

The Onion Creek Times

March – April 2021



The Official Newsletter of the Onion Creek Homeowners Association

2021 Board of Directors Committees and Support Staff

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kpillmore@gmail.com

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jerrypatterson@texas@gmail.com

Secretary/Treasurer

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 Communications: Kathy Pillmore 512.797.5400
 Development/Infrastructure: Wendy Braniff. 512.924.2216
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 Government Affairs: Jerry Patterson. 512.740.5650
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 Neighborhood Watch: Beth Cubriel. 512.578.6279
 Christopher Burges. 480.216.9067
 Security: Sanders Gibbs 408.506.2065
 Jerry McIlhon (Volunteer Patrol) 512.203.3806
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BOARD Notes

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

FINANCIAL UPDATE

Kathy LaHaye

December 31, 2020 YTD revenue at \$476,778 was reported as \$9,104 over budget; YTD operating expenses at \$471,130 were \$76,234 under budget. The difference was due to an accounting adjustment that moved some major maintenance projects to the asset column. The budget is posted on the HOA website for detailed review. • A question about a \$2500 retainer allocated to attorney Roger Borgeldt by Mike Rodriguez in 2018 was for his help with floodplain issues being considered by the city. A full accounting of what was spent was requested.

DELINQUENCIES

Annette Waller

In May delinquencies were at an all-time high of \$70,600 and as of December that amount was reduced to \$21,950 due to collection efforts by the office staff, and board members Darcy Hansen and Dick Perrone. • Buyout status as of January 15: out of 138 homes slated for demolition 125 have been purchased, 89 have been taken down and six homeowners have, so far, declined the city's buyout offer. Originally 138 homes were on the city's "at-risk" list.

SECURITY

Sanders Gibbs

Sanders took over for Jennifer Beaulieu and reported about his recent ride-along with Smith Security. He also provided an update on mailbox vandalisms. He asked resident be mindful of suspicious activity in the neighborhood. His goals for the year

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

President's Message



Kathy Pillmore, HOA President

Welcome to our two newest board members, **Chris Burges** and **Sanders Gibbs**. Both are relatively new to our neighborhood and we truly appreciate their willingness to serve on the HOA board. Thanks also to **Kimberley Collins** who threw her hat in the ring. We urge her and others to consider volunteering to work on one of our committees.

And thanks to the board members for the vote of confidence that kept Jerry Patterson as vice president, Kathy LaHaye as secretary/treasurer and myself as president for another year. We pledge to do our best for Onion Creek residents.

WHAT TO EXPECT THIS YEAR

Demolitions. We continue to have homes designated as flood risks being demolished. As of January 15, 32 homes of the original 138 remain to be demolished and six residents have not accepted the city's buyout offer to date. We've managed to streamline the process with the city somewhat and the vacant lots are looking a lot better which will make future maintenance much easier for the city and for us.

Street Repair. Our streets, still a mess from the poor paving job of a few years ago, are being examined for resurfacing. No dates or methods determined as of press time, but keep your fingers crossed. As I write this, members of the board will meet with the head of the city's Public Works Department in February to discuss the status of the streets and repair options.

Security/Neighborhood Watch. Security patrols were increased in 2020 and so far, five individuals have signed up to be on the "Neighborhood Watch Volunteer Patrol". These individuals (Onion Creek residents), after completing a comprehensive application and background screening, will participate in classroom and on-the-road training before they begin to patrol our streets. We'd still like to have more volunteers. Contact Jerry McIlhonn.

And on this note, I'll be looking for individuals who want to sit on

a committee to once-again study the potential of gating our neighborhood. See more info on page 6 of this newsletter.

License-to-Carry (LTC). Responding to concerns by our single residents about more crime in our area and night-time attempted break-ins, the HOA is sponsoring a License-to-Carry class in April. If you're interested in getting your license or just learning how to handle a firearm, you're encouraged to sign up. The class is limited to 18 participants. Look for more info on page 5 of this newsletter.

Re-Use of the city-owned vacant lots. With the help of individuals from the City's Watershed Protection Dept., we have started the planning for the re-use of all the vacant property left by the demolition of our homes. We had our first meeting in December with more to follow. There's more info in the "Board Notes" column and on page 6 of this newsletter.

