

The Onion Creek Times

July - August 2020



The Official Newsletter of the Onion Creek Homeowners Association

2020 Board of Directors Committees and Support Staff

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Garage Sale:	Annette Waller/Denise Cadell	512.280.8110
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Legal:	Darcy Hansen	702.325.4539
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	Jerry McIlhon	512.203.3806
Traffic Control:	Carolyn Dyer	512.280.6732

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

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BOARD Notes

Treasurer

Kathy LaHaye

YTD revenue for April was \$205,033, which is \$19,177 under budget. Total operating expenses for April were \$142,445, which is \$49,743 under budget. The most significant variances to budget were as follows: Landscape Maintenance – Other was \$2,760 under budget, Park Maintenance was \$1,427 under budget, Sullivan Park Improvements (Reserve) was \$9,052 over budget, Security was \$3,895 under budget, Legal was \$1,152 under budget, and Supplies was \$1,144 over budget. • The net revenue over expense YTD was \$62,588. Cash balances at 4/30/20: Operating - \$365,531.10 - Reserves - \$159,326.97 - CD - \$102,652.20

Delinquent Accounts/Home Sales

Annette Waller

Since the last board meeting, the office has received 14 payments on delinquent accounts for a total of \$3094.51.

The office received payments on 11 home sales. There were 17 pending sales. Buyouts: Three buyouts completed; 11 pending.

Security

Jennifer Beaulier

The board received a report on costs for adding an another security shift due to the uptick in crime in Onion Creek. An ad hoc committee was assigned to review the various security proposals and narrow the options to one or two, with pros and cons, for a possible vote at the next board meeting. The members are: Jennifer Beaulieu, George Gerken, Carolyn Dyer and Beth Cubriel. A meeting will be scheduled as soon as possible.

Kathy Lahaye was asked to examine the current budget for additional security money, and report back to the board.

John McNabb asked about alerting APD for more assistance;

SEE "Board Notes" page 3

President's Message



It seems like a year has passed since our last newsletter with all the changes that have taken place in our lives. Adjusting to the “new normal” will take some time for us old timers.

A lot has happened in Onion Creek as well....the city has resumed aggressive removal of homes on the buyout list. The city's contractor is removing 2-3 homes per week. The reason many homes closed by the city months ago

remain to be torn down while others that have closed recently are being torn down is due to asbestos that has been found in these structures, which requires a much more detailed demolition process.

As for maintenance of the city-owned properties and the vacant lots, a small group of volunteers including myself, Jerry Patterson, John McNabb, Dick Perrone and Ken Jacob walked every property on the tear-down list to make notes of what needed to be addressed such as mowing, uneven terrain, items left from the demolition including utility boxes, in-ground pipes, rock walls, etc. We met on site with staff from Watershed Protection and Public Works and provided them with our detailed report, a site map and pointed out first-hand samples of what the report details. The staff assigned to the city-owned properties city-wide is very small and, while they are adding personnel, we suffer from their inability to address our concerns in a timely manner. We are staying on top of this with the city. We have been told that it could take up to another year to fully complete the buyouts and demolitions. The HOA will be establishing an ad hoc committee composed of board members and interested residents to discuss what can be done with the vacant property. So, if you're an “interested resident”, please contact the HOA office and leave your name so we can include you in the committee when we get it up and going.

The streets are another issue for our neighborhood. In 2016 the city did a “chip seal” on our streets, omitting the cul de sacs at that time. The chip seal has been a nightmare, and apparently not only in our neighborhood. The city admitted they used too large a chip and too poor an asphalt emulsion and are no longer using that process. We

are still in discussion about how to fix this without more of the ugly chip seal. The second half of the street issue was the “slurry seal” that was done on all Onion Creek cul de sacs the week of June 1. There were some issues with “power steering turns” that leave scuffs on the newly paved areas. The contractor advises that they will be back (probably before this newsletter gets in your hands) to sweep the cul de sacs and check out any damages to the paving. When asked about how the slurry treatment reacts in the 100+ degree temperatures we are facing, he indicated that once the surface cures (about two weeks from the application) there should not be an issue with soft or sticky material leaching off the streets.

