

Pecan Plantation Newsletter



Happy New Year:

The Pecan Plantation Christmas Parade of Lights was especially wonderful this year.. Thanks to all who participated in making our community glow with holiday greetings. We wish everyone a happy and safe New Year from our family to yours. We look forward to continued progress toward a new normal as the days grow longer again and after almost two years of COVID. As 2020 was a difficult year, so 2021 was quite a whirlwind. Thank you for keeping the safety of your neighbors in mind in 2022.

CALENDAR:

- Feb. 1:**
Lot/Home rent due
- Feb. 2:**
Happy Ground Hogs Day!
- Feb. 8:**
Water payments due.
- Feb. 14:**
Happy Valentine's Day!
- Feb. 21:**
Happy President's Day!

- Mar. 1:**
Lot/Home rent payment
- Mar. 8:**
Water payments due.
- Mar. 12-29:**
SMCISD Spring Break
- Mar. 17:**
Happy St. Patrick's Day!

- Apr. 1:**
Lot/Home rent due
- Apr. 8:**
Water payments due.
- Apr. 17:**
Happy Easter!

Winter Is Finally Here!

When freezing temperatures are predicted, you will need to take precautions to avoid frozen pipes which can then break and cause water damage. Leaving cabinet doors open under sinks, wrapping outside pipes, and a very slight drip of inside and outside faucets may help. In a hard freeze, you may have to shut off the water where it enters your home. Some of these precautions can be put in place BEFORE the freeze happens. After the freeze, be sure to check ALL pipes for small leaks in order to avoid a larger leak later. Watch your water bill. Any increase in use may be a sign of a leak which you may not see.

Texas Disposal Systems:

The Pecan Plantation community contracts with TDS for solid waste services exclusively. They also provide an annual heavy trash dumpster. All residents are REQUIRED in their lease to have a TDS roll out cart for trash collection on their lot. If you do not have one, please call them at 512-421-1340 or 800-375-8375 to be added to their records. Beginning March 1, 2022, their weekly service fee will be \$22.91. However, they bill quarterly so your bill will increase to \$68.73 for one cart.

If you are finding that you have more trash in a week than will fit into one cart, you can order a second cart for an additional \$10 per week (\$30 per quarter). Trash

pickup happens on Wednesdays. Please be sure you're your trash can is moved off the street by Thursday morning. Thank you for helping us keep all trash contained in TDS carts and off the streets in our community.



Park Amenities & Rules:

Please review your Park Rules regularly. Special rules are found there for our Fitness Center, Dog Park, Playground, location of shed placements, and other rules that keep our community a pleasant place to live. Pool Rules can also be found there. While it has been necessary to keep the pool closed for the last two years due to COVID restrictions, we are hopeful to be able to open it in 2022 perhaps with limited hours. Rule 3i states that "planting of trees is prohibited...trees that come up from seed must be removed by the resident." Now is a good time to look up at the trees on your lot to see where branches are growing toward the ground instead of toward the sky as they should. Such branches should be trimmed to avoid future damage to your property. Tree maintenance is the responsibility of the home owner. Call or email Carol at the office at 512-357-6111 or capeters12@austin.rr.com for a list of arborists.

SMCISD resumes classes:

In-person school began again on January 4. February 11, 21, and March 12-29 will be school holidays. As the days grow longer, children will be playing outside longer into the evening. Please be watchful especially around the bus stop and mailbox areas on Hackberry Street. Please adhere to the 20 mph speed limit on our streets.

Home Maintenance:

B & H Mobile Homes Supplies located on the I35 access road between Hwy 123 and RR12 keeps a Contractor List of recommended providers to provide repairs to your home. The office also has a list of contractors if you are looking for assistance. Email capeters12@austin.rr.com.