

The Onion Creek Times



March -April 2022

The Official Newsletter of the Onion Creek Homeowners Association

2022 Board of Directors Committees and Support Staff

President

Jerry Patterson - 512.740.5650
jerrypatterson@sbcbglobal.net

Vice President

Dick Perrone - 512.965.7175
dijenperrone@sbcbglobal.net

Secretary/Treasurer

Kathy LaHaye - 512.599.2424
kathy.lahaye@sbcbglobal.net

Directors

Martin Benavides	512.466.4877	martybenavides@gmail.com
Fred Blood	512.517.6717	fredblood@gmail.com
Christopher Burges	480.216.9067	cburges@hotmail.com
Beth Cubriel	512.578.6279	bethcubriel@gmail.com
Jerry Epting	903-440-5536	jre4629@msn.com
Ken Fess	703.627.2493	family.fess@gmail.com
Sanders Gibbs	512.577.3866	spgkingofpaint@gmail.com
Brad Glendenning	512.689.6615	pbglendenning1@mac.com
Darcy Hansen	702.325.4539	darcygreen14@netscape.net
Dick Perrone	512.461.0004	dijenperrone@sbcbglobal.net

Committees & Chairs

Architectural Control: Ken Fess703.627.2493
 Communications: Beth Cubriel512.578.6279
 Development/Infrastructure: Jerry Epting903.440.5536
 Garage Sale: Denise Cadell/Jane Redding512.280.8110
 Government Affairs: Fred Blood512.517.6717
 Landscape & Parks: Dick Perrone512.965.7157
 Legal: Darcy Hansen702.325.4539
 Neighborhood Watch/Safety Enhancement
 Beth Cubriel512.578.6279
 Security: Sanders Gibbs512.577.3866
 Traffic Control: Brad Glendenning512.689.6615
 Volunteer Patrol: Christopher Burges602.690.0235

External Committees

Councilmember Kitchen's "Kitchen Cabinet"
 Jerry Patterson • Kathy Pillmore • Ken Jacob

Office Staff

Office Manager: Denise Cadell
 Asst. Office Manager: Jane Redding
 ochoa8110@sbcbglobal.net 512.280-8110

Financial Services Company

Giles and Shea, Terri Giles 512.451.9901

BOARD Notes

The 2022 Onion Creek Homeowners' Association held its annual membership meeting on January 22, 2022 at the Onion Creek Club. It was exciting to meet once again in person as a full HOA. We also said "thank you" to a few outgoing board members who have given many years of service to the Onion Creek HOA and their institutional knowledge will be very difficult to replace: Kathy Pillmore, Wendy Braniff, Carolyn Dyer, John McNabb. If you see them in the neighborhood enjoying their retirement from the board, please be sure to tell them "thank you", as their service has been a tremendous benefit to Onion Creek.

And to replace these outgoing members, we are excited to welcome new members with fresh enthusiasm to the Onion Creek HOA Board: Martin Benavides, Jerry Epting, Ken Fess, and Brad Glendenning.

FINANCE

Kathy LaHaye

Total HOA Revenue for 2021 was \$460,799, which is \$10,873 under budget. The reason for the differences is a higher number of buyouts than expected, resulting in lower dues collection. Also, delinquent accounts as of the end of the year was \$31,420. Total expenses were \$526,939, which is \$26,624 over budget. Parks and Landscape expenses exceeded budget as a result of last February's winter storm. As for Assets, OCHOA has \$38,245 cash in the bank, including \$105,413 in reserves for capital improvements. Accounts receivable and other assets is \$41,199 and Fixed assets are \$210,728, including land, Legend's Way Park installation, park equipment, office equipment, leasehold improvements less depreciation and amortization.

The board agreed to increase dues for 2022, due to higher

SEE "Board Notes"..... page 3

President's Message



Jerry Patterson, HOA President

Have you ever assumed a new role in an organization and you think to yourself, “What can I do to affect better outcomes, generally improve things, increase efficiency, or make the organization more responsive to its customers or constituents?”

Well, as the new Onion Creek Home Owners Association

President, I’ve concluded there’s not much I can do to improve on the job done by my predecessor, Kathy Pillmore.