Security is another key issue of interest to residents as we have undergone an increase in criminal activity of a nature we have not seen before in our neighborhood. Too many details to cover here but rest assured the HOA is addressing them and looking at several ways to enhance our neighborhood security protection. I caution everyone to avoid become vigilantes and taking on the job of our security team. No one should follow suspicious cars or individuals in the neighborhood. Smith Security and Austin Police Dept. have the resources to provide security for the neighborhood and they should be the first-line of defense for our residents. Always call **911** if you see a crime in progress, then call Smith Security. If the crime has already happened, call **311** to report it. It is important to report all crimes. APD uses the information to justify increased patrols in Onion Creek.

It has been a treat to meet so many neighbors who have been out walking their dogs or themselves during this lockdown. As far as this individual is concerned, it will be great to once again go to restaurants, movies, massage therapists (!)... and all the things we've missed for months. This period has been tough on a lot of people and businesses, many of which have closed permanently. I encourage our residents to support the businesses who advertise in this newsletter, serve you in the commercial center at the front, and the Onion Creek Club. Help them get back on their feet so we don't lose them.

Don't forget the 4th of July parade sponsored by the Onion Creek American Legion Post 326. Hope to see you along the parade route or in a vehicle decked out and in the parade as we celebrate our independence!!

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), 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.*

Jennifer reported that the lack of phone calls to the Austin police resulted in statistics indicating very low crime in our neighborhood. Having residents call 911 and/or 311 was discussed as a way to increase APD presence in our community.

A video explaining the proper use of 911 and 311 will be shared with residents. The importance of alerting residents to call 911 or 311 for crime data in our neighborhood is the only way to increase police support.

Architectural Control and Rules Enforcement Committee

John McNabb

Due to the growing season, a large number of complaints have been received by the Architectural Control Committee. The committee currently averages three complaints per day and numerous modification requests. • Golf Cove private driveway lots were mowed by the HOA at the owner's expense. The CC&R's provide for a 10-day notice after which the committee can take action. • Estate sale requests, which fall under the Architectural Committee's purview, were discussed with regard to current CDC and local authorities' guidance. The HOA will proceed with allowing estate sales using strict guidelines; i.e, fewer shoppers at a time, extended shopping days, etc. • Darcy Hansen drafted a letter for the committee regarding the neighborhood use of standing "little green men" signs in front of homes to slow traffic for playing children. The letter will state that the signs can only be out when children are present/playing and must be put away otherwise. • There was discussion regarding line-of-sight restrictions at intersections. There are city code specifics regarding this matter. • There was a general discussion regarding businesses/working from home in Onion Creek, while not allowed by the CC&R's, is a rule not strictly enforced unless there is a complaint, and can be based on the CC&R's nuisance clause.

Governmental Affairs

Jerry Patterson

Tim Smith joined the meeting to request the board's assistance in opposing a 750-unit residential apartment housing development west of Akins HS and South of Slaughter creek, for water quality and water quantity concerns. Mr. Smith requested that the HOA send a representative to a May 19 planning and zoning meeting to oppose the project. Kathy Pillmore suggested the board oppose the project based only on downstream water concerns. There was consensus by the board to have John McNabb draft a letter for Austin's zoning and planning commission in general opposition to the development.

Traffic Control

Carolyn Dyer

A cable for recording traffic volume and speed was in place for a few days on the north side of Onion Creek bridge on River Plantation Drive. We're attempting to learn more about the city's plans for widening and reconstruction of Bradshaw Road to coincide with Travis County plans, and where it will connect with Pleasant Valley Road.

Road construction on FM 1626 from Farrah Lane to 1st street is being performed by a developer who is working on Old San Antonio Road and widening the throat of the southbound intersection. There will be left-turn bays as well as a straight and right-turn lanes at all approaches. Attempts to get a turn signal system in place at the intersection are underway.

A letter and copies of requested nearby-neighbor's support went to the city regarding the sidewalk addition from La Costa to Legends Lane. The sidewalk extension application will be reviewed as soon as the city's board is able to meet.

Development/ Infrastructure

Wendy Braniff

NEW PROJECTS

- 3600 E. Slaughter Lane – (West of Old Lockhart Road intersection with and on south side of Slaughter Lane) Site plan for a multifamily project with associated improvements on about 17 acres. Density unknown at this time. SP-2020-0080D
- 10801 Wayne Riddle Loop – Proposed rezoning from I-RR –Interim Rural Residential - intended for low density residential with minimum lot size of one acre to MF-4-CO – Multifamily Residence (Moderate-High Density) intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre. C14-2019-0129

MOBILITY BOND PROJECTS

Several of the transportation projects that are part of the 2016 Mobility Bond have been approved for more than \$38 million in federal funding under the Capital Area Metropolitan Planning

SAVE THIS DATE!

