

The Onion Creek Times



March - April 2020

The Official Newsletter of the Onion Creek Homeowners Association

2020 Board of Directors Committees and Support Staff

President

Kathy Pillmore - 512.797.5400
kpillmore@gmail.com

Vice President

Jerry Patterson - 512.740.5650
jerrypatterson.texas@gmail.com

Secretary/Treasurer

Kathy LaHaye - 512.599.2424
Kathy.lahaye@sbcglobal.net

Directors

Jennifer Beaulieu	408.506.2065	jbrownblue3@yahoo.com
Wendall Braniff	512.924.2216	wbraniff@icloud.com
Beth Cubriell	512.578.6279	bethcubriell@gmail.com
Carolyn Dyer	512.280.6732	cefroggie@gmail.com
George Gerken	588.278.3833	georgegerken@gmail.com
Darcy Hansen	702.325.4539	darcygreen14@netscape.net
Scott Hutchinson	512.809.2168	512hutchinson@gmail.com
John McNabb	512.636.4499	johnmcnabb@earthlink.net
Stuart Osantowski	512.291.4800	stuo@castlecleaning.net

Committees & Chairs

Architectural Control: John McNabb	512.636.4499
Communications: Kathy Pillmore	512.797.5400
Development/Infrastructure: Wendy Braniff	512.924.2216
Garage Sale: Susan Dunning/Annette Waller	512.280.8110
Government Affairs: Jerry Patterson	512.740.5650
Landscape & Parks: Stuart Osantowski	512.291.4800
Legal: Darcy Hansen	702.325.4539
Neighborhood Watch: Beth Cubriell	512.578.6279
Security: Scott Hutchinson	512.809.2168
Traffic Control: Carolyn Dyer	512.280.6732

External Committees

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

Office Staff

Office Manager: Susan Dunning	
Asst. Office Manager: Annette Waller	
ochoa8110@sbcglobal.net	512.280-8110
Financial Services Company	
Giles and Shea, Terri Giles	512.451.9901

BOARD Notes

TREASURER

Kathy LaHaye

As of the end of December year-to-date revenue was \$472,360 (\$21,378 less than budgeted). Total operating expenses were \$421,7451 (\$48,464 under budget.) Net revenue over expenses YTD was \$50,616. Cash balances: Operating - \$312,318; Reserves - \$153,581; CD - \$102,652.
• The 2020 budget was approved with no increase in dues.

DELINQUENT ACCOUNTS

Susan Dunning

Since November, four payments in full were received on delinquent accounts for a total of \$1,672. Current outstanding delinquent accounts total \$334,988. Payment were received in November for 12 homes sales and 7 homes sales remained pending. As of the December meeting, 75 buyouts were completed with nine pending; 64 homes have been removed.

SECURITY

Scott Hutchinson

There was a burglary of the Regions Bank and several incidents of strangers knocking on resident's doors. Open garage doors, though not as prevalent during winter months, remain an issue.

GOVERNMENT AFFAIRS

Jerry Patterson

The outcomes from the Dec. 6 meeting between HOA reps and Council Member Kitchen and her staff were discussed and are ongoing as the results of the item CM Kitchen placed

SEE "Board Notes" page 3

President's Message



Welcome Jennifer Beaulieu, Beth Cubriel, George Gerken, Darcy Hansen, and John McNabb, the newest board members who join an excellent team of individuals that are committed to keeping Onion Creek the neighborhood

we all love to live in. This year we've asked board members to team up with another board member to learn what each other does so that we have continuity in the board positions from year-to-year. The primary person for the position is listed on the front cover of the newsletter. Elsewhere in the newsletter, the entire list is published so that you know who is doing what.

We had a great turn out for the annual meeting and hopefully everyone learned a little more about their HOA and what we do as volunteers. It's refreshing to see all those faces once a year and to see increased interest in participating on the board. It takes fresh faces, and ideas, and rolled-up sleeves to keep our neighborhood the desirable community it is. And on this subject, you do not have to be an elected board member to serve on a committee. If there is something that you have an interest in, please contact the board member in charge and offer your services.

A huge thank you to Mike Rodriguez who served as our president for the last four years. He did an outstanding job for you, all through all the trials with the City of Austin, Travis County, Atlas 14, buyouts and removal of homes, and more. I'm sure he's not planning to go away. We all seem to come back at one time or another. Also to Martie Owan who made Neighborhood Watch breathe and become a truly functional system. She also made the annual Neighborhood Night Out a community-wide event that can be enjoyed by everyone.