Kathy has served multiple terms on the OCHOA board, served as it’s president more than once, and has done a stellar job every single time. She will be a tough act to follow. In fact, I told Kathy, “I really like the job you’re doing, why don’t you keep up the good work?” However, she can’t because she’s term limited (by her choice) off the board. *Dammit!*

Anyway, for better or worse, I’m the new president. My goal is to do as good a job as Kathy did, or at least get close!

The good news is Kathy, and her husband Bob, are not moving to the Great State of Georgia (at least not now) and will still be around to continue their efforts on behalf of Onion Creek. Bob is very active with the Onion Creek American Legion Post 326. By the way, if you’re a veteran please consider joining our post. Any active duty, stateside or overseas makes you eligible. Those who served in the Guard or Reserve are also eligible.

We also welcome three new members to the board: Martin Benevides, Jerry Epting, Ken Fess, and Brad Glendenning . If you’re an Onion Creek resident, please keep in mind you don’t have to be a board member to serve your community. We have committees that need volunteers. We particularly need volunteers for our volunteer neighborhood patrol. Please contact the OCHOA office if you have an interest in helping out in any capacity.

Here’s hoping 2022 will be an improvement over 2021 and we can all get back to normal, and if you happen to run into Kathy Pillmore, take a moment to say “thank you”.

Jerry Patterson



Introducing Your New Onion Creek Times Editor

Beth Cubriel and her family have been residents of Onion Creek since July 2016 and she is currently serving her

3rd year on the Onion Creek Board of Directors. Her second term on the board brings new duties, including serving as content editor of the Onion Creek Times, while Kathy continues to handle the layout, printing, and mailing logistics. Beth will be looking for content and photos for the newsletter and looks forward to sharing relevant news and events with our Onion Creek neighbors. If you have news or photos to send, please send them to Beth at OCHOAnewsletter@gmail.com.

CORRECTION

Correction: License # for Shaun McBroom’s Irrigation ad (OC homeowner) shown on page 4 of the ad spread should read TXLI# [0026689](#) (not TXLI# 0026698)

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:** Beth Cubriel, (OCHOAnewsletter@gmail.com) **Publisher:** Kathy Pillmore. 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 newsletter advertiser, nor will either entity incur liability for inaccurate or misleading information. Always ask for references before contracting with vendors.**

expenses (including expanded security coverage) and cost of living increases and inflation. The dues, increased by 10%, are now \$158/6 months or \$316/annually. The full budget approved for 2022 is available at www.onioncreekhoa.org.

SECURITY Sanders Gibbs

The following is a sample of security concerns reported: Power/Light outage; Speeding (early morning/late night hours); Gas leak; House alarms; Dead deer on street; Vehicles/homes left open or unlocked; Theft of properties/vehicles; Non-residents driving through the neighborhood; Assault with body injuries; Illegally parked vehicles/abandoned; Vagrants in the neighborhood, at The Shops, Exxon and Valero

ARCHITECTURAL CONTROL/ RULES ENFORCEMENT Kænn Fess

As John leaves his position on the OCHOA Board, he is thankful to everyone for supporting our Covenants, Conditions and Restrictions (CC&Rs) with their requests for improvements visible to the public this past year. He also appreciated queries from neighbors when there is any doubt about the CC&Rs. The committee averaged about 10 to 15 requests or queries per week and they appreciate everyone's patience as the committee worked through them. John welcomed Ken Fess to fill his position on the board and extends his appreciation to the volunteers on his committee: Darcy Hansen, Mary Jane Caudill and Kim Campbell, who received a great amount of support from the HOA office team of Denise, Jane and Annette. If you would like to volunteer for this working group, please contact the OCHOA office. We could definitely use your help!

COMMUNICATIONS Beth Cubriel

Kathy is rolling off of the HOA Board but will continue to stay involved. Kathy will continue to work with the HOA to publish our newsletter and Beth Cubriel will take over duties as Editor-in-Chief. Please send any content for the HOA newsletter to Beth at OCHOAnewsletter@gmail.com • The HOA subscribed to **Constant Contact** for future e-blasts, and, is rebuilding and updating the website. We are all excited for a new look to these forms of communication!

