

The Onion Creek Times

May - June 2022



The Official Newsletter of the Onion Creek Homeowners Association

2022 Board of Directors Committees and Support Staff

President

Jerry Patterson - 512.740.5650
jerrypattersontexas@gmail.com

Vice President

Dick Perrone - 512.461.0004
dijenperrone@sbcglobal.net

Secretary/Treasurer

Kathy LaHaye - 512.599.2424
kathy.lahaye@sbcglobal.net

Directors

Martin Benavides	512.466.4877	martybenavides@gmail.com
Fred Blood	512.517.6717	fredbblood@gmail.com
Christopher Burges	602.690.0235	cburges@hotmail.com
Beth Cubriel	512.578.6279	bethcubriel@gmail.com
Jerry Epting	903.440.5536	jre4629@msn.com
Kenneth E. Fess	703.627.2493	family.fess@gmail.com
Brad Glendenning	512.689.6615	pbglendenning1@mac.com
Darcy Hansen	702.325.4539	darcygreen14@netscape.net
Dick Perrone	512.461.0004	dijenperrone@sbcglobal.net
Tom Thies	512.689.6929	tthies58@gmail.com

Committees & Chairs

Architectural Control: John McNabb, Kim Campbell	
Debra Witt*	512.280.8110
Communications/Newsletter: Beth Cubriel	512.578.6279
Development/Infrastructure: Jerry Epting	903.440.5536
Garage Sale: Jane Redding/Denise Cadell	512.280.8110
Government Affairs: Fred Blood	512.517.6717
Landscape & Parks: Dick Perrone	512.461.0004
Legal: Darcy Hansen	702.325.4539
Neighborhood Watch/Safety Enhancement	
Beth Cubriel	512.578.6279
Security: Tom Thies	512.689.6929
Traffic Control: Brad Glendenning	512.689.6615
Volunteer Patrol: Christopher Burges	602.690.0235

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@sbcglobal.net 512.280-8110

Financial Services Company

Giles and Shea, Terri Giles 512.451.9901

*More info on page 6 in this newsletter

BOARD *Notes*

FINANCE

Kathy LaHaye

As of the March HOA Board of Directors meeting, Total YTD revenue through the end of February was \$204,068, which is \$5,847 under budget. Total operating expenses were \$79,639, which is \$6,625 under budget.

Cash balances as of 2/28/22:, Operating: \$360,981.94, Reserves: \$108,274.94

DELINQUENCIES AND HOME SALES

Denise Cadell

As of March 15, the total outstanding delinquencies for HOA dues is \$63,795.14, including \$24,147.70 of those delinquencies that pre-date the first annual assessment. Your HOA dues cover the expenses that keep our neighborhood beautiful, including landscape and park maintenance.

VOLUNTEER SECURITY PATROL

Chris Burgess

Thanks to Fred Blood, our new volunteer for Safety Patrol. If you'd like to join our team of volunteer neighbors to supplement our paid security team, please contact Chris Burgess at cburg-es@hotmail.com

DEVELOPMENT/ INFRASTRUCTURE

Jerry Epting

The following is a list of significant development projects that are in process in South Austin:

- 9400 Alice Mae Lane , located behind TARGET in South Park Meadows. The property adjoins a senior retirement facility and proposes an office building and other improvements.
- 9400 Capitol View, located off East slaughter Lane and

SEE "Board Notes" page 3

President's Message



Jerry Patterson, HOA President

IS THIRTY SECONDS REALLY THAT IMPORTANT?

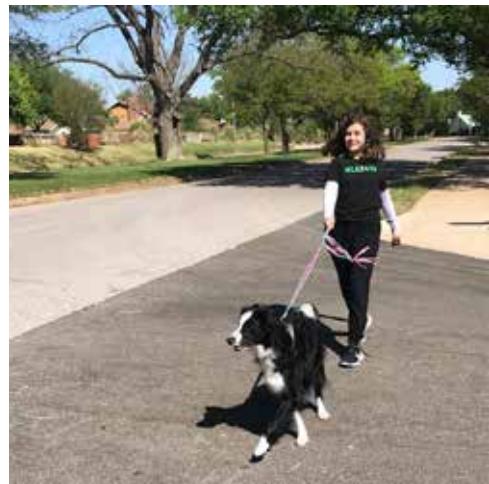
Among the most frequent, if not THE most frequent, complaint members of the OCHOA board hear from our fellow residents is – wait for it – **speeding through Onion Creek**. Those who choose to “put the pedal to the metal” seem to

be in far greater number than in years past. Sadly, most of the OC drivers who consciously or subconsciously seem to identify with “Maverick”, the Tom Cruise “I have a need for speed” character in the movie *Topgun*, are Onion Creek residents.