2020
Community Wide
GARAGE SALE

SATURDAY, SEPTEMBER 26
7 AM TO 2PM

Get rid of all that stuff you cleaned out during the lockdown!
at the
ONION CREEK GARAGE SALE!

Organization (CAMPO)'s 2019-2022 Transportation Improvement Program. In total, the City of Austin is the recipient of more than \$80 million in federal funding for transportation projects throughout the city. Among the 2016 Mobility Bond projects that will receive funding are:

- Mobility improvements on William Cannon Drive from Running Water Drive to McKinney Falls Parkway (up to \$11.75 million in federal funding)
- Mobility improvements on Slaughter Lane from Mopac to Brodie Lane (up to \$12.6 million in federal funding)
- Extension of West Rundberg Lane from Burnet Road to Metric Boulevard (up to \$8.8 million in federal funding)
- Urban trails projects including the northern portion of the Violet Crown Trail, Austin to Manor Trail Phase 2, and a feasibility study for the Bergstrom Spur (up to \$5.2 million in federal funding)

Each of these projects requires a local funding match of at least 20 percent, though the actual percentages vary depending on the project. The purpose of obtaining this federal funding is to bolster efforts to address traffic congestion, enhance multimodal safety, improve public health throughout Austin, and leverage bond funds to bring more improvements to the community. The City of Austin's transportation projects that are receiving federal funding encompass roadways; intelligent transportation systems; bicycle and pedestrian safety, connectivity, and recreation; and transportation demand management

OCHOA MONITORED PROJECTS

Views of Onion Creek (formerly Bella Fortuna) – Clearing of all the vegetation (primarily cedar) and site work to level the portion of the site north of where Bradshaw Road will bisect the tract, which will be used for some residential and the tracts' commercial development is in progress. The remaining residential development will extend from the new Bradshaw Road south to Onion Creek. Two oversized storm water detention ponds will be included on the property.

Double Creek Multifamily – Construction of the foundations for the units has begun on the Double Creek multifamily tract, a 372-unit apartment development on 17.27 acres at 600 E. FM 1626 Road, across FM 1626 where Farrah lane dead ends into FM 1626. Case No. SP-2018-0403C

For all City of Austin projects, go to <https://abc.austintexas.gov/web/permit/public-search-other?reset=true> and enter Case Number for more information.

Crisis Management and Neighborhood Watch

Beth Cubriel

Calls were made to neighborhood watch volunteers to ask if they plan to continue to offer their time. Most said yes. Some are not able to continue for various reasons but in most cases, they have recommended replacements. Each of them has been provided with the spreadsheet of the current committee and outreach notes; many vacancies still exist. An email was sent to everyone with an email address

to start a communications string and the committee continues to work to obtain emails for those who don't have one listed.

Landscape/Parks

Dick Perrone

Capital improvements in Sullivan Park are complete and include: playscape structures cleaned, picnic tables wood replaced and painted, benches cleaned and painted, basketball court cleaned and re-stripped, electricity installed, and both bridges re-built and strengthened with steel posts to accommodate golf carts and future flood problems especially the north bridge. The pump house on the hill was repaired and painted in exchange for use of the club's electricity at the park. Weeds were removed from the playscape area and additional pea gravel added and raked evenly. The only item left is the installation of two new park signs. • Rowland and Karen Greenwade, whose home on Merion Cricket is slated for demolition, donated a gazebo which will be placed in Sullivan Park.

Railings on the Pinehurst bridge that crosses Pebble Beach pond, were replaced and stained with cedar and a handrail added across the top.

L & S Landscaping mowed the Golf Cove lots and common area. They cleaned up and hauled away all concrete debris and other construction trash.

The Legends Way park is slowly progressing. A six-foot black chain-link fence is to be installed on the extreme north perimeter between the HOA property and the double-wide mobile home. Decisions for initial installations for the new park are expected by the next board meeting.

Elements did not charge for the first perimeter cleanup/mow around the entrance corner lot where Westlake Dermatology is completing a build-out.

Legal

Darcy Hansen

The committee chair reviewed the delinquency account policy and reported that the policy does not require any changes. She will review the outstanding delinquent account list and bring any suggested changes forward.

