

# The Onion Creek Times

January-February 2020



The Official Newsletter of the Onion Creek Homeowners Association

## 2019 Board of Directors Committees and Support Staff

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lmiker@msn.com

### Vice President

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jerrypatterson@texas@gmail.com

### Secretary/Treasurer

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### Committees & Chairs

Architectural Control: Mike Rodriguez	512.292.1300
Communications: Kathy Pillmore	512.797.5400
Crises Management: Vacant	
Development/Infrastructure: Wendy Braniff	512.924.2216
Garage Sale: Susan Dunning	512.280.8110
Government Affairs: Jerry Patterson	512.740.5650
Landscape & Parks: Stuart Osantowski	512.291.4800
Neighborhood Watch: Martha Owan	512.394.5087
Security: Scott Hutchinson	512.809.2168
Traffic Control: Carolyn Dyer	512.280.6732

### External Committees

COA Airport Advisory Board	Mike Rodriguez
Councilmember Kitchen's "Kitchen Cabinet"	Ken Jacob

### Staff

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## BOARD Notes

Following are notes from the November HOA Board Meeting.

### TREASURER

*Kathy LaHaye*

As of the end of October year-to-date revenue was \$463,609 (\$19,551 less than budgeted). Total operating expenses were \$347,641 (\$58,658 under budget.) Net revenue over expenses YTD was \$115,968. Cash balances: Operating - \$367,607; Reserves - \$150,708; CD - \$102,652. • The 2020 budget was reviewed and will be presented to the board for approval at the December meeting.

### DELINQUENT ACCOUNTS

*Susan Dunning*

Since October, five payments in full were received on delinquent accounts. Current outstanding delinquent accounts total \$37,571. Payment were received in October for 15 homes sales and 8 homes sales remained pending.

### SECURITY

*Scott Hutchinson*

In October Security had 159 interactions with residents. Open garage doors continue to be an issue with 84 notifications. There were 21 reports of suspicious persons/vehicles. Several unlocked cars were burglarized. The board reviewed bids for security services.

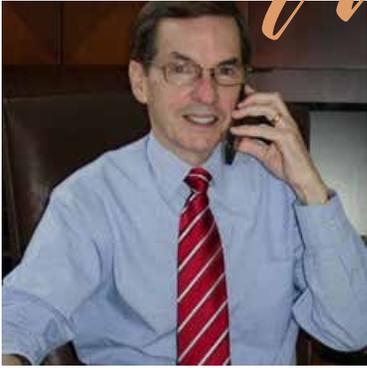
### GOVERNMENT AFFAIRS

*Jerry Patterson*

At the November 14 meeting the Austin City Council accepted Councilmember Kitchen's amendment to substitute data from the Half Associates flood plain/rainfall study in

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

# President's Message



**I**t has been my honor to serve on your board of directors for the past five years, the last four as president! Much has happened in that time, but our consistent effort has been to maintain a sense of community, and to keep Onion Creek a lovely place to live. It has not always been easy to put things back in order after the couple of disastrous floods; and, on occasion, needing to push aggressively for support from the city bureaucracies. We also must be vigilant on the rampant growth around our neighborhood. We have had our share of successes, and (some) city leaders have assisted—but there is also some truth to the old saying that “you can’t fight *city hall*”.

Your directors still have their hands full, but I take pride and am grateful for their efforts on your behalf. I also appreciate the assistance of many of you talented residents who have volunteered to help our committees, and for those of you who served Onion Creek well before I came on board. In January I will step down, but we have a talented group who will continue and a number of new board applicants who are running for the opportunity to serve you. So, I feel certain we will be in good hands.

Turning to key issues and updates: 1) the board and will be even more focused on our security needs, and your help is needed, too; to fill out our Neighborhood Watch vacancies given the increased incidence of petty crimes due to city growth plus intrusions by the growing nearby homeless population.

2) We have again met with Assistant City Manager Ray Arellano, key leadership of the Watershed Protection Department and

our city councilmember, Ann Kitchen to oppose the harmful aspects of the COA ordinance called “Atlas 14”. The city continues to point to changing weather patterns to insist on substantially increasing the size of our 100-year floodplain. It will take at least a couple of years before FEMA approves the resultant interim maps, but in the meantime WPD will have succeeded in creating an overblown fear of future flood risk for a couple hundred homes in OC that have always stayed above floodwater levels to date. We pressed WPD and the other leaders once more for flood mitigation to protect us instead of adding more homeowner restrictions.

