

The Onion Creek Times



May – June 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.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 Cubriel	512.578.6279	bethcubriel@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:	Annette Waller/Denise Cadell	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 Cubriel	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:	Annette Waller
Asst. Office Manager:	Denise Cadell
ochoa8110@sbcglobal.net	512.280-8110
Financial Services Company	
Giles and Shea, Terri Giles	512.451.9901

BOARD Notes

Treasurer's Report

Kathy LaHaye

Year-to-date revenue and expenses are tracking the budget. Most significant variances were. In landscape maintenance and security; both of which were under budget.

Delinquent Accounts

Annette Waller

Since the last newsletter seven delinquent accounts were paid in full. The current outstanding balance as of March 19 was \$28,948. The HOA is diligently pursuing the delinquent accounts with liens and judgements as per our stated policy. The policy is being reviewed so that the outstanding accounts can be reduced through legal channels.

Security

Scott Hutchinson, Chair
Committee Member: Jennifer Beaulieu

The HOA and Smith Security have switched to a digital reporting system using software developed for our neighborhood. Instead of filing lengthy, hand-written reports daily, the security team now uses an iPad to note activities on their route and take photos. The report is filed digitally with those members of the board who have historically received the reports. You'll also notice a new security truck in the neighborhood. It went into service around the first of April. The old truck had more than 250,000 miles on it. Security personnel are employed by Smith Security who currently has the contract for Onion Creek. Consequently, they are not versed on all the answers to the questions they receive daily. Thus, they have been provided with postcards they can give

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

President's Message



This newsletter hopefully will find us all at the end of the sheltering-in-place order. I've seen so many neighbors out walking their dogs, playing with their kids, riding bikes or just walking themselves for exercise or out of sheer boredom. There's just so much TV one can watch and books one can read before inertia sets in and we begin to feel like a

slug. To keep moving is a good thing...and not just with trips to the fridge. My brother-in-law is bemoaning the loss of sports on TV, but he's found that the sports channels are running obscure competitions that never made it on the main channels when they were actually contested. He's a swimmer and found a national swim competition that he had been unable to view until now. So he's content now. There's so much on TV, on the Internet and in the paper about what to do to prevent COVID-19 and keep it from spreading so I won't presume to lecture. I will just say that your HOA hopes you have stayed safe and healthy throughout this pandemic, and that somehow you have been able to turn this time with family into a positive, and not a punitive experience.

As for the HOA...your board is meeting remotely as the business of Onion Creek continues. We have temporarily closed the office to visitors. Our new office manager is working from home when she can, and is training our newest addition, Denise Cadell who has joined the staff as the assistant office manager. (see article on p 4)

We are pressing the city on the maintenance of the homes that have been bought out but not yet torn down and the vacant lots. We have received assurance that they intend to mow and should have done so by the time you receive this

newsletter. We are also pressing the city on the repair of the shoddy paving job done in 2016. Stay tuned.

A big thank you to Beth Cubriel, one of our newest board members and chair of the Neighborhood Watch committee, for her forward thinking during this quarantine. She was responsible for the post card that went out to all the neighbors that offered assistance to anyone who needed it. Also, kudos to those who volunteered to help. We have awesome neighbors in a crisis as we learned back in 2013 and 2015.

You'll see a flier about the 4th of July parade in this newsletter. Just a reminder that, as of this writing, the parade will go on. We have adjusted the route this year to include Legends Way and to eliminate the areas where the homes and residents are gone. Because our next newsletter comes out just 4 days before the parade, we wanted to give you time to come up with a float or other parade vehicle. This tradition, sponsored by the Onion Creek American Legion Post 326, is one of the really enjoyable things about Onion Creek. Please consider joining in the fun and don't forget the kids parade and picnic in Sullivan Park afterwards.

When this is all over and life begins to return to normal, please support your local businesses and help them get back on their feet.

