

# The Onion Creek Times



January - February 2022

The Official Newsletter of the Onion Creek Homeowners Association

## 2021 Board of Directors Committees and Support Staff

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Kathy Pillmore - 512.797.5400  
kpillmore@gmail.com

### Vice President

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### Secretary/Treasurer

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Dick Perrone	512.461.0004	dijenperrone@sbcglobal.net

### Committees & Chairs

Architectural Control: John McNabb. . . . . 512.636.4499  
 Communications: Kathy Pillmore . . . . . 512.797.5400  
 Development/Infrastructure: Wendy Braniff. . . . . 512.924.2216  
 Garage Sale: Annette Waller/Denise Cadell. . . . . 512.280.8110  
 Government Affairs: Jerry Patterson. . . . . 512.740.5650  
 Landscape & Parks: Dick Perrone. . . . . 512.965.7157  
 Legal: Darcy Hansen . . . . . 702.325.4539  
 Neighborhood Watch: Fred Blood. . . . . 512.517.6717  
 Safety Enhancement Committee: Beth Cubriel. . . . . 512.578.6279  
 Security: Sanders Gibbs . . . . . 512.577.3866  
 Traffic Control: Carolyn Dyer . . . . . 512.280.6732  
 Volunteer Patrol: Christopher Burges. . . . . 480.216.9067

### External Committees

Councilmember Kitchen's "Kitchen Cabinet"  
 Jerry Patterson • Kathy Pillmore • Ken Jacob

### Office Staff

Office Manager: Denise Cadell  
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### Financial Services Company

Giles and Shea, Terri Giles 512.451.9901

## BOARD Notes

*The 2022 Onion Creek Homeowners Association board meetings are hybrids; in-person and virtual. Residents are welcome to attend scheduled meetings held in the Executive Dining Room of the Onion Creek Club or join via Zoom link which may be obtained from the HOA office.*

The board welcomed Chikodinaka (Nakky) Ekeanyanwu, graduate student from Texas State University who presented the preliminary results of her survey that examined the flood risk and vulnerability of the Onion Creek neighborhood: Who are impacted and why. Ten percent of our residents participated in the survey. When the full survey is analyzed results will be available online.

### FINANCE

Kathy LaHaye

Year-to-date revenue over expenses through October was \$9,573. Cash balances in reserve and operating accounts totaled approximately \$423,800. The board had previously approved expenditures for a review of our reserve study which tabled until the completion of Legends Way Park and the demolition of the buyout properties was mostly complete. Since the park is complete and the buyouts are nearing completion, the board opted to begin the review.

The 2022 budget will be approved at the December meeting and board members were advised to review their individual budgets and get any necessary adjustments to our treasurer.

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

# President's Message



Kathy Pillmore, HOA President

As Yogi Berra said, déjà vu...all over again! This is my second last-message as president of the Onion Creek HOA Board of Directors. I've made myself a promise that it is the last. There is always a lot going on and I hate leaving things on the table as I exit, but we have a strong list of candidates and incumbents for the 2022 board and

I am confident that these "things" will be handled in a manner that is of benefit to the neighborhood. If not, I will haunt them! I hope I have served the community well. I know some don't agree with things I've done, but I've tried to operate with the best interest of the entire community at heart.

I hope everyone has marked **January 22nd** on their calendar for the Annual Membership Meeting to be held, in-person only, in the Onion Creek Club main dining room. **NOTE THIS IS A DATE CHANGE!** If you cannot attend, please complete the proxy enclosed in this newsletter and drop it off at the office. Please read it before you sign it. We received several proxies last year where the signers did not follow instructions and we had to toss them out. The bios for the candidates for the 2022 HOA Board of Directors are listed in this newsletter for your information.

