

ONION CREEK

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HOMEOWNERS ASSOCIATION

The Newsletter for Onion Creek Property Owners • January - February 2018

Presidential Address

by Mike Rodriguez



Happy New Year!

By the time this newsletter gets to you, our holiday season will once more be wrapping up. We've had another

noteworthy year.

As Austin has grown, we have seen much development around us. Our road network here in the south is steadily improving with IH-35, SH-45 and, going forward, even Bradshaw Road and FM1626 seeing upgrades.

Looking out our back door onto Bradshaw, we continue growth in Legends Way and will see completion this year of the Wayside school. To the south, at the first bend, in 2018 we will see groundbreaking for the new Bella Fortuna subdivision, or the Views as it may be called.

Travis county has approved bond funds to widen the road to our south over the coming years, and we are lobbying the city to also widen Bradshaw to our North, with at least a turn lane for safe entrance/exit of Wayside school.

A multi-year issue, of course, for Onion Creek has been our appeal to the city for flood mitigation. All are aware by now this past year the city of Austin made offers to purchase of 10 substantially damaged homes. Now as many as 128 additional purchases are being proposed by Watershed Protection Department, but

Continued on page 2

UPDATES from your HOA Board of Directors

Finance Rosy Moore

As of October 19th, 2017 the YTD income was \$444,800. The YTD expenses were \$321,000. YTD excess of revenue over expenses was \$123,600. The total cash in banks was \$498,600, which includes the reserves for capital improvements and operations of approximately \$190,000.

Delinquencies & Home Sales Susan Dunning

Since last month, we have had 2 delinquent accounts paid in full and 2 partial payment. Currently we have 39 delinquent accounts totaling \$19,935, 13 of which are at least 18 months in arrears. Since the last board meeting we have received payments for 10 home sales, 6 of which were for new homes. There are currently 38 pending sales, 29 of which are new homes and 1 which is a commercial lot.

Security Tom Thies

Property Crimes in Onion Creek remain low when comparing the area around our neighborhood. September thru November had only 4 reports of theft to OC Security or the Austin Police Department. The 4 were all burglaries of vehicles and in all cases they were not locked, which makes a real easy target. In some cases, thefts are reported to Security and residents don't report the incident to APD. It is imperative that residents report crime to APD in order for the event be tracked and APD can plan accordingly.

Open garage doors after dark continue at a high rate. Please keep them closed unless you are actively in the area. There has also been some property damage and graffiti to

some businesses along the service road.

In January we will present an in-depth report of crime events, statistics, and trends at the annual HOA meeting. See you there!

Governmental Affairs Ken Jacob FLOOD MITIGATION:

As a proposed solution to our flooding problems, the Watershed Protection Department has recommended voluntary buyouts of an additional 128 homes, most of them along South Pinehurst. They have noted that \$25 million is available, which could purchase up to 50 of the homes, though the money is subject to City Council approval. The remaining funds would probably have to come from bonds and timing is uncertain.

An informal poll taken by the HOA of those attending the Nov. 14 meeting indicated that the neighborhood is conflicted. Many of those in the buyout area want to be bought out and removed from danger while others want to know more or are concerned about the impact on the neighborhood and on property values. They would like to see meaningful flood control measures introduced.

Here are the results as of today for the non-voting, non-persuasive survey/poll we conducted.

289 replies
support buyout - 49
some buyout with mitigation - 120
no buyout - 60
not enough info - 60
not flooded - 194
flooded once - 55
flooded twice - 41
would accept buyout - 43
would not accept buyout - 27
not sure at this time - 59

Continued on page 3

Onion Creek Homeowners Association

10816 Crown Colony Dr., Ste. 105

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lmiker@msn.com

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Jerry Patterson	512-740-5650	jerrypattersonontexas@gmail.com
Tom Thies	512-689-6929	tthies58@gmail.com

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	email: ochoa8110@sbcglobal.net	

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Presidential Address, continued from page 1

with no flood control under discussion.

Even were City Council to approve the plans, due to the significant funding needed, such voluntary buyouts could well take several years to achieve. As our OCHOA Board has expressed, we will continue to work on behalf of all OCHOA property owners so that flood mitigation and control solutions are both addressed.