I confess. I am not without guilt. I too have been a culprit. I’m not “Maverick” and I don’t blame my infrequent over 30 MPH speed on my time flying F-4’s in the USMC; I blame it simply on not paying attention. Not paying attention while driving can be just as deadly as not paying attention while flying.

So far we’ve been lucky. While careless driving and excessive speed have destroyed at least a half dozen mailboxes, killed many deer and other critters, the few OC fender benders we’ve had have resulted in no fatalities or serious injuries to OC residents. It’s only a matter of time until our luck runs out.

I’m sure you’ve noticed younger families moving into Onion Creek. Young families have children. Children ride bikes and chase balls into the street. Tragedies happen. With increasing development, the number of deer finding refuge is increasing in the Onion Creek



and Slaughter Creek watershed. *We really need to slow down!*

OCHOA has purchased and deployed two solar powered radar speed signs. We’ve investigated or are investigating speed bumps, traffic calmers, roundabouts, and are currently looking at chicanes (Google it) and painted crosswalks to slow the traffic. We’ve had APD and Travis County traffic enforcement on site issuing citations. However, a simple choice to respect our neighbors and their kids, and drive the speed limit trumps all of these measures combined.

Consider this: Assuming you live one mile from the IH-35 service road and you drive the 30 MPH speed limit, that trip takes two minutes. Increasing your speed to 40 MPH will result in a one minute 30-second trip.

Is thirty seconds really that important?

Jerry Patterson

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/specify 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.*

Continued from page 1

part of the Goodnight Ranch development, will become a new home for the Austin Fire Department and EMS.

- The famous Hills Restaurant site at 4704 Congress Avenue will become a mix of multi-family, office and retail use .
- 7400 South Congress, just north of the intersection of Dittmar and Congress and on the west side is planned for Multi-family use.
- 10258 Old Lockhart Road which is east of Lennar Crossing is seeking approval for multi-family use. The site is 3.7 miles from Onion Creek proper.
- 13220 Old San Antonio Road which adjoins the south end of Onion Creek Meadows, is proposing detached condominiums. The property is situated immediately west of the intersection of Puryear Road and Old San Antonio Road.
- The last site is located on Old Manchaca Road just south of the HEB at Manchaca Road and Slaughter Lane

CRISES MANAGEMENT / NEIGHBORHOOD WATCH/ SAFETY ENHANCEMENT

Beth Cubriel

Save the Dates! Neighborhood Watch is going to explore a “personal security” day in advance of National Night Out. The Personal Security Event is tentatively scheduled for Tuesday, September 27th; National Night Out is scheduled for Tuesday, October 4th.

FLOCK Security: Since the January full membership meeting, the board has been in touch with the only neighborhood in Austin City limits currently using FLOCK. The feedback from that neighborhood is that, because Austin Police Department isn't responding to break-ins, theft, vandalism, etc, that the cameras are an expense with very little return on investment.

Next steps for safety enhancement:

- Per the January full membership meeting, we now are going to proceed to further explore off duty law enforcement officers who can have an increased police presence in the neighborhood
- Larger signage and entry way columns announcing that our neighborhood utilizes 24 hour security and cameras.

TRAFFIC CONTROL

Brad Glendenning

La Costa: Cut-through traffic on La Costa continues to be a growing concern of residents of that street. Brad is compiling suggestions from La Costa residents for possible solutions. As a reminder to all Onion Creek residents, the Pinehurst and River Plantation Streets are wide enough to manage the through traffic, leaving the narrower streets for use of residential traffic and pedestrians.

Signage: Follow-up on downed street/stop sign at Pinehurst and Baltursol to determine when street markers will be replaced. This task dovetails into the next:

Planning stage of street survey for roadway markings and missing signage. Report to be generated will cover what's missing and suggestions for additional signage and roadway marking.

ARCHITECTURAL CONTROL/ RULES ENFORCEMENT

Ken Fess

The Committee continues to receive complaints from neighbors on recurring rules violations, including:

- Political signs in front yard
- Unauthorized flags being flown
- Exterior painting without requesting permission
- Trailers parked in front of homes for extended periods

As a reminder, all residents are required to submit any permanent exterior changes to their home to the Architecture Control Committee for approval, prior to any work that changes the exterior of your home. Please submit your request for approval to our committee: John McNabb, johnmcnabb@earthlink.net; Kim Campbell, kimberleycampbell66@gmail.com; Debra Witt, debwitt@mail.com

LANDSCAPE & PARKS

Dick Perrone

Ballybunion Park: Various uneven sidewalks in the Carol Scott Ballybunion Park have been removed and replaced with new cement walks.

Tree Maintenance: The shrubs on Pinehurst adjoining Onion Creek Parkway have been trimmed down to remove the dead portion in hopes that the new lower growth will grow and restore the shrubs to their former height and thickness

Twelve trees have been planted (9 live oaks, 3 Monterey oaks) adjoining Bradshaw on the Legends Way side, fulfilling our promise of December 2018. The trees will help provide some green appearance to the long fence line.

