

The Onion Creek Times



November - December 2020

The Official Newsletter of the Onion Creek Homeowners Association

2020 Board of Directors Committees and Support Staff

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	Jerry McIlhon	512.203.3806
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External Committees

COA Airport Advisory Board	Mike Rodriguez
Councilmember Kitchen's "Kitchen Cabinet"	Jerry Patterson

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BOARD Notes

The 2020 Onion Creek Homeowners Association board meetings are being 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

Kathy Lahaye

YTD revenue for August was \$429,385 which is \$2,750 over budget. Total Operating Expenses: for August were \$336,397 which was \$74,955 under budget. The most significant variances to budget were landscape maintenance, park maintenance, Sullivan Park improvements (Reserve) and security was due to increased patrols. Budget review will begin in preparation for the 2021 budget.

DELINQUENT ACCOUNTS & HOME SALES

Annette Waller

Since the August board meeting, the office received \$4242.44 in delinquent payments; 11 payments in full and two partial payments. Late notices for the second assessment went out September 4 and demand letters will be sent prior to the fall liens that will be officially put in place. The office has received payments on 10 home sales. Six sales were pending.

Two buyouts were completed since the last board meeting, with two pending.

SECURITY

Jennifer Beaulieu

The second Smith Security shift is operating 8 hours/seven days a week. Reported incidents are down. Research on security cameras included looking at six cameras at a cost of \$1500 - \$2000 per year, per camera based on specifications. At this time, the board will continue with the second Smith patrol budget expense. Because security cameras are mentioned at every

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

President's Message



Kathy Pillmore, HOA President

I can't believe I'm writing a message for our November/December newsletter in one of the most bizarre years in my lifetime. Who would have thought we'd be masked and socially distanced this long and now, to add insult to injury, we're entering the flu season! I pray that everyone stays healthy and to those who've endured the ravages of the coronavirus, we're thankful you have survived to tell the tale.

Despite the virus, things in Onion Creek continue to be looking up...or at least forward. As of the first of November (based on information I have as of this writing) 123 of 138 homes slated for demolition have been removed. Phase 3 homes are in the offer-receiving stage and the remaining homes from Phases 1 and 2 not yet demolished will be taken down soon. They have been kept until last because of asbestos issues and the much more complicated process required to get them to the demolition stage. We have received assurances from the new director of the Watershed Protection Department, Mr. Jorge Morales, that the issues with the structures to be demolished and the vacant city-owned lots, will be addressed. These include removing remaining utility boxes, metal edging, filling holes, leveling so that maintenance can be performed and eventually turning a few lots into parkland for use by our residents. We are pleased with how responsive Mr. Morales has been and have to remember to be patient as we deal with city bureaucracy at its finest. Mr. Morales, his key staff members and our council member, Ann Kitchen, have all been provided with a detailed map of each lot and the issues we found remaining and each had an on-site tour of the lots. We have provided a list of requests which have been acknowledged by WPD and we feel certain they will be addressed...perhaps not as quickly as we'd like, but addressed.

The rash of criminal activity that we saw in June has abated but has not disappeared entirely. We have added an additional 8-hour security shift, an additional security officer and a second vehicle so you're now seeing the older pick-up truck, and the new SUV on our streets. Additionally, we've initiated a volunteer security patrol where you (Mr. and Mrs. Resident) can sign up to drive the neighborhood in

your personal vehicle as a designated Neighborhood Watch Volunteer Patrol member. More eyes on the street, we feel, will discourage those would-be criminals. Contact Jerry McIlhon (512.203.3806 – jmcilhon28@gmail.com) to learn how to sign up. We are also exploring the cost and efficacy of cameras. These extra precautions are costly but only if they don't do anything to deter future criminal activity.

Please remember that those campaign signs in your yard must be removed ten days after the November 3 General Election.

As we roll into fall and winter, we wish everyone a wonderful Thanksgiving followed by an awesome holiday season. I personally am looking forward to seeing the holiday lights that bring the cheer we need after the year we've endured...so hit the stores and load up and stay tuned for news about possible prizes for the best-decorated holiday houses.