On the near horizon, you should listen for progress on City "Code Next" discussions. These esoteric discussions include zoning changes that could impact us here in Onion Creek. Thus far, we have been assured that our longstanding deed covenants and restrictions will continue to protect our neighborhood from unwanted changes, but it pays us to monitor actual decisions on your behalf.

For 2018, then, Onion Creek may have an expanding greenbelt internally and more activity around us, but we look forward to positive changes for all.

Plan on attending our annual general membership meeting this month where we can update everyone on each area of progress by your Board. Regards to all for a healthy and prosperous 2018.

--Mike



DOGS ARE NOT ALLOWED ON THE GOLF COURSE!

Seems like this would be common knowledge but apparently not. Whether you are a member of the Club or not, your dog is not permitted on the golf course at any time, on or off leash. Please be courteous and keep your dog off the course. Repeat offenders will be referred to Animal Control.



The Onion Creek Homeowners Newsletter is published six times per year by the Onion Creek Homeowners Association. It is one of four official sources of information for Onion Creek residents which includes the OCHOA website (www.onioncreekhoa.org), the Onion Creek HOA Notification Network, and Facebook. The purpose of the newsletter 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 neighborhoods. Editor: Robb Edgecomb, 512-784-3643, onioncreekcommunications@gmail.com. Submissions are welcome and may be included in appropriate issues, subject to editor's discretion, board approval and/or space available. • Advertising: Cathy Miller 512-426-9758, catmiller@mindspring.com. Ads must be formatted as TIFF, 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% in jpeg or tiff format. • Disclaimer: Neither OCHOA nor CMC endorses any advertising in this newsletter, nor will either entity incur liability. Always ask for references.

**Have anything you want Onion Creek to read about?
Contact Robb Edgecomb at OCCVOICE@Gmail.com**

UPDATES

continued from page 1

The HOA is fully supportive of the City purchasing the first 50 homes as quickly as possible in order to remove those most at risk from danger. We don't want to delay the process in any way, but are hopeful that other options may exist from the updated Half Study to complement the buyouts and that Watershed will share this information with us.

It should be noted that the buyouts are voluntary and that homeowners would not have to sell.

A number of questions were submitted at the meeting that couldn't be answered then due to time constraints. As promised, we submitted them to the Water Protection Department and they have indicated they will provide their answers sometime in January.

In the meantime, it is expected that the Buyout Proposal will be presented to City Council in January.

Whatever your position, please contact your City Council rep, Ann Kitchen, or Mayor Adler to make your feelings known. They will listen and your opinions will make a difference in their decision. The more responses they receive, the more weight your opinions will carry.

Development/Infrastructure

Wendall Braniff

Wayside School – The sewer line is complete and equipment is planned to be out of Scioto Court by 12/8. Building A walls and frame are almost complete and roofing will start 12/6. Building B concrete polish will be done 12/11 and framing will commence 12/18. To see the 11/28/17 construction video go to: <https://youtu.be/Fon6WLaRjjc>

A Star Furniture store site plan has been filed for the NW corner of OC Parkway @ I 35 SB access road.

The site plan for Bella Fortuna (now renamed The Views at Onion Creek), located adjacent to and south of Onion Creek, and along the south and southeast boundaries of Onion Creek subdivision submitted on 11/13/17 includes a 158.26 ac. commercial development with 477 residential lots.

Rezoning request for 2105 & 2107 Manchaca, currently undeveloped property across from HEB, to allow food sales – at this time a small market/deli is proposed.

Several residential developments including townhomes (Frate Barker), multifamily buildings (Bluff Springs), condos (Manchaca), and apartments (S. 1st) have filed site plans with the City.

Traffic Control

Carolyn Dyer

I checked in with the City of Austin Transportation Department about the road work being performed on the intersection of Manchaca and Slaughter Lane in regards to these two questions:

- when would it be finished
- will there be double left turning lanes on the N & S side of Manchaca onto Slaughter Lane.

ANSWERS:

TxDOT is doing Manchaca and we will be doing Slaughter and hopefully finishing in the Spring.

- Slaughter & Manchaca are getting dual lefts on every approach.

