

## Presidential Address



by Mike Rodriguez

For those of you who have not attended an OCHOA Board of Directors meeting, here are some of the things going on:

We had a sub-committee meeting on flood mitigation and city buyouts with Assistant City Manager Rey Arellano on June 7. Our position continues to be that effective flood mitigation is needed in addition to the ongoing buyouts. This would address needed protection for our neighborhood, especially the more than 160 homes that COA identifies as "at risk" under their Atlas 14 proposal that would redesignate our current 500 year flood plain contour as 100 year flood plain.

The city of Austin has so far closed on buyouts of 51 homes that are among the 60 combined houses they identified in their initial and Phase 1 proposed buyouts here in Onion Creek. An additional four offers are pending and two homeowners have declined to participate in the voluntary buyouts. Phase 2 and 3 negotiations are in process.

*Continued on page 2*

## UPDATES from your HOA Board of Directors

### Finance Kathy Lahaye

As of May 2019, the total YTD revenue for April was \$232,321 which is \$4,522 less than budgeted. The total YTD operating expenses were \$132,177 which is \$2,675 over budget. YTD excess revenue over expenses was \$100,144. The total Cash balances at 4/30/19 was \$370,786 plus reserves of \$142,092 and a CD of \$100,841.

### Delinquencies & Home Sales Susan Dunning

Since last month, we have had 12 delinquent accounts paid in full and 2 partial payments. Since the last board meeting we have received payments for 15 home sales, 5 of which were for new homes. There are currently 17 pending sales, 5 of which are new homes.

### Development/Infrastructure Wendall Braniff

#### Three Hills Apartments

Application was filed in February for a preliminary subdivision at 12001 South IH 35 (just south of St. Albans Church on east side of I 35). It is 58.39 acres to be subdivided into 6 lots with 3 lots on 48.82 acres for 900 commercial multi-family apartments (54 units per acre). The remaining one lot of 4.89 and 2 lots totaling 4.68 acres will be used for right-of-way and parkland, respectively.

#### Three Hills Apartments-Phasel

In March, the City received an application for administrative approval of a site plan at 12125 S IH 35 Service Rd northbound. It is 20.50 acre development of 290 multifamily units and associated improvements. Application states: "Creation of 29-0 multifamily units serviced by a neighborhood collector loop road dedicated as 64' wide public right-of-way (ROW) and connecting at two points to IH 35 ROW. The developer will include 3.84 acres ROW and 2.90 acres open space."

#### Oaks at Slaughter Retail Center

In April the City received an application for administrative approval of site plan at 8601 S. Congress Ave. (N. of Slaughter between Congress and IH 35.) 3.93 acres for two retail/restaurant buildings. Appears to have a drainage feature that connects to southbound IH 35 service road, possibly the culvert with an outfall into Onion Creek just upstream of Onion Creek.

#### Enclave at Estancia, Phase 5 -

Located on west side of I35 at Onion Creek, immediately upstream of OC subdivision, there is a proposed development for non-residential use by Lennar Homes for 35.177 acre for a condominium lot utilizing approx. 30 acres, consisting of 84 single family condominium units. Site location and plan maps available. Travis County Transportation

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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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### 2019 Board of Directors, Committees and Support Staff

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Dev./Infrastructure: Wendy Braniff 512-924-2216

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Security: Scott Hutchinson 512-809-2168

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Neighborhood Watch: Martha Owan 512-394-5087

Government Affairs: Jerry Patterson 512-740-5650

Traffic Control: Carolyn Dyer 512-280-6732

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**Editor-in-Chief: Robb Edgecomb**

## Presidential Address, *cont'd from page 1*

We emphasized to Mr. Arellano the need for demolitions to be completed by the removal of the left-over driveway ascents and installation of curbing to complete the project as promised by the Watershed Protection department. We also told him that COA repeated use of RSMP waivers to allow developers on the west side of IH-35, opposite our Onion Creek sub-division, to pay the city in lieu of building flood detention ponds was a practice that would exacerbate the flood threat for our neighborhood. That development all drains directly into Onion Creek.

On a positive note, our Board of Directors has applied to COA under the Neighborhood Partnering Program for their assistance in building over 220' of new sidewalk between Legends Lane and existing sidewalk near the corner of La Costa. This would provide a continuous pedestrian path to and from the Sullivan Park entrance along the golf course side of Pinehurst. This is a cost sharing program but, if approved, the lion's share of costs would be borne by the city. Like any other city program, we will keep our fingers crossed that funding is made available.

