



POST

The Official Newsletter of the
Plum Creek Homeowner Association
January 2021
Volume 12, Issue 01

2021 Assessments:

\$166.00 per quarter- Due January 1st, April 1st, July 1st and October 1st

Peninsula at Plum Creek dues: \$504.97 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.

How to check your HOA account balance: www.plumcreektxhoa.com

- Login

- Go to My Account>Payments

Quarterly Billing Statements will be mailed for each quarter in 2021. This will facilitate better communication about your current account balance. Coupon books will be discontinued.

ACH Draft: Payment instructions- <https://www.goodwintx.com/paymentinstructions/>

Option A) 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 \$1.50 per transaction.

Credit /Debit card the fee is \$1.50 + 3.5% of the total payment each time you make a payment.

You must agree to the user fees.

****Please note: 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?cmcf35695fa-5d14-4f3b-8f21-e5d7a388a51f>

Management ID: 6587

Plum Creek Association ID: APLM

Transaction fees: \$1.95 per transaction. Credit/Debit card has a 2.9% convenience fee.

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 by phone.

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 assessments at any time.

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.

Link to Collection Policy: [Link to Collection Policy](#)

Goodwin & Company Delinquency Charges: [Link to Delinquency Charges](#)

A credit bureau filing has been added to the collection process. Here are some frequently asked questions about the credit bureau reporting process: [Credit Bureau Reporting FAQ](#)

PLUM CREEK POST

Committee Contacts

PLUM CREEK HOA MANAGER

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PLUM CREEK POST AND WEEKLY ENEWS

Alexis Moore pcoffice@goodwintx.com

COMMUNITY CENTER RESERVATION QUESTIONS

Alexis Moore pcoffice@goodwintx.com

DOG PARK COMMITTEE

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LAKE/PARK COMMITTEE

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GARDEN COMMITTEE

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POOL COMMITTEE

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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.**

CHRISTMAS TREE RECYCLING



Beginning the week before Christmas and going through the 15th of January, the City of Kyle Parks & Recreation Department has set up "drop-off" areas at the City's Parks to drop off your natural Christmas Trees. All decorations and lights, including tinsel, must be removed. No artificial trees. No nails or screws. No tree bases. They will be chipped and used in parks.

**Please Drop Off Natural
Christmas Trees Only**

Drop-Off Locations:

1. Gregg-Clarke Park — near softball field #5
2. Steeplechase Park — near football/soccer field
3. Waterleaf Park — near parking lot
4. Kohler's Crossing — under water tower near Hays CISD PAC

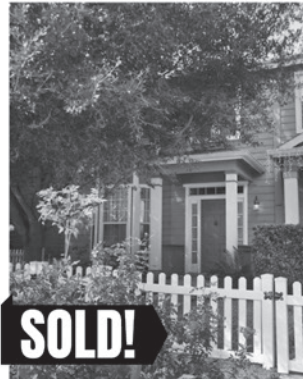
Visit <https://www.cityofkyle.com/recreation/tree-drop> for more information



- Aging in place so you don't have to move again.
- All-inclusive rates with meals, activities, care support, laundry/housekeeping services.
- Montessori-inspired program Spark, offering all residents opportunities to continue a purposeful life and role in their community.
- 2 Large, safe outdoor spaces available for independent and group activities.
- Pets encouraged to move in with their resident owner in addition to community animals.

**512-280-2030 | www.aubergeonioncreek.com
11330 Farrah Lane, Austin TX 78748**

WE SELL PLUM CREEK!



Allison Pflaum
CEO / Team Leader

HHT
HAYS HOME
TEAM

512.434.0630

www.HaysHomeTeam.com

589 N FM 1626, Suite 102
Buda, TX 78610



*EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

PLUM CREEK POST

Plum Creek's Yearly Event Schedule

Come out for the fun in Plum Creek in 2021!

March TBD	Paws in the Pool	October 5th:	National Night Out
March 6th:	*Negley 5K kicks off the Plum Creek Race Challenge	October 9th:	Fall Community Wide Garage Sale, open to the public
April 1st:	Yard of the Month Season Begins, Runs through August	October 16th:	Hootenanny on the Hill: Races, BBQ Cook-off, Carnival & More, open to the public. www.hootenannyonthehill.com
April TBD:	Annual Meeting	October 16th	Halloween Yard Decorating Contest Judging Begins
April 3rd:	Easter Egg Hunt	October TBD	Paws in the Pool
May 8th:	Spring Community Wide Garage Sale, open to the public	December 11th:	Holiday Bazaar
May 15th:	Front Porch Days: Races, Plum Creek Garden Tour www.frontporchdays.com	December TBD:	Holiday Lights Contest
May 16th:	Front Porch Days: Family Fishing Day, Carnival: open to the public	See Community Calendar	Welcome Committee: Game Night- no children^; Pot Luck
June TBD:	*Summer Swim League Competition	TBD	Garden Committee: Gardening Seminar^
July 4th:	Annual 4th of July Parade & Picnic & Popsicle Run	TBD	Lake/Park Committee: Bird & Nature Walk^
August TBD:	End of Summer Vendor Bash		



Call Us For A Free Roof Inspection

512-627-3113

Visit us at www.bolingroofs.com

***Organized by outside organizations**

^Future dates TBD.