In addition I also enquired about when work might begin on the installment of a traffic light system for Old San Antonio Road and FM1626 and are there any plans being made to create a left turning lane on Bradshaw for the Wayside school that should be opening in fall of 2018.

ANSWERS:

1626 and Old San Antonio is probably going to start in the Spring also.

- I have not seen plans for Wayside School but will ask one of the planners tomorrow.

Since the Travis County Bond issue for Road construction improvements passed I asked the Travis County Road Department if they knew when they would begin the work on the widening of the bridge on Old San Antonio Road.

ANSWER: Sure, the bridge widening is mostly designed already and we should start construction in the Fall or Winter of 2018. The addition of shoulders on Old San Antonio Road is a separate project that was approved in the 2017 Bond, and design isn't scheduled to start until 2021 with construction starting in 2022.

Be sure to read the article on all the TxDot I-35 road construction plans in the last Community Impact Newspaper. Looks like we are in for a long siege of slow moving traffic.

He also sent the following information:

The one lane bridge on Old San Antonio Road south of FM1626 is scheduled to be raised, and widened to a two-lane bridge with shoulders as well as have the alignment straightened through the area. Construction is scheduled to start sometime in early – mid 2018. Design and right-of-acquisitions are already complete.

Just finished speaking with Anthony Alvarado who is with the Traffic Engineering Dept. of Austin and it is all likely that the City of Austin will be working in conjunction with Travis County to install a traffic light system on the intersection of FM 1626 and Old San Antonio Road.

One more thing, which is unfortunate for predawn walkers, and that is there has been a large increase in early morning traffic before daylight and many of these cars are speeding. Thus, I urge/beg anyone who is walking during this time please carry a flashlight, wear light colored or reflective clothing and be extra cautious when crossing streets.

Continued on p7

UPDATES

Board Candidate Resume's

Mike Rodriguez (Incumbent)

10218 Braemar Dr.

Resident of Onion Creek 22 years

Current Status: OCHOA Board President

Education: MBA 1994, MA 1976 – Guidance Counseling, BA Political Science 1968

Special Skills: Investments, Government Affairs, Management

Why Do You Want To Serve on the HOA Board? To help maintain and improve our neighborhood as the preeminent great place to live as it has been for many years.

Carolyn Dyer (Incumbent)

10205A River Plantation Dr.

Resident of Onion Creek 24 years

Current Status: OCHOA Board member since 2012; Chair, Traffic Safety Committee.; Retired from teaching elementary PE in 2007.

Education: UT Austin – BS in Health & PE, 1965

Special Skills: Organizing & Problem Solving

Why Do You Want To Serve on the HOA Board? I would like to finish my job of trying to make things safer on our roads for all of us – mainly get solar speed display signs installed on both S & N Pinehurst & River Plantation

Reg Harman (Incumbent)

10408 Pinehurst Dr.

Resident of Onion Creek since August, 2015

Current Status: OCHOA Board member; Previously served for 20 years on the Board of the Sons of the Revolution. Currently employed by Dahill, a Xerox company; Chair, Architectural Control Committee

Special Skills: Expert communicator, web design, publication design, database management & a broad set of computer expertise skills

Why Do You Want To Be On The HOA Board? I want to be active in my new community, looking to contribute in any way possible. Plus, I am a people person, so I am looking forward to having the continued opportunity to interact with people in our community.

Martha Owan (Incumbent)

4511 Slickrock Cove

Current Status: OCHOA Board; Chairman, Neighborhood Watch Committee; Cypress Ridge Board Secretary 2013-2016

Education: BA- Biology/Chemistry – 1966; Med. Administration 1992; Educational Technology

Special skills: Organization skills; Ability to reach consensus in group decision-making; strong leadership skills

Why Do You Want to be on The HOA Board? To bring a new perspective to the Board and to be active in the community where I live; to get to know what is important to those who live here; To keep the sense of community and to help set long term plans and goals to make this community a vibrant place to be a part of for all neighbors.

