

# The Onion Creek Times

January – February 2021



The Official Newsletter of the Onion Creek Homeowners Association

## 2020 Board of Directors Committees and Support Staff

### President

Kathy Pillmore – 512.797.5400  
kpillmore@gmail.com

### Vice President

Jerry Patterson – 512.740.5650  
jerrypatterson@texas@gmail.com

### Secretary/Treasurer

Kathy LaHaye – 512.599.2424  
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Jennifer Beaulieu	408.506.2065	jbrownblue3@yahoo.com
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John McNabb	512.636.4499	johnmcnabb@earthlink.net
Dick Perrone	512.965.7157	dijenperrone@sbcglobal.net

### Committees & Chairs

Architectural Control:	John McNabb	512.636.4499
Communications:	Kathy Pillmore	512.797.5400
Development/Infrastructure:	Wendy Braniff	512.924.2216
Garage Sale:	Annette Waller/Denise Cadell	512.280.8110
Government Affairs:	Jerry Patterson	512.740.5650
Landscape & Parks:	Dick Perrone	512.965.7157
Legal:	Darcy Hansen	702.325.4539
Neighborhood Watch:	Beth Cubriel	512.578.6279
Security:	Jennifer Beaulieu	408.506.2065
	Jerry McIlhon	512.203.3806
Traffic Control:	Carolyn Dyer	512.280.6732

### External Committees

Councilmember Kitchen's "Kitchen Cabinet"	Jerry Patterson
	Ken Jacob

### Office Staff

Office Manager:	Annette Waller
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ocha08110@sbcglobal.net	512.280-8110
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Giles and Shea, Terri Giles	512.451.9901

## BOARD Notes

The 2021 Onion Creek Homeowners Association board meetings will be held virtually via Zoom link. Residents are welcome to attend scheduled meetings. The link to the meeting may be obtained from the HOA office.

### TREASURER'S REPORT

Kathy LaHaye

Year-to-Date Landscape and Park Maintenance are over budget. Sullivan Park Improvements (Reserve funds) is over budget, Security is over budget due to extra shift. Utilities were over budget and Legal was underbudget. Newsletter and Salaries were over budget. Net revenue over expense was \$17,514

### DELINQUENCY REPORT & OFFICE UPDATE

Annette Waller

\$11,222 in delinquent payments has been collected since the September board meeting. Current delinquent balance due to aggressive collection efforts by the office staff and board member Darcy Hansen is down to \$27,604. Numerous demand letters were sent out in November and will be followed by property liens if payment is not received within 30 days of the letter. Dick Perrone assisted with collection of one commercial account that was two years in arrears. Since the last newsletter 21 homes sales were logged with 12 pending as of November 12. • Dick Perrone delivered 25-30 lbs. of household batteries, collected in the office from residents, to Austin Resource Recovery.

### SECURITY

Jennifer Beaulieu

Holiday bonuses for the drivers were approved by the board. 2021 proposed budget for security is \$286,000 based on pay rates staying the same. The extra 8-hour shift will be discussed at the annual meeting to determine its usefulness vs. cost. Kathy Pillmore requested hard numbers for the December meeting so

SEE "Board Notes"..... page 3

# President's Message



Kathy Pillmore, HOA President

*H*appy New Year...at least I hope it's happy and that we'll soon know if the vaccine for COVID-19 works and we can get back to some sense of normal. I hope everyone enjoyed a safe and joyous holiday season. Seeing the holiday lights and great decorations in Onion Creek certainly lifted my spirits.

On to the business of the new year. Just a few houses remain to be demolished and taken out of the flood risk area. We are looking forward to planning the reuse of these vacant lots and are anxious to hear from our residents as to how they see these areas going forward. Some options up for discussion are pocket parks in a couple areas, a dog park, community garden(s) and a back-to-nature approach. Where these would be located, how they would be managed will be answered before taking any steps to create any of the aforementioned areas.

