



POST

The Official Newsletter of the
Plum Creek Homeowner Association
February 2021
Volume 12, Issue 02

At the Fence

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 into the website, go to My Account (top right corner) > Profile> Under Contact Information make sure there is an email address in that field.

We updated the pool rules and architectural guidelines for 2021 and added them to the Plum Creek website under Resources> Governing Documents> Documents. Find the link in Resources on the website: www.plumcreektxhoa.com or download the Nabr app to access the website on your smart device.

Next Board Meeting:

February 18, 2021

6:00 PM in the Plum Creek HOA office

Open to Residents. These meeting dates are posted on the Calendar on the Plum Creek website. Zoom link will be emailed through association news 72 hours in advance.

Executive Committee meetings will be held every other month in 2021. Check the Calendar on the Plum Creek HOA website for upcoming meeting dates.

Website Features

www.plumcreektxhoa.com

The **Member Home page** includes Account Information, Weather, Latest News, Upcoming Events, Latest Messages, Latest Documents, Latest Images, Latest Classifieds, and Latest Discussion Posts. The "My Account" section also provides quick access for updating Directory profile and contact information, Sign In Information, and list subscriptions/correspondence preferences, including email address.

Management Office: Management Office puts your management office online to provide you with more convenience and an office that never closes. Click **Online Forms** on the left side of the screen after logging in. You can fill out Maintenance Requests, Accounting Requests, and other common forms.

News & Views: Find the latest scoop on community announcements. Instead of waiting for the newsletter, click Newsletter for up-to-date news and announcements.

Calendar: Find out instantly what's happening in the community with your online community calendar. Whether it's the next board meeting, the community garage sale, or other special events, it will only take a moment to glance online at the calendar and find out what's going on. Click **Calendar** to find the Reservation Calendar and the Event Calendar.

Directory: Need to call a neighbor? Use the searchable directory for contact information such as names, email, phone numbers, etc. You can also voluntarily share information about yourself and seek other neighbors with common interests such as favorite sports teams, hobbies, clubs, etc. And since the website is secured and password protected, only association members will have access to this information.

Classifieds: Click Classifieds to find out about items for sale, lost and found, babysitters, house cleaners or deals available to the community.

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PLUM CREEK POST

Committee Contacts

PLUM CREEK HOA MANAGER

Adriane Carbajal..... plumcreekmanager@goodwintx.com

PLUM CREEK POST AND WEEKLY ENEWS

Alexis Moore pcoffice@goodwintx.com

COMMUNITY CENTER RESERVATION QUESTIONS

Alexis Moore 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

Resource Center: The Resource Center offers a secure, easy-to-organize, centralized location for important association documents such as covenants and bylaws, board and committee meeting minutes, newsletters, and more. Your association information is in one place, online and available 24 hours a day, 7 days a week. Be sure to use the search capabilities to help you easily find exactly what you are looking for - no more paging through documents when its online and easy to find.

Email Notification: This service makes extensive use of email to extend the reach and timeliness of your community information. In other words, we'll use email to bring important updates to you. Subscribe to the *Weekly eNews* in your Home dashboard. This is an opt-in service.

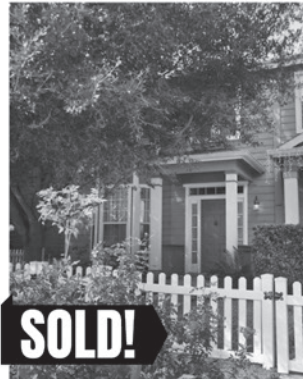




- Aging in place so you don't have to move again.
- All-inclusive rates with meals, activities, care support, laundry/housekeeping services.
- Montessori-inspired program Spark, offering all residents opportunities to continue a purposeful life and role in their community.
- 2 Large, safe outdoor spaces 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
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WE SELL PLUM CREEK!