Jerry E. Patterson (Incumbent):

10210 Pinehurst Dr.

Current Status: OCHOA Board; Chair, Government Affairs II; Self-employed; Serving on several non-profit Boards; Active in Boy Scouts; President, Sycamore Valley HOA, Houston, 1960's

Education: BA History, Texas A&M 1969

Employment: State of Texas @ Texas General Land Office

Special Skills: Management; Innovative Thinking

Why Do You Want to be on The HOA Board? To help to the extent that I can. In theory, I am retired, but I am extremely busy.

Kathleen (Kathy) Lahaye (Candidate)

10220 Shinnecock Hills Dr.

Current Status: Treasurer for P.E.O., a women's philanthropic organization that raises money to help women go to school or back to school or get a loan for furthering their education.

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

Employment: worked for a Big 8 (at that time) accounting firm; 17 years in High Tech; 2 years with Intel; 15 years with STMicroelectronics; 6 years as a consultant then back to STMicroelectronics in Sao Paulo, Brazil

Special Skills: High proficiency in MS Office products and various other software programs; CPA

Areas of interest: Accounting, Finance

Why do You Want to be on The HOA Board? 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.

Continued on page 6

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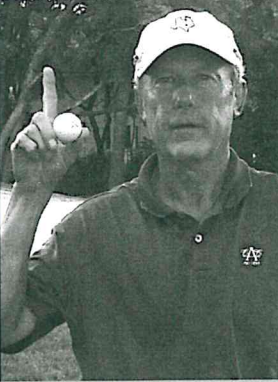


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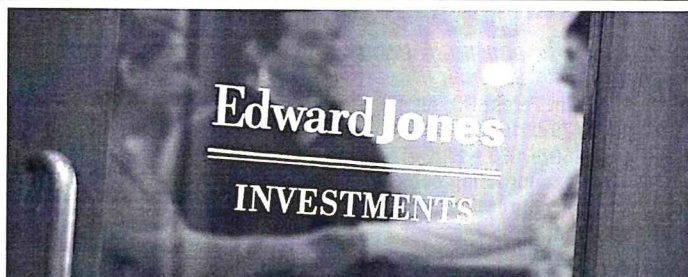
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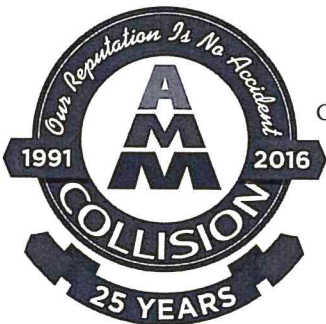
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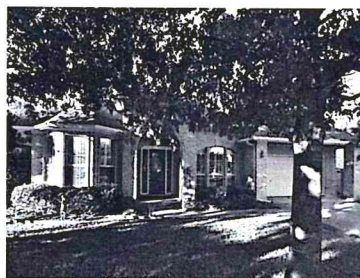
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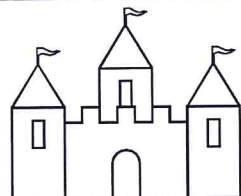
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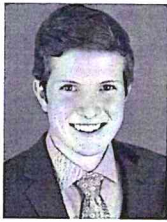
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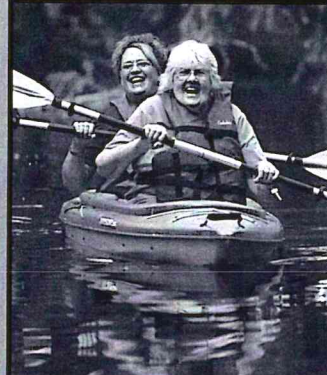
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REAL Estate Round Up



by Darlene Rush

Yard of the Month

There were so many beautiful yards decorated for the holidays. The team had a hard time selecting a winner especially for the month of December. Along the way, we discovered a sweet story to share about two lovely girls, Keegan, age 11 and Amberleigh, age 13 who gave up some of their Christmas presents to decorate their yard for everyone to enjoy.



November Yard of the Month is the home JoAnn & Alejandro Garza at 10301 Shinnecock Hills Drive.



December Yard of the Month is the home of Tiffany and Brian Bacon at 10115 Pinehurst Drive.



