



# POST

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

## Judging for the *Holiday Lights* Contest Begins in December

### As my favorite Elf once said - 10AM 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 E-News, 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 [yardspirit@plumcreektxhoa.com](mailto:yardspirit@plumcreektxhoa.com).

- Judging begins the night of Friday December 11th, through Sunday, December the 20th.

- 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 all lighted houses.

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

### 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.**

## TURKEYS TACKLING HUNGER

Join Hays County Food Bank in the 14th 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.

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](mailto:info@haysfoodbank.org) for more information about how you can help.

## Lakes and Parks Committee - Linda Campbell

We are fortunate to live in a neighborhood that allows us to enjoy the outdoors with our families. We are refreshed and rejuvenated by spending time in nature. Runners, walkers and those of us with children and dogs know well the personal benefits of parks and trails. I would like to ask each of you to do your part to take care of these natural amenities. Keep our parks and trails free from unsightly trash by using the trash cans and accept the challenge to pick up after others. It is also important to dispose of fishing line properly, because if left on the ground it can kill birds and other wildlife. I hope you will take opportunities to teach your children to take care of the environment and their neighborhood. We are blessed to have these natural places in our neighborhood, so let's vow to take good care of them now and always.

## 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.

# Neighbors *Helping* Neighbors



*Nobody knows your neighborhood like your neighbors!*

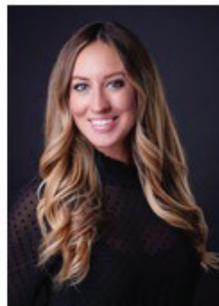
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**Dana Castro**  
REALTOR®  
Resident 6 years  
512-781-3113



**Jody Celum**  
REALTOR®  
Resident 12 years  
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**Paige Kimball**  
REALTOR®  
Resident 10 years  
512-294-3530



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



# 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!

## AT THE FENCE

Please go to the Plum Creek website [www.plumcreektxhoa.com](http://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.

### **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/>

### **HOA Office- By Appointment Only**

Owner and resident questions and concerns are important to us. To help manage owner needs and requests all in office meetings will occur by appointments only.

No meetings will be conducted without an appointment. Social Distancing will be required, and masks worn.

Most items can be addressed via phone call or email.

Have a question about maintenance, violation or rules? Check out the Online Forms on the Plum Creek HAO website: [www.plumcreektxhoa.com](http://www.plumcreektxhoa.com)

Payments are not posted at the Plum Creek HOA office. Please send your payment to:

Plum Creek HOA  
C/O Goodwin Processing Center  
PO Box 93447  
Las Vegas, NV 89193-3447  
\*\*Include your account number

### **Sip and Sew**

We are still in "cautious mode"! We miss being together and hopefully will

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**

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# We Sell Plum Creek!



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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



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# 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

## 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 (ARC).

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](http://www.plumcreektxhoa.com)

Approval of exterior changes are provided in writing from the ARC. ARC may require neighbor signatures. ARC may require a plan review fee as stated in section 6.15 of the Declaration.

### 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.

Landscape Maintenance, or Yard Maintenance, includes: mowing, edging, weeding and trimming trees and shrubs.

### 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 rights-of-ways.

### St. Augustine

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

a. The neighbors on adjacent lots must approve the installation of St. Augustine.

b. A barrier must be installed between the adjacent lots.

c. The St. Augustine must be maintained at the lot boundaries.

### Trees

Additional Information- See Updated Street Tree list.

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.

### 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 xeriscape design must include an edging and plants installed within the gravel area.

### Yard Maintenance

Maintenance program: mow, edge, weed and trim 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: Maintain the 10 foot street visibility zones at the street/alley intersection must remain clear.

### 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:

a. 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.

b. 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.

c. 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.

d. 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.

*Continued on Page 7*

## 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 decks 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. Neighbors signatures are required for a change in paint colors.

### Fencing

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

White 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.

6H Peninsula, Echols and one portion of 6E has iron fencing.

### Pools and Spas

Additional Information- see Declaration Article III, section 3.8

All pools and spa constructions, including quipment, 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. Above ground pools are not permitted.

### Roof Shingles

The Architectural Review Committee shall review and approve or disapprove new roof shingle colors. Owner applications must have neighbors signatures.

### 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.

## 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.

### Satellite Dishes

Additional Information-See Section 3.10 of the Declaration.

One satellite dish no greater than 20 inches in diameter may be affixed to the a residence located on a lot so as the satellite dish is not visible from the street located adjacent to the front lot line.

#### -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:

e. 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.

f. 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.

g. 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.

h. 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.

### 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. Waste containers should be screened as best as possible from the public street and alley.