3) Flooded home buyouts are moving along more quickly so a trip to the south end of Pinehurst or up to Wild Dunes will reflect dramatic changes to our greenbelt. It is somewhat sad to see the removal of many lovely and fully serviceable homes that have long been a part of Onion Creek. As an aside, we are at last getting better city assistance in restoring the now vacant lots to attractive green belt. Driveway stubs will be removed and curbing put in place.

4) The board is in discussion to build a small new neighborhood park at the southeast end of Legends Way. Further, repairs in Sullivan Park are planned, and we will continue to press (new) OCC management for Sullivan/Pebble Beach pond improvements. Another initiative; we are seeking COA construction of about 200’ of new sidewalk to connect the La Costa/Pinehurst existing sidewalk (along Pinehurst by the 17<sup>th</sup> green) to Legends Lane. This will require some OC fundsharing in partnership with the city.

5) One more appeal to comply with our conditions, covenants and restrictions. Commercial vehicles are not to be parked at residences. Easily put, if a vehicle is too large to park in your garage, it does not belong at your residence. Same is true for truck trailers. Secondly, please bring your garbage carts out of the street and out of sight by the end of the day on Mondays.

6) Lastly, protect your pets. Around December 9, during late evening near the 17<sup>th</sup> fairway (behind La Costa homes near Legends Lane) a suspected coyote attack killed a residents’ small dog and severely wounded a second one.

I encourage homeowners to attend our upcoming general member meeting so we can update you and hear your concerns directly.

A Happy and Healthy New Year to All!

*Mike*

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

# BOARD *Notes*

Continued from page 1

place of the current FEMA-approved 500-year floodplain study as the new Atlas 14 interim floodplain. There appeared to be some confusion about the meaning of the amendment and whether or not it would impact the flood maps used by the city. Mr. Patterson et al. will attend a meeting with city officials to clarify this issue.

## ARCHITECTURAL/MODIFICATIONS & RULES ENFORCEMENT

*Mike Rodriguez*

Mr. Rodriguez was out of town and no report was submitted.

## TRAFFIC CONTROL

*Carolyn Dyer*

The HOA board previously approved funding for the completion of the sidewalk along Pinehurst from LaCosta to Legends Lane and the application will go before the city's Partnership Project Board in 2020. Once approved, the HOA will be notified. • There was discussion about the roadwork along Bradshaw Road from River Plantation to FM 1327. Although it was believed that the work was directly related to the development of the tract of land known as The Views of Onion Creek, the Infrastructure Committee will verify and report at a later date.

## DEVELOPMENT/INFRASTRUCTURE

*Wendy Braniff*

In response to concerns express by Legends Way residents, meetings were set with the owner of TDS to learn more about their submission of a request for modification of their site permit that would increase their footprint from 250 acres to 1400 acres. Several board members were in attendance and learned that TDS intends to use the expanded site area for expansion of their park to include an outdoor amphitheater that would accommodate charity functions and add to their exotic game ranch. The portion nearest to Legends Way is not intended for any other use. A small portion of the permit would be used to expand their current activities on the south side near their existing trash/recycling area.

## LANDSCAPE/PARKS

*Stuart Osantowski*

The "O" in the Onion Creek sign at the IH-35 entrance was repaired. A discussion to approve expenditures totally \$6,800 for upgrading the existing basketball court in Sullivan Park was tabled in order to gather more information.

## NOMINATING COMMITTEE

*Jerry Patterson*

A slate of candidates was approved by the board and will be presented at the January 25 Annual Membership Meeting. There are nine candidates to fill eight board openings. (See the candidate bios below and on the following pages)

## OLD BUSINESS

**Buyouts:** As of the November 23 meeting, out of a total of 145 homes slated for buyout and demolition, 55 have been removed, 67 have been bought leaving 23 homeowners still in negotiation with the city's real estate department.



On October 31st, family members and friends gathered in Ballybunion Park to honor Carol Scott with a plaque and a tree. Carol, who was considered the "mayor" of Ballybunion, was well known for her parties which she hosted for many years. She passed away on March 12, 2019.