I find myself honored to be back in the position of your president and ask for your support (and patience) as I and my fellow board member try to keep Onion Creek moving forward. We have a lot of challenges facing us this year, more so than in past years because we are being surrounded by development that will change the complexion of our neighborhood significantly. We are trying to stay ahead of the challenges that include, in addition to burgeoning development, continuing buyouts and demolition of homes, repair to the city's slipshod street paving, ongoing maintenance of the city-owned now vacant lots, traffic that is getting worse, homeless appearing more frequently in our neighborhood, a spike in crime among other day-to-day issues.

The HOA is negotiating an agreement with the Austin Fire Department that would give them access to homes that have been bought by the city, inspected for asbestos and are ready for tear down. They will use these homes for a short period (1-2 weeks) after release by the city to the start of tear down, to train cadets in various aspects of fighting fires on residential structures. The training would include such things as hose drills, entry and search, interior and roof drills, etc. There will not be any actual fires but water may be involved. We are ironing out the details as to what times, locations, neighborhood disruptions etc. we will permit to lessen disruption in the neighborhood and, with specific attention paid to those residents who will remain in homes near to those being demolished. Although AFD has a training facility on McKinney Falls Parkway, this type of actual residential structural experience cannot be duplicated at that facility. It's a great opportunity for the fire department and will benefit us in the long run should anyone in Onion Creek need AFD's services. Stay tuned for details and more information.

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.*

BOARD Notes

Continued from page 1

on the COA agenda in November were not as expected. An open records request was made for all emails involving Atlas 14 and changes in flood plain rules. The information gleaned from the request may provide information to help the HOA decide how to move forward. Thanks to the persistence of Mike Rodriguez the city has resumed removing driveway assents and restoring curbs in front of the boyout homes that have been removed.

ARCHITECTURAL/MODIFICATIONS & RULES ENFORCEMENT

Mike Rodriguez

Letters are being sent to several homeowners who have trucks or trailers parked in the neighborhood.

TRAFFIC CONTROL

Carolyn Dyer

The HOA board previously approved funding for the completion of a sidewalk along Pinehurst from LaCosta to Legends Lane. This cost is being shared between the HOA and the City of Austin. A timeline has not yet been established as by the city for this project.

Data from the solar speed signs on River Plantation was reviewed by the board. The addition of a second speed sign is in limbo because the city has temporarily suspended this program. The board discussed the city's rezoning plan and believes it will not impact Onion Creek. Confirmation that our CC&Rs would supercede any zoning changes is being verified.

LANDSCAPE/PARKS

Stuart Osantowski

Damaged to the common area fencing in Legends Way near Mickelson Dr. will have been repaired January 17th.

SAVE THESE DATES!

**2020
Community Wide
GARAGE SALES**

SPRING - SATURDAY APRIL 25
FALL - SATURDAY, SEPTEMBER 26
7 AM TO 2PM

**PLAN NOW FOR THE
ONION CREEK GARAGE SALES!**

AT YOUR SERVICE... Your HOA board member lineup for 2020

This year we've asked board members to take on a second committee to familiarize themselves with the scope of work the HOA does. This also provides the HOA with back-up support in the event the committee chair is out of town or leaves the board altogether. Below are the committees listed, their areas of responsibility, and the individuals who are serving on the committee.

ARCHITECTURAL CONTROL/MODIFICATIONS & RULES ENFORCEMENT

Addresses all requests for modifications to property and/or structures and enforces the Conditions, Covenants and Restrictions (CC&Rs).

John McNabb, Chair
Darcy Hansen, Member

COMMUNICATIONS

Publishes the newsletter, monitors and manages the website and social media, issues email blasts. Communicates with residents.

Kathy Pillmore, Chair
Beth Cubriel, Member

DEVELOPMENT/INFRASTRUCTURE

Monitors and weighs in on development surrounding Onion Creek and its impact on the neighborhood.

Wendy Braniff, Chair

FINANCE

Responsible for preparing and monitoring the budget, provides reports to the board of directors as to income and expenditures. Reports delinquent dues.

Kathy LaHaye, Chair
Susan Dunning, Member

GOVERNMENT AFFAIRS

Liaison to the city, county, state and federal government as concerns flooding, buyouts and ongoing maintenance of vacant lots, streets and bridges, zoning, elections, etc.

Jerry Patterson, Chair
George Gerkin, Member
John McNabb, Member

LANDSCAPE AND PARKS

Responsible for maintaining landscaping and enhancements (lighting, water, etc.) on OC common areas including parks.