Last but not least...we are fast approaching the end of our year and our annual membership meeting in January which always includes election of officers for the HOA Board. Application to fill positions that will be vacated are being accepted in the HOA office. The deadline for submission of an application is November 15. You may obtain an application in the office or call 512-280-8110 and have one sent to you via email.

Kathy



*Happy Holidays
from your HOA*

*Please note the
holiday office closures*

November 24 & 25
(by appointment Nov 22 & 23)

December 22 - 25
December 31 & January 1



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 advertising in the newsletter, nor will either entity incur liability for inaccurate or misleading information. Always ask for references before contracting with vendors.*

Neighborhood Watch meeting, the board agreed to take a closer look at cameras in the future including a possible dues increase that would be needed to retain the additional security and add cameras.

Volunteer Patrol. The HOA attorney assisted in the preparation of an application for volunteers that includes background checks and screening and several other safety measures. In addition to the private vehicle insurance required by the volunteer, the HOA's liability insurance covers them while on duty. A training meeting will be held and drivers will be required to complete a two-hour drive along with security personnel. **Volunteers are still needed.**

DEVELOPMENT/INFRASTRUCTURE

Wendall Braniff

NEW CONSTRUCTION. The Conrad – 2000 Onion Creek Parkway (on NW corner of Onion Ck Pkwy and IH 35 SB Access Road) – Site plan approval is being sought for a multi-family development of 100% affordable housing (60% below Austin's median family income) and associated improvements of 280 multi-family units covering 198,550 sq. ft. with 59.9% impervious cover consisting of two below-grade parking garages and five above-grade levels of residences. The HOA filed a "Request for Interested Party Statu" on 9/11/. in order to monitor the project and receive information from the developer/city since it is of concern to our neighborhood due to its location upstream from us, and the nature of rental occupancy projects regarding ongoing maintenance concerns. The site is immediately upstream of OC subdivision on Onion Creek – west side of IH 35. Case # SP-2020-0290C-SH and 2020-107225-SP. On this project, the HOA has requested "interested party status"

UPDATES. S. IH 35 Service Road NB – (NB I35 access road just south of Slaughter Road) Rezoning from CS-CO (CS: general commercial services district with operating characteristics or traffic service generally incompatible with residential environments) (CO: Conditional Overlay combining district intended to provide flexible and adaptable use of site development regulations by requiring standards tailored to individual properties to CS.

3600 E. Slaughter Lane – (West of Old Lockhart Road intersection with and on south side of Slaughter Lane) Site plan for a multi-family project with associated improvements on about 17 acres. Density unknown at this time. SP-2020-0080D

Turners Crossing. Site work has commenced on a subdivision filed for at 13023 N. Turnersville Road, a 471-acre tract, located on the SE corner of Turnersville Road at FM 1327. Project is split into two 230± tracts as it crosses SH 45 E, and is planned for single, multi-family and commercial/retail including 1,384 lots. Road and utility development are in progress on the western tract. (Case No. C8J-2018-0091)

11601-11811 South IH 35 Svc Rd NB – (between St. Albans Church and Onion Creek). Public hearing for rezoning **FROM** I-SF-Interim (annexed land) SF-2 – Single-family residence (standard lot) district intended for moderate density SF residential w/ minimum lot size of 5,750 sq. ft.; MF-2-CO multifamily residence (low density – up to 23 units per acre; CO Conditional Overlay intended to provide flexible and adaptable use or site development

regulations by requiring standards tailored to individual properties **TO** MF- 4-Multifamily Moderate-High Density intended to accommodate maximum density of 36 to 54 units per acre appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities in areas adjoining downtown Austin and major institutional or employment centers

Marbridge Foundation – Equine Center – 2636 Bliss Spillar Road. Application for administrative approval of a site plan for an equine center with associated improvements located at the Marbridge facility just south of the intersection of SH 45 W and FM 1626.

NEIGHBORHOOD WATCH

Beth Cubriel

Neighborhood Watch captains were asked to organize localized National Night Out meetings on Tuesday, October 6th, since the big event was cancelled.

NW is still looking for a volunteer in Legend's Way. Greg Ritter was thanked for his help by offering to post to the Legend's Way Facebook page.

TRAFFIC CONTROL

Carolyn Dyer

The city's Neighborhood Partnering Program notified OC that they are wrapping up the Memorandum of Understanding (MOU) for the Pinehurst Dr. sidewalk extension project between La Costa Drive and Legends Lane. This document outlines the responsibilities and general expectations for the project.

