

President's Message



Kathy Pillmore, HOA President

It's great to see things greening up after the February deep freeze. Although a lot of shrubs and trees were believed to be lost, it seems many are coming back. The Mountain Laurel in my backyard looked to be a goner but it's slowly recovering. The nurseries and landscape businesses are busier than ever but their inventory of plants leaves a lot to be desired (no pun intended.)

Members of the HOA board have had several meetings recently with Council Members Kitchen and Fuentes about Bradshaw Road and the upcoming work being done on the south end of it where it will become South Pleasant Valley Road. The meetings were initially held to help the council members become more familiar with the condition of Bradshaw, the amount of traffic on it, and the four-lane divided roadway in the design phase that will run through the Clover Leaf development. Council Member Kitchen is the District 5 representative which encompasses the original sections of Onion Creek and Council Member Fuentes, who took office in January, is the District 2 representative which encompasses the Legends Way portion of Onion Creek. We were able to show them aerial photos of Bradshaw near the Wayside School and statistical information about the residential units, existing or planned, that will have direct access to Bradshaw/So. Pleasant Valley Road (SPVR). We also wanted to make sure they understood that the county was constructing the four-lane divided roadway (So. Pleasant Valley Road) that will essentially replace Bradshaw where it parallels the Clover Leaf development and will dump traffic onto the two-lane Bradshaw.

Initially our concern is the potential cut through traffic we are expecting during the SPVR construction phase, and long-term the future of the Bradshaw portion of the road that is in the city's jurisdiction. Bradshaw is currently designated as "substandard" and we were pleased to learn the city has found some money to do a study that will address what needs to be done to improve the substandard conditions. The study will take 18 to 24 months and will result in... wait for it... recommendations! as there is currently no money

budgeted for design or construction of any improvements. Our best estimates, based on this information and history are that it will be 5 + years before we see any improvements to the city's portion of this road. Not good news, but at least we're on the city's radar now and we believe the SPVR project may force improvements sooner, rather than later. As for So. Pleasant Valley Road extension...it is still in the design phase until all stakeholders agree on the alignment. Work will likely not start until summer of 2022 and take two years at least... assuming the county can find funds to construct all four lanes at one time. Once the alignment question has been answered we've asked the contractor if he would do an online presentation for our residents which he has agreed to do.

Work on the Legends Way park is coming along according to Dick Perrone who chairs our parks and landscape committee. Hopefully we can plan a dedication/ribbon-cutting sometime in May. Stay tuned.

Mark your calendars now for the 25th annual Bill Stagner Memorial 4th of July parade sponsored by Onion Creek American Legion Post 326. Plan to decorate your car, truck, motorcycle, roller skates...and join the fun. See insert with details and map in this newsletter.

And don't forget to plan for the Garage Sale, schedule for July 24 to coincide with the city's planned bulk pick-up the following week.

Enjoy the summer weather...see you around the neighborhood.

Kathy

WANTED!

The HOA is seeking a sterling individual to serve as office manager. He/she must be computer savvy, familiar with standard office software and it's helpful if there is a working understanding of Wordpress. Patience and tactfulness a must and a willingness to commit to the job. Currently the workload is 14 hours per week plus board meetings. The office manager reports to the HOA board and is supported by the assistant office manager. If you're interested, please submit a current resume to the HOA 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), 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.*

year the event was celebrated with smaller neighborhood groups. The board agreed that the smaller gatherings allowed neighbors to meet their close neighbors, but thought an early evening event at the club to meet the new ADP District Representative, Rosie Perez and a visit from AFD personnel would be a good idea. Beth will contact APD and AFD and determine if this can be done. Look for future announcements about National Night Out. • Beth will explore texting options for Onion Creek as another means of on-time notifications.

TRAFFIC CONTROL
Carolyn Dyer

Carolyn and Kathy Pillmore drove every street in Onion Creek to determine the condition of each street in preparation for an on-site meeting with the director of the city's public works department, Richard Mendoza, who has committed to make good on the needed repairs. • Several board members participated in a virtual meeting with the project manager for the county's contractor on the South Pleasant Valley Road/Bradshaw project. Additional meetings with Council Members Kitchen and Fuentes were also held to bring them up to date on Bradshaw. (See the Traffic Control article on page 4 in this newsletter for more detail.)

ARCHITECTURAL CONTROL/RULES ENFORCEMENT
John McNabb

The committee has received several requests for exterior full-house generators. They will be allowed as long as they are kept out of view and the noise level does not create a disturbance. • The committee continues to work on the yard sign issue.

GOVERNMENT AFFAIRS
Jerry Patterson

There was discussion about the upcoming city election that will cover eight ballot propositions. The board agreed to take a look at them and see if it should take a position on any of them.