**Make plans to attend the  
Annual Onion Creek HOA  
Membership Meeting,  
Saturday, January 25,  
2020  
9 am at the Onion Creek Club**

# HOA 2020 Board Candidates

The following nine individuals are running to fill eight seats on the Onion Creek Homeowners' Association Board of Directors. They will be voted on at the January 25, 2020 Annual Membership Meeting.

## JENNIFER BEAULIEU

**Address/Email:** 4511 Wild Dune Ct. • jbrownbeau3@yahoo.com

**OC Resident:** 6 months

**Previous Volunteer Experience:** None listed

**Education:** Some college

**Employment:** BSI Services & Solutions, 3 years

**Skills:** Sales, Microsoft

*"I want to learn more about Onion Creek HOA"*

## ART BOUTIN

**Address/Email:** 4507 Walton Heath Cir. • artboutin@hotmail.com

**OC Resident:** 8 years

**Previous Volunteer Experience:** None listed

**Education:** High school

**Employment:** Self-Employed

**Skills:** Insurance expert witness, public adjuster

*"Help resolve current issues; i.e., homeless, city park, buyouts"*

## BETH CUBRIEL

**Address/Email:** 11004 Coral Gables Ct. • bethcubriel@gmail.com

**OC Resident:** 3 years

**Previous Volunteer Experience:** None listed

**Education:** BA in Political Science, St. Edwards University, 1997

**Employment:** Michael Best Strategies, a government relations firm, 4 years

**Skills:** Writing, organizing people and special events

*"We expect to call Onion Creek home for many years so I feel a responsibility to give time to keep this neighborhood a beautiful and safe place to live."*

## CAROLYN DYER (INCUMBENT)

**Address/Email:** 10205A River Plantation Dr. • cefroggie@gmail.com

**OC Resident:** 25 years

**Previous Volunteer Experience:** Have served on the Onion Creek HOA Board since 2012 as Traffic Control representative

**Education:** U.T. Austin, B. S. in Health & Physical Education, 1965

**Employment:** Retired from AISD as an elementary PE teacher after 34 years.

**Skills:** Organizing & problem-solving, good PR skills

*"With the continuing development of single-family and multi-family housing and apartments in the area south of Onion Creek and east/west of IH-35, I want to continue working towards lessening the amount of speeding vehicles and cut-through traffic."*

## GEORGE GERKEN

**Address/Email:** 4505 Walton Heath Cir. • georgegerken@gmail.com

**OC Resident:** 2-3/4 years

**Previous Volunteer Experience:** None listed

**Education:** Indiana University 1991 – 1992 MBA; 1988 – 1991 BA Accounting

**Employment:** 2011 to present, Sr. Manager, Accenture • Austin, TX

**Skills:** Familiar with meeting management and parliamentary procedures, former CPA, experienced with alliance/partnership collaboration.

*"I consider it a responsibility of a homeowner in an HOA to contribute by attendance and participation in meetings given the open seats and the significant topics."*

## DARCY HANSEN

**Address/Email:** 4528 Slickrock Cove • darcygreen14@netscape.net

**OC Resident:** 4-1/2 years

**Previous Volunteer Experience:** San Rafael HOA, 11 years

**Education:** Bowling Green State University, BS 1983; Pepperdine University, JD 1987; Federal Bureau of Investigation Academy – National Law Institute 1993

**Employment:** Livanta LLC, Chief Legal Counsel; Health Data Insights, Inc/HMS, Chief Corporate Counsel, VP-Board Secretary; A.C. Houston Lumber Company, Corporate Counsel, VP-Board Secretary

**Skills:** Management, decision making, administration, writing/drafting documents, verbal skills, public speaking, organization, training/teaching

*"I believe I can add value to the board and the neighborhood with my background and experience. We owned two homes simultaneously for 1-1/2 years waiting for our flood buyout because we really wanted to remain in this neighborhood and didn't want to chance not having the opportunity. Onion Creek has a strong community and a pride of ownership. I want to ensure a continuation of those principles. I was very active in the community when we lived in Las Vegas and would like to continue serving."*