OC residents are making requests through 311 or contacting the City of Austin Transportation Department to have STOP signs installed on Pinehurst Drive north and River Plantation Drive as an answer for speeding vehicles. The City of Austin has a manual of rules for the installation of STOP or YIELD signs. (See p6 in this newsletter for more information as to process for installing STOP/YIELD/MULTI-WAY signs.)

Solar speed signs will be on-loan from the city in Onion Creek for 6-8 weeks. They will be located on Pinehurst and River Plantation.

ARCHITECTURAL CONTROL/RULES ENFORCEMENT

John McNabb

The Architectural Control Committee determined that there are no restrictions to the operation of golf carts in Onion Creek. They cannot be driven on a public roadway with a posted speed limit over 35 mph and cannot be driven more than 25 miles per hour. A golf cart is not considered a motor vehicle by Texas Transportation code. A driver's license is not required to operate a golf cart; however, reckless driving of a golf cart should be reported to 311.

Requests to fence the backyard of golf course lots in Legends Place (between River Plantation Bridge and Bradshaw Road) because the owners have small dogs was discussed and although the committee understands and appreciates the arguments from the requestors, it does not support a recommendation to grant a variance to perma-

Continued on page 4

nently fence backyards where there is no water feature, at least 24 inches in depth, as required by state law and local ordinance. The committee believes this would set an unacceptable precedent and is not in line with the intent of the CC&R's. However, the committee recommended a compromise to approve a variance allowing black-welded steel decorative fencing no higher than three feet in the backyards of golf course lots in Legends Place, without the use of in-ground concrete material. The board passed a motion allowing this compromise.

Whether the temporary fencing should be removed when/if the home is sold, will be considered individually and not automatically removed with the sale of a home.

GOVERNMENT AFFAIRS

Jerry Patterson

Council Member Kitchen and her Chief of Staff Ken Craig were provided with a tour/walk-through of the lots that have been cleared of structures and pointed out the problems remaining after the demolitions. OCHOA board members were promised by the Watershed Protection Department the opportunity to be present during the final walk through inspections of the various properties when the demolitions are completed. This will allow OCHOA to point out things remaining on the site that make it difficult to maintain the site to include utility hook-ups, holes, utility boxes ("live" and otherwise,) un-level lots, and trash/debris/tree limbs before the contractor is ap-

proved for final payment. It is hoped that CM Kitchen will facilitate communication between departments to ensure that these lots are properly taken care of so that future maintenance both by the city and the HOA is made more practical.

LANDSCAPE/PARKS

Dick Perrone

The gazebo donated by Rowland and Karen Greenwade was moved to Sullivan Park the week of September 21, and placed on a concrete slab erected for that purpose. (See photos p5) • A meeting was held with Westlake Dermatology's landscape architect and their irrigation contractor to go over the need to take good care of the entrance trees on the lot They were made aware that free irrigation water is available to service that area. • Five dog-waste stations were purchased for the neighborhood. L&S Landscaping will take care of re-filling the stations with bags. • Fencing material for Legends Way park (for the adjoining residential neighbor side) has been ordered.

NEW BUSINESS

Due to a light pole that fell recently in Cypress Ridge because it had rusted out at the base, the city electric utility was asked to perform a full inspection of all light poles in Onion Creek. The city removed a couple poles but in order to perform a full inspection an outside contractor will be hired to check all locations and make necessary repairs.

👉 SAVE THE DATE 👈

JANUARY 16, 2021 • 9 AM

ONION CREEK

HOMEOWNERS ASSOCIATION

ANNUAL MEMBERSHIP MEETING



ONION CREEK CLUB
MAIN DINING ROOM*

*More information will be provided about attendance procedures, and the proxy form will appear in the January/February newsletter.

Did You Know That You Can.....

- File an Out-of-Town report online?
- Request a modification to your property online?
- Update your information with the HOA office online?
- Search the Covenant, Conditions and Restrictions (CC&Rs) online?
- Find out what's going on in the neighborhood online?
- Check out the Community Directory online?
- Make payments online?
- Learn about the history of Onion Creek online?
- Learn more about your community online?

