange of ideas with the board. We also encourage your involvement and participation. Perhaps you would consider joining a committee. We want your input, ideas, thoughts and opinions.

When the season for community association annual meetings and annual board elections approaches, consider carefully which candidates you select—including yourself. Consider running for the board to help shape the future of your community.

Article provided by Community Associations Institute (CAI)

## **Why Do We Need Reserves?**

Equipment and major components (like the community center roof) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

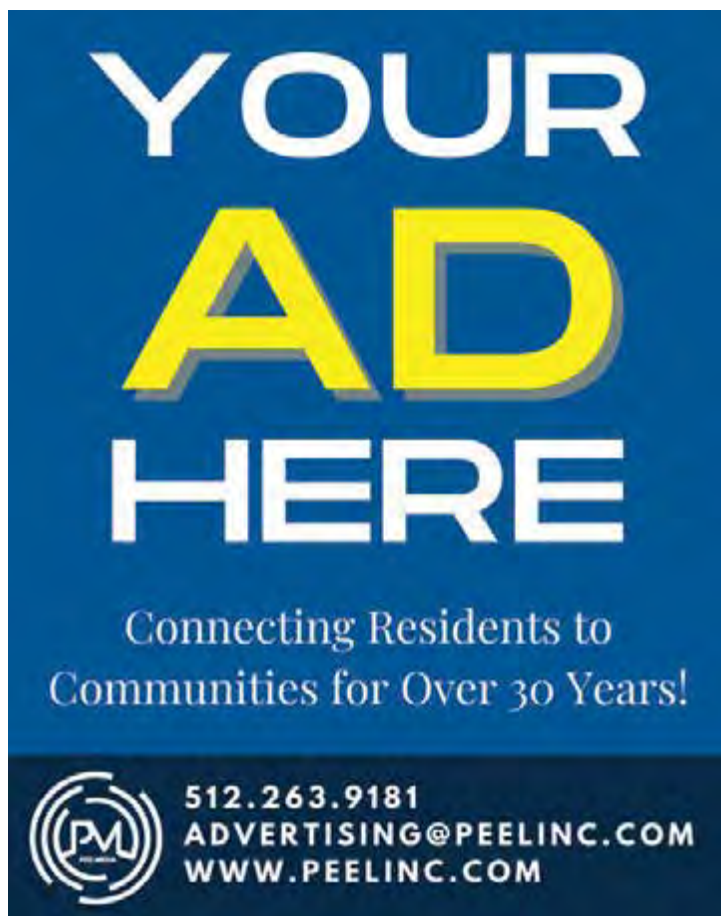
- Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
- State statutes, regulations, or court decisions.
- The community's governing documents.

2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.

3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.


4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.



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