We are planning to have a garage sale in the Spring. Dates will be announced at the annual meeting. We will set out guidelines for practicing safety. Regarding the annual meeting which is set for January 16 in the main dining room of the Onion Creek Club. Things will be different at this year's meeting...but then what hasn't been different in the last nine months. We still have to achieve a quorum in order to conduct business and vote on board members. However, we will have to restrict the number of individuals who can attend in person to one per household or property owned. A proxy is enclosed in this newsletter and we ask everyone who cannot or does not want to attend in person, to please complete one and return it to the office no later than Wednesday, January 13 to be validated prior to the meeting. You can drop it off at any time. There is a convenient drop box just outside the office door. We will also set up a webinar so those who cannot attend, can watch the proceeding from home. We apologize for the inconvenience but it is what it is and it is out of our control.

Another note on the annual meeting. We will be electing officers for the coming year. The candidates bios appear in this newsletter. Special thanks go to Martie Owan who chaired the nominating committee. They did an excellent job vetting three new candidates who will be added to the four incumbents running for re-election to fill six open positions.

The HOA will be sponsoring a License to Carry class for both experienced gun owners and those with little to no experience around firearms. The class will be conducted by a qualified and very experienced instructor and will be held in the spring...dates yet to be determined. The class will include 4-1/2 hours of classroom time followed by firing qualifications. Stay tuned for details.

I hope to see many of you at the annual meeting and the rest of you via webinar.

*Kathy*

**JANUARY 16, 2021 • 9 AM**

ONION CREEK  
HOMEOWNERS ASSOCIATION  
**ANNUAL MEMBERSHIP MEETING**



ONION CREEK CLUB  
MAIN DINING ROOM\*

*\*Reservations will be required to attend in person and are limited to one person per household/property. Make your reservation by contacting the HOA office. Proxies will be needed to achieve a quorum. Please complete one (enclosed) and return it to the office by 5 pm 1/13. You will be able to view the meeting via Zoom link that will be sent via eblast and available from the office*

The *Onion Creek Times* is the official publication of the Onion Creek Homeowners Association. It is published six times per year and is one of four official sources of information for Onion Creek residents, which include the OCHOA website ([www.onioncreekhoa.org](http://www.onioncreekhoa.org)), the Notification Network (email blasts), and the Onion Creek Facebook page ([www.facebook.com/onioncreekhomeownersassociation](https://www.facebook.com/onioncreekhomeownersassociation)). The purpose of the *Onion Creek Times* is to inform residents of issues that directly involve the neighborhood and impact our community, to promote neighborhood events, and to encourage a sense of community in the Onion Creek neighborhood. **Editor:** Kathy Pillmore, ([ochoa2019kp@gmail.com](mailto:ochoa2019kp@gmail.com)). Submissions are welcomed and may be included in appropriate issues, subject to the editor's approval and space available. Reprints of articles from other publications must include a written "permission to reprint" from the originating publication. **Advertising:** Cathy Miller 512.426.9758, [catmiller@mindspring.com](mailto:catmiller@mindspring.com). Ads must be formatted as TIFF, JPEG, EPS or PDF. Written permission to use customer-supplied art/specialty fonts must accompany all ads. **Photo guidelines:** Written permission to reproduce must accompany all copyrighted material. Photo caption and photo release must accompany photos. Photos should be 300 dpi at 100% of the published size in TIFF or JPEG format. **Disclaimer:** *Neither the Onion Creek Homeowners Association nor Cathy Miller Communications endorses any newsletter advertiser, nor will either entity incur liability for inaccurate or misleading information. Always ask for references before contracting with vendors.*

that a dues increase can be reviewed to determine if it will be necessary if we decided to continue the additional shift next June.