Honorable Mentions



Keegan and Amberleigh



Continued page 4

Rose Mary Gomez-Meade (Candidate)

Current Status: Resident in Onion Creek Windrock community for 3 years; Presently serve on Santa Cruz Catholic School Board in Marketing for 3 years

Education: M. Ed Education 1978, BS Science 1970, Psychology 1972, Physically Handicapped/ Ed 1972, Medical Interpreter 2016

Employment: AISD 1992-2014 , Dallas ISD 1970-1992

Special Skills: Very fluent in Spanish in reading & writing; National Presenter at teacher conventions

Areas of Interest: Leadership, Legal, Modifications & Rules

Why Do You Want to be on The HOA Board?

I feel I can assist in any way to make our OCHOA diverse and strong with all the new changes coming about. Upon attending an OCHOA Board meeting, I decided that I wanted to be a part of the long-term goals, visions and aspirations of our community and the OCHOA. As a retired teacher of 47 years, I learned that, with collaboration and following the rules of law, an organization can succeed.

Outdoor Fire Safety and Laws by Tom Thies

As the weather cools, residents are spending more time outside in their backyards. In some cases, they are enjoying the warmth of a fire - in a fire pit, chiminea or portable outdoor fireplaces. The Fire Code that the City of Austin has adopted define these fires as Recreational Fires which are for pleasure, religious, ceremonial, cooking, warmth or similar purposes.

The following requirements exist for these fires:

- Fires must be at least 25 feet from structures or combustible material
- Fuel area cannot exceed 3 feet in diameter and 2 feet in height
- Only solid fuels allowed, (no Rubbish or leaves)
- Dry grass, leaves, and other combustibles must be cleared a minimum 10 feet around the fire area.
- Fire must be constantly attended by a competent person.
- A portable extinguisher with a minimum of 4-A rating or alternative means of extinguishment, such as a garden hose must be in place for immediate use.
- Fires emitting smoke determined to be harmful to surrounding property owners, or when atmospheric conditions or local circumstances make such fires hazardous will be immediately extinguished.

Should you be concerned with a fire, smoke, or odor in the area, call the Austin Fire Department thru 911 or 311. They will come out and investigate, and if a recreational fire does not comply with above requirements, it will be refined for safety or extinguished. OC Security does not have the authority to require extinguishment, but the Austin Fire Department does.

As a reminder, don't use the fire pits, BBQs, or chimineas on combustible surfaces. An example would be on a wooden deck or a fire underneath a covered patio. Following the requirements listed above will insure a safe and enjoyable outdoor fire. Be Safe



Neighborhood Watch
Martha Owan

2017 Calendar

- HOA Office Closed (New Years Day) Jan 1
- Clean Off Your Desk Day Jan 9
- Martin Luther King Jr. Day Jan 15
- Ditch New Years Resolution Day Jan 17
- OCHOA BOARD MEETING,* 4PM, OCC . . Jan 18**
- Give a Compliment Day Nov 24
- OCHOA ANNUAL MEMBERSHIP MEETING**
9AM, ONION CREEK CLUB Jan 27
- Work Naked Day Feb 1
- Groundhog Day Feb 2
- Valentines Day Feb 14
- OCHOA BOARD MEETING*, 4PM, OCC Feb 15**
- President's Day Feb 19
- Pistachio Day Feb 26

*Check www.onioncreekhoa.org for meeting agendas

If It's An Emergency Call 911 FIRST
Then Call
Onion Creek Security
512-940-9269
IF IT'S NOT AN EMERGENCY CALL 311

Post your neighborhood events to the

Calendar

Send items to onioncreekvoice@gmail.com

• **2017 Newsletter Deadlines** •

The Onion Creek Newsletter is published six times per year by the Onion Creek Homeowners Association. Articles and/or photos are welcome and may be submitted via email to onioncreekvoice@gmail.com Publication is subject to approval and space available.