All this and more is available online at
www.onioncreekhoa.org

WHY CAN'T WE HAVE A STOP SIGN ON OUR STREET?



As the speeding by our residents continues, the HOA has many complaints and inquiries as to why stop signs cannot be installed on our busiest streets to slow the speeders. This is not something the HOA can control as the streets in our neighborhood belong to the City of Austin and they have a procedure for installing traffic signs to which we are subject. The best way to answer the questions about the whys and wherefores of city signage would be to publish the city's policy which is codified in the *Texas Manual on Uniform Traffic Control Devices*. However, the policy is a fraught with legalese and following is our attempt to simplify the language. Note however, that the link to the manual and the sections reference below is at the bottom of this article.



4-WAY

Texas Manual on Uniform Traffic Control Devices: Section 2B.04 Right-of-Way at Intersections

YIELD or STOP signs should *not* be used for speed control.

If the decision is made to control traffic at an intersection, A YIELD or STOP is usually installed on the street with the least volume of traffic unless a traffic study suggests otherwise.

Multi-Way (3-Way, 4-Way) Stops

Multi-way stop control is used as a safety measure at intersections if certain traffic conditions exist. Safety concerns include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal. (*The same restrictions used for STOP signs also apply to multi-way signs—see above.*)

The decision whether or not to install multi-way stop is based on an engineering studies that include:

- A. An intersection where traffic control signals have been justified based on traffic studies; a multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
- B. If there have been five or more reported crashes in a 12-month period that may be solved by a multi-way stop installation.
- C. If the following minimum volumes of traffic exist:
 1. The vehicles entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
 2. The combined vehicle, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both street approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
 3. If 85% of the approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.

*Emphasis Ours

You can find the entire code at <http://ftp.dot.state.tx.us/pub/txdot-info/trf/tmutcd/2011-rev-2/2.pdf>

Dues delinquencies are a serious problem that affect everyone in Onion Creek.

Delinquent dues are an ongoing and serious issue that your homeowners association constantly deals with. We realize that this pandemic has created different and sometimes stressful financial situations for individuals, and we are always willing to work with our residents to keep dues current.

Onion Creek has one of the lowest (if not THE lowest) HOA dues of any subdivision of our size in the City of Austin at \$288 per year. The dues we collect cover the cost of 24/7 security, the maintenance and upkeep of common areas such as the parks, medians, and berms; liability insurance, miscellaneous and unexpected expenses, and our office with paid staff. We have not had a dues increase in recent history; in fact, we lowered dues about seven years ago and have held them at that rate ever since.

We have in place a reasonable collection policy which provides for frequent notifications, payment scheduling and grace periods before we are forced to file liens against the property. We are also able, and will begin to institute foreclosure procedures on severely overdue accounts. This is not a step we want to take, but in view of the outstanding balances on some accounts and our efforts to collect which have been ignored, we feel it is necessary. It isn't fair to those residents who pay their dues on time to have to carry those who simply refuse to pay, or even make an effort to pay, for whatever reason.

The HOA has been self-governed since its establishment in the 70s, something we're very proud of. What that means to residents is that we are able to keep our costs low by not paying a management company, and by having volunteers handle many of the tasks one would perform. Our neighborhood continues to be recognized as a highly desirable place to live and raise a family because of the vigilance of the HOA over the years. We hope everyone understands why our dues are important to the entire neighborhood. They help us to keep home values high and retain the quality of the neighborhood we chose to live in.



Gazebo is a beautiful addition to Sullivan Park



The gazebo is in place in Sullivan Park and is a great place for a wedding or birthday. To reserve it for just such a special occasion, please call the HOA office 512-280-8110.



GETTING YOUR MEDICATIONS RIGHT

Everyone is unique. That's no surprise, but far too often we are treated as if we're just like everyone else. That's changing when it comes to prescription medications, though, and it's largely due to the emerging science of pharmacogenomics (PGx). What may surprise you, however, is just how much PGx can improve your healthcare and how much your pharmacist can do to help make sure you're getting the most personal prescribing available.

So, what kind of scope are we talking about? There are an estimated 330 million people in the U.S. today and 82 percent of them are taking at least one medication. Twenty nine percent of them are taking five or more medications and a full HALF of all of these medications may be ineffective, not as effective as we would expect them to be, or downright dangerous for any particular individual.