And yes, we are well aware that street resurfacing from last year was not properly done, and that cul de sac's have yet to be done due to claimed lack of funding. We have had a continuing a dialog with the responsible city engineer, and will let you know if they actually schedule any promised remedial action.

For those in the know, the Onion Creek Club ownership recently changed hands. We are so far optimistic about the new plans, including removal of the long present pile of dead brush along the 13th fairway. Per Club manager comments, that could well be removed by the time you read this, thus eliminating an eyesore and potential fire hazard. We also can't help but notice that the Sullivan/Pebble Beach pond water level appears stable at a more attractive depth. Let's hope that is a sign of long term improvement rather just a seasonal phenomena. We hope to have an ongoing positive relationship with new manager, John Powell.

Last, a repeat theme from our security folks: please lock your cars if you park outside as most reports of theft or pilferage are from owners who had not locked their cars. Again, please be sure and lock your garage doors, too, as typically four to eight doors are found open each night. I am hoping you are at least locking the door from the garage into your homes if you are one of those.

We look forward to another happy Fourth of July parade and picnic. Thanks once more to our American Legion Post 326 for this great Onion Creek tradition!

Best Wishes,

*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](http://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](mailto: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](mailto: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

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Have anything you want Onion Creek to read about?  
Contact Robb Edgecomb at [OCCVOICE@Gmail.com](mailto:OCCVOICE@Gmail.com)

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## UPDATES

*continued from page 1*

and Natural Resources Dept. does not enforce deed restrictions and does not have authority to regulate land use. If code requirements are met, permit will be administratively approved.

### Old San Antonio Road Bridge –

The proposed Stablewood Drive project will replace approximately 700 feet of the existing Old San Antonio Road beginning at FM 1626 and realign 300 feet of Old San Antonio Road to the proposed alignment of Stablewood Road, construct approximately 1,700 feet of new Stablewood Drive, and will connect into the existing alignment of Stablewood Drive approximately 2,150 feet west of I 35.

### Security Scott Hutchinson

Summertime has arrived, well not officially, but it sure does feel like it out there. Whether you are taking a dip in the Onion Creek Club pool, walking to Sullivan Park with the little ones, or planning a cruise in the Caribbean, I hope everyone is enjoying a little summer fun.

With that being said, Onion Creek remains a very safe neighborhood, thanks in large part to our wonderful security team, but with the carefree attitude the summertime brings, I thought I would share some friendly reminders to help keep unwanted eyes in our neighborhood.

- Make sure your car doors are locked at all times, windows are rolled up, and any valuables are out of eyesight.
- Keep your garage doors closed. The security team will alert you by phone if they notice it up (but only if you have registered your contact information with Onion Creek Homeowners Association).
- Always lock your front (and back) doors when you leave your house, even for a quick walk or jog.
- Inform a neighbor of any vacations or out of town trips you are taking and exchange contact information. Provide them with tasks you may need help with, like taking an Amazon package off your front porch or alerting security to suspicious activity. They can also notify you of any unexpected incidents, for instance, calling to let you

know water is pouring from your home due to a busted water heater. This tip is from personal experience.

- Inform the security team of dates you are out of town to add a little extra protection and peace of mind.
- If you haven't already sign-up for the HOA Alert System by visiting Onion Creek HOA website.

I hope this information is helpful and wish you a happy and safe summer!

### Government Affairs Report Jerry Patterson

Mike chaired a meeting on March 30th with several OCHOA board members and other parties to draft a response to Watershed Department's (WPD) letter regarding our earlier meeting with WPD and Halff staff. The meeting was intended to encourage COA to consider additional flood mitigation measures other than just buyouts. The initial WPD response was not encouraging.

On June 7th Assistant City Manager Rey Arellano visited with OCHOA regarding flooding issues and toured the OC neighborhood. Mr. Arellano is City Manager Spencer Cronk's designee for Public Safety matters which includes police, fire, EMS, code compliance, homeland security, municipal court and watershed protection.