### DEVELOPMENT/INFRASTRUCTURE Wendy Braniff

New projects include a multi-family residence at **10304 Old San Antonio Road**, just north of Akins High School and just above the low-water bridge over Slaughter Creek. The tract covers 13.92 acres and the developer has requested to go from IRR (1 unit per acre) to MF3 (35 units per acre) for a total of 197 acres. OCHOA has filed “interested party” status. The COA staff recommends granting MF2 zoning with a max height of 4 feet and average density of 20 units per acre. Impervious cover with this zoning would yield 8.35 acres with approx. 167 units. Developer agreed with staff recommendation. COA Zoning & Planning Commission on 11/17. (Case No. C14-2020-0116)

**8321 Thaxton Road** (at Slaughter Lane termination into Thaxton/McKinney Falls. Prelim plan is 62.407 acres with 308 single-family lots, a cemetery, park and other improvements.

**Pie Bar** will be opening January 2021 at 8900 S. Congress on west side across from HEB. It is the first franchise location for the Lubbock-based dessert business.

Monitored Projects include **The Conrad, 2000 Onion Creek Parkway** (NW corner of OCP and IH-35. Site plan approved for a multi-family development of 100% affordable housing (which is 60% below Austin’s median family income) and associated improvements of 280 MF units with 59.9% impervious cover of the 198,550 sq. ft. to include two below-grade parking garages and five above-grade levels of residences. OCHOA has been granted “Interested Party Status” due to site’s location immediately upstream of OC on Onion Creek such that any run off will impact the OC subdivision. Case #SP-2020-0290C-SH and 2020-107225-SP

Turners Crossing. Site work ongoing at **13023 N. Turnersville Road**, a 471-acre tract at SE corner of Turnersville and FM 1327, split into two tracts as it crosses SH-45 SE. It is planned for single, multi-family and commercial/retail including 1,384 lots. Case No. C8J-2018-0091

**11501-11811 South IH-35 Service Road Northbound** (between St. Albans Church and Onion Creek). Rezoning from single-family residential (standard lot) to multifamily moderate-high density intended to accommodate 36-54 units per acres. More info at <https://abc.austintexas.gov/web/permit/public-search-other>

### NEIGHBORHOOD WATCH/CRISIS MANAGEMENT Beth Cubriel

Reports of car breaks-ins and vandalism were received Halloween night. Location was No. Pinehurst and cross streets. Some of the activity was captured on camera. Victims are encouraged to report

activity to 311. • Lindsey Rogers Ross has volunteered to organize Legends Way’s Neighborhood Watch program.

### VOLUNTEER SECURITY PATROL Jerry McIlhon

There are currently three volunteers who have completed the training and will begin day-time patrols to complement our paid security. More volunteers are needed. Please contact the HOA office or Jerry McIlhon if you’re interested in helping.

### TRAFFIC CONTROL Carolyn Dyer

The COA has approved the installation of a “No Outlet” sign at the corner of Wild Dunes Ct. and Wild Dunes. • The completion of a sidewalk on Pinehurst between La Costa and Legends Lane has been approved and OCHOA will be billed for \$7200...\$2,800 less than estimated. Work start dates were not known at press time. • A new traffic light has been installed at the intersection of Old San Antonio Road and FM 1626.

### ARCHITECTURAL CONTROL/RULES ENFORCEMENT John McNabb

There was a discussion about yard signs and a letter will be coming out shortly reiterating the policy as stated in our CC&Rs.

### LANDSCAPE/PARKS Dick Perrone

Limbs and brush collected on the city-owned vacant lots were picked up in October/November. The city was notified that their contractor who performed the mowing on the vacant lots in October merely mowed around these piles of brush and the HOA was left to have it removed. The city agreed to correct this now that they have paid staff for this purpose.

### OLD BUSINESS

**Buyouts and Tear Downs.** Approximately 119 of the 138 homes slated for removal have been demolished. Demolitions are scheduled through the end of 2020. Some homes now being removed were found to have asbestos which requires a lengthier demo process preceded by asbestos abatement. Another walk through with personnel from the city’s Watershed Protection and Public Works Departments to review the recently demolished properties to see if the improvements we requested were being met. By and large, the vacant lots were cleaner of debris, but there were still some improvements to be made and they were noted.

**Budget.** The 2021 budget is being reviewed and will be approved at the December 17 board meeting.



**Nominating Committee.** Martie Owan presented the slate of candidates for the election to be held at the January Annual Meeting. The board approved the slate. Their bios appear in this newsletter.