DEVELOPMENT AND INFRASTRUCTURE Jerry Epting

Wendy was not able to attend the annual meeting, her last

meeting as an Onion Creek Board member, but she did ask Kathy to read her resignation letter. Below are some excerpts from Wendy's letter:

"As you are all aware, my dear husband, Tom Braniff, passed away in early 2021, and I find it impossible to maintain two homes and regularly make the journey between them without him by my side. I have made the decision to make my permanent home in Houston"

"I could not leave this position without reasserting what I have said many times, that it has been honor to serve for the past several years with some of the brightest, hardest working and capable people I have ever encountered and had the pleasure of working alongside. Your concern for the welfare and protection of the property rights and values of the homeowners in Onion Creek is outstanding."

Wendy will be working with Jerry Epting to get him up to speed on the development going on around Onion Creek.

NEIGHBORHOOD WATCH AND SAFETY ENHANCEMENT Beth Cubriel

Thank you to the working group members of the *Safety Enhancement Committee*: Earnie Lehman, Bill Scheib, Bill Sheftall, David Emerick, Dean Goodnight, Greg Meier, Martin Garcia, Rick Torres, and Kathy Pillmore. • The results of our enhancement survey were reported in the Jan-Feb Newsletter, and based on the results, we approached attendees of the annual meeting with a few options for addressing safety concerns in the neighborhood. It was decided at the annual meeting that we would no longer pursue gating as an option to control traffic and crime, due to the expense. Attendees at the meeting did decide unanimously to further pursue FLOCK license plate cameras and off-duty law enforcement officers to increase safety in Onion Creek. They also asked us to work with the City of Austin to encourage installation of chicanes through River Plantation and Pinehurst to deter and slow traffic.

VOLUNTEER PATROL Chris Burgess

We continue to look for volunteer patrol drivers to enhance the work of Smith Security. Volunteers, whose responsibilities are limited to observing and reporting, will receive training by Smith Security. Please contact Chris if you can find time in your schedule to assist.

TRAFFIC CONTROL Brad Glendenning

As Carolyn Dyer completed 10 years on the board, she left

continued on page 4

this final report. After two years, the sidewalk extension from La Costa Dr. to Legends Lane Dr. Attempts to lower the speed limit to 25 mph on every street in Onion Creek were squashed by the city as only they can determine which residential roads can have the speed limits lowered. We added additional visible speed limit signs throughout the neighborhood including Legends Way. We continue to experience problems with increased volumes of traffic and speeding on River Plantation, LaCosta and N. Pinehurst. We have asked for street signs reminding drivers to “Watch for Children, Walkers, Joggers, Bicyclists, Golf Carts and Deer”. Additionally, we continue to monitor the changes coming on Bradshaw/So. Pleasant Valley Road. In 2022 we will continue to look for effective ways to slow down traffic through the neighborhood and possibly reduce cut-through traffic. Carolyn welcomed Brad to the board and offered her wealth of knowledge and assistance as he transitions into the traffic role.

LANDSCAPE AND PARKS

Dick Perrone

2021 was a challenge to the Landscape/Parks budget. Due to the unusual winter storm, we spent more than budget for tree work and mowing the 110 city-owned lots in early June. The city contractor resigned and it took a while for the city to get back on track. We also spent a lot on irrigation issues. • We added a new park on Lehman Way in Legends Way. The park includes a basketball play area, swing set, three picnic tables with two BBQ grills, sandbox, four benches and a playscape. Several individuals in Legends Way donated their time in the planning and development of this beautiful park. The city completed the job with marked crossings to facilitate safe street access to the park. • Onion Creek Club has located the reason for the water saturation in Sullivan Park. The 8-inch pipe carrying the water from the pond to the irrigation system of the golf course is not leaking, but rather the water is seeping from the pond via the tree roots that abut Sullivan Park. The water made a large portion of the park unusable. The club is seeking bids to either place a liner on the bottom of the entire pond or build a solid barrier along the common boundary of the park and pond. The work should be underway in the next 90 days. • In 2022, look for improvements to the north berm on Onion Creek Parkway including up-dating plants and installing rock barriers at curb level to stop erosion. Trimming of the shrubs on Pinehurst immediately north of the Parkway in an effort to save the plants, and a refresh or new shrubs and plants adjoining the entrance to Interlachen. The irrigation system will be improved to accommodate the changes. Ten trees will

be planted to run parallel with Bradshaw Road adjoining the fence line between River Plantation and the vehicle storage lot.