## KATHY LAHAYE (INCUMBENT)

**Address/Email:** 10220 Shinnecock Hills Dr. • kathy.lahaye@sbcglobal.net

**OC Resident:** Six years

**Previous Volunteer Experience:** Current serving on the HOA Board at Secretary/Treasurer

**Education:** BS in Accounting from St. Mary's College of California, 1986; earned CPA in 1992

**Employment:** Realtor with Mustin & Porter Co.

**Skills:** High proficiency on MS Office products and various other software programs

*"To contribute back to the neighborhood that I love living in and have been a part of since 1984 when my family moved here from California with the Lockheed transfer."*

## JOHN MCNABB

**Address/Email:** 11036 River Plantation Dr. • johnmcnabb@earthlink.net

**OC Resident:** 20 years

**Previous Volunteer Experience:** OCHOA board member and past president; board of Franciscan Foundation 2009 to present

**Education:** Bachelor of Science, 1970

**Employment:** **Currently retired;** Executive Director Vaughn House, 2004 to 2015; USAF 1970 – 1999;

**Skills:** Negotiating, management

*"I now have the time and want to help work with our elected officials on challenges we face such as flooding, development and safety."*

## KATHY PILLMORE

**Address/Email:** 10001 Jupiter Hills Dr. • kpillmore@icloud.com

**OC Resident:** 22 years

**Previous Volunteer Experience:** Former OCHOA board member and past president; board member and current president, Greater Austin Council Navy League of the U. S., 12 years; numerous board positions with a variety of non-profits and/or civic organizations

**Education:** High school +

**Employment:** Currently retired; self-employed in public relations, communications, campaign management.

**Skills:** Graphic design, writing, organization/management, event planning, political campaigns

*"I'm running again because there is still work to do with the city on buyouts, flood mitigation, development code rewrite, homeless, etc. "*

**SOUTH PLEASANT VALLEY ROAD EXTENSION.** The design phase for the South Pleasant Valley Road extension project, which replaces the existing two-lane Bradshaw Road with a four-lane divided roadway from the intersection of River Plantation Drive and Bradshaw Road to FM1327, will be completed in the summer of 2020 with construction of the roadway improvements to start in the summer of 2022.

The proposed Improvements will:

- Expand the roadway from a two-lane road to a divided four-lane road,
- Elevate the existing roadway out of the floodplain,
- Re-align the roadway to minimize sharp turns and improve sight distance,
- Add sidewalk and bicycle lanes, and
- End at FM1327 across from Turnersville Rd. with a traffic light system installed.

As of December 2<sup>nd</sup> materials were being trucked to the strip of land owned by the City of Austin outside the River Plantation Drive entrance to Legends Way. These will be used to begin laying the infrastructure for water and sewer lines in support of the South Pleasant Valley Road project and the forthcoming new housing development The Views of Onion Creek.

**SPEEDING ON ONION CREEK STREETS.** Austin residents may still request a speed study on city streets. How these requests are to be incorporated into the new Speed Management Program (SMP) is yet to be determined according to the South Austin Traffic Engineer with the City's Austin Transportation Department (ATD). He added that under the new SMP, new speed humps will not be installed merely by citizen request or petition. Selection of roadways for speed mitigation will be based on specific criteria and collected data to include actual speeds, traffic volumes, crash history, etc. Those streets with the worst speeding problems will be addressed first. The evaluation and selection of streets will occur on a 6-month to 12-month schedule.

**Lowering speed limits on OC Streets.** There is now a state law that prohibits municipalities from lowering speed limits below the state-regulated prima facie speed limit which is currently 30 mph. When the law took effect, Austin Police Department indicated they would not be collecting and reporting the necessary data on streets with speed limits below 30 mph; therefore, ATD is no longer able to lower speed limits on residential streets to 20 or 25 mph because the city would be out of compliance with the state law.



**D**og and cat waste left on the ground is more than smelly and unsightly... it pollutes our water and poses a health risk for pets and people, especially children! Please remember to always Scoop the Poop and to dispose of pet waste properly!