OLD BUSINESS

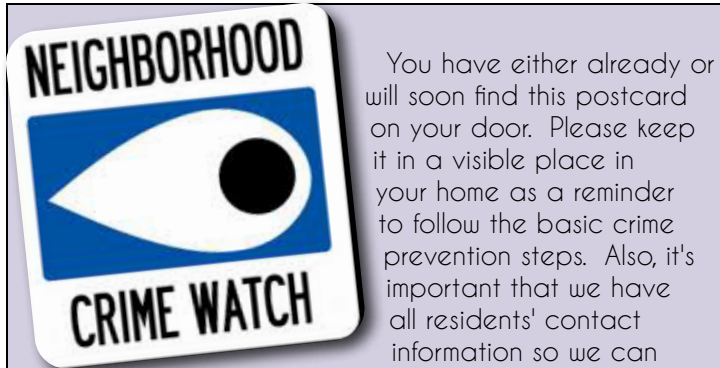
Kathy Pillmore reported on a virtual meeting with Watershed about ongoing maintenance concerns on the buyout lots and her request for exact representation and contacts and a Monday, May 18 meeting with Watershed and Public Works personnel to walk the lots, compare notes and solidify the maintenance schedule so that the HOA can provide more maintenance as necessary.

NEW BUSINESS

Kathy Pillmore discussed the upcoming joint mailer with the OC club regarding abuse of club facilities by OC residents who are not members. The cost of the mailer is to be shared with the Club. It is being sent out to quell a lot of misinformation about the use of club property by non-club members.

Architectural Control & Rules Enforcement Committee

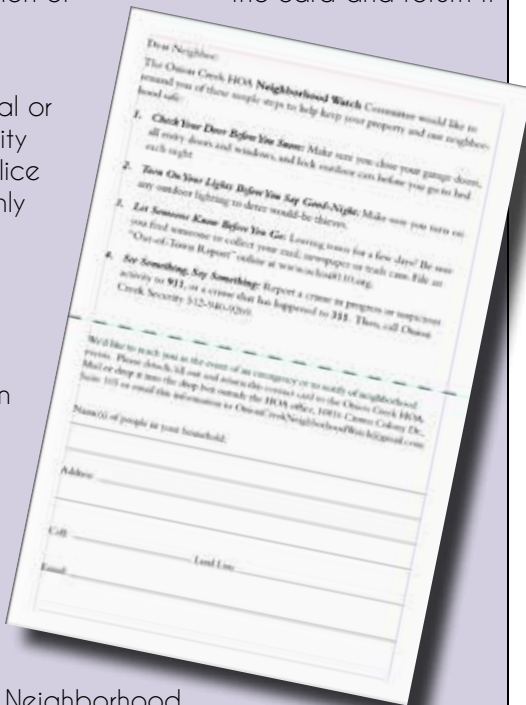
According to the HOA office, this has been one of the busiest starts to spring and summer based on the number of requests for improvement! We're doing our best to keep up. Almost all have been approved, with some needing slight modifications or clarifications. We thank everyone for keeping us in the loop and their patience while we review the the requests. We also appreciate the hard work many have put in this spring to improve the appearance of their properties! There are some spectacular examples to enjoy when you walking, riding or driving through the neighborhood. Please take the time to thank the owners if you run into them.



You have either already or will soon find this postcard on your door. Please keep it in a visible place in your home as a reminder to follow the basic crime prevention steps. Also, it's important that we have all residents' contact information so we can communicate with you in the event of an emergency. Please complete the contact information portion of the card and return it to the HOA.

Finally, please report all criminal or suspicious activity to the Austin Police Department. Only trained law enforcement professionals should respond. Please call 311 or 911 and then Smith Security. Please do not report activity on social media.

If you have questions about or would like to help with Neighborhood Watch, please call Beth Cubriel at 512-578-6279.



TRAFFIC REPORT

by Carolyn Dyer

I am still trying to get information from the City of Austin as to their plans for the widening of their part of Bradshaw Road from Slaughter Lane to the first turn past River Plantation Drive. Also "Where, How and When" the connection with Pleasant Valley Road will occur.

In the meantime a neighbor and I drove up and down all the streets in the Onion Creek neighborhood on the west side of Bradshaw Road checking all street lights for any trees that could be blocking the projection of light to the street. We found 15 lights where trees were in need of trimming. The locations with addresses were recorded and emailed to 311 for servicing, and I have received six confirmation service numbers from the City of Austin pertaining to these requests.

