

Onion Creek

www.onioncreekhoa.org

HOMEOWNERS ASSOCIATION

The Newsletter for Onion Creek Property Owners • July - August 2018

Presidential Address

by Mike Rodriguez



Our Onion Creek annual memorial July 4th parade is soon here. Thanks to our American Legion Post for again

doing the exceptional work to make possible this excellent neighborhood patriotic celebration! Remember, there is a picnic in Sullivan park following shortly after, so I hope to see you there.

To update on the key issues affecting us, first is the status of planned city buyouts of prior flood damaged properties here. There have now been approximately nine home purchases completed and recently demolished. Your OCHOA Board continues to work on getting the City to finish cleaning up those lots into a satisfactory green-belt condition. Hopefully, we get there soon as portions of driveway entrances have thus far been left in place. We are now told by WPD that they will take out the ascents and replace the curb cuts about 10 at a time as they progress. We have a planned meeting with WPD in early July to try and resolve out-

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UPDATES from your HOA Board of Directors

Finance Kathy Lahaye

As of May 17, 2018 the YTD income was \$233,339. The YTD expenses were \$143,405. YTD excess of revenue over expenses was \$89,934. The total cash in banks was \$521,298. which includes the reserves for capital improvements of \$135,904.

Delinquencies & Home Sales Susan Dunning

Since last month, we have had 3 delinquent accounts paid in full and 2 partial payment. We have placed 7 liens on delinquent homeowners account. Since the last board meeting we have received payments for 14 home sales, 5 of which were for new homes. There are currently 24 pending sales, 8 of which are new homes.

Governmental Affairs Ken Jacob

The committee made contact with Halff asking for a follow-up meeting to discuss their research regarding potential options as proposed by CM Kitchen. They have responded that they are coordinating with the city and will get back to us.

In addition, Pam Kearfott, who oversees the buyouts, responded to Mike's request for a meeting with OCHOA by proposing a neighborhood meeting to discuss the "possibilities" for the properties being acquired. Mike's

response was that we first want a separate meeting between OCHOA, WPD and COA Real Estate to address acquisition terms and the incomplete demolitions of the first 10 homes. The committee has concerns about unacceptable demolitions to-date, ongoing lot maintenance and future use of the lots after the purchase.

Development/Infrastructure Wendall Braniff

Concerning the nearby commercial properties that may have paid or may plan to pay a RSMP fee in lieu of on-site detention and will discharge storm water directly into the 10' x 10' culvert along SB IH 35. A letter will be drafted and routinely sent to the appropriate governing body opposing RSMPs, and then make arrangements for the HOA to be represented at public meetings about site plans.

Saturday work continues on Wayside School in order to expedite the completion of this project for fall enrollment. As of 5/7/18: The ceilings will be closed on building A in a couple weeks; ramps and sidewalks will be installed in the portable area next week. Paving the parking lot in approximately a month, so will be using the vibratory roller for a few days. Apologies for the noise inconvenience this will cause. Work on the ponds will be completed this summer.

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Onion Creek Homeowners Association

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"LIKE" us on Facebook

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Weds 8 a.m. - 5 p.m.

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Giles and Shea, Terri Giles – 512-451-9901

Presidential Address, cont'd from page 1

standing issues so the next phase is even smoother.

About 30 homeowners in this next phase (of about 50 more houses) have now been contacted and entered into preliminary negotiations. We also intend to host Watershed Protection department this summer for a public meeting with our residents on future land use for these buyout properties. In the interim, despite some recent rumors we can assure you that there is no plan, nor would it be allowed, to rebuild any dwellings on those lots in the future.

We have seen a recent increase in resident neighborhood complaints. It is our intention on your Board to be responsive, but the Architectural committee is shorthanded. They could use some help to enforce our neighborhood covenants and restrictions. If you have time to help, please contact Reg Harman, our office staff or me.

For everyone's part, please be considerate of your neighbors and communicate with them. Also, please distinguish between what is under OCHOA control, and what is on Onion Creek Club private property, and thus under their control. While we will advocate for you, a complaint directly to club management, when appropriate, will often get a faster response, pro or con, than coming to us. We always seek a good relationship with the club, but their decisions are driven by private business considerations.

Security is, as always, a high priority for Onion Creek. I have to be repetitive here to say that we have an average of 4-7 garage doors a night left open. Help us help you. Our Security Officers will continue to try and contact those residents (sometimes you?), but you also must keep your phone number updated with our office and be accessible.

So our streets are resurfaced, minus cul de sacs (our neighboring new charter school even has a paved road now), our parks are looking nice and the Onion Creek Club pool (for you members) is at optimum temperature, so enjoy your summer!