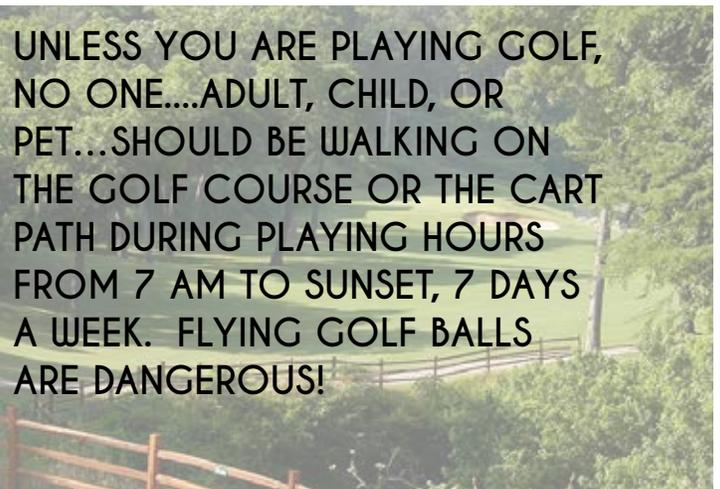
What will the new year bring (other than death and taxes)? It's anybody's guess. The demolitions will end and hopefully we can get moving with the re-use of the vacant lots. Concerning the city-owned lots; We've heard of parties being held on the now city-owned properties. These are not permitted neither by Onion Creek HOA nor the City of Austin's Watershed Protection Department, which is responsible for lot management on behalf of the city. We have three parks in

which parties can be held. They must be reserved through the HOA office so that conflicts for use don't arise, and we and security have a handle on the activities when neighbors call and complain. Those parks are **Sullivan Park** on Pebble Beach Drive, **Ballybunion Park** on Ballybunion Dr. and **Legends Way Park**, on Lehman Dr. Please do not "party" on any other property in Onion Creek unless it's your own. The police will be called and you will be fined for trespassing. Thanks for your cooperation!

The recent fog seal application on sections of Pinehurst, River Plantation and LaCosta seem to be holding up except for the sections where ruts had appeared previously in the middle of the streets. This has been pointed out with the proper individuals at COA Street and Bridge Division. Currently plans for a full resurface are scheduled for spring when temperatures are better for the application.

Time to sign off. It has been an honor to serve this neighborhood. I wish everyone a healthy, happy and prosperous New Year! Take care of this wonderful neighborhood, be proud of it, and treat it kindly.

*Kathy*



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, ([kpillmore@icloud.com](mailto:kpillmore@icloud.com)). Submissions are welcomed and may be included in appropriate issues, subject to the editor's approval and space available. Reprints of articles from other publications must include a written "permission to reprint" from the originating publication. **Advertising:** Cathy Miller 512.426.9758, [catmiller@mindspring.com](mailto:catmiller@mindspring.com). Ads must be formatted as TIFF, JPEG, EPS or PDF. Written permission to use customer-supplied art/specialty fonts must accompany all ads. **Photo guidelines:** Written permission to reproduce must accompany all copyrighted material. Photo caption and photo release must accompany photos. Photos should be 300 dpi at 100% of the published size in TIFF or JPEG format. **Disclaimer:** *Neither the Onion Creek Homeowners Association nor Cathy Miller Communications endorses any newsletter advertiser, nor will either entity incur liability for inaccurate or misleading information. Always ask for references before contracting with vendors.*

**DELINQUENCIES & HOME SALES**

Denise Cadell

The outstanding delinquencies (as of November 20) total \$14,426 which does not include any outstanding second assessments. This number is greatly reduced due to the diligent work of the office staff.

Since the October 21 meeting, 15 home sales were processed and 14 were pending. Two buyouts by the city were also pending.

**SECURITY**

Sanders Gibbs

The most common security issues for the past 30 days included

- Vehicles parked outside garages and unlocked and homes unlocked.
- Vagrants in the neighborhood and at the shops and convenience stores
- Illegal dumping in private dumpsters
- Abandoned vehicles
- Suspicious individuals driving, parking and walking through the neighborhood
- Domestic violence

**VOLUNTEER SECURITY PATROL**

Chris Burges

Still no new applicants for the patrol after another notice was sent out. We hope some residents with a couple hours a week to spare, will step up and help the neighborhood out as a volunteer security patrol driver. Set your own schedule, be fully trained before hitting the streets. Be a good neighbor!