All trash/recycle/compost receptacles must be placed together in a line with a maximum distance of 12" between receptacles. That line must start at a fencing corner or at a corner where the fencing meets the house. The receptacles must not be stored in the front yard. If there are no fence corners or places where the fence intersects the house, then the receptacles may be placed together (in a manner as described above) along any edge of the house that is perpendicular to the alley or street, at any place behind the front yard fence. Special consideration may be requested of the ARC for unique circumstances. Owner applications must have neighbor signatures.

#### Waste Screen Guidelines:

Architectural approval is required for the addition of a trash screen. Screens need to be regularly maintained and remain in good condition.

1. Vinyl screens- should match the fence color for your section.
2. Wood trellis- painted to match the fence color or install plants from the approved plant list to cover the screen material.
3. 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.
4. Store containers in the garage.
5. Place behind the yard fence.
6. Place on the side of the house and install a shrub from the approved plant list to screen the cans from view of the public street and alley.

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



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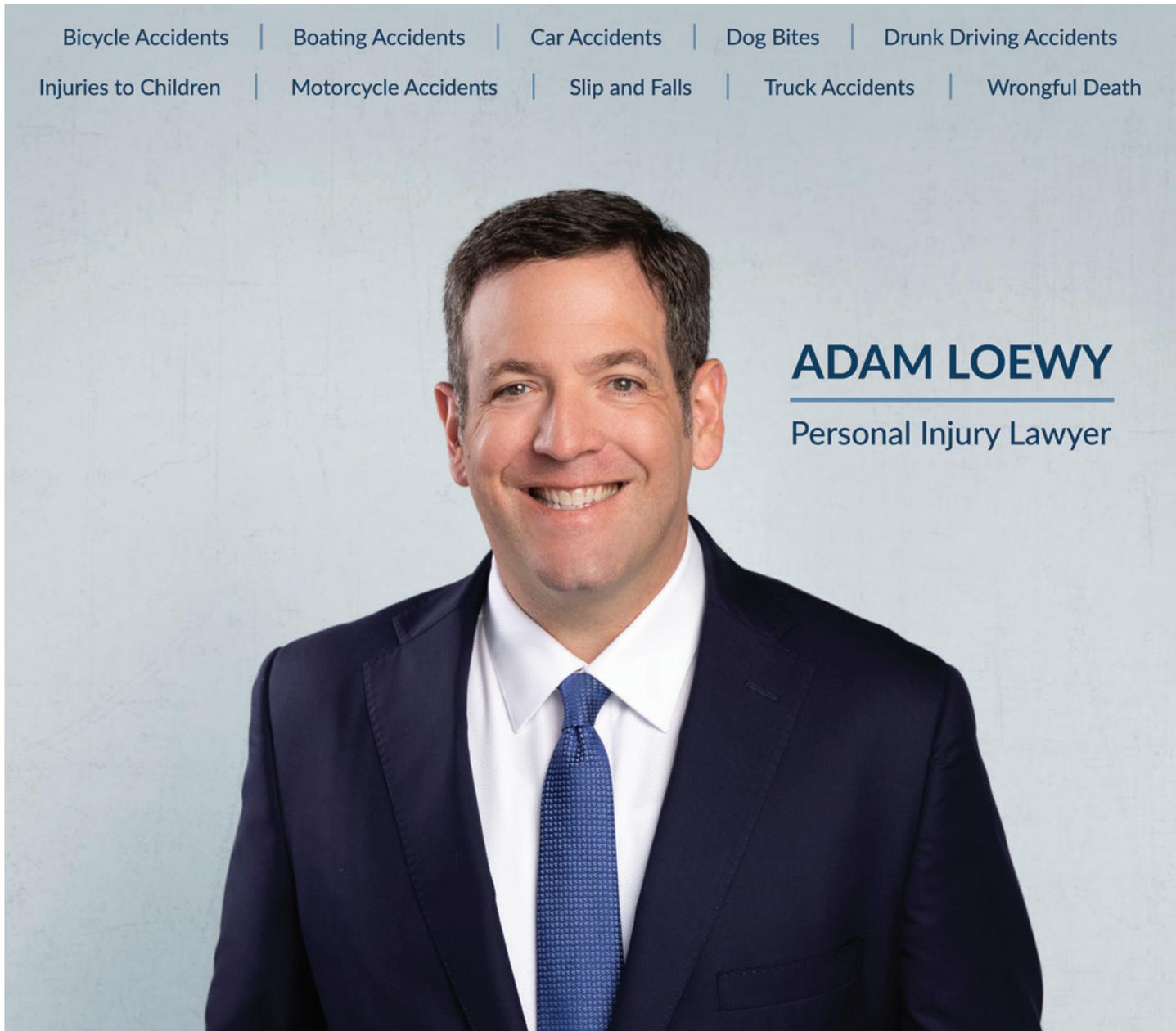
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