Got Junk? Paper junk that is...and old hard drives? The Onion Creek Club Ladies Association has their annual **Document Shredding Event, Saturday, March 20, 9 am to Noon** at the club. There's a small fee to get rid of all your paper "stuff" plus they're accepting hard drives.

And veterans...FYI...there is an American Legion Post right here in Onion Creek. Meetings are virtual right now, but they'd love to have you join them. Contact bob.pillmore@reagan.com.

Looks like a busy year ahead and we're still facing what life after COVID the vaccine will look like. Should be interesting.

Kathy

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Times
Advertisers

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), the Notification Network (email blasts), and the Onion Creek Facebook page (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). 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. 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.

include feeling safe in our homes, heightened awareness and working more closely with Neighborhood Watch including the volunteer security patrol.

VOLUNTEER SECURITY PATROL

Jerry McIlhon

Two additional volunteers have signed up for patrol duty bringing the total to five. If each take 2-hour shifts OC has 10 additional hours of security patrols. It takes approximately two hours to cover the entire neighborhood. Volunteer drivers, although being scheduled currently for two-hour shifts, may opt to drive more and/or longer shifts. A block party is being considered in the area of Pinehurst and Wild Dunes Dr. to encourage more participation in the volunteer patrol and Neighborhood Watch program.

DEVELOPMENT AND INFRASTRUCTURE

Wendy Braniff

The 6.5 acres adjacent to Onion Creek northwest of Pinehurst between the stubbed-out streets of Pinehurst Cove and Harbour Town, and parallel to Slaughter Creek has seen recent activity. The owners of the property live in Onion Creek. The property does not fall under OC CC&Rs and the activity is considered minor. They are following current zoning and COA rules. OC neighbors are encouraged to talk to the owners if they have concerns regarding changes that might affect their backyards.

FM 1327 connection to Turnersville Road and the new So. Pleasant Valley Road extension. SPVR will parallel the existing Bradshaw Road where it runs through the county next to the Clover Leaf project. The roadway connection is a county project being managed by the Central Texas Regional Mobility Authority (CTRMA). Concerns about the intersection and the possibility that it will drive more traffic through Onion Creek have prompted the HOA to become more involved in this project and members of the board have begun meeting with all the stakeholders who include CTRMA, Texas Disposal Systems, City of Austin Council Member for District 2 (which covers Legends Way and the city portion of Bradshaw Road), the developers of Clover Leaf (formerly The Views of Onion Creek), and the developers of the new project at Turnersville and FM 1327 to discuss the various alternatives for the intersection.

NEIGHBORHOOD WATCH/CRISIS MANAGEMENT

Beth Cubriel

Neighborhood Watch committee members were alerted about the mailbox thefts/tampering. This is not limited to Onion Creek as it is happening across the state. Please call 911 if you see mailboxes being tampered with or 311 if it's after-the-fact.

TRAFFIC CONTROL

Carolyn Dyer

2021 goals are to get the Legends Lane/Pinehurst sidewalk extension completed and to address the speed limit on OC streets.

ARCHITECTURAL CONTROL/RULES ENFORCEMENT

John McNabb

The issue of the disapproved fence along the golf course has been resolved without litigation. The fence will be removed and reconfigured to meet the parameters established by the ACC/RE committee. The committee receives numerous complaints about neighbors and encourages neighbors to talk to each other before resorting to filing complaints. The committee will step up efforts to address the issue of the proliferation of yard signs not allowed by the CC&Rs.

LANDSCAPE AND PARKS

Dick Perrone

Progress continues on the Legends Way park under construction on Lehman Drive. Forms for the picnic tables are up and the area for the basketball court has been graded and the slab should be in place by June.

OLD BUSINESS

Security officer **Richard Youngerman** has returned to limited duty while he undergoes chemotherapy for his battle with cancer. The Go-Fund-Me campaign raised more than \$10,000 to help him through this challenging time. Thank you to all who donated to his fund.

Gating Onion Creek was part of an in-depth safety enhancement study completed 2010 and a thorough report was issued by the committee at that time. The report is available in the office and outlines various options for enhancing safety in OC, the cost of each and the challenges of each. The neighborhood has changed since the 2010 study with the addition of Legends Way, the increased development around Onion Creek and the traffic on Bradshaw. The board will establish a committee to take an updated look at the issue. Anyone wishing to participate should contact the office and leave their name and contact information.