LANDSCAPE/PARKS
Dick Perrone

The arrival of the playground equipment is the only item remaining for the completion of the new park in Legends Way. • The city had removed debris remaining from the freeze from some of the empty lots, but not all which will be followed up on. • The pampas grass along the parkway was cutback due to the freeze.

OLD BUSINESS

Street paving: Board members drove the neighborhood with Richard Mendoza, director of the city's public works department to show him the condition of the streets after the paving work that was done approximately four years ago. Mendoza wants to test several

new surface treatments to see which one works best before resurfacing which won't happen until at least October when the new fiscal years begins.

Safety Enhancement Task Force: Beth Cubriel agreed to chair this group. The first meeting will be held soon

NEW BUSINESS

A general discussion ensued about the fees charged when the HOA is required to make repairs or clean up residential properties when the property owner neglects to do so. The current fines are based on the language in the CC&Rs for the specific neighborhoods. The board agreed that \$50 was a reasonable charge in addition to any costs incurred by the HOA to clean up the property.

Carolyn Dyer asked that the board consider moving the board meetings to a 6-6:30 start to increase resident participation. Kathy explained that this has been discussed many times and resulted in the once-a-quarter Saturday meeting to enable resident participation. Additionally, the virtual meetings should make it easier for residents to view the meetings at the current time. The item was tabled and will be discussed at a future meeting.

SAVE THESE DATES!

May 1
City Election

July 4
25th Annual
Bill Stagner Memorial
4th of July Parade

July 24
Community-Wide
Garage Sale

TRAFFIC REPORT

by Carolyn Dyer

After several recent meetings about the South Pleasant Valley Road (SPVR) project and Bradshaw Road improvements, the following is the most current information since our report in the March-April *OC Times*:

- The SPVR project, which is being managed by the Central Texas Regional Mobility Authority (CTRMA) on behalf of Travis County, is still in the design phase.
- Although the road alignment as shown on the map in the March-April Onion Creek Times and which is included again below, is “preferred” by the CTRMA. It has not yet been agreed to by all the stakeholders. Further, instead of the four-lane divided road with bike lanes and sidewalks ending at the intersection of River Plantation drive, it will end at the 90 degree turn and from there continue as a two-lane road to the River Plantation Drive intersection replacing the current Bradshaw Road. (Note: the contractor would prefer to build the entire road at one time but funding is not currently available)
- Any traffic signal system to be added to the intersection of SPVR with FM 1327 and Turnersville Road is still in the design phase and must be agreed upon by TxDOT and Travis County/CTRMA.
- Travis County/CTRMA is planning to complete their design phase by the end of 2021.
- Construction is anticipated to begin in early 2022, pending relocation of utilities and right-of-way (ROW) acquisition from property owners.
- Construction is anticipated to last approximately 18 – 24 months with wrap up in 2023.

Bradshaw Road

- The City of Austin will begin a Preliminary Engineering Report (PER) on the city’s portion of Bradshaw Road which runs from River Plantation Dr. to Old Lockhart Road.
- The PER will take from 12–18 months and is funded from previously approved mobility bonds.
- All other phases for the city’s part of Bradshaw Road (design, engineering, construction) have NOT BEEN FUNDED.

It’s anybody’s guess when all the improvements to the city’s portion of Bradshaw road will be completed. A “best guess” from past experiences with the city is between 5 and 10 years before we’ll see any improvement on our end of Bradshaw Road.

Slaughter Lane Road Mobility Improvements

I attended a virtual meeting held March 22, 2021 regarding improvements to Slaughter Lane east of I-35. It basically pertained to building sidewalks with correct curbing and protected bike lanes. They also addressed improvements for the intersection of Slaughter Lane at Old Bluff Springs Road and Old Lockhart Road. Goodnight Properties will complete the remaining two-lane portion that runs through their development.



For more information Google “South Pleasant Valley Road”



Government Affairs

by Jerry Patterson

It appears there are legislators, both Democrat and Republican that are not pleased with HOA's in Texas. This is understandable considering the frequent news reports of HOA's doing really stupid things that motivate homeowners to seek remedy in the legislature. HOA's have ordered homeowners to remove safety fencing around their pool, to remove the American and/or Texas flag or religious symbols even during Christmas, and have been overly aggressive in foreclosure actions without even communicating with the homeowner.

The problem is, some of the legislation currently under consideration in the Texas Legislature will make it more difficult and more expensive for HOA's to operate, and other legislation could have a negative effect not only on HOA's, but also homeowners. If some of these bills pass, the legislature will have punished the vast majority of HOA's who choose to serve their neighbors instead of harassing them.