Mike

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

Traffic Control Carolyn Dyer

We all managed to survive the “Seal Coating” resurfacing of the majority of our roads in our Onion Creek neighborhood. If there are any areas that have ruts or missed areas please call 311 and give them the name of the street and address that needs to be resurfaced- if you are having troubles with too much tar at the end of your driveway call 311 also.

I was told that it would be 4 – 6 weeks before the city will come out to replace all street lines. In addition all the cul-de-sac roads will be resurfaced sometime this fall using a different type of resurfacing because of the curvature of the road – providing money is available.

By the time you are reading this issue of the Onion Creek Newsletter the delineators should be in place on the Onion Creek Passover which will prevent people from going straight or turning left from the “Turnaround” lane.

Landscape / Parks Stuart Osantowski

The new electric meter on Onion Creek Parkway is due to be installed next week at a cost of \$2,100, including the City of Austin permit. The gazebo roof in Ballybunion Park has replaced. Electrical outdoor outlets will be installed next to the trees on both sides of River Plantation Dr at Bradshaw Rd at the cost of \$1,100. Bids are still being received for the Sullivan Park irrigation project.

Neighborhood Watch Martie Owan

Approximately 30 residents attended the training on Citizen Response to an Active Shooter Event. Four of the security officers were in attendance.

The next training will be for volunteer dog walkers to become part of the Neighborhood Watch team.

In addition, a wildfire safety training was held and attended by several OC residents. We will be exploring whether the presentation could be brought to the neighborhood.

The Pebble Beach Pond

For those who have had reason to complain about the pond condition in the past, here is an abbreviated, edited version of our latest responses from OC Club manager, Justin Jafarian:

One important item to make sure we are all on the same page about, is that the level of the pond will fluctuate. This is an unavoidable bi-product of the fact that we irrigate our golf course with the water that is pumped into the pond. Fluctuations will be more dramatic during times of extreme heat and drought, due to the fact that our water supply is reduced while our demand is increased. Also, when the level of the pond decreases it will be most noticeable near the road at Pinehurst Dr. because that is the most shallow part of the pond.

However, the Club has taken many steps over the last 10 months to ensure that protections are in place and the pond remains healthy. Significant dollars have been invested in the following:

Aerators - Three Aerators were installed and run 24 hours a day to provide extra oxygen to the pond and help to eliminate stress on the eco-system that occurs with the varying levels of water.

Professional Pond Management - We have hired Solitude Lake Management as a 3rd party management company to monitor the health of the pond on a monthly basis. They are experts in this field and are well known for their comprehensive and thorough process. The Club invested over \$8,000 in environmentally friendly chemicals to help treat for algae and other organic materials in the pond. Solitude is responsible for managing these applications when needed.

Pond Level “Float Switch” - A float switch which monitors the level of the pond is installed and sends an email and phone notification to our staff any time we reach undesirable high or low water levels. It will continue to send alerts until acknowledged and addressed.

Ongoing Maintenance - We have committed extra manpower to ensuring that the cattails near the intake are maintained on a regular basis to allow water to flow freely into the pond.

We understand that the pond is an important feature for the residents that live in the area, which is why we have committed thousands of dollars on the items above to help mitigate some of the challenges. However, it is important that the expectations are in line with the reality of the situation. Given the circumstances, there is truly no way to avoid fluctuations in the level of the pond, especially during times of extreme heat and drought.

**President’s comment: We appreciate OCC and DGG managers working with us to help improve pond conditions. This has taken some time, but the initiatives cited will definitely help.

Tammy Jackson 2016



*Decorate your
cars & bikes
and join your
neighbors!*



Celebrate **4th-Of-July**

Annual Bill Stagner Memorial
July 4th Parade & Picnic
Wednesday, July 4 • 9 am

*Co-sponsored by Onion Creek American Legion Post 326
and the Onion Creek Homeowners Association*