**Drone Flyover of Creeks.** Kathy Pillmore noted that she requested a proposal for a drone flyover of Onion and Slaughter creeks to determine where obstructive debris exists so that requests for removal and cleaning of the creeks can be accomplished. The proposal was too expensive and others are being solicited.

**License-To-Carry Class.** The board approved the HOA's sponsorship of License-to-Carry classes for Onion Creek residents. The first class will be limited to 18 people and will be held in the spring. Details will be forthcoming in the March/April newsletter and via eblasts to residents.

## Nominating Committee Report

Martie Owan, Chair

The OCHOA Board is fortunate to have three very qualified residents put forth their applications for election to the Onion Creek Homeowners Association Board of Directors. The Nominating Committee made up of current directors, former directors and a current resident was chaired by Martie Owan and included Ken Jacob, Cathy Miller, John McNabb, Darcy Hanson, and CW Hough. Submitting their application are Sanders P. Gibbs III, Kimberly Collins, and Christopher Burgess. There will be two positions open in January for the 2021 board. The three new candidates were interviewed November 13. Four candidates are incumbents running for re-election, which brings our slate to seven candidates. Individuals may opt for their job after the election in January at the first HOA meeting following the election.

A most sincere thank you to both the committee and the candidates for giving of their time for the interview process and especially the applicants for their enthusiasm and willingness to serve our community by sharing their talents.

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*Onion Creek Times*  
Advertisers!**

## TRAFFIC REPORT

by Carolyn Dyer

The weather is finely cooler and more people are walking, jogging and riding bikes. Unfortunately, the volume of traffic on N Pinehurst Dr., La Costa Dr. and River Plantation Dr. seems to be increasing along with more vehicles speeding at even faster speeds. It is important for your safety if you are out before or after daylight to carry a flashlight, wear clothing that has some type of reflectors or lights (e.g. light on shoes, hat or clothing). Bicycles should have a headlight and taillight on it.

Here is another friendly tip; “**Drive with your lights on at all times**”. Because of the time change and earth moving into the winter solstice we are prone to have more cloudy days and with the trees loosing or changing colors of their leaves, animals’ coats changing to darker colors for winter and peoples’ winter clothing is usually grays, browns or dark blues it is so much harder for drivers to see animals/people moving along beside or crossing the roads. At the same time is as equally hard for pedestrians to see cars before dawn or after dusk. Remember “dark colors don’t reflect light as easily as lighter colors. During November there were two incidents of deer being hit in our neighborhood.

Please be safe while you are driving, walking, jogging or riding a bike on the streets of Onion Creek.



## A MESSAGE FROM YOUR *Architectural Control & Rules Enforcement Committee*

First, thank you to everyone who is taking such great care of the appearance of their properties. We all benefit when that happens.

**Signs:** A reminder to everyone that the only signs allowed by the Covenants, Conditions and Restrictions (CC&R's) are one “for sale” or “for lease” sign per property. We respectfully ask that all other signs be removed even though we know they are well intentioned. This is for the appearance of the neighborhood and to support the CC&Rs which help make this neighborhood a great place to live and play.

Where we individually and collectively can make a difference is through our elected officials - all council members and the mayor. We need to let them know our views as they debate the future of public safety and shifting resources. The survey to express views is also still available if you haven't already taken it. You can find it at [https://www.speak-upaustin.org/reimaginingpublicsafety/survey\\_tools/reimagining-public-safety-speak-up-survey](https://www.speak-upaustin.org/reimaginingpublicsafety/survey_tools/reimagining-public-safety-speak-up-survey) and the Reimagining Public Safety website at <http://austintexas.gov/publicsafety>

# Candidates for the 2021 OCHOA Board of Directors

Six board positions will be filled at the January 16 Annual Meeting

## **WENDALL “WENDY” BRANIFF – INCUMBENT**

**Residence:** 10625 Legends Lane, OC Resident – 23 years

**Education:** 1973 BA, 1979 MSSW, 1985 JD

**Employment:** Attorney – Braniff Attorneys & Counselors 1998 – Present, 2009 – 2016 Director of Insurance & Risk Management Center, University of Houston 2016

