

# Pecan Plantation Newsletter

<http://www.PecanPlantationTX.com>

512-357-6111



## Pool Rules:

Please see the Pecan Plantation Pool Rules on the back of this newsletter and post them in a very visible spot in your home for the summer. Be sure that everyone living in your home is aware of and follows these rules. Management reserves the right to close the pool at any time for pool rules infractions, safety issues, or maintenance.

## CALENDAR:

### June 1:

Lot/Home rent payment due

### June 8:

Water payments due.

### June 13-15:

Lockhart's 47th Annual Chisholm Trail Rodeo & Music Festival

### July 1:

Lot/Home rent payment due

### July 4:

HAPPY 4th OF JULY!

### July 8:

Water payments due.

### Aug. 1:

Lot/Home rent payment due

## New Neighbors:

Please welcome these new homeowners to our community:

- Lee Torres & Kerri Meintz at 114 Mimosa lot #46
- Tony Pena & Santos Pena at 17 Maple Street lot #83

## Yard of the Month:

We are pleased to announce the Yard of the Month for May:

- Brandon & Traci Yarbrough at 83 Oak lot # 134

## Screen Doors & Couches:

Screen doors left open and furniture designed for interior use but used outside give a poor appearance to the neighborhood. Please repair your screen door if it will not close or latch properly and be sure to pull it closed when entering or leaving your home. Please use outdoor furniture ONLY on decks and in the yard.

If you left a couch on lot #2, please remove it. Please do NOT leave any old furniture or trash on vacant lots or in front of your house with the intention of donating it to another family. We have an annual garage sale and free dumpster for large items in the spring. Any other time, you are responsible for disposing of unwanted large items. Try Goodwill on Hwy 80 or call TDS for pickup. Please keep the items inside your home until disposal.

## Understanding Homestead Exemptions:

A homestead exemption removes part of the appraised value of your home from taxation and reduces your tax bill. A homestead exemption can apply to a mobile

home as long as you own it and it qualifies as your principle residence. Caldwell County provides a \$10,000 homestead exemption. SMCISD provides a \$25,000 homestead exemption and an additional homestead exemption of \$10,000 for homeowners over age 65 or disabled. Contact the Caldwell County and Hays County Tax Offices to apply for homestead exemptions if you qualify.

The tax appraisal for your home is mailed to you in April or May from Caldwell County. The appraised value can be protested within 30 days of the date that you receive the letter. If you need assistance with a protest, call Carol at 512-268-2610 or [capeters12@austin.rr.com](mailto:capeters12@austin.rr.com).

## Ten Easy Ways to Make Your Home Safer & More Secure:

1. Keep interiors & exteriors well lit.
2. Keep shrubs around the house well trimmed.
3. Keep outside clutter off sidewalks & steps.
4. Keep locks on doors and sheds in order and tamper-proof.
5. Do not share information about working or school hours.
6. Do not put personal information online or respond to internet or phone scams.
7. Teach children about the dangers of the internet & privacy theft.
8. Do not attempt repair work of appliances involving undue risk.
9. Practice regular safety drills with your family to assure awareness of procedures.
10. Maintain caution when driving vehicles in or out of your driveway.