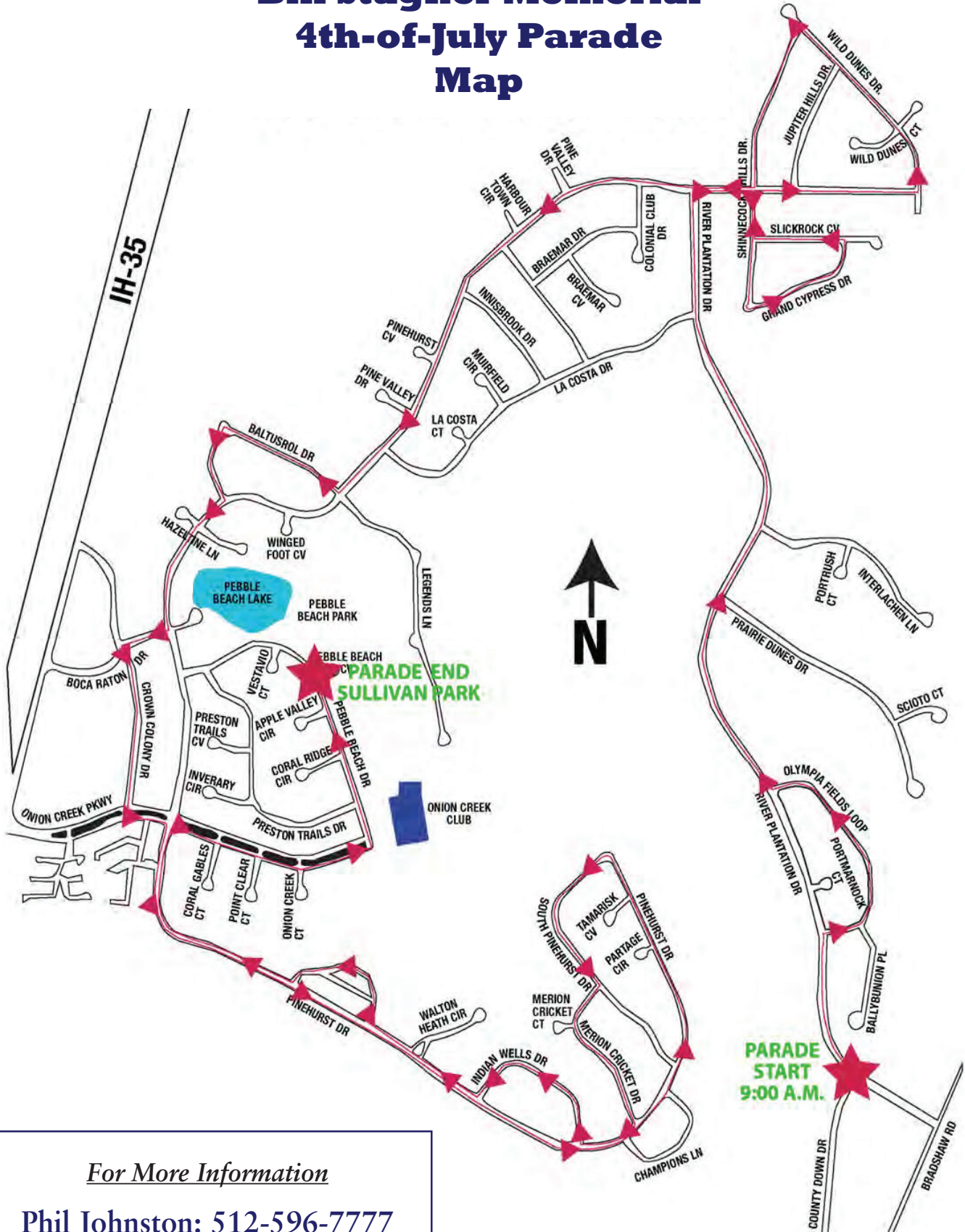
Schedule

- **8:30 am:** Assemble at corner of County Down & River Plantation Drive.
- **9:00 am:** Vehicle parade begins.
- **10:15 am:** Parade ends on Pebble Beach Drive, where Kids' Parade begins.
- **10:45 am:** Family picnic at Sullivan Park.



Please bring a dish to share at the picnic.

Onion Creek's Annual
**Bill Stagner Memorial
 4th-of-July Parade
 Map**



For More Information
 Phil Johnston: 512-596-7777
 or OCHOA: 512-280-8110

9 TIPS TO IMPROVE YOUR DOG'S LEASHWALKING SKILLS

SUMMER IS HERE! GET READY FOR OUTDOOR FUN WITH YOUR DOG! DID YOU KNOW, A HEALTHY DOG NEEDS, ON AVERAGE, 45 MINUTES OF OUTSIDE EXERCISE A DAY TO MEET HIS BEHAVIORAL WELLNESS NEEDS? WHETHER YOU HAVE A FENCED YARD, OR NO YARD AT ALL, TAKING YOUR DOG OUT FOR A SPIN IS A TERRIFIC WAY TO MEET HIS (AND YOUR) EXERCISE NEEDS. BUT WHAT IF YOUR DOG IS NOT WELL BEHAVED ON A LEASH, NOT SO FUN, RIGHT? PERHAPS JUST THE IDEA HAS YOU READY TO FLIP THE PAGE. HOLD ON! HERE ARE SOME TIPS THAT CAN HELP SOLVE THOSE LEASHED UP PROBLEMS.