Kathy

Crews from Austin Fire Department arrive at 11321 So. Pinehurst to begin training. See article on page 6



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

to residents which directs them to the resources to get their questions answered.

Architectural Control/Rules Enforcement

John McNabb, Chair

*Committee Members: Mary Jane Caudell, Ray Combs
Darcy Hansen*

The committee spent their first weeks on the job catching up on outstanding requests for modifications and complaints. The expanded committee is taking a hard look at how best to serve our neighborhood by enforcing our CC&Rs and responding quickly and fairly to all requests for modifications to residences.

Government Affairs

Jerry Patterson, Chair

Committee Members: George Gerkin, John McNabb

Government Affairs has been working closely with the City's Watershed Protection Department and our Councilmember Ann Kitchen to get the current buyout/relocation policy revamped so that individuals in Onion Creek, who are being bought out, can relocate to another home in Onion Creek that may be in the city's recently redrawn FEMA 100-year flood plain map. As soon as this issue is decided, we will notify OC residents.

Traffic Control

Carolyn Dyer, Chair

Efforts to determine a timeline for the widening of Bradshaw where it connects to Pleasant Valley Road have been assigned to an engineer. (For more information see "Traffic Report" on page 5)

Development/Infrastructure

Wendall Braniff, Chair

Committee Member: Debbie Staub

New board members were provided with an update on the development taking place around Onion Creek to include:

Goodnight Ranch, The Views of Onion Creek including the realignment of So. Pleasant Valley Road, site work on the Double Creek multi-family apartments on FM 1624 and Farrah Lane

Neighborhood Watch

Beth Cubriel, Chair

Committee Member: Martie Owan

October 6 is the date for the 2020 Neighborhood Night Out activities. The Onion Creek Club has been reserved. Plan now to join your neighbors • The neighborhood watch team will assist neighbors during the COVID-19 quarantine.

Landscape and Parks

Stuart Osantowski, Chair

Committee Member: Dick Perrone

Power washing of the Bradshaw and Interlachen monuments is complete and the shrubs at Interlachen were trimmed to allow access to perform repairs on the steel fencing. • Improvements were made to the irrigation system on Onion Creek Parkway and the north side of the entrance to The Courtyards. This completes the upgrades along the parkway from IH-35 to Pebble Beach. In this area the electricity is provided by the City of Austin and the water is provided by the Club. • The playscape, swing set, benches and other hard surfaces in Sullivan Park were power washed. The picnic tables were repaired with new wood and painted. • The paperwork for the park in Legends Way was expected to be completed by the end of March. Planning for the first phase of the park is underway and the committee is seeking items for a "wish list."

Legal

Darcy Hansen

Currently reviewing the delinquent account policy.

SAVE THIS DATES!

2020
Community Wide
GARAGE SALES

~~SPRING - SATURDAY, APRIL 25~~
CANCELLED

FALL - SATURDAY, SEPTEMBER 26
7 AM TO 2PM

PLAN NOW FOR THE
ONION CREEK GARAGE SALES!

Scoop the Poop



YOU CAN BE FINED UP TO \$500 FOR LEAVING YOUR PET'S WASTE ON YOUR NEIGHBOR'S LAWN. BE A GOOD NEIGHBOR. PICK UP AFTER YOUR PETS...THANKS!



by Carolyn Dyer

In the last Onion Creek Times I noted that the HOA board had approved sharing the funding for the completion of the sidewalk between La Costa Dr. and Legends Lane with the City of Austin's Neighborhood Partnering Cost Share Program. In early March I received a letter from the City explaining that in order for this project to be "approved" the Applicant (OC Board) must get approval of 60% of the impacted stakeholders (residents who live in the immediate area). I received a list of the stakeholder's addresses and the forms for them to indicate: Support, Do Not Support, or Agree with the Majority and sign. With the COVID-19 restrictions in place I had to get permission from the Partnership Program to notify and obtain signatures either by email or "Snail" mail. This was accomplished March 25 and each stakeholder received a cover letter and a copy of the form. As of April 8, we were only one response short of the 60% approval required.