Recent advances in genetic science have identified a small set of genes that have a significant effect on how particular medications work for you. While one medication may work well for some people, it could be entirely ineffective or even dangerous for others and up to 95% of this variability is based on that person's genetics. The answers are in your genes and are being unlocked through the science of pharmacogenomics, giving you and your healthcare providers a wealth of decision-making information.

- Half of all people prescribed an anti-depressant will not respond to the first attempt and, without testing, will have to use trial-and-error to find an effective therapy.

- Plavix (anticoagulant used to prevent stroke, heart attack) will be ineffective for approximately 1 in 6 people. Pharmacogenomic testing can identify a safe, effective alternative.
- A significant number of people will not process pain medications appropriately, leading to a lack of pain relief or even, on the other end of the spectrum, an overdose if the most appropriate medication isn't prescribed first.

The process starts with a cheek swab (no needles) to gather just a few cells with some DNA. From that sample, a specialized clinical laboratory can run a report that helps predict an individual's ability to metabolize and process hundreds of medications on the market today, including many of the most popular (anti-depressants, statins, pain medications and more).

With this report, the healthcare team can work together to review the individual's results and discuss the most personalized plan of action. By eliminating medications shown to be ineffective or even dangerous, they can work together to create a treatment plan that has the best chance of providing the desired outcome as quickly as possible without trial-and-error.

By integrating PGx into their practice, pharmacists and prescribers can make sure patients are getting the best, most personalized care available.

Cari Lalande, PharmD
 Director, Clinical Pharmacogenomics
 RxGenomix

Legends Way at Onion Creek Yard of the Month



SEPTEMBER

Brittany Vizarro • 11017 Zoeller



OCTOBER

Brian & Mariam Dickman • 5605 Boros Drive

Photos courtesy of Jody Plummer

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*
January/February	December 1	December 1
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.

ONION CREEK BOARD OF DIRECTORS

Board Meetings

Meeting are held in the Executive Dining Room of the Onion Creek Club unless otherwise noted.

Check the website for changes and the agenda

Saturday, Nov 21, 2020 10AM*

Thursday, Dec 17, 2020 4PM*

Thursday, Jan 15, 2021 4PM

**Saturday, January 23, 9 am
General Membership Meeting**

* These meetings will be held via Zoom link which may be obtained by contacting the HOA office.



2020 OCHOA

Calendar

Daylight Savings Ends.....	Nov 1
Marine Corps Birthday.....	Nov 10
Veterans Day.....	Nov 11
HOA Board Applications Due.....	Nov 15
Great American Smokeout.....	Nov 21
Thanksgiving Office Closures.....	Nov 24 & 25
..... Open by appointment only	Nov 22 & 23
OCHOA Board of Directors Meeting, Via Zoom*, 10 am.....	Saturday, Nov 21
Pearl Harbor Remembrance Day.....	Dec 7
Chanuka.....	Dec 10
U. S. National Guard Birthday.....	Dec 12
OCHOA Board of Directors Meeting, Via Zoom*, 4- 6 pm.....	Thursday Dec 17
Winter Solstice.....	Dec 21
Holiday Office Closures.....	Dec 22 - 25
.....	Dec 31 & Jan 1
Kwanzaa.....	Dec 26
Boxing Day.....	Dec 26

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

NOTE...

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

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

**Please Support the
Onion Creek Times
Advertisers!**

ONION CREEK HOMEOWNERS ASSOCIATION

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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 at the Onion Creek Club unless otherwise It wil. Check www.onioncreekhoa.org for the agenda any changes.

Yard of the Month



SEPTEMBER 2020
William & Joan Cooke
11132 Pinehurst Dr.



OCTOBER 2020
Joseph & Catherine Culler
11120 County Down Dr.



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 October 20, 2020

- 10 Houses & Condos for sale at an average price of \$426,930
- 7 Houses & Condos under contract an average price of 421,471
- 2 Houses & Condos are pending with an average price of \$361,000
- 15 Houses & Condos sold for:

List Price Average \$393,820 - Max. \$540,000

Sold Price Average \$384,993 - Max. \$515,000

Onion Creek average days on the market - 36