GOVERNMENTAL AFFAIRS

Fred Blood

The fire gate separating Onion Creek from the Clover Leaf development at the end of County Down continues to be a priority for Onion Creek. Fortunately, the installation of a future fire gate has the support of the developer and has so far been received favorably by the city and county. Clover Leaf is years in the making and so is the gate. We will continue to advocate for separation between our neighborhood and future development off of County Down to protect us from additional cut-through traffic.

Get your house ready for warmer weather. Here are some helpful reminders and tips.

- Clean Gutters and Downspouts early in the season to prevent them from filling during spring rains. Once the gutters are full, water will pool up around your foundation, potentially leading to expensive foundation repairs.
- Be sure to reseal wooden fences, furniture, etc so they will last longer in weather conditions. While you're resealing, take the opportunity to make any needed repairs to missing boards, rotten nails, etc. Spring is also an important time to check for termites in the wood trim of our houses. If you see winged insects flying out of your woodwork, you should contact a termite professional.
- We just survived a few hard freezes. Take time to walk around your property to look for damage to walkways, paths, and driveways to survey needed repairs.
- Run your sprinkler system by running all of the zones and manually surveying their spray. Repair any broken or damaged sprinkler heads and adjust any that are spraying towards your house and away from your lawn.
- Mosquito prevention in Central Texas is a must! Walk around your house and fix and standing water problems.
- Repair screen doors so they effectively keep the bugs out while allowing the breeze to flow in. Repair kits for holes and tears can be found at your local hardware store.
- Don't wait for the hot weather to service your A/C unit. Change your filters now (and again in the winter) and have a licensed professional service your equipment before the summer heat arrives.

Rain or Shine

Community-Wide

Garage Sale

SATURDAY, APRIL 23, 2022

7 a.m. – 2 p.m. • FREE REGISTRATION!

THIS IS FIRST OF TWO COMMUNITY-WIDE GARAGE SALES SCHEDULED FOR 2022.

PLEASE REGISTER SO THAT WE KNOW WHERE TO

PUT THE DIRECTIONAL SIGNS. (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 by April 20. Additional forms are available in 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 pm.
- **Curbside pick-up will NOT be available after the garage sale.** Residents must make their own arrangements to have unwanted items picked.

Garage Sale Registration

Deadline for registration – Wednesday, April 20, 5 pm

To register, complete this form and either mail, email or deliver it by April 20th, 5 pm to the OCHOA office, 10816 Crown Colony Drive, Suite 105, Austin, TX 78747. For more information, call the HOA office at 512-280-8110. (Office hours: M-Tu-Th-F, 10 am - 2 pm, Weds 8 am - 5 pm) Email: ochoa8110@sbcglobal.net

Name _____

Address _____

Telephone _____ Email _____

It's Garage Sale Time Again!

HAPPENING IN ONION CREEK



The April 23rd Onion Creek Neighborhood Garage Sale is fast approaching! Here are some tips to help you de-clutter your house and maximize profits.

Start Now! Don't wait until the week before to start pulling items for sale. Make a calendar for one room or area per week to put items aside for sale. Everything you have will fall into one of three categories – Keep, Sell, or Trash. Anything you haven't used in the last year is definitely something either to be sold or tossed.

Stock up on supplies: Pricing stickers and blank labels can be purchased at the dollar store or any office supply store. You'll need a "check out" table with a money box. If you are able to take Venmo or other electronic payment, make sure you post a sign advertising your payment app. People will spend more if they know they aren't limited to the cash in their pockets.

Price your items in advance. Baby clothes are generally priced at \$1-3 for good condition clothing and \$1 for well-worn items; Adult clothes, \$3-5, or more if the original sales tag is still on it); Shoes, \$3-7; Coats \$5-15; Costume Jewelry, .05 to \$2; Books, \$1-2 for hardcover and .25 to .50 for paperback.; Blu-Ray, DVD, or CDs, \$3-5; Toys and Games, \$1-3; Home Décor, \$2-5; Furniture, \$10-30 for low-quality or approximately 1/3 of sales price for high-quality pieces. Make sure your

prices are clearly visible.

Make sure your items look nice – clothes should be clean and ironed, kitchen appliances dusted off; tires inflated on that bicycle, etc.

When setting out your items, make sure to bundle like items (4 DVDs for \$2) and set out like – items together (all household, clothing, etc) and place the more interesting items closer to the street to draw in a crowd.