**Previous Board Experience:** OCHOA Board member since 2017 responsible for Infrastructure & Development; formerly president of Legends Lane HOA; Service on industry, legal and cultural boards

**Special Skills:** Commercial real estate development; water law, Microsoft Publisher, communications, writing, politics

**Reason for Serving:** “I’m very interested in the Onion Creek Community and the HOA functions. Retirement has provided more time to be involved. I have used my knowledge and expertise to keep the HOA abreast of development activity around the community.”

**Interests:** Development/Infrastructure

## **CHRISTOPHER BURGESS**

**Residence:** 2400 Pebble Beach Cove, OC Resident 3 years

**Education:** BS Finance 1992, MA Liberal Arts and Social Change 2006, M.ED Adult Education & Training 2008

**Employment:** 2015 – present, Director of Compliance Southern Careers Institute, 2005 – 2014 Chief Compliance and Regulatory Affairs Officer Chancellor University

**Previous Board Experience:** None

**Reason for Serving:** “The board was extremely helpful to us during the buyout process and I would like to be able to provide any assistance I can to dot her residents.”

**Interests:** Finance, Landscape & Parks, Leadership, Legal, Modifications & Rules, Neighborhood Watch, Newsletter, Security, Traffic, Trash & Recycling, Website

## **KIMBERLEY COLLINS**

**Residence:** 2403 Coral Ridge Circle – OC Resident 14 years

**Education:** Graduate Certificate in Historic Preservation 2015, MS Architecture (candidate) BA Public Administration 2012

**Employment:** Urban planner, founder and senior consultant with Grit & Glory Preservation

**Previous Board Experience:** Green Spaces Alliance – Board of Directors San Antonio Area Foundation, Steering Committee for SALSA Initiative (Successfully Aging and Living in San Antonio)

**Reason for Service:** “I think Onion Creek is an amazing place with awesome people. For this reason, I think it’s important to try and hear all voices without bias or personal judgement in our processes. As a previous city planner who worked for the seventh largest city in the nation, I know how difficult the task can be to do just that. Working directly with many HOAs in the past, I’ve seen that being on HOA boards can be a difficult and thankless job. However, I plan on listening without bias and trying to unite our neighborhood when differences arise. My experience makes me familiar with research supported best practices for neighborhoods concerning crime reduction, increasing quality of life for residents, legal application of city, state and federal laws, helping seniors age in place etc. As a mother of four children 12 and under, I appreciate family, friends and a strong

community. As a HOA board member my biggest goal will be to achieve the healthiest, most robust Community we can provide each other and our kids and grandkids in Onion Creek.”

**Interests:** Leadership, Modifications & Rules

## **SANDERS P. GIBBS III**

**Residence:** 11208 Players Path, OC Resident 4 years

**Education:** Not listed

**Previous Board Experience:** None

**Employment:** Sales representative at Rooster Paint Center – 15 years

**Reason for Serving:** “I would like the opportunity to serve on the Onion Creek HOA Board to help my community and neighbors uphold the integrity of this neighborhood.”

**Interests:** Landscape & Parks, Security

## **JERRY MCILHON – INCUMBENT**

**Residence:** 10107 Pinehurst Drive – OC resident 3 years

**Education:** Registered Investment Advisor with Beck Capital Management for 23 Years

**Employment:** Beck Capital Management 1997 – Present

**Previous Board Experience:** Joined Onion Board summer of 2020 completing an unexpired term. Currently managing the Neighborhood Watch Volunteer Patrol

**Reason for Service:** “My wife and I just love our neighborhood and are amazed at how many great relationships we have developed over a short period of time. We are very concerned about the criminal element that has recently developed and want to take every action necessary to eradicate it.”