At the March 19 HOA Board meeting the board requested an update on the South Pleasant Valley Road project which was first reported about in the Jan/Feb *Onion Creek Times*. The object of the update was to learn more about the City of Austin's plan and timeline for the section of Bradshaw Road that falls within their purview (River Plantation Dr. to Slaughter Lane). Also, to obtain informa-

tion as to exactly where it would connect with Pleasant Valley Road. Unfortunately, I have not been able to find anyone at the city who has any information about this project. I will persist in my search and hope to have this information in time to share with you in the next newsletter.

With regard to the County's portion of Bradshaw Road (River Plantation Dr. to FM1327) here are questions and the county's answers:

Q. Will Bradshaw Road be completely gone?

A. Portions of Bradshaw that aren't converted as part of the new South Pleasant Valley Road alignment will remain in place. Those remnants will tie into South Pleasant Valley Road, which will be the major north/south arterial through the area.

Q. What will the new intersection(s) look like?

A. We are currently trying to assess the best alignment for South Pleasant Valley, so at this time we do not know if proposed improvements will retain the existing alignment of Bradshaw as we intersect with FM1327 (which means we will only have one intersection), or if we will have two separate intersections. If we have two separate intersections, there will be one at the existing Bradshaw/FM1327 location, and the other will be at the proposed South Pleasant Valley Road/FM1327, which will also align with Turnersville Road to the south of FM1327. The existing intersection of Turnersville Road/FM1327 is geometrically (sic) challenged and is making it difficult for us to bring South Pleasant Valley Road straight south to align with Turnersville, thus we are evaluating the possibility of using the existing Bradshaw/FM1327 intersection location.

Q. How would the one intersection with FM 1327 be configured?

A. With either option, we will continue to have the physical intersection of Bradshaw/FM1327. It's just still undecided if that will be a 4-legged intersection or remain as a 3-legged intersection. If it's a 4-legged intersection, then the intersection will be named South Pleasant Valley Road at FM1327.

Q. Do you have any idea when the City of Austin will start widening their part of Bradshaw Road and where it will join the current Pleasant Valley Road?

A. I do not know the city's schedule for widening Bradshaw, however South Pleasant Valley will be the major North/South roadway through the region, and so most likely they would just take over where our improvements leave off. Our improvements will line up with existing Bradshaw just north of the two "S" curves as a north/south roadway.

Farewell and Hello!

March 31st marked the end of **Susan Dunning's** tour as the HOA office manager. She is an artist and loves to sketch so she was sent on her way with an Etch-A-Sketch™ and a genuine portable sketching kit for when she travels.



Susan Dunning



Annette Waller

On that day we officially welcomed **Annette Waller** as the new office manager. Annette came to the HOA in May of 2016 with a background as print production manager with a popular statewide monthly magazine. Since joining the staff, she has not only learned but mastered the ropes

and has seamlessly stepped into her predecessor's shoes. Her first job was to find her replacement and on April 1 we welcomed **Denise Cadell** to the office staff. Denise moved to Austin from Waco in July of 2018. She has a varied background in management, retail sales and customer service. She rapidly became attuned to the rhythms and vagaries of the HOA office. Once things are back open, please stop by and say hello to Annette and Denise....or send them a welcoming email... ochoa8110@sbcglobal.net



Denise Cadell

Architectural Control & Rules Enforcement Committee

Everyone who receives this newsletter realizes there are rules and regulations that the neighborhood association has in place to maintain not only the look and feel of our neighborhood but also the value of our homes. How your house looks and is taken care of has a big effect on the look, the feel and the value of your neighborhood. The problem sometimes lies in not knowing the rules and regs, so this regular column will help fill everyone in on what's what.