**TRAFFIC CONTROL**

Carolyn Dyer

The sidewalk to be built between Legends Lane and LaCosta is scheduled to begin early December. • Beth Cubriel, chair of the safety enhancement committee, provided four suggestions for reducing speeding as recommended by her committee. They include:

- Narrowing the roads (i.e., bike lanes)
- Raised medians
- Roundabouts
- Stop signs

These suggestions were provided to the City's Transportation Department and her concern with increased speeding in the neighborhood and the volume of traffic as a result of the amount of new construction around our neighborhood. The city scheduled a conference call for November.

**LEGAL**

Darcy Hansen

There will be a new club manager in place after November 24 as Chris Bowen departs. Concurrent with the new manager, it was recommended that the HOA seek to keep a presence on the board beginning in June, 2022. It is essential to keep open the lines of communication between the board and the club. • The club has expressed little interest in participating in the study of the reuse of the city lots that directly abut the golf course in the So. Pinehurst area. ARCIS general counsel has been designated as the contact person for the club on this issue. HOA president agreed to contact him and explain the situation.

**LANDSCAPE & PARKS**

Dick Perrone

Parties were held in both the Legends Way Park and Sullivan Park. Although both parties cleaned up and left the parks in good condition, neither the office nor Dick were notified that a Port-a-potty would be delivered to the Sullivan Park party. The neighbors were upset by seeing it next to their driveway. • The club has identified the water leak in Sullivan Park and has indicated they will begin work to correct it. It may involve tearing up the basketball court again. Work was supposed to commence on November 22.

**SAFETY ENHANCEMENT COMMITTEE**

Beth Cubriel

The committee has concluded their Safety Enhancement Survey with about a 30 percent response from residents...a strong response for Onion Creek. See the summary of responses on page 5 in this newsletter.

**OLD BUSINESS**

The Reserve Study, previously approved and budgeted, was delayed while Legends Way park was still under construction and while homes were still being demolished. Now that these have been substantially completed, the board agreed to move forward with the study

**NEW BUSINESS**

Wendy Braniff has submitted her resignation and is selling her Onion Creek home to settle into her Houston home permanently. Wendy has a long history in Onion Creek going back to Lumberman's where she served as their attorney. We will miss her, miss her vast knowledge, and we wish her all the best.

# CANDIDATES for the 2022 HOA Board of Directors

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## MARTIN BENAVIDES

**Address:** 11404 River Plantation Dr.

**How Long in Onion Creek:** Five Years

**Education & Experience:** B. S. in Criminal Justice 1991, Previously served on an HOA board

**Current Employment:** Railroad Commission of Texas

**Reason for Serving:** "Concerned about our Legends Way neighborhood & property values. I want to do my part to help."

## FRED B. BLOOD - INCUMBENT

**Address:** 4623 Pinehurst Dr. South, Unit E

**How Long in Onion Creek:** Six Months

**Education & Experience:** B. S. Virginia Tech. 1959, M.S. Virginia Commonwealth Univ. 1974, 1985-2000. Appointed to Onion Creek HOA Board in August, 2021

**Current Employment:** Currently retired. Founder/president & CEO Asbestos Control Consultants, 2000-2014 Sustainability Officer, City of Austin

**Special Skills:** Civic involvement, management of resources, environmental issues, training, public speaking.

**Reason for Serving:** "I have spent most of my life being active in the community and in management positions. Now that I'm retired, I believe I need to continue these activities for my health. I believe I have value-add to bring to the Onion Creek HOA."

## BETH CUBRIEL - INCUMBENT

**Address:** 11004 Coral Gables Ct.

**How Long in Onion Creek:** Three Years

**Education & Experience:** '97 Graduate of St. Edward's University with B.A. in Political Science. Currently serving Onion Creek HOA as chair of the Safety Enhancement Committee and Neighborhood Watch.

**Current Employment:** Michael Best Strategies, a government relations firm – 6 years

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

**Reason for Serving:** "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."

## JERRY EPTING

**Address:** 4506 Wild Dunes Ct.

**How Long in Onion Creek:** Since October 2012

**Education & Experience:** Master's Degree from Texas A&M, formerly served as a board member and president of another HOA

**Current Employment:** U. S. Department of Agriculture

**Special Skills:** Landscaping

**Reason for Serving:** "To help our community and be involved with the association."

## KEN FESS

**Address:** 11021 River Plantation Dr.

**How Long in Onion Creek:** Since June of 2019

**Education & Experience:** BA History & Political Science, Masters of Science, Systems Management, U. S. Armed Forces Staff College; Leadership experience in a variety of U. S. Army commands. Serve on several boards and organizations.