While checking the street lights it was discovered that three more Neighborhood Watch signs are needed; one at the entrance of River Plantation Dr. from Bradshaw Road on the west side and at both entrances (River Plantation Dr. & Lehman Way) to Legends Way.

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 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

Safety Tips for Walkers, Joggers & Runners

With so many residents enjoying the weather during these interesting times, here are some timely safety tips for walkers, joggers and bikers.

Face the traffic, you need to see and hear what is ahead of you



Headsets at full volume are dangerous. Car horns, cyclists, footsteps of someone behind you, all fade away when wearing headsets. Be alert to your surroundings.



A vehicle always has right-of-way. Stop and let the vehicle go by

Beware of stopped cars waiting to make a right turn. Wait for them to turn or run behind them.

Be extra careful if you walk, jog or ride your bike at night or after dark. Be visible; wear light-colored clothing, have reflectors and



lighting on you and your bike

Watch where you're going! Avoid talking on the phone, texting or watching a movie while your feet are in motion.



And a side bar: Blocking the sidewalk with your vehicle is dangerous and results in walkers, runners and those pushing baby carriages to have to walk around your vehicle and even into



the street. Be aware that a vehicle blocking the sidewalk is considered to be illegally parked and can be ticketed.



Who is "Sullivan" and why is there a park named for him?

*Reprinted from the March-April 2007
Onion Creek Newsletter*

HOA Board Honors its First President by Lon Walter

The OCHOA Board of Directors voted recently to honor the first president of the homeowner's association by renaming the park along Pebble Creek Drive and adjacent to the 18th fairway as "Edward M. Sullivan Park." The late Edward M. "Ed" Sullivan served on the Board in 1984-85, and he took a special interest in the playground and park, ensuring the future of the lovely amenity that we all continue to enjoy today. Ed was a friend to all who knew him and an outstanding example of good citizenship. He was a Marine in WWII and was awarded the Silver Star for gallantry. Ed and his wife Mary lived in Onion Creek until he passed away in 1995. The Board hopes that everyone will remember this great individual as they enjoy "Edward M. Sullivan Park."



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. Publication is subject to approval and space available.

Issue	Editorial/Photo	Advertising*
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

2020 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

Thursday, July 16, 4PM

Saturday, Aug 22, 10AM

Thursday, Sept 17, 4PM

Thursday, Oct 15, 4PM

Saturday, Nov 21, 10AM

Thursday, Dec 17, 4PM

2021

Thursday, Jan 15, 4PM

Saturday, January 23

General Membership Meeting



This "aww" moment was snapped by Onion Creek resident Tammy Jackson. Many young fawns have been spotted in the newly expanded green belts around Onion Creek. Please be aware of these precious creatures when walking your dogs and driving your cars.

2020 OCHOA

Calendar

INDEPENDENCE DAY and the 24th Annual Bill Stagner Memorial July 4th Parade and Picnic, 9 am.....Saturday, July 4

City of Austin Run-Off Election.....Tuesday, July 14

Tax Day.....Wednesday, July 15

OCHOA Board of Directors Meeting, Onion Creek Club*, 4 pmThursday, July 16

National Girlfriends Day.....Aug 1

U. S. Coast Guard Birthday.....Aug. 4

OCHOA Board of Directors Meeting, Onion Creek Club*, 10 am..... Saturday, Aug 22

National Dog Day.....Aug 26

The HOA office is now open regular hours. Please wear a mask for your safety and that of the office staff.

Please 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!

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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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 at the Onion Creek Club. Check www.onioncreekhoa.org for the agenda any changes.

Yard of the Month



MAY 2020

*Ken & Blair Jacob
11004 Point Clear Ct.*



JUNE 2020

*Gary & Patricia Rodgers
5121 Prairie Dunes*



REAL
Estate
Round Up

**by Hector Eichelmann
Mustin & Porter Realtors**

The Onion Creek Real Estate Report as of June 10, 2020

11 Houses & Condos for sale at an average price of \$473,267

4 Houses & Condos pending at an average price of \$349,475

17 Houses & Condos sold for:

List Price Average \$442,535 - Max. \$689,500

Sold Price Average \$428,554 - Max. \$675,000

Onion Creek continues to experience a brisk re-sale market. Property values are keeping pace with the market in general.