OCHOA is a member of Community Associations Institute which is tracking these bills through the legislative process. We have also contacted the Austin based Texas Community Association Advocates, a law firm that represents HOA's in the legislature. I will be testifying against several bills as they are currently drafted and hoping that the bills can be killed or amended before passage.

One bill would allow the raising of a limited number of fowl (chickens), rabbits and allow beekeeping on any residential lot, regardless of lot size. Another bill appears to allow "security fencing" in the front yard all the way out to the sidewalk or city easement. Another would prohibit a spouse of a board member from serving on certain committees. It's hard enough to get volunteers to serve on committees now, and it will be harder if we reduce the pool of available volunteers. Another bill requires multiple filings with municipal, county and state entities of many administrative actions and policies of HOA's which will cost time and money. Our bylaws and deed restrictions are already filed with Travis County and each homeowner is provided a copy when they close on their home. Copies are also available at the OCHOA office and online via the HOA website.

There are some bills that deserve support such as the bill allowing electronic voting by HOA's, which is already provided for in OCHOA's bylaws. Another bill would remove provisions in deed restrictions from 50 plus years ago that prohibit certain minorities from owning property. These have been unlawful and not enforced for many, many, decades but couldn't be easily removed because of the super majority turnout required to change OCHOA covenants in Texas.

Ray Combs 1947 - 2021

Onion Creek suffered a significant loss on April 6th. Ray was a familiar face to many in Onion Creek. He was a former HOA board member who chaired the Architectural/Rules Enforcement Committee and continued to serve on it as a volunteer until his illness sidelined him recently. He made significant contributions to the management of the HOA and the addition of Legends Way. Ray knew the CC&Rs better than anyone. He always had a reasoned opinion that he was happy to share. He was an everyman's man, a friend, a salesman, a hard-working cutup who enjoyed his steaks and stogies. He was a dedicated and loving husband, and father with an singular sense of humor. His absence will leave a huge hole in fabric of Onion Creek.



Ray with his biking friends during one of our 4th of July parades.

A MESSAGE FROM YOUR

Architectural Control & Rules Enforcement Committee

by John McNabb

What a great time of year as we enjoy the growing season! And it is the time for all the outdoor projects to get ready for opening up our homes and backyards for neighbors and friends. If you have a significant project or change to the outside of your home that is viewable to the public, please submit a request to the HOA office. There is automated system on the HOA website. If you have problems with the system, you can also email or drop by the office. And if there are any questions about the rules please don't hesitate to let one of our committee members know. That is me, Mary Jane Caudill or Kim Campbell and we'll try to help. We also wish everyone well with bringing your gardens back to life after the polar vortex.

If anyone is interested in the text or progress of these bills you can go to Texas Legislature Online, select bill tracking, and enter homeowners/property owners association in the subject space.

That is all for now. -JP

MEET YOUR OC NEIGHBORS
SNOWPOCALYPSE EDITION



The beginnings of a snowperson

February's incredible snowfall made life miserable for many of us for several days, but some residents found a way to have fun. A quick drive around the neighborhood in search of snowmen and a request for neighbors to post their snow pics, generated these "cool" scenes



Snow Marbles



The best traditional snowman



Folks in Legends Way decided to take advantage of a hill and their waterboards to "snowboard"



The "coolest" snowman



Frozen frogs

Legends Way
at
Onion Creek
Yard of the Month



MARCH

Ada Nunoz & Alexander Moran • 11425 River Plantation

Photo courtesy of Jody Plummer



APRIL

Rachana and Lily Chhin • 10901 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. Publication is subject to approval and space available.

Issue	Editorial/Photo	Advertising*
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.

- 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

MAY

- Cinco de Mayo.....May 5
- National Nurses DayMay 6
- Mother's Day.....May 9

OCHOA Board of Directors Meeting, Via Zoom*, 10 am - 12 pm..... Saturday, May 15

- AISD last day of classesMay 26
- Memorial DayMay 31

JUNE

- Flag Day.....Jun 14
- OCHOA Board of Directors Meeting, Via Zoom*, 4 - 6 pm..... Thursday, June 17**
- Juneteenth.....June 19
- Father's Day.....June 20
- Summer Solstice.....June 20

***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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Ph: 512.280.8110

Fax: 512.280.8162

Email: ocoa8110@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



MARCH 2021
Jimmie B & Jane K Smith
10411 LaCosta

Photos courtesy of Hector Eichelmann



APRIL 2021
Sue Werkenthin
2212 Baltusrol

REAL Estate Round Up



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

The Onion Creek Real Estate Report as of April 10, 2021

1 House for sale at an average price of \$619,900

8 Houses & Condos pending under contract at an average price of 491,725

8 Houses & Condos sold for:

List Price Average \$541,925 - Max. \$652,500

Sold Price Average \$569,250 - Max. \$651,000

Onion Creek average days on the market - 19