Stuart Osantowski, Chair
Dick Perrone, Member

Continued on p4

Board lineup, cont'd

LEGAL

Advises board as to legal matters and if/when its necessary to address issues to the HOA's attorney-of-record.

Darcy Hansen, Chair

NEIGHBORHOOD WATCH/CRISES MANAGEMENT

Oversees the neighborhood watch program, recruits volunteers, provides training opportunities, coordinates National Night Out activities, keeps crises management plan current and relevant and implements it in times of need.

Beth Cubriel, Chair

Carolyn Dyer, Member

Martie Owan, Member (National Night Out)

TRAFFIC CONTROL

Works with city and county governments where it concerns Onion Creek streets, access, speeding, road closures and expansions. Works closely with Development/Infrastructure.

Carolyn Dyer, Chair

SECURITY

Liaison with Smith Security who provides 24/7 security coverage for Onion Creek. Negotiates contract and hiring, and interacts with security team.

Scott Hutchison, Chair

Jennifer Beaulieu, Member

PRESIDENT

Oversees activities of all board members, serves on all committees as needed, supervises office staff.

Kathy Pillmore, President

Jerry Patterson, Vice President

REMINDER

With political campaigns in full swing and elections later this year...

Please remember that, City ordinance #20170817-072 and OCHOA's CC&Rs, limit the display of political signs in OC to one sign per individual or issue. They may be displayed 60 days prior to an election and must be removed by 10 days after. They may not be placed within 10 ft. of any public right-of-way.
Thank you for your cooperation!

Beware of mail thieves!

An Onion Creek resident notified the HOA office that her HOA dues check was evidently taken from her mailbox during the first week of January, along with another piece of mail with a personal check enclosed. Please note: she did NOT have her flag up to alert the postman that she had outgoing mail.

Other recent reports of stolen mail in the neighborhood have included flags placed in the "up" position. Residents should remember that using their mailbox flags only informs would-be thieves that outgoing mail is in the box.

In February, Security also reported a break in at the mail drop next to the Jack Brown Cleaners. This is the second such incident. We recommend you take your outgoing mail to the post office or hand it directly to the postman.

Tampering with mail is a federal offense. We don't know who is doing this, but it is worth noting that, under United States Code 18, Section 1708, federal mail theft is a felony. When charged with mail theft, an individual could face up to five years in federal prison and fines of up to \$250,000.



ONION CREEK CLUB HAS A REQUEST

Onion Creek was built as a golf community... a complement to the incredible Legends Golf Course, the original host of the Legends of Golf Tournaments. The Club is an asset to our community. Many of our residents belong to the Club, play golf, or tennis, exercise and dine, and pay significant dues for the privilege of doing so.

As warmer and longer days roll around we remind residents that walking with or without their pets, jogging, etc. is **NOT** permitted on the course during play hours...**7 am to dusk**. It is dangerous and you risk being hit by a golf ball or flying golf club.

Thank you for your cooperation!

Onion Creek HOA Assistant Office Manager Wanted!

Susan Dunning, who was the HOA assistant office manager and has been the office manager for several years, will hang up her office keys at the end of March and enjoy full retirement.

Annette Waller, her able-bodied assistant, will step into Susan's shoes and take over as office manager...leaving open the position of **Assistant Office Manager**.

The HOA is looking for an individual with solid office skills, an outgoing personality and plenty of patience to fill this position.

Contact the HOA office for more information Call 512.280.8110 or email ochoa8110@sbcglobal.net.

MARCH 10 — DEADLINE TO APPLY

Speed Bumps/Speed Cushions were back in the news the week of February 3, 2020. According to a report on KXAN News, "Austin will prioritize city streets that need safety improvements like speed bumps through a combination of citizen input and data." The city's Local Area Traffic Management Program which handles speed bump requests from local neighborhoods is still in the process of being revamped. People can still request a traffic study but must now go through the city of [Austin's Transportation Department](#) to do so. The City will prioritize Speed Management Projects based on the following factors:

- Crash History
- Neighborhood Risk Characteristics
- Proximity to Entertainment Districts or Community Uses
- Presence of People Walking, Biking or Using other mobility devices

The KXAN report further stated that the City of Austin hopes to have a list of projects to be started by this coming spring. It was noted that the city would involve the citizens of the neighborhoods where projects are being considered.

KXAN mentioned how a neighborhood in the Shoal Creek area, where the new Grove housing development is taking place, were able to get the developer to pay for speed bumps in their neighborhood because of the projected increase in traffic and speeding.