Allison Pflaum
CEO / Team Leader

HHT
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TEAM

512.434.0630

www.HaysHomeTeam.com

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Buda, TX 78610



*EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

News from the Architectural Review Committee

The function of the Architectural Review committee is to maintain the overall aesthetics of the neighborhood and protect the home values of the applicant's neighbors. The authority of the committee is set out in Article VI of the Plum Creek HOA Master Declaration. The committee members are appointed by the Board of Directors. In addition, the board recently adopted Architectural Guidelines which is designed to help owners understand the requirements for common exterior improvements requests.

In 2020, the volunteer architectural review committee reviewed over 250 requests. The common categories of requests are: exterior painting, roof replacements, patio/ decks, sheds, and various landscape modifications like xeriscape and walkways.

We have examples of some of the common ARC packets uploaded to the Plum Creek HOA website: www.plumcreektxhoa.com. These are stored in Community Pages> Architectural Changes.

From the Architectural Committee:

Our committee represents over 10 years of residency in Plum Creek. The aesthetic of the neighborhood; tree lined streets, the white picket fences, bright happy home colors, exceptional parks and so many other amenities was the thing that attracted all of us to Plum Creek in the first place. We all truly love that original look. Volunteering on the committee and seeing all the great improvements y'all have made to your homes over the years has been a labor of love for us. You, the residents, through all of your submitted projects, have done an amazing job of maintaining the neighborhood's original look. Thank you and keep them coming. Keep Plum Creek looking as good as it did the day the first homes were built.

Plum Creek HOA Architectural Review Committee



Call Us For A Free Roof Inspection

512-627-3113

Visit us at www.bolingroofs.com

Dog Park Announcement

The Dog Park is a great way to socialize with neighbors while giving your pooch some well-deserved exercise. Here's a few things to keep in mind while at the park:

1. Be courteous to your neighbors by keeping a keen eye on your K9. The dog park is not a dog sitter. Owners must be aware of their dog at all times.

2. Dogs will bark, growl, and establish their own pecking order. That's normal and to be expected. Nonetheless, each dog owner has the responsibility of making sure their dog is not going too far. This includes continuous bullying, continuous mounting, excessive barking, and digging.

3. Toys, treats and water stations. All are resources and some dogs will guard them aggressively. Never bring treats into the dog park. The ball being thrown is likely to be picked up by another dog. Toys in the dog park are likely to be shared and that should be expected. Water stations are often guarded by dogs wanting to prevent others from sharing the resource. Don't allow your dog to hang out by the bowl. Supervise the drinking and get back to the play time.

4. Pick up the waste. This goes hand in hand with keeping an eye on your pup.

5. Leave the kids at home. All dogs act differently around kids. Toddlers and young children should not be allowed to play in the park. While the concept sounds inviting, it's not safe for kids and not fair to the dogs. Some dogs will snip or growl or even bite an unsuspecting child trying to interact with the dogs. The dog park is for dogs.

6. Socialize! Get to know your neighbors and enjoy the park!

Respectfully,
Christopher Clement

Dog Park Chair

Report Maintenance/ Issues to Plum Creek HOA office



Report maintenance issues directly to Plum Creek HOA office. Ways to report maintenance or other items that need attention in the community:

www.plumcreektxhoa.com – login and complete the Online Forms

- Online forms are on left side of screen after logging in

- Reports are anonymous

Call the HOA office: 512-262-1140

Send an email directly to: plumcreekmanager@goodwintx.com; pcoffice@goodwintx.com

The Plum Creek HOA office does not monitor any Facebook or social media pages. If you post an issue to social media pages the HOA office may not hear about it.

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

Getting Involved- Volunteers

Association Committees are composed of Plum Creek residents, who serve on a voluntary basis. Committee chairs are appointed, as volunteers, by the committee members. The Board of Directors provides committee oversight. Committee meetings are determined by the chair and members. Many community decisions start at the committee level. If you would like to participate, please email the committee chair.

Dog Park Committee

Email: dogpark@plumcreektxhoa.com

- Assist in the design and maintenance of the Dog Park.
- Organize Pet Fair
- Inform residents of any pet related information via the PC Post and other channels.