This is the time of year yard jobs need to be done. The OCHOA does indeed have rules requiring you to mow, edge, trim and maintain your yard in good condition so as not to become an eyesore on the street. If you choose not to be a good neighbor, then you will receive a notice from the HOA and if the situation is not remedied, then you can be fined or be billed when the HOA hires someone else to take care of your yard. Now surely there is no one reading this who lives in our area that doesn't really care about our homes, so hopefully it will never get that far....but please know our options have been evaluated and they are legal, enforceable and fair.

Another recent question concerning our trash pickup has come up several times. The answer is simple. Trash containers may be put out on the curb in front of your house on the EVENING before your trash pickup day. They should be returned that same evening to your garage or behind your fence. Trash receptacles must be stored out of view and should NOT be seen from the street. If you're going to be out of town, please make arrangements with one of your neighbors to take care of this for you. (Do not ask Security to move your trash cans!)

And one more thing. *Flags!* The only flags that can be flown from your house on poles not to exceed 20 feet in height, or lanyards not to exceed 6 feet, are limited to the U.S. flag, the Texas flag and/or the U.S. Army, Air Force, Navy, Marine or Coast Guard flags. However, on game day you can have a small sign or banner (like 2' x 3'), for your favorite team...but please store it after the festivities.

As the name of this committee suggests, any modifications to the exterior of your property, front, side or back, need to have OCHOA approval prior to starting the work. This includes but is not limited to exterior painting, additions and refittings of any kind, fencing and roofing. The HOA office can help you secure modification requests or they can be made on our website...www.onioncreekhoa.org

Please feel free to call the office, 512-282-8110, or contact us via email (ochoa8110@sbcglobal.net) if there are rules you would like to know about or there is a situation that needs the attention of the Architectural Control/Rules Enforcement Committee. **BE A GOOD NEIGHBOR!**

John McNabb, Ray Combs, Mary Jane Caudill, Darcy Hansen

Government Affairs Report

Jerry Patterson, George Gerkin, John McNabb



Since last September, your OCHOA board has been meeting with City officials seeking clarity and fairness as it relates to the City of Austin buyout and relocation reimbursement policy for flood prone properties.

In January 2020 the City adopted the 500 year flood plain as the "regulatory" flood plain, an area subject to special restrictions and requirements.

After multiple meetings and conversations with the Watershed Protection Department, and with the assistance of Council Member Kitchen, a new policy has been adopted. Essentially the revised/clarified policy does two things: 1) It makes it clear that buyout money can be used to purchase a home in the Onion Creek subdivision, even if the home is located in the "regulatory" flood plain, and 2) while the general policy that relocation reimbursement cannot be used if the property to be purchased is located in the "regulatory" floodplain, three possible exceptions to that policy are offered.

The excerpt that follows is from Council Member Kitchen, and has been confirmed by the Watershed Protection Department as the new, and current, buyout/relocation reimbursement policy.

1. The buyout program has two main parts: 1) an offer for the existing home and 2) a relocation benefit. If residents want to stay in the neighborhood in an area the city does not currently allow for relocation then the city will offer to purchase their home and they will forfeit the relocation benefit, unless one of the options below applies. Once the city closes on the property the person can use any cash proceeds to purchase in the open market, with no limitations to floodplain regulations.
2. **OPTIONS FOR RELOCATION ASSISTANCE.** If residents want to relocate within the neighborhood in an area the city does not allow due to the 500-year floodplain delineation, the resident may still receive the relocation benefit if one of the following options applies:

If the resident believes the house is above the floodplain, then at their own expense the resident can hire a surveyor to show the finish floor elevation is 2 feet above the floodplain. If that is the case, then the city will allow the relocation benefit as long as there is safe access to the property. Safe access means the home is accessible by vehicle, and entered in the normal manner (as opposed to requiring boat access).