**Interests:** Finance, Neighborhood Watch, Security

## **JERRY PATTERSON – INCUMBENT**

**Residence:** 10210 Pinehurst Drive – OC Resident 14 years

**Education:** BA History, Texas A&M

**Employment:** USMCR, retired, State of Texas, retired

**Previous Board Experience:** Onion Creek HOA and numerous other boards and commissions

**Reason for Serving:** “It’s the right thing for all of us in Onion Creek to take a turn on the board.”

**Interests:** Modifications & Rules, Traffic, Government Affairs

## **RICHARD J. “DICK” PERRONE – INCUMBENT**

**Residence:** 4503 Wild Dunes Court – OC Resident 32 Years

**Education:** BBA University of Texas at Austin, 1967

<https://blog.campingworld.com/at-the-campsite/winter-rv-camping-what-you-need-to-know/>

**Previous Board Experience:** Board member of Onion Creek HOA and past president.

**Employment:** 28 years at McCoy Corporation Headquarters, San Marcos – real estate director, retired 2004

**Special Skills:** Communication and getting the challenge done.

**Reason for Serving:** “To give back to the neighborhood.”

**Interests:** Landscape & Parks.



## ON NOVEMBER 3rd ONION CREEK LOST A CHAMPION

**B**ob Larsen served on the Barton Springs Edwards Aquifer Conservation District Board of Directors (BSEACD) from 2002 to present, and over the years he has not only championed the development of alternative water sources, but he has been a champion to the Onion Creek community, protecting a water supply that serves the golf course and the neighborhood. He lost his bid for another term in the Nov. 3rd election.

When the city annexed Onion Creek in 2004, the Onion Creek water treatment plant reverted to the city. The plant provided gray water to the club and the club provided gray water to the HOA to water our common areas. The city committed, as part of annexation, to continue to provide the gray water to the club until a new city treatment plant was built in South Austin. In 2013 Onion Creek experienced its first devastating flood that took out the water treatment plant. The city was still obligated to provide water to the club but the south Austin plant was not yet online so the city provided potable water at a significantly higher rate. The club also drew water from an Edwards Aquifer well located across IH-35, but with the loss of the gray water, that permitted well had insufficient volume. Through Bob's efforts the club was able to tap into the Middle Trinity Aquifer to supplement its greatly reduced water supply.

Rather than relying solely on conservation, which other members of the BSEACD Board were touting, Bob began his search for alternate water sources including desalination of underground brackish water, and the reuse of treated wastewater effluent to offset the use of aquifer water in non-potable water use situations. He even championed the concept of re-using captured flood waters.

Bob has been an advocate of intelligent ground water management, looking outside the box for solutions to our precious water supply.

Bob received his Ph.D. from the University of Wisconsin in Geography with a minor in Civil and Environmental Engineering. He also holds a MS in Geography and a BS in Geology and Biology from the University of Wisconsin. He retired as a Distinguished Professor Emeritus from Texas State University where he was a professor and director of government partnerships. With more than 40 years of teaching and management experience under his belt, he's accumulated numerous recognitions and honors including Distinguished Teaching Achievement Award – National Council for Geography Teaching, Public Administration Educator of the Year – American Society for Public Administration, Lifetime Achievement Award – American Planning Association, Distinguished Professor Emeritus in Geography – Texas State University, and Environmental Pollution Prevention Committee Appointee – Texas Commission on Environmental Quality (TCEQ)

Bob and his wife Judy have been residents of Onion Creek since 1998. They have two children and five grandchildren. Both are avid golfers and travelers. With his tenure on the BSEACD Board ending, he can now truly enjoy his retirement. Onion Creek owes him a huge debt of gratitude for his years of service to the community.



Bob and Judy Larsen

## DOG WASTE NO-NO!

**It has been brought to our attention that residents have been seen throwing their bagged pet waste into the city's storm drains which empty into the surrounding creeks. We appreciate your effort to clean up after your pet(s), but this is not an acceptable way to dispose of their waste and you could be subject to major fines if you are caught doing this.**

**Please dispose of your pets' waste responsibly.**



## Legends Way at Onion Creek Yard of the Month

Photo courtesy of Jody Plummer



**DECEMBER**

Cory & Caroline Gray • 11017 Mickelson

# 2021 Newsletter

## Deadlines

The Onion Creek Times is published six times per year by the Onion Creek Homeowners Association. Articles and/or photos are welcomed and may be submitted via email to [ochoa2019kp@gmail.com](mailto:ochoa2019kp@gmail.com). Publication is subject to approval and space available.