Re-Use Task Force. Currently there are eight residents signed up for the Lot Re-use Task Force. Our first meeting was held in December with two representatives from the city's watershed Protection Department. They explained what the city could contribute to the process and what limitations they would impose. The next step is a neighborhood survey to learn what residents would like and not like to see on these lots. The city will conduct the survey with input from the task force. Volunteers are still welcome to sign up to serve on the task force.

TRAFFIC REPORT

by Carolyn Dyer

The increase in housing developments occurring all around Onion Creek neighborhoods along with an increase in traffic on River Plantation Drive has raised a major concern in the amount of traffic now using Bradshaw Road as a cut through to Slaughter Lane. Travis County held an on-line virtual Open House January 13-27, 2021 for viewing their plans for the widening and changing alignment of their portion of Bradshaw Road known as the South Pleasant Valley Road Project (SPVR). Many people have been emailing the HOA with questions about how this will affect the entrances to River Plantation Dr. and Lehman Way, how and where will Bradshaw Road intersect FM 1327 and what will happen to the city's portion Bradshaw Road. A phone conversation with the supervisor for BGE Inc., the contractor in charge of the design and construction for this project, elicited the following facts:

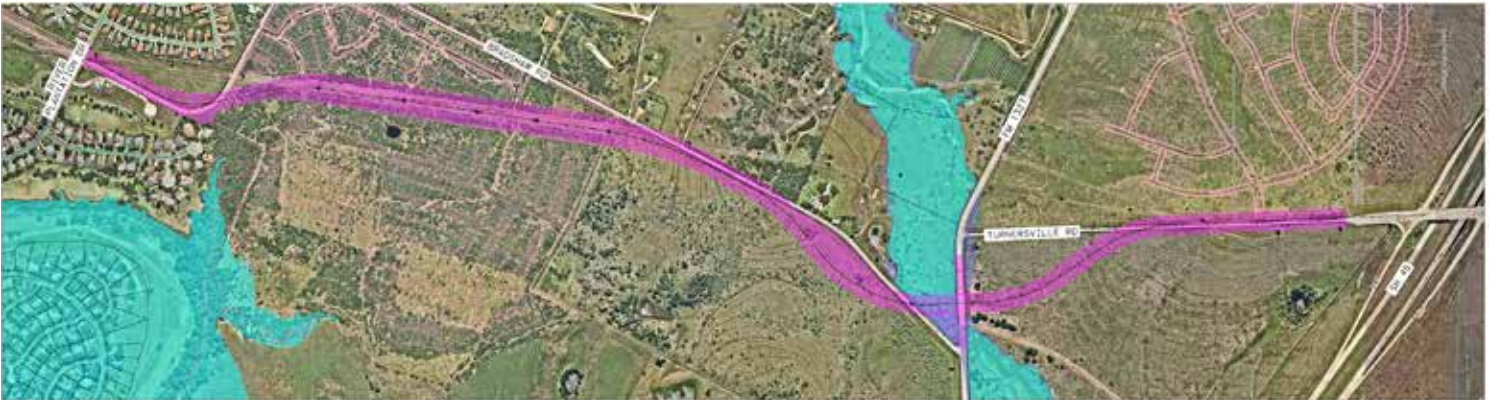
- The project consists of designing and constructing a four-lane divided roadway from FM 1327 to 1,000 feet south of River Plantation Drive
- The current design phase will end in the Fall of 2021
- Construction to start in summer of 2022
- Construction to end in Fall 2023
- Entities involved in the planning are the developers for Clover

Leaf and the housing project across 1327 and on both sides of Turnersville Road; TDS, Travis County; TXDOT and Onion Creek, City of Austin

- Intersection of Bradshaw Road and FM 1327 will have a traffic light system with right & left turn lanes from both sides of FM 1327
- The new alignment for Bradshaw Rd/SPVR will incorporate some of the original Bradshaw Rd.
- SPVR would stop at the south edge the River Plantation Dr. The ninety degree turn to the south of River Plantation Dr. would be eliminated
- If funding is insufficient, the plan is to build the south two lanes but mark it for two-way traffic
- The project is only in the design stage and nothing will be constructed until all the stakeholders listed above have signed off on a final Plan. An Onion Creek HOA committee will be meeting with the BGE supervisor and will be kept informed of changes.

The map below is the BGE preferred alignment that will be presented to all stakeholders – NOTHING is FINAL

For more information Google "South Pleasant Valley Road"



GET INVOLVED!