Regarding state legislation, there were approximately 30 bills relating to HOA's, one bill of concern, HB 660 is dead. Had it passed all homeowners associations would have been required by law to file with the county on an annual basis a schedule of fee's and policies regarding assessments and fines for delinquent accounts and violation of covenants and restrictions.

A bill to prohibit an HOA from regulating the sale of non-alcoholic lemonade by those under the age of 18 has passed and is on the way to the Governor for signature.

*Robb comments... wow, a bill passed for lemonade stands... so what happened, an HOA tried to charge a percentage on a 6 year old's total sales... I can see the balance sheet now, line 22 Lemonade Sales Revenue - \$4.87!*



*Continued on page 4*





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



# ***Celebrate*** ***4th-Of-July***

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

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



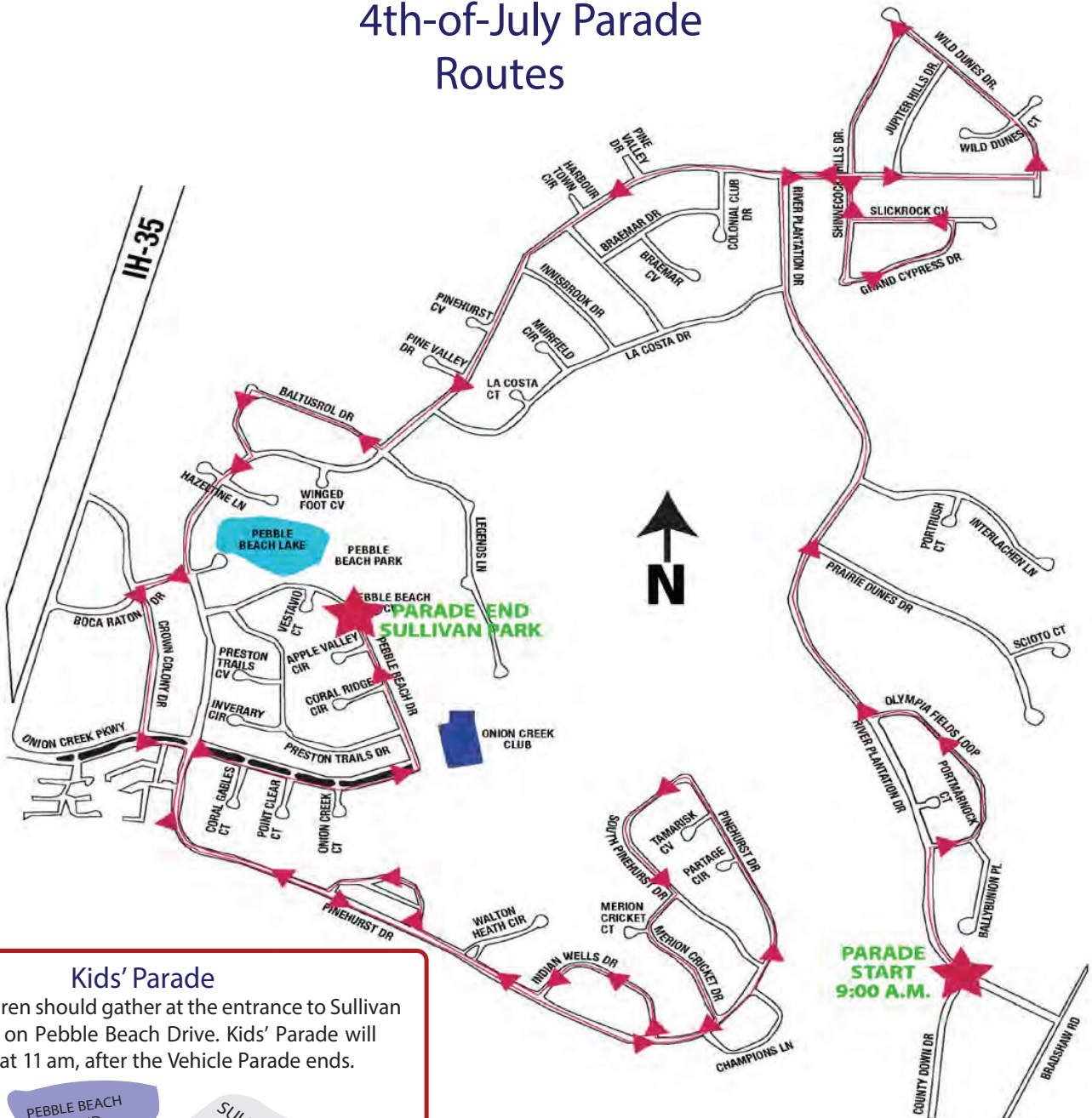
## **Schedule**

- **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.