1. USE THE PERFECT TOOLS. VISIT YOUR LOCAL PET STORE AND CHECK OUT DIFFERENT HARNESSSES, COLLARS, AND LEASHES. WHAT FEELS THE MOST COMFORTABLE FOR YOU TO HOLD? WHAT DOES YOUR DOG ENJOY WEARING THE MOST? TRY DIFFERENT TOOLS OUT TO SEE WHAT WORKS FOR YOU. WE LIKE HARNESSSES AND A SOLID, NO-SLIP GRIP LEASH.

2. GRAB SOME AMAZING TREATS. DO YOU LIKE TO WORK FOR FREE? DOGS DON'T EITHER. THEY ENJOY PRAISE, PLAY, FOOD, AND TOYS AS A REWARD FOR GOOD BEHAVIOR. IF YOU DON'T HAVE TREATS WITH YOU WHEN YOUR DOG IS A STAR YOU'LL MISS THAT OPPORTUNITY TO LET THEM KNOW RIGHT THEN AND THERE THAT THEY WERE TERRIFIC. DOGS DON'T RUN ON IOUs... WE'VE TRIED. YOU'LL WANT MORE EXCITING TREATS FOR MORE CHALLENGING ENVIRONMENTS SO PICK A FEW DIFFERENT OPTIONS. HOT DOGS, DELI MEAT, STRING CHEESE, FREEZE-DRIED COOKIES, EVEN ROAST CHICKEN (NO BONES, PLEASE!)

3. LOOK AT THAT! WHEN YOUR DOG OFFERS YOU EYE CONTACT ON A WALK, REWARD THEM. THE BEST WAY TO INCREASE ANY BEHAVIOR IS TO REINFORCE IT. YOUR DOG MAKING EYE CONTACT WITH YOU IS SHOWING YOU THAT THEY ARE PICKING YOU OVER THEIR ENVIRONMENT.

4. HAVE FUN. NO, SERIOUSLY. YOUR DOG THINKS YOU ARE THE GREATEST THING SINCE SMELLY TRASH CANS AND THAT DEAD THING THEY WANT TO ROLL IN SOMETIMES. YOUR WALK WITH THEM IS EQUAL PARTS THEIR ENJOYMENT AND YOUR ENJOYMENT. SMILE, LAUGH, AND ENJOY THE GREAT OUTDOORS!

5. SMARTPHONES? PUT THEM AWAY! WE ALL NEED A BREAK FROM THE INTERNET AND THE CONSTANT STREAM OF ATTENTION-GRABBING SOCIAL MEDIA, APPS, TEXTS, CALLS, EMAILS, AND NOTIFICATIONS. WALKING WITH YOUR DOG IS NOT ONLY BENEFICIAL FOR THEIR WELL BEING, BUT IT'S ALSO HELPFUL FOR YOURS.

6. SMALL STEPS, GRASSHOPPER. START YOUR TRAINING INSIDE, WITH MINIMAL DISTRACTIONS SO YOUR DOG CAN MAKE GREAT CHOICES AND BE REWARDED. THEN MOVE TO A LOW TRAFFIC AREA, THEN TO A MORE POPULAR SPOT. ROME WASN'T BUILT IN A DAY SO TAKE TIME TO LAY A FOUNDATION THAT SETS YOUR DOG UP FOR SUCCESS. YOU WILL BOTH BE MORE CONFIDENT WHEN IT COMES TIME TO TEST YOUR LEASH SKILLS.

7. MARK EXCELLENT BEHAVIOR WITH A "YES" OR A PRAISE WORD LIKE "GOOD" OR "SUPER". WHEN YOUR DOG GIVES YOU A NICE LOOSE LEASH, PRAISE AND "MARK" THE BEHAVIOR WITH AN EXCITED, "YES!" YOU'LL WANT TO CHARGE THIS WORD UP BY ALSO ASKING FOR BEHAVIORS YOUR DOG ALREADY KNOWS LIKE "SIT" OR "SHAKE," SAY "YES" AND THEN DELIVER A TREAT. WE CALL THIS "LOADING" IN DOG TRAINING SPEAK. YOU ARE PAIRING THE WORD WITH A REINFORCEMENT, SO IT'S BECOMING MORE VALUABLE TO THE DOG.