As of February 10, we learned that a traffic study being was being conducted on River Plantation drive between 10215B and 10217A. There was a recording box chained to the lamp post on River Plantation in the area noted with two cables stretched across the road. There is also one on N. Pinehurst Dr. between addresses 10231 and 10233.

BE CAREFUL!

There are deer, turkey, peacocks, possums, skunks, squirrels, coyotes, buzzards, hawks, dogs, cats and people on OC streets.



Rain or Shine
Community-Wide

Garage Sale

Saturday, April 25, 2020

7 a.m. - 2. p.m.

Free Registration!

THIS IS ONE OF TWO COMMUNITY-WIDE GARAGE SALES SCHEDULED FOR 2020. RESIDENTS ARE ENCOURAGED TO REGISTER AND SET UP INDIVIDUAL GARAGE SALES AT THEIR HOMES (SELLERS MUST BE ONION CREEK RESIDENTS.)

- The Garage Sale will go on rain or shine. **NO RAIN DATE.**
- There is NO seller registration fee for this garage sale! However, sellers are asked to register for the Garage Sale with the HOA to aid security in the placement of directional signs. Registration forms should be submitted to the HOA office no later than April 22. Additional forms are available at the HOA office or on the website at www.onioncreekhoa.org. **Sellers must be Onion Creek residents.**
- Onion Creek Security will have a list of all registered sellers. Directional arrows will be placed prior to 7 a.m. indicating side streets off Pinehurst and River Plantation.
- Ads will be placed in major Austin-area print media.
- Directional signs leading to the Garage Sale will be placed near primary exit ramps off IH-35 from both north and south and along Bradshaw Road.
- Signs announcing the Garage Sale will be posted at all community entry points.
- Placement of items for sale is unrestricted, but the HOA encourages sellers to display items in their garage area. All items must be put away or picked up by 5 p.m.
- Curbside pick-up will **NOT** be available after the garage unless arranged individually.



Garage Sale Registration

Deadline for registration - Wednesday, April 22, 5 pm

To register, complete this form and either mail or deliver by April 22, 5 pm to the OCHOA office, 10816 Crown Colony Drive, Suite 105, Austin, TX 78747. For more information, call the HOA office at 280-8110. (Office hours: M-Tu-Th-F, 10 am - 2 pm, Wed 8 am - 5 pm)

Name _____

Address _____

Telephone _____ Email _____

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*
May/June	April 1	April 1
July/August	June 1	June 1
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

- Thursday, Jan 16, 4PM
- Saturday, Feb 22, 10AM*
- Thursday, Mar 19, 4PM
- Thursday, Apr 16, 4PM
- Saturday, May 16, 10AM*
- Thursday, June 18, 4PM
- 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***

2020 OCHOA

Calendar

- Super Tuesday...VOTE!Mar 3
- Daylight Savings Time StartsMar 8
- St. Patricks' Day.....Mar 17
- OCHOA Board of Directors Meeting, Onion
Creek Club, 4 pmMar 19**
- April FoolsApr 1
- Easter.....Apr 12
- Tax Day.....Apr 15
- OCHOA Board of Directors Meeting, Onion
Creek Club, 4 pmApr 16**
- Spring Garage SaleApr 25**

If it's an EMERGENCY
Call 911 First
Then Call
ONION CREEK SECURITY
512-940-9269
If it's NOT an emergency,
Call 311

Please Support the
Onion Creek Times
Advertisers!

ONION CREEK HOMEOWNERS ASSOCIATION

10816 Crown Colony Drive, Suite 105
Austin, Texas 78747

Ph: 512.280.8110

Fax: 512.280.8162

Email: ochoa8110@sbcglobal.net

Website: www.onioncreekhoa.org

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

PRESORTED
STANDARD
U.S.POSTAGE PAID
AUSTIN, TEXAS
PERMIT NO. 882

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



JANUARY 2020
Janet & Lawrence Baker
5601 Boros Drive



FEBRUARY 2020
Michael & Glenda Best
10704 Scioto Ct.



REAL *Estate* Round Up

by Hector Eichelmann
Mustin & Porter Realtors

The Real Estate Report for February 2020

9 Houses & Condos for sale at an average price of \$507,550

8 Houses & Condos pending at an average price of \$437,206

7 Houses & Condos sold for:

List Price Average \$420,571 - Max. \$485,000

Sold Price Average \$407,143 - Max. \$465,000