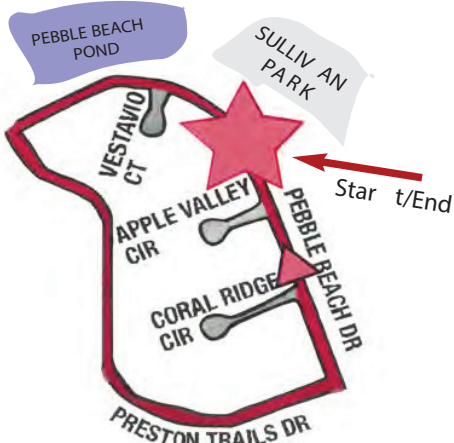
**Please bring a dish to share at the picnic.**

# Onion Creek's Annual Bill Stagner Memorial 4th-of-July Parade Routes



## Kids' Parade

Children should gather at the entrance to Sullivan Park, on Pebble Beach Drive. Kids' Parade will start at 11 am, after the Vehicle Parade ends.



- Vehicle Parade begins @ 9 am
- Kids' Parade begins @ 11 am

For More Information  
Ken Roe: 512-534-8161  
or OCHOA: 512-280-8110

## **Traffic Control** **Carolyn Dyer**

In the last Onion Creek Newsletter I explained that a request was made to city of Austin for the completion of the sidewalk between La Costa Dr. and Legends Lane. It was denied as there was a tremendous demand for new sidewalks throughout the city and ours was low on the list in regards to other priorities. At the time I was also working with the program manager for the Neighborhood Partnering Program which “allows citizens/ neighborhoods to partner with the City to propose small to medium scale projects on City-owned property to improve the places in which they live, work and play”. At the April Board meeting the HOA approved the filling of such an application which was mailed on May 17, 21019. After the city completes its investigation, determines the total cost and sends us a report showing the City’s share and our share of the total cost, then the Board can decide if we should take part in this project.

The golf cart crossing marks on County Down Drive have been painted.

In regards to the problem of speeding on River Plantation Dr., Pinehurst Dr. North and La Costa Dr. Officer Gamboa did come out at different times with a radar gun to check on speeders. See data below from Visit:

Data for River Plantation Dr. for Apr. 12 – time 6:45 – 9 am:

- 25-40 vehicles driving within 0 -5 mphs (30 – 35)
- 10-20 vehicles driving within 0 -5 mphs (26 – 30) below speed limit
- 9 vehicles driving within 5 – 10 mphs (36 – 40) Over speed limit of 30

When coming or going on Pinehurst Drive and as you pass the lamp post near the address 10613 you probably have noticed the sign below. This marks the entrance to our Sullivan Park.

I have just recently learned from one of my contact persons with the city of Austin that if you want to request any type of work order for signs, streets, sidewalks or road work it is BEST to call 311. The reason is that job responsibilities are rapidly changing for heads of departments and supervisors.

## **Architectural Control** **Cecily Raiborn**

Please remember that any type of major change that you make to the outside (including front, back, and/or side yards) of your home requires you to submit an Architectural Change Request. This can be done on the OCHOA website ([www.onioncreekhoa.org](http://www.onioncreekhoa.org)) by providing all necessary information and, many times, including a plat of your home showing where the changes will be located. Although allowed up to 30 days to process a request, the committee tries not to take more than a week if at all possible. Help us help you by allowing us a reasonable time to review your request, ask all pertinent questions, and get back to you with a decision.

By the way, in case you were not aware, there are three primary sets of covenants, conditions, and restrictions (CC&Rs) here in Onion Creek: one for the “original” section, for Legends Place, and for Legends Way. The “original” section encompasses everything along OC Parkway and Pinehurst and their off-shoot streets (except for Cypress Ridge subdivision and River Plantation); these CC&Rs were developed in 1973 long before OC was even part of the City of Austin. Legends Place CC&Rs relate to Cypress Ridge and River Plantation and all its off-shoot streets up to Bradshaw. Legends Way includes all the homes across Bradshaw in the labeled subdivision area. As Onion Creek grew and after annexation by the City, new and different situations required CC&R modifications for the different sections. While it would be wonderful if everyone in Onion Creek had the same CC&Rs, this situation is not possible because old CC&Rs basically cannot be modified to make them more restrictive than they were when a property was purchased; adjustments, however, can be made to make them less restrictive. For example, old CC&Rs were adjusted to allow xeriscaping rather than the old requirement of having sod in a property’s yard.