Garden Committee

Email: garden@plumcreektxhoa.com

- Encourage beautification of Plum Creek via the Yard of the Month and Christmas and Holiday Lights Contests and recommend similar programs to the Board.
- Sponsor neighborhood educational opportunities about landscaping and related topics, and write articles for the PC Post.
- Recommend, design, and implement landscape projects and improvements in Plum Creek.
- Assist and advise: residents with questions, problems, and gardening interest, the HOA Board, Committees, and Developers on current and future projects

Lake/ Park Committee

Email: lake@plumcreektxhoa.com

- Ensure proper maintenance of the lake and surrounding trail system
- Monitor plant, fish and wildlife in the lake area
- Make recommendations regarding improvements to the lake area
- Host activities in the lake area that encourage appreciation for the wildlife and their habitat
- Ensure proper maintenance of the Plum Creek parks
- Make recommendations regarding improvements to the parks

Pool Committee

Email: pool@plumcreektxhoa.com

- Monitor maintenance of pool facilities.
- Make recommendations to the Board regarding rules and hours of operation.

- Encourage compliance of pool rules and policies.
- Make recommendations to the Board regarding pool events and activities, including the swim team.

- Assist residents with pool questions or concerns.

Recreation Committee

email: recreation@plumcreektxhoa.com

- Plan and organize neighborhood events, including Plum Creek Race Challenge, Front Porch Days, Easter Egg Hunt, Hootenanny on the Hill, 4th of July, Holiday Bazaar, and more.
- Make recommendations to the Board regarding Community Center maintenance, improvements, and policies.

Visit event websites: www.frontporchdays.com , www.hootenannyonthehill.com

Safety and Neighborhood Watch Committee

Email: safety@plumcreektxhoa.com

- Organize and plan National Night Out each year.
- Organize Neighborhood watch meetings and encourage participation.
- Encourage neighborhood security and safety.
- Inform residents of safety and security issues via email, the PC Post, monthly meetings and other channels.
- Meet with neighbors about safety and security concerns in the neighborhood, and make recommendations/reports to the Board and the Executive Committee about the same.

Welcome Committee

Email: welcome@plumcreektxhoa.com

- Greet new members making their home in Plum Creek with a tote bag that includes a Plum Creek Welcome packet, a Kyle Chamber of Commerce packet and promotional items from local area businesses
- Solicit promotional items from local businesses to include in Welcome bags
- Provide a directory of services to senior services
- Host periodic pot luck and game night events for residents

Yard Spirit Committee

Email: yardspirit@plumcreektxhoa.com

- Encourage beautification of Plum Creek via the Yard of the Month, Halloween and Holiday Lights Contest and recommend similar programs to the Board.

A copy of the welcome packet is posted on the Plum Creek resident website: www.plumcreektxhoa.com





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Frequently Asked Questions About Lawn Deed Restriction Violations

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.

- oResource 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

Plum Creek Violation Fine Policy

In an effort to encourage compliance with the Plum Creek Master Declaration of Covenants, Conditions, and Restrictions (DCCR's) and in accordance with Article 5.10 of the DCCR's, the Board of Directors adopted the following fine policy which became effective March 1, 2011:

- The first violation notice will be considered a courtesy notice and will not result in a fine.
- The second violation notice of same or similar kind will also not result in a fine.
- The third violation notice of same or similar kind will result in a \$25 fine.
- Each repeat violation of same or similar kind thereafter will result in an additional \$25 fine.

This violation sequence will "reset" if a same or similar violation is not cited within a six month period.

For example: An owner is issued a courtesy notice for needed lawn maintenance on March 1. The owner cures the violation, and another notice for lawn maintenance is not issued until November 1. The November 1 notice will also be considered a courtesy notice because the owner was not cited for the same or similar violation within a six month period.

If you have questions regarding the new fine policy, please contact Adriane Carbajal, property manager, at 512-262-1140 or plumcreekmanager@goodwintx.com.

The Board, management company, and your neighbors thank you for your compliance!



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