**Current Employment:** Retired

**Special Skills:** Long-range planning, budgeting and accounting for non-profits, writing, consensus builder, meticulous documentation.

**Reason for Serving:** "Service to community has always been a part of my life, both in and out of uniform. It is important for residents of Onion Creek to use their talents to sustain and improve our lives here. My skills in strategic planning, disciplined organizational management, leadership and interpersonal relations will significantly contribute to the HOA's responses to the challenges our community faces, both now and in the foreseeable future."

## DARCY HANSEN – INCUMBENT

**Address:** 4528 Slickrock Cove

**How Long in Onion Creek:** Since April 2015

**Education & Experience:** B.S. Bowling Green State 1983; JD, Pepperdine University 1987; Licensed attorney in Nevada. Served on HOA from 2005 – 2015 chairing a variety of committees. Currently serving HOA as legal advisor.

**Current Employment:** Although retired, occasionally performing federal proposal contract work. Previous employment includes chief legal council, Livanta LLC, chief corporate council Health Data Insights Inc.

**Special Skills:** Management, decision making, administration, writing, public speaking, organization, training/teaching.

**Reason for Serving:** "I believe I can add value to the board and the neighborhood with my background and experience. OC has a strong community and pride of ownership. I want to ensure a continuation of those principles."

## KATHLEEN (KATHY) LAHAYE – INCUMBENT

**Address:** 11001 Ballybunion

**How Long in Onion Creek:** Since 1984

**Education & Experience:** BS in accounting 1986, CPA 1992; Serves as treasurer for a philanthropic organization; served four years as OCHOA Secretary/Treasurer. Currently serving four years as Secretary/Treasurer of Onion Creek HOA.

**Current Employment:** Realtor with Mustin & Porter, past experience includes working for a major accounting firm and STMicroelectronics

**Special Skills:** Proficient in MS Office products and other software programs

**Reason for Serving:** "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 Lockheed."

## BRAD GLENDENNING

**Address:** 10213 Shinnecock Hills Dr.

**How Long in Onion Creek:** Since Jan 2005

**Education & Experience:** BFA Art History, UT Austin 2000; Served previously on HOAs including The Greens of OC and Cypress Ridge.

**Current Employment:** Technical Art Director for really nerdy, scientific companies.

**Special Skills:** Detail oriented project management to organize chaos.

**Reason for Serving:** "I am willing to serve to help steer the direction of the community as the generational transition happens as younger homeowners replace our long-time residents. I want to preserve and improve the general aesthetic of the neighborhood."

# Safety Enhancement Committee

## SUMMARY OF SURVEY RESPONSES

A survey of safety concerns was sent to all OC residents via the newsletter, eblast and online postings. There were 329 responses received which represents approximately 30% of the residents polled. Below is a summary of the responses.

### Safety Concerns

Speeding and Traffic, Theft

### Preferred Solutions

Gates, cameras, speed bumps were all possible solutions presented. Gates were slightly more popular than other option, but the variance in preferability between these efforts is very small.

### How to pay for

Eliminating overnight security was not popular at all. A small dues increase is acceptable to half of the respondents and a dues increase between 10-25% was supported by 44% of respondents.

### The Committee discussed results and possible solutions:\*

- Speed mitigation devices and speed humps or an alternative
- Raised medians in the middle of the streets; i.e., La Costa
- “Shrinking the streets” with bike lanes (not a viable option)
- Round-a-bouts
- Increase law enforcement officers presence (The committee is reaching out to Shady Hollow, a neighborhood that has contracted with Travis County Security Officers for off-duty or extra-duty patrols.
- To address vehicle break-ins: Discourage overnight parking on the street.
- License plate readers: Follow up conversations with Flock Security indicate that they have a relationship with Travis County Sheriff’s Department. They will schedule a meeting with the board and provide referrals from customers and law enforcement.

The committee continues to refine solutions and will make recommendations.