In addition to volunteering for the neighborhood watch security patrol, or on a board committee you can also participate on a task force to help plan for the re-use of the city-owned vacant lots or to take another look at safety enhancements for Onion Creek including gating.

LOT RE-USE TASK FORCE

In conjunction with the City of Austin Watershed Protection Department, this task force will study the potential uses the city will allow and decide what is best for Onion Creek and where they will go. Options include allowing the area go back to nature, mowing, adding running trails, pocket parks, community gardens, or playgrounds. The city will partner with us and whatever we decide to do, we will be required to put in time and labor and money, if necessary, to match whatever the city provides in goods and services. The task force has had its first virtual meeting and the next step will be to conduct a survey, which the city will do with input from the task force. The survey will help to determine what amenities we would like to see and where, and what things we don't want to see. To participate on the task force, send an email to kpillmore@icloud.com.

SAFETY ENHANCEMENT TASK FORCE

In 2010 a similar task force completed a two-year study of safety enhancements and made recommendations to the board. The study included a comprehensive look at gating, what it would involve and cost. They also looked at partial gating, RFID cameras, traffic calming and vehicle identification methods. Since that time our neighborhood and the surrounding area has changed significantly. We've added 280± new homes in the Legends Way section and two additional entrances to the four in the original sections. We've seen a change in the frequency and type of criminal activity in our neighborhood and the cry for gating has again resurfaced and the board is reinstituting the task force to take another look. If you would like to participate on this task force send an email to kpillmore@icloud.com



The Onion Creek Homeowners Association is sponsoring a handgun safety class for inexperienced/experienced hand-gun users and those wishing to obtain their License to Carry (LTC)



The class includes 4-1/2 hours of classroom instruction that covers the various codes that govern gun use, proper handling, storage plus on-site shooting qualification. Whether you are an experienced hand gun owner or a complete novice, if you just want to learn more about handling a hand gun, or if you want to obtain your license to carry, this class will be for you. Both the classroom training, and the on-site shooting qualification must be successfully completed in order to apply for your LTC. You will receive complete information on the license application requirements, process and fees.

SATURDAY, APRIL 18, 2021

Onion Creek Club - Demaret Room & Schaefer Training Academy

| | |
|---------------------------|--|
| Cost | \$125 per person (Must be Onion Creek resident) |
| 7:30 am - 12:30 pm | Registration, breakfast, instruction and testing |
| 12:30 pm - 2:00 pm | Lunch on your own |
| 2:00 pm | Shooting qualification at Schaefer Training Academy in Dale Texas |

The Class is limited to 18 individuals • You must be 21 years old to take the class

Payment must accompany your registration • Registration Deadline - April 10

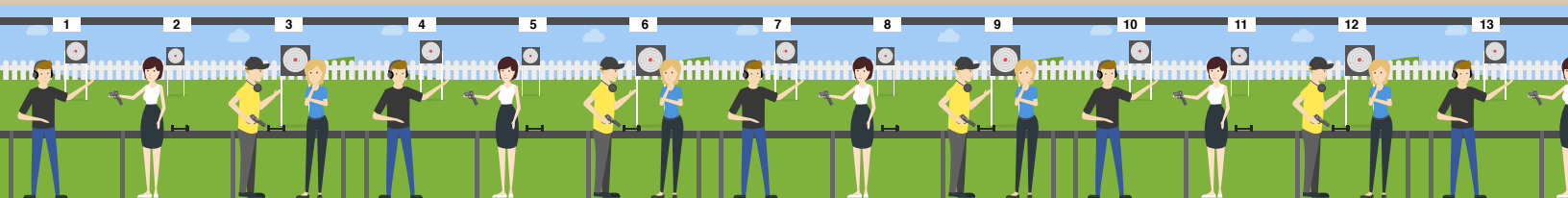
You may use your own gun and ammo* or rent a gun and ammo for an additional \$20

Tom Schaefer owner of Schaefer Training Academy is the instructor. He is a certified Texas Concealed Handgun License instructor, NRA instructor in home firearm safety, NRA pistol instructor, and NRA personal protection instructor.