Issue	Editorial/Photo Deadline	Advertising* Deadline
March/April 2018	February 1	February 1
May/June 2018	April 1	April 1
July/August 2018	June 1	June 1
September/Oct 2018	August 1	August 1

*Direct all advertising inquiries to Cathy Miller, 512-426-9758, catmiller@mindspring.com

A new program to make our community the safest it can be will be implemented—THE DOG WALKER WATCHERS! There are neighbors walking their dog throughout the community at all times of the day, all days of the week, in all weather conditions. Dog Walker Watch encourages these neighbors to assist local law enforcement as extra eyes and ears while out walking their dog. The program enhances the partnership between police and community while providing resources for neighbors to be more aware and how to effectively observe and report suspicious activity.

Neighborhood Watch operates under two principles. When neighbors get to know and watch out for each other, they watch out for each other's property as though it was their own. Second, Neighborhood Watch helps to create an identity within the neighborhood, which in turn fosters sense of pride and belonging for the participants.

The participants make their neighborhood a safer place to live by adopting a more observant and active attitude and, as a result, become more aware of strange cars, persons or circumstances. This will not take a lot of time and soon will develop into a daily habit of becoming more aware of what is going on in the neighborhood. Neighborhood Watch is an extension or supplement in assisting the police in making neighborhoods safer for all.

REPORTING AND THE PURPOSE OF REPORTING

The purpose for reporting suspicious activity to the police is to stop criminal activity, increase police presence in your neighborhood and give a true perspective of crime. Onion Creek is also served by 24 hour security. They also need to be notified when you have called the police so that coordination of information is documented thus helping them to do their patrols in a manner that helps to deter future criminal activity.

Keep police emergency numbers close by when reporting suspicious activity or an emergency. Anything that seems slightly "out of place" or does not look right could be criminal activity. **CALL THE POLICE IMMEDIATELY ABOUT ALL SUSPICIOUS ACTIVITY.** Do not worry about bothering the police or being embarrassed if your suspicions prove to be unfounded. Think ahead about what could happen if you don't act.

- Give the police or telephone clerk:
- The reason for the call
 - The location of the activity
 - The description of the suspect and any vehicle involved
 - If the crime is in progress give the circumstances and possible crime being committed.

WHEN IN DOUBT CALL IT IN

Under no circumstances attempt to apprehend a person committing a crime or try to investigate suspicious activity. The police want your information—not your action.

The police department would rather investigate than be called when it is too late. Your call could save a life, prevent an injury or stop a criminal act. **BE ALERT.**



ONION CREEK HOMEOWNERS ASSOCIATION

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Email: ochoa8110@sbcglobal.net

Web: www.onioncreekhoa.org

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The Onion Creek HOA board meetings are held the third Thursday of each month at the Onion Creek Club from 4 to 6 p.m. Check www.onioncreekhoa.org for the meeting agenda and any changes

Letter from the Editor in Chief

Hello 2018!

Welcome to a New Year and new beginnings! I am excited to start this year and am trying to decide which New Years Resolution's I want to set. I wonder what the over/under this year will be for when I break them. The problem is you can not set too many because it is daunting and you have to set some that you will not be too hard on yourself when you break them... because we all know you will break them. I can set a weight goal, then lose the weight, only to gain it back ten times faster than it took to lose the weight. I could exercise more or at least just exercise at all but would sign up for a gym membership for a year (because it is cheaper) and only go the first week. However, this one I just tell myself I am retiring from it to help cope. I could eat healthier but would soon realize it just doesn't taste as good. So what should I choose... I am going to go with better organization and time management. This is the best option because it is a abstract concept that even the smallest change will result in a win for Robb under years actually completed his New Years Resolution (not too many of those check marks).

Here are the top ten Resolution's for 2018 by Google...

- Exercise more (38 per cent)
- Lose weight (33 per cent)
- Eat more healthily (32 per cent)
- Take a more active approach to health (15 per cent)
- Learn new skill or hobby (15 per cent)
- Spend more time on personal wellbeing (12 per cent)
- Spend more time with family and friends (12 per cent)
- Drink less alcohol (12 per cent)
- Stop smoking (9 per cent)
- Other (1 per cent)

I am excited about New Year's day because a few years back I started a tradition to record my family and I sitting on the couch and recapping what happened that year and talk about what we want to accomplish in the upcoming year. We also go back and watch previous years videos, which is fun to see all of the changes over the years.

Good Luck on your Resolutions and I hope everyone has a Fantastic 2018!

Robb