Here are a few common CC&R violations causing continued concern for this committee:

- 1) Visible trash cans in Legends Place and Legends Way,
- 2) Failure to perform proper yard maintenance,
- 3) Parking of oversized/commercial vehicles and boats/motor homes/RVs in driveways and on streets,
- 4) Visible trash in yards and driveways,
- 5) Improper signs or more than one For Sale sign in yards, and
- 6) Failure to communicate plans for architectural changes to the committee.

Voluntary compliance with the CC&Rs is requested and appreciated. However, a continuing pattern of noncompliance by a homeowner with the CC&Rs may result in fines. Please remember that the CC&Rs have been developed for the protection of people and property values. Thank you for helping to keep Onion Creek such a desirable community in which to live.



## • 2019 Calendar •

Independence Day (HOA Office Closed) July 4  
 World Kissing Day . . . . . July 6  
 Video Games Day . . . . . July 8  
 Induce Labor Day . . . . . July 12  
 Robb Edgecomb's Birthday . . . . . July 13  
 \*OCHOA BOARD MEETING,\* 4PM, OCC July 18  
 Space Exploration Day. . . . . July 20  
 Ice Cream Day . . . . . July 21  
 Take your Pants for a Walk Day . . . . . July 27  
 Watermelon Day. . . . . Aug 3  
 Happiness Happens Day . . . . . Aug 8  
 Lazy Day . . . . . Aug 10  
 Left-Handers Day . . . . . Aug 13  
 \*OCHOA BOARD MEETING\*, 10AM, OCC Aug 17  
 Grandparents take the kids Weekend Aug 23-25  
 Kiss and Make Up Day. . . . . Aug 25  
 Bow Tie Day . . . . . Aug 28  
 Eat Outside Day . . . . . Aug 31

*\*Check [www.onioncreekhwa.org](http://www.onioncreekhwa.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](mailto:onioncreekvoice@gmail.com)

## • 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](mailto:onioncreekvoice@gmail.com). Publication is subject to approval and space available.

Issue	Editorial/Photo/Advertising* Deadline
Jan/Feb Issue	December 1
Mar/Apr Issue	Feb 1
May/June Issue	April 1
July/Aug Issue	June 1
Sept/Oct Issue	Aug 1
Nov/Dec Issue	Oct 1

\*Direct all advertising inquiries to Cathy Miller, 512-426-9758  
[catmiller@mindspring.com](mailto:catmiller@mindspring.com)

## • Bulletin Board •



### Sudoku Easy

6		4				9	2	8
3	9						1	6
	5		2		7			
9		1	8	4				
	7		9		3			
			5					1
8							6	3
			7		8			

### Sudoku Hard

3		1						
	5			3	8			
			4					
9	1				7	8		
					3	6	9	
8	4					1	7	
	8						1	
				1		5		
	3		2		9		6	



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Weds 8 am - 5 pm

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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](http://www.onioncreekhoa.org) for the meeting agenda and any changes

### REAL Estate Round Up

*Yard of the Month*  
by Hector Eichelman



*Yard of the Month for June belongs to Ernest & Mary Barrow 10221 Pinehurst Dr.*



*Yard of the Month for May belongs to Perry & Barbara Wooley 11108 County Down Dr*

The Real Estate Report as of June 2019:

21 houses/condos for sale at the avg price of \$394,200

10 houses/condos pending at the avg price \$376,230

20 houses & condos have sold for:

List Price	Average \$416,953	Max \$595,000
Sold Price	Average \$406,041	Max \$583,599

Onion Creek has a new website. Get news and announcements; pay your dues online; access an online resource center for important association documents and forms; utilize the member directory; and much more. If you have never signed in, do so today. If you were registered on our old website, you will have to create a new password. Check it out! [www.onioncreekhoa.org](http://www.onioncreekhoa.org)