– Beth Cubriel

\*See Traffic Report on this page for the city’s response

# TRAFFIC REPORT

by Carolyn Dyer

Since my last article in “The Onion Creek Times” I have not yet found a *Magic Wand* for solving the increase in the volume and speeding of vehicles on our neighborhood roads; but, I have learned that there is *hope*. Recently, I had a phone conference the program manager in the Transportation Engineering Division for the city of Austin.

The conference evolved from the suggestions I received from the Onion Creek Safety Enhancement Committee about ways that vehicle speeding could be slowed down on the River plantation Drive, No. Pinehurst Drive, and La Costa Drive. Their suggestions included:

- Narrowing the Roads – i.e. putting in bike lanes
- Raised Medians of some type
- Roundabouts
- Stop Signs

Here is a summary what I learned from the conference:

- If Bike lanes are installed – NO PARKING IN BIKE LANES
- Raised medians with concrete cubing is no longer used – can cause accidents or damage vehicles
- Roundabouts – can be too restrictive for fire trucks and/or ambulances
- Stop Signs (used to indicate who has the “Right of Way”) – not for speed control

The reason for hope is that the City of Austin Transportation Department is beginning to explore the use of “chicanes”. Basically, a chicane uses different methods of painting designs on the roads, raising the road surfaces (no concrete used) and/or using a mixture of the above plus adding items such as stanchions. Check out the link\* below for a better picture of what and how chicanes are being used in various cities. After seeing the many different types of chicanes, I have been designing many chicanes in my head for sections of two of our major roads.

According to my city contact, from the data they received in their 2020 testing River Plantation Dr. and No. Pinehurst Dr. have already reached the advanced stage of residential streets in need of speed reduction methods. La Costa Drive, however still needs to be studied.

\*Chicane definition and design by the National Association of City Transportation Officials (NACTO). <https://nacto.org/publication/urban-street-design-guide/street-design-elements/curb-extensions/chicane/>



## BUYOUT STATUS

After the floods of 2013 and 2015, the City of Austin Watershed Protection Department did studies of the flooding and decided that buying out the homes that flooded would remove those homeowners from the risk of future flooding. Many of us in Onion Creek have endured the noise and disruption of the demolition process and are looking forward to its completion. Once that occurs we will be left with 135 vacant lots, approximately 45 acres of land, that will be part of a re-use plan that is under development by the Watershed Department in conjunction with the Onion Creek Homeowners Association via a re-use committee comprised of residents. The potential reuse options include parks, jogging trails, a community garden or leaving the area for nature to take it back. Good or bad, it also provides the area wildlife with more space to roam. Here's where the process stands as of December 10

Offers made.....	146
Offers accepted .....	135
Offers declined .....	9
Homes demolished .....	129
Homes with closures pending.....	6

*Those homeowners offered a buyout in the first three phases who chose not to sell can request to be added to future buyouts, which will be dependent on the availability of future funding.*

## RESERVE STUDY

A review of our reserve study will be taking place over the next few weeks so you may see individuals walking or driving around the neighborhood checking out our assets and liabilities. Please welcome them to the neighborhood. Thanks!

## In Memory of...



**Wayne Gayer**, beloved husband and father, passed away peacefully with his wife by his side on Thursday July 8, 2021, in Austin Texas at the age of 77. Wayne was born in Everton, MO where he grew up with two brothers, Jerry & Melvin, on the family farm.

Wayne is survived by his wife Kim Lea Gayer, daughters Jennifer and Laura, and two grandchildren, his brother Jerry Eugene of Weatherford, OK; his nephews Jason Gayer, Todd Gayer of Springfield, MO, and niece Amy Gayer of Tucson, AZ.

*Note: Memoriams to deceased Onion Creek residents are published when the information is submitted to the editor. We cannot seek out this information from other sources.*

# Legends Way at Onion Creek Yard of the Month



### NOVEMBER

Fulgencio Cantera & Sonia Antera  
10905 Players Path

Photos courtesy of Jody Plummer & Leo Trevino



### DECEMBER

Mason Klose & Kasey Wada  
11112 Zoeller Dr.

# 2022 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 kpillmore@gmail.com. Publication is subject to approval and space available.