See Government Affairs, p6

AFD Begins Training on Onion Creek Structures



Crews from the Austin Fire Department began training on March 16th on OC structures in the queue for tear down. The first crews made it to 10005 Wild Dunes Drive on Friday April 20 and preceded to cut through the roof and do some hose drills. On Monday of the following week, cadets from the AFD academy entered the structure and did “blind” searches simulating locating occupants in a house full of smoke. They also cut holes in the walls and ceiling to look for additional fire potential.

The second home, located at 11321 So. Pinehurst, was turned over to AFD on April 6. Crews arrived the afternoon of the 10th. When they rolled up with two units, they began their exercises, in full protective gear including air tanks. The exercises again included roof entry, blind searches, structure entry and hose exercises. Capt. Joe Isaacs of A-shift, Rescue 20A and Engine 20A thanked us, “We really appreciate the opportunity to get this kind of training” he said. Training on real structures where the layouts differ, and where the entry and access is more challenging than the fire crews can experience on their static training structure at their McKinney Falls facility is invaluable to the crews.



Cadets from AFD's Training Academy breach walls in the structure on 10005 Wild Dunes Drive



The crews train in full PPE (Personal Protection Equipment), which along with their gear, can weigh 70+ lbs.



Roof entry drills give crews practical experience climbing ladders and walking on a variety of surfaces with saws and breaking bars in full gear.

Government Affairs, cont'd from p5

- The department will allow relocation benefits for properties that do not pose a safety risk, due to limited levels of potential flooding. Safety risk only applies to a structure whose residents would need rescue from high water.

- If staff denies relocation benefits for some reason - then the matter can be brought to Council for consideration. That could be done through notifying the D5 Council office, and bringing an RCA and/or staff could bring the item

3. **ADDITIONAL REQUIREMENTS.** The Department may choose to require the homeowner to carry flood insurance, even if not required, and/or to agree by contract to forgo any future buy out/relocation money on that property.

Bridge Gets a Facelift



Friday and Saturday, April 10 & 11, crews from K & M Steam Cleaning (512-836-8900) were seen power-washing the River Plantation bridge. Ken Moncebiaz, owner of K&M had recently completed a contract with the HOA to clean the rock monuments at Interlachen and on River Plantation at Bradshaw. He offered to spruce up the bridge at no cost to the HOA. “It looks like it did when it was first opened in the early 90s” according to Dick Peronne former HOA president and Landscape & Parks committee member. *Thank you K & M!!*



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*
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

Meeting are held in the Executive Dining Room of the Onion Creek Club unless otherwise noted.

Check the website for changes and the agenda

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



Social Distancing

Onion Creek Style!

Photos courtesy of Marti Owan

2020 OCHOA

Calendar

Cinco de Mayo.....May 5

Mothers DayMay 10

OCHOA Board of Directors Meeting, Onion Creek Club*, 10 am.....May 16

Memorial DayMay 25

OCHOA Board of Directors Meeting, Onion Creek Club*, 4 pmJun 18

Fathers Day.....Jun 21

**Board meetings will be held virtually until we can safely return to the Club. For access to the meeting, contact the HOA office and you will be sent an invitation and link to the meeting.*

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



MARCH 2020
Vedaraman & Vinitha Sriraman
4905 Prairie Dunes



APRIL 2020
A. W. & Anita Pogue
10912 River Plantation Dr.



REAL
Estate
Round Up

by **Hector Eichelmann**
Mustin & Porter Realtors

The Onion Creek Real Estate Report for April 2020

12 Houses & Condos for sale at an average price of \$483,992

5 Houses & Condos pending at an average price of \$470,890

16 Houses & Condos sold for:

List Price Average \$405,416 - Max. \$565,000

Sold Price Average \$390,906 - Max. \$565,000

Onion Creek is experiencing a robust real estate market with many homes selling within days of listing and in some cases receiving multiple offers and exceeding the asking price. How the COVID-19 situation will impact this market remains to be seen.