8. CONSIDER EVERY TIME YOU CLIP ON THAT LEASH AS A TRAINING SESSION. COME PREPARED WITH TREATS AND SMALL GOALS IN MIND. IF YOU FIND THAT YOUR DOG IS OVER STIMULATED IN HIS ENVIRONMENT WHILE ON A LEASH, YOU PROBABLY MOVED TOO FAST AND IT'S TIME TO TAKE NOTE AND BACK UP A FEW STEPS UNTIL HE'S SUCCESSFUL. THESE MOMENTS ARE NOT FAILURES; THEY ARE LEARNING OPPORTUNITIES.

9. GO HANDS-FREE! CONSIDER WEARING A BELT, BAG OR FANNY PACK (YES, I SAID IT) WHILE DOGWALKING TO KEEP YOUR HANDS FREE TO HOLD JUST YOUR LEASH AND THEN YOUR DOG'S FULL WASTE BAG WHILE WALKING. A SMALL BAG OR BELT CAN HOLD A PHONE, KEYS, DOG WASTE BAGS AND TREATS SO YOU AREN'T JUGGLING UNNECESSARY ITEMS IN YOUR HANDS. AND, IF YOU DO NEED TO HOLD ON TIGHT TO THAT LEASH YOU WON'T BE NEEDING TO REPLACE YOUR IPHONE SCREEN BECAUSE IT FLEW OUT OF YOUR HAND ONTO THE SIDEWALK!

I HOPE SOME OF THESE TIPS CAN HELP YOU AND YOUR DOG WITH YOUR WALKS. WHEN WE TAKE OUR DOGS OUT OF THEIR TYPICAL HABITAT TO EXPLORE AND SNIFF AND ENJOY THE SIGHTS AND SOUNDS THEY ARE MORE SATISFIED WHEN THEY RETURN HOME. EVEN EXTREMELY ACTIVE DOGS FIND GREAT SATISFACTION OUT OF SOME QUALITY SNIFF TIME OUTSIDE THEIR HOME. THE FITNESS BENEFITS FOR DOGS OF ALL AGES AND BREEDS GOES WITHOUT SAYING. MOST IMPORTANTLY, DON'T FORGET TO ENJOY EVERY MOMENT WITH YOUR DOG, YOU ARE THEIR FAVORITE PERSON!

ABOUT THE AUTHOR: CEO AND FOUNDER OF PETS CRAVE LOVE™, KATIE GINGRICH, OVERSEES THE ENTIRE PETS CRAVE LOVE™ DOGWALKING TEAM IN SOUTH AUSTIN. SHE HAS OVER 30 YEARS OF PROFESSIONAL DOG TRAINING EXPERIENCE. HEALTHY DOGS NEED A GOOD BALANCE OF EXERCISE, ENRICHMENT, GOOD NUTRITION, AND SUNSHINE AND SHE IS HAPPY TO STEP IN AND HELP OWNERS PROVIDE THESE NECESSITIES FOR THEIR CANINE FAMILY MEMBERS.

• 2018 Calendar •

- Independence Day (HOA office Closed) . July 4
- Workaholics Day July 5
- Sugar Cookie Day July 9
- Your Editor-n-Chief Birthday July 13
- World Emoji Day July 17
- OCHOA BOARD MEETING,* 4PM, OCC . July 19
- Ice Cream Day July 22
- National Cheesecake Day July 30
- International Beer Day Aug 3
- Lazy Day Aug 10
- OCHOA BOARD MEETING*, 4PM, OCC. . Aug 16
- World Photo Day Aug 19
- Kiss and Make up Day Aug 25
- Dog Appreciation Day. Aug 26
- Bow Tie Day Aug 28
- Eat Outside day. Aug 31

*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

• 2018 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
Sep/Oct 2018	August 1	August 1
Nov/Dec 2018	October 1	October 1
Jan/Feb 2019	December 1	December 1
Mar/Apr 2019	Feb 1	Feb 1

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

• Bulletin Board •

*It is Summer Time! Have fun, Relax and spend time with the family, friends and loved ones! Smile and enjoy the day as things could always be worse!

Medium

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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

REAL Estate Round Up



Yard of the Month

by Darlene Rush



Yard of the Month for May belongs to Frank & Etta Curran at 10906 Legends Lane.



Yard of the Month for June belongs to Mary Black at 2401 Apple Valley Circle

The Real Estate Report as of June 7, 2018:

19 houses/condos for sale at the avg price of \$401,800

8 houses/condos pending at the avg price \$399,470

20 houses & condos have sold for:

List Price	Average \$407,015	Max \$549,500
Sold Price	Average \$397,470	Max \$516,400