Issue	Editorial/Photo	Advertising*
March/April	February 10	February 10
May/June	April 10	April 10
July/August	June 10	June 10
September/October	August 10	August 10
November/December	October 10	October 10

*\*Please direct all advertising inquiries to Cathy Miller at 512.426.9758 or email catmiller@mindspring.com.*

## ONION CREEK BOARD OF DIRECTORS 2022 Board Meetings

*Board meetings are being held in-person at the Onion Creek Club. Residents are encouraged to attend meetings to learn about what's going on in our community.*

**General Membership Meeting  
Saturday, January 22, 2022, 9 am  
Onion Creek Club Main Dining Room**

February 19	•	Saturday, 10 am- 12 pm
March 17	•	Thursday, 4 - 6 pm
April 21	•	Thursday 4 - 6 pm
May 21	•	Saturday, 10 am - 12pm
June 16	•	Thursday, 4 - 6 pm
July 21	•	Thursday, 4 - 6 pm
August 20	•	Saturday, 10 am - 12 pm
September 15	•	Thursday, 4 - 6 pm
October 20	•	Thursday, 4 - 6 pm
November 19	•	Saturday, 10 am - 12 pm
December 15	•	Thursday, 4 - 6 pm

Please Support  
*Onion Creek Times*  
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# 2022 OCHOA *Calendar*

## JANUARY

New Year's Day.....	Jan 1
Martin Luther King Birthday.....	Jan 17
Hot & Spicy Food Day .....	Jan 16
<b>OCHOA Board of Directors Meeting, Onion Creek Club Executive Dining Room, 4pm -6 pm.....</b>	<b>Thursday, Jan 20</b>
National Hot Chocolate Day .....	Jan 31

## FEBRUARY

Chinese New Year .....	Feb 1
Ground Hog Day .....	Feb 2
Armadillo Day in Texas.....	Feb 2
Valentine's Day .....	Feb 14
<b>OCHOA Board of Directors Meeting, Onion Creek Club Executive Dining Room, 10 am - 12 pm .....</b>	<b>Saturday, Feb 19</b>
President's Day .....	Feb 21

## 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 is **NOT** an emergency or to file a report after an event; i.e., break-in, theft, accident, etc, Call **311**

## ONION CREEK HOMEOWNERS ASSOCIATION

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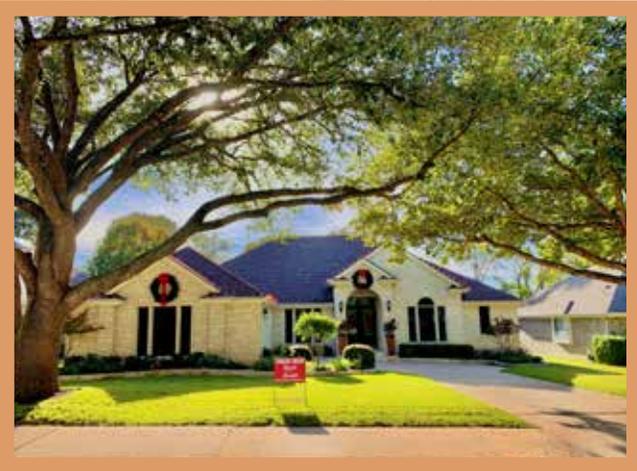
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Office Hours: Mon-Tue-Thu-Fri • 10am - 2pm  
Weds • 8am - 5pm

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*The Onion Creek HOA board meetings are open to all residents and are held the 3rd Thursday of each month from 4 to 6 p.m., or the second month of each quarter on the 3rd Saturday, 10 am - 12 pm in the Onion Creek Club Executive Dining Room. Check [www.onioncreekhoa.org](http://www.onioncreekhoa.org) for the agenda and any changes.*

# Yard of the Month



NOVEMBER

David & Dolores Lopez  
10832 River Plantation



DECEMBER

Jennifer & Richard Cawley  
5401 County Down

Photos courtesy of Hector Eichelmann



## The Onion Creek Real Estate Report as of October 10, 2021

12 Houses & Condos for sale at an average price of \$673,649

8 Houses & Condos are pending under contract at an average price of \$711,546

Houses & Condos sold for:

List Price Average \$665,150 - Max. \$949,000

Sold Price Average \$665,872 - Max. \$975,000

*Onion Creek listings average days on the market - 21*

REAL  
*Estate*  
Round Up

BY HECTOR EICHELHANN  
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