*Please bring 100 round of ammunition

Applications are available online at [www.https://www.onioncreekhoa.org/handgun-safety-class-sponsored-by-the-hoa](https://www.onioncreekhoa.org/handgun-safety-class-sponsored-by-the-hoa) or in the HOA office

You can pay online (specify Handgun Safety Class) or via check or cash in the HOA Office.





by Beth Cubriel

We're continuing to experience criminal activity in Onion Creek, with cars, mailboxes and other exterior structures being particularly vulnerable. It seems to be that these thieves are looking for easy access to quick cash or valuables. While Smith Security patrols the neighborhood 24/7, with two patrol cars in the overnight hours, they are just one part of our crime prevention plan for the neighborhood.

As Onion Creek residents, there are a few ways we can also help to prevent crime in our neighborhood:

- Park your car in your garage if possible. For vehicles that do stay in your driveway, please remove your garage door opener and lock your car doors before you go to bed.
- Always make sure your garage door is closed, especially at night. Motion activated flood lights (with or without a camera) are helpful. This is particularly important for houses that face darker spaces in our neighborhood, such as the golf course.
- Check your mail each evening. Thieves have been known to rummage through mail in the overnight hours.
- Lock your doors and turn on exterior lights before you go to bed.
- Know your neighbors - exchange contact information so that you can share information or have someone keep an eye on your house while you're away (and offer to do the same for your neighbors).

- Finally, if you see something, say something. If you see a crime in progress or suspicious behavior on your property or a neighbor's property, please call 911 FIRST and then Smith Security.
- Report ALL criminal activity to the Austin Police Department. Report any crime that has occurred to 311. Report a crime in progress to 911. APD is more likely to assign patrols to Onion Creek if they know that we are experiencing criminal activity.

Finally, we have started to see some homeless tents popping up around Onion Creek. All of our neighborhood is either flood-plain or private property. If you see tents in what you think is city property, please report them to 311. This is flood-plain and dangerous space for anyone to be camping. If you see tents around golf course property, please make a report with the golf club, as this is private property. If you're not sure, please call Smith Security.

Numbers to save in your phone:

- Onion Creek HOA, 512-280-8110
- Smith Security, 512-940-9269
- Onion Creek Club, 512-282-2150

Thank you for taking these actions to help deter crime in Onion Creek. Together, we will keep our beautiful enclave a safe place to live.

Legends Way at Onion Creek Yard of the Month



JANUARY

Travis & Jennifer D'Spain • 11024 Players Path

Photo courtesy of Jody Plummer



FEBRUARY

Mark & Debbie McDonnell • 11217 Mickelson Dr.

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. Publication is subject to approval and space available.

| Issue | Editorial/Photo | Advertising* |
|-------------------|-----------------|--------------|
| May/June | April 10 | April 1 |
| July/August | June 10 | 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.

ONION CREEK BOARD OF DIRECTORS 2021 Board Meetings

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

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

MARCH

National Anthem DayMar 3
 Daylight Savings Begins.....Mar 14
 St. Patrick's DayMar 17
OCHOA Board of Directors Meeting, Via Zoom*, 4-6 pm..... Thursday, Mar 18
 OCCLA Shredding Event, 9am-Noon, Onion Creek Club.....Mar 20
 Spring EquinoxMar 20

APRIL

April Fools DayApr 1
 National Beer DayApr 7
 Tax DayApr 15
OCHOA Board of Directors Meeting, Via Zoom*, 10 am-12 pm..... Thursday, April 15
 Handgun Safety ClassApr 18
 Earth Day.....Apr 22
 *You can attend the HOA meetings Email the office (ochoa8110@sbcglobal.net) for the Zoom link.

AVAILABLE IN YOUR HOA OFFICE

NOTARY SERVICES at no charge to OC residents.

BATTERY DISPOSAL. Small (A's, C's, D's etc.) batteries 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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Email: ochoa8110@sbcglobal.net

Website: www.onioncreekhoa.org

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 for the agenda any changes.

Yard of the Month



JANUARY 2021

Jack Edwin & Mary Szpyrka Roy
10929 Preston Trails

Photos courtesy of Hector Eichelmann



FEBRUARY 2021

Michael & Peggy Nipper
10715 Pinehurst

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 February 10, 2021

2 Houses & Condos for sale at an average price of \$525,000

5 Houses & Condos pending under contract an average price of 553,300

8 Houses & Condos sold for:

List Price Average \$466,100 - Max. \$589,000

Sold Price Average \$476,750 - Max. \$589,500

Onion Creek average days on the market - 16