Issue	Editorial/Photo	Advertising*
March/April	February 1	February 1
May/June	April 1	April 1
July/August	June 1	June 1
September/October	August 1	August 1
November/December	October 1	October 1

\*Please direct all advertising inquiries to Cathy Miller at 512.426.9758 or email [catmiller@mindspring.com](mailto:catmiller@mindspring.com).

### ONION CREEK BOARD OF DIRECTORS 2021 Board Meetings

*All board meetings will be held virtually via Zoom link until further notice. The link for meetings may be obtained from the HOA office.*

Thursday, January 21, 4 - 6 pm  
 Saturday, February 20, 10 am - 12 pm  
 Thursday, March 18, 4 - 6 pm  
 Thursday, April 15, 4 - 6 pm  
 Saturday, May 15, 10 am - 12 pm  
 Thursday, June 17, 4 - 6 pm  
 Thursday, July 15, 4 - 6 pm  
 Saturday, August 21, 10 am - 12 pm  
 Thursday, September 16, 4 - 6 pm  
 Thursday, October 21, 4 - 6 pm  
 Saturday, November 20, 10 am - 12 pm  
 Thursday, December 16, 4 - 6 pm  
 General Membership Meeting - January 15, 2022



# 2021 OCHOA

## Calendar

New Year's Day .....	Jan 1
OCHOA Annual Meeting, 9 am* .....	Jan 16
MLK Day .....	Jan 18
OCHOA Board of Directors Meeting, Via Zoom*, 4-6 pm.....	Thursday, Jan 21
Ground Hog Day .....	Feb 2
Valentine's Day .....	Feb 14
President's Day .....	Feb 15
Ash Wednesday/Lent Begins .....	Feb 17
OCHOA Board of Directors Meeting, Via Zoom*, 10 am-12 pm.....	Saturday, Feb 20
Purim.....	Feb 27

\*If you wish to attend the HOA meetings, please call/email the office for the Zoom link.

### AVAILABLE IN YOUR HOA OFFICE

You can have items notarized in the HOA office at no charge to OC residents.

Bring your small (A's, C's, D's etc.) batteries to the office to be recycled. No car batteries please!

If it's an EMERGENCY  
 Call 911 First  
 Then Call  
**ONION CREEK SECURITY**  
**512-940-9269**  
 If it's NOT an emergency,  
 Call 311



## ONION CREEK HOMEOWNERS ASSOCIATION

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Office Hours: Mon-Tue-Thu-Fri • 10am - 2pm  
Weds • 8am - 5pm

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*The Onion Creek HOA board meetings are held the 3rd Thursday of each month from 4 to 6 p.m. or the second month each quarter on the 3rd Saturday at 10 am. All meetings are held virtually via Zoom link which may be obtained from the HOA office. Check [www.onioncreekhoa.org](http://www.onioncreekhoa.org) for the agenda any changes.*

## Yard of the Month



NOVEMBER 2020  
Rebekah Lynn Sterzing  
10302 Pinehurst Drive



DECEMBER 2020  
Timothy Ian & Aimee Ruth Brown  
10702 Pinehurst Drive

## REAL Estate Round Up



BY HECTOR EICHELMANN  
MUSTIN & PORTER REALTORS  
Cell (512)282-8039  
Office (512)282-2110

### The Onion Creek Real Estate Report as of December 1, 2020

6 Houses & Condos for sale at an average price of \$545,233

4 Houses & Condos pending under contract an average price of \$14,725

11 Houses & Condos sold for:

List Price Average \$385,555 - Max. \$545,500

Sold Price Average \$392,910 - Max. \$595,610

*Onion Creek average days on the market - 23*