Get the family involved. Allow kids to sell their old toys and clothes and keep the profits!

Keep yourself and your family safe by locking the doors to your house during the sale and don't allow strangers in for any reason. Should someone ask for a restroom, point them to the businesses at the front of the Onion Creek Neighborhood. And, keep only small bills in a cash box or on your person. Larger bills should be kept inside.

Have a plan for unsold items. Sell your higher dollar items online and have a plan to donate everything else.

Source: ramseysolutions.com, September 24, 2021

Remember to have fun! You can either coordinate with other families to make the event a social one and/or play music in your driveway and offer refreshments to your shoppers to make for a more festive environment.

Legends Way at Onion Creek Yard of the Month



Photos courtesy of Jody Plummer &

(The February Yard-of-the Month was not available by the publication deadline.)

JANUARY

Karl & Holly Filariasis
11016 Daly Cove

2022 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 kpillmore@gmail.com. Publication is subject to approval and space available.

Issue	Editorial/Photo	Advertising*
May/June	April 10	April 1
July/August	June 10	June 1
September/October	August 10	August 1
November/December	October 10	October 1

**Please direct all advertising inquiries to Cathy Miller at 512.426.9758 or email catmiller@mindspring.com.*

ONION CREEK BOARD OF DIRECTORS 2022 Board Meetings

Board meetings are being held in-person at the Onion Creek Club. Residents are encouraged to attend meetings to learn about what's going on in our community.

**General Membership Meeting
Saturday, January 22, 2022, 9 am
Onion Creek Club Main Dining Room**

March 17	•	Thursday, 4 - 6 pm
April 21	•	Thursday 4 - 6 pm
May 21	•	Saturday, 10 am - 12pm
June 16	•	Thursday, 4 - 6 pm
July 21	•	Thursday, 4 - 6 pm
August 20	•	Saturday, 10 am - 12 pm
September 15	•	Thursday, 4 - 6 pm
October 20	•	Thursday, 4 - 6 pm
November 19	•	Saturday, 10 am - 12 pm
December 15	•	Thursday, 4 - 6 pm

Please Support
Onion Creek Times
Advertisers

2022 OCHOA *Calendar*

MARCH

Texas Independence DayMar 2

March MadnessMar 15

OCHOA Board of Directors Meeting, Onion Creek Club Executive Dining Room, 4pm - 6 pm..... Thursday, Mar 17

St. Patrick's DayMar 17

Vietnam Vets DayMar 29

APRIL

April FoolsApr 1

Easter.....Apr 17

Tax Day.....Apr 18

OCHOA Board of Directors Meeting, Onion Creek Club Executive Dining Room, 4pm - 6 pm.....Saturday, April 21

San Jacinto DayApr 21

Earth Day.....Apr 22

Onion Creek Garage Sale Apr 23

AVAILABLE IN YOUR HOA OFFICE

NOTARY SERVICES at no charge to OC residents.

BATTERY DISPOSAL Small (A's, C's, D's etc.) batteries to be recycled. No car batteries please!

If it's an **EMERGENCY** Call **911** **First**
Then Call

ONION CREEK SECURITY
512-940-9269

If it is **NOT** an emergency or to file a report after an event; i.e., break-in, theft, accident, etc, Call **311**

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 open to all residents and are held the 3rd Thursday of each month from 4 to 6 p.m., or the second month of each quarter on the 3rd Saturday, 10 am - 12 pm in the Onion Creek Club Executive Dining Room. Check www.onioncreekhoa.org for the agenda and any changes.

Yard of the Month



JANUARY 2022
Charles Striedel
10801-A Pinehurst

Photos courtesy of Hector Eichelmann



FEBRUARY
Joshua & Rina vonFrisch
11208 County Down

REAL Estate Round Up

BY HECTOR EICHELMANN
SKY REALTY

Cell (512)282-8039
Office (512)342-8744



The Onion Creek Real Estate Report as of October 10, 2021

5 Houses & Condos for sale at an average price of \$742,500

3 Houses & Condos are pending under contract at an average price of \$971,000

2 Houses & Condos are pending with an average price of \$632,000

Houses & Condos sold for:

List Price Average \$606,361 - Max. \$815,000

Sold Price Average \$595,338 - Max. \$804,000

Onion Creek listings average days on the market - 27