It adds up! One pile of pet waste might not seem like a lot; however, more than 250,000 dogs live in Austin, generating 150,000 pounds of waste throughout the city every day. When not disposed of properly, this waste washes into local waterways and causes problems with:

### Human and Pet Health

- Giardia
- Roundworms
- Salmonella
- Other viruses and parasites

### Water Quality

- Overgrowth of algae and aquatic weeds
- Reduced oxygen for fish
- Unsafe recreational areas for fishing or enjoying

### What Can I Do?

- 1. Bring It!** Carry a scooper bag when you walk your dog.
- 2. Scoop It!** Use the baggie like a glove, scoop the poop, invert and seal the bag.
- 3. Toss It!** It belongs in the trash.

**Place a Sign!** Put a "Scoop the Poop" sign in your yard to encourage your neighbors to scoop it up. Yes – by City Ordinances, animal owners and handlers must pick up after pets.

**City Code 3-4-6 DEFECATION BY A DOG OR CAT.** An owner or handler shall promptly remove and sanitarily dispose of feces left on public or private property by a dog or cat being handled by the person, other than property owned by the owner or handler of the dog or cat." **Potential fine: Up to \$500.**

# A new look for the New Year

Welcome to the *Onion Creek Times*, the official newsletter of the Onion Creek Homeowners Association. We felt it was time for a facelift so with some new colors and images, and a new name, we hope we are still representing the heart and soul of our beautiful neighborhood.

The *Onion Creek Times* will continue to share with you information from the HOA board meetings and other activities that the HOA board undertakes on your behalf. We do our best to be accurate and thorough with the information we have at the time of publication. Unfortunately, because of the publishing schedule we can't always be timely. Things of a more urgent nature appear on our Facebook page, or in email blasts from the HOA office. (*You must have registered with the office to receive the email blasts. If you're not sure whether you are, please call Annette or Susan to verify...512.280.8110.*)

Editorial and/or photo contributions to the *Onion Creek Times* are welcomed and are published with the editor's approval as space permits. Advertising is handled by Cathy Miller. Detailed information about how to submit ads or articles/photos is printed on page 2 of this newsletter.

Your feedback and comments are welcomed. Send them to [ochoa2019kp@gmail.com](mailto:ochoa2019kp@gmail.com). Please keep them civil or they will be ignored.



Happy Holidays and a Prosperous New Year to all Onion Creek residents from your Homeowners Association!

# 2020 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).

**We're heading into election season again with primaries just around the corner.**

**Please remember that, according to city ordinance #20170817-072 and the HOA's CC&Rs, the display of political signs in OC is limited to one sign per individual or issue. They may be displayed 60 days prior to an election and must be removed by 10 days after. They may not be placed within 10 ft. of any public right-of-way.**

**Thank you for your cooperation!**

# 2020 OCHOA

## Calendar

OCHOA Office Closed.....	Jan 1
OCHOA Board of Directors Meeting, Onion Creek Club, 4 pm.....	Jan 16
<b>OCHOA Annual General Membership Meeting Onion Creek Club Main Dining Room, 9 am .....</b>	<b>Jan 25</b>
Valentine's Day.....	Feb 14
President's Day Celebrated.....	Feb 17
OCHOA Board of Directors Meeting, Onion Creek Club, 4 pm .....	Feb 20
"Leap" Day.....	Feb 29
Daylight Savings Time Starts .....	Mar 8
OCHOA Board of Directors Meeting, Onion Creek Club, 4 pm .....	Mar 19

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

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## 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. and once per quarter on the 3rd Saturday of the month from 10 am to 1 pm. All meetings are held at the Onion Creek Club. Check [www.onioncreekhoa.org](http://www.onioncreekhoa.org) for the meeting date, agenda and any changes.*

## Yard of the Month



**NOVEMBER 2019**  
*Leonel & Maria Ellena Treviño*  
5620 Boros Dr.



**DECEMBER 2019**  
*Jan & Bob Bergeler*  
10307 Pinehurst Dr.



**REAL**  
*Estate*  
**Round Up**

with Hector Eichelmann  
Mustin & Porter Realtors

### The Onion Creek Real Estate Report for December 2019

14 Houses & Condos for sale at an average price of \$452,614  
4 Houses & Condos pending at an average price of \$423,375

17 Houses & Condos sold for:

List Price Average \$417,518 - Max. \$530,000  
Sold Price Average \$407,251 - Max. \$540,000