Updates posted in the PC Post newsletter, eNews & on the **Calendar** on the Plum Creek website: www.plumcreektxhoa.com

To register for races go to <http://www.athleteguild.com/>

Dates subject to change, so please check the PC Post & the weekly eNews for updated information.

Community Center Reservations:

Plum Creek Community events, that require the usage of the clubhouse, will take precedence over any individual reservations. The committees may need to use the community center the day of and prior to the event for set up. These community events are Front Porch Days (May), July 4th, Hootenanny on the Hill (October), National Night Out (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.

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

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

Annual Budget

There are many factors that go into developing the annual budget and the assessment rate.

Plum Creek HOA is a corporate entity in the State of Texas. The board approves the budget annually for the following year.

Income= quarterly assessments, event income, pool key income, bank fees, reimbursements to the association like legal fees and accounts receivable fees.

Expenses= approved contracted expenses like porter services (janitorial), landscape maintenance, security services, pool maintenance services, management services, gate maintenance services, utilities, collection services, and regular maintenance and upkeep of common area items.

Considerations occur for the following:

1. **Delinquencies-** when an owner is not paid current, over time other owners will bear the burden of covering the loss of income. This includes covering the cost of third-party collection services.

2. **CPIU-** annual cost of living increases in goods and services- around 2% annually

3. **Maintenance and upkeep of existing common area items-** paint the community center, replace wood on the playscapes, and aging landscaping.

4. **Requested new improvements-** addition of new amenities or commonly maintained items. For example: a new common area gazebo can be added, but there will be long term maintenance and upkeep associated with the installation of the new gazebo.

5. **Unplanned maintenance costs:** vandalism and damage caused by weather related incidents.

6. **Maintenance of planned reserve expenses.**

Since 2008, the association board of directors has contracted with a third-party vendor called Reserve Advisors. This company assigns a current market value to an amenity and then plans out, over a 20-year period, what the expected future maintenance expenses will be. This helps to calculate what the annual reserve contribution will be. The reserves are used to replace/ repair the amenity at the end of its expected useful life.

The Plum Creek HOA budget is complex and takes months of review and planning. The board reviews input and proposals provided by owners and committees. A copy of the budgets are stored on the Plum Creek HOA website along with the Year End Balance Sheet and Income/ Expense Reports. These are stored in Resources>Financial Information: www.plumcreektxhoa.com





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At The Fence

Register your email on the Plum Creek resident website
www.plumcreektxhoa.com

The resident website is the official email directory for the association. Owners are responsible to keep their email address updated in the directory. Be sure to sign up on the new website and add a current email address.

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/>

Clean Mailboxes and Fences

Due to the large amount of rain we have received recently, and the increase in shade from the trees, the white mailboxes and fences are showing mold and algae.

The HOA does issue notices of violation reminding residents to clean the mailboxes and fences.

Tip:

Use Clorox wipes to remove mold from the fencing and mailboxes. Mold will melt away without power washing or much elbow grease.

Inexpensive, effective, easy.

Texas Community Association Advocates created a list of Nine Great Benefits of HOAs

1. HOAs preserve the nature of the community and protect property values by delivering services and providing a safe, well-maintained living environment.

2. HOA regulations are another layer of protection against neighborhood degradation, and an effective means to maintain community standards and protect property values.

3. HOAs lessen the need for local government oversight of housing conditions. Most municipalities are not equipped- i.e. do not have the manpower- to monitor housing.

4. HOA leaders live in their communities and better understand the needs of the community, from the delivery of core services, such as waste collection, to amenities and decisions affecting the future of the community.

5. HOAs promote a higher level of civic involvement than municipalities, in terms of voting, meeting attendance and volunteerism.

6. By definition, planned communities offer a more efficient use of land to address the growing issue of urban sprawl associated with unplanned development.

7. Land-use efficiencies can make homes more affordable, a benefit for first-time home buyers, retirees and low-and moderate- income families.

8. Many HOAs maintain swimming pools, tennis courts, playgrounds and other amenities that most Americans cannot afford on their own.

9. Associations offer a sense of community, an important contribution in an increasingly transient society.

Living in a community association encourages all members to work for common goals of maintaining the community. If you want to find out more about how a community association works you can visit the following websites:

Community Associations Institute www.caionline.org

Texas Community Association Advocates
www.txcommunityassociationadvocates.org

Submitted by Adriane Carbajal



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