Austin energy has responded and marked all trees restricting the street light. Any tree marked with a green ribbon will be trimmed.

Development of Vacant Lots: I have visited with the new club manager and he will set in on our next meeting with several homeowners interested in the re-use of the vacant lots. Mike has said he is happy to participate, and he will make the club available. I did propose a question Councilmember Kitchen to clarify whether or not taxpayer-supported improvements to this space will require those enhancements being made available to all Austin residents.

Some proposed uses include, community gardens, running trail, flower meadows, owl boxes, community service events. City could pay for and install benches, trails, lighting, educational signage, fruit trees, flower meadows, etc but will require matching sweat equity by OC residents. Until all homes are removed, driveway cuts restored, no specific changes will be done.

Sullivan Park: The Onion Creek Club has found the reason for the soggy Sullivan Park and has vowed to fix the problem very soon.

Being a Good Neighbor

Onion Creek is often described as a hidden gem in our growing city. The architecture, wildlife, and natural surroundings make Onion Creek a beautiful place to call home. But it's the people who share our neighborhood who make this place special. We should all want to be the best neighbors we can be to the special people who also call Onion Creek home. Thanks to American Family Insurance, amfam.com, for sharing some reminders on how to be a great neighbor!

Offer More than a Welcome Basket

Is there someone new to the neighborhood? While a welcome basket is always a nice gesture, take it a step further and include a "need-to-know" checklist. This can include things like what day the trash is picked up, suggestions on where the nearest grocery stores, restaurants, parks and other key attractions are located. Include business cards and sample products to your favorite local businesses, and provide the contact info of a great babysitter in the neighborhood or a handyman who everyone relies on. Deliver the welcome basket in person and let them know they can come to you with any questions.

Maintain Your Curb Appeal

Did you know that even one unkempt home in a community can reduce the property value for the whole neighborhood? Don't be the house on the block known for overgrown grass and dead flower beds. Keep the curb appeal of your home looking its best by regularly mowing your yard, cleaning out your gutters, power washing your home and picking up the toys scattered on the lawn.

Be a Mindful Pet Owner

You may love your pet and everything they do — but that doesn't mean everyone else does, too. A good neighbor is a responsible pet owner who keeps their pets in check. Taking your dog for a walk throughout the neighborhood is a great way to meet people, but make sure to keep them on a leash, clean up their messes and deposit the bags in your own trash can — not your neighbors. Also, whether out for a walk or at home, do what you can to keep your dog's barking to a minimum. Your neighbors will appreciate it.

Know Your Property Lines

A property line is a boundary that defines where your land ends and your neighbor's land begins. Avoid property line disputes with your neighbors by knowing where they exist. You can find where your property lines are located by hiring a surveyor, checking your property deed or reviewing a plat map, which you can usually find through your local assessor's office or planning office.

Fence Etiquette

Are you planning on putting up a fence in your yard? Follow fence etiquette. Talk with your neighbor — in person — about your plans. Let them know the type of fence you're putting up and whether or not you'll be sharing costs. If you do plan to share costs, make sure you discuss who will have the finished side, which is the side with fence boards covering the fence posts. This is a prime scenario where knowing your property lines comes in handy, since you'll need to know where the boundaries exist before putting up the fence.

Follow Community Rules

Do you live in a homeowners or condo association? If so, you likely agreed to follow a set of community rules. Take the time to review

HAPPENING IN LEGENDS WAY



We would like to recognize Ulysses and Londra Logan on a job well done to transform a once weed infested flower bed into this sleek, clean, and water-wise xeriscape.

your association's rules, like parking restrictions, lawn maintenance and quiet hours. Whether or not you belong to a homeowners or condo association, it's important you're following city ordinances. It's a simple way to avoid conflict and keep the peace with your neighbors.

Keep the Noise Down

If you live in a place with shared walls, like a duplex, be especially mindful of the noise you create. Planning a party that'll go late into the night? Let your neighbor know about it. Doing your laundry in the evening? Consider switching to an earlier part of the day so your neighbors aren't kept up by the clothes tumbling in your dryer. Noises you may not think about, like the exhaust fan in your bathroom, can actually be a nuisance to your neighbors.

Shared walls or not, be a respectful neighbor by adjusting your noise levels so they're appropriate for the time of day.

Handle Conflict Peacefully

If there comes a time where there's an issue, handling conflict in a peaceful manner is crucial to maintaining a good relationship with neighbors. Your best bet is to meet face to face and discuss the issue in person — it's easy for messages to get misinterpreted when trying to resolve through text or email. And that can make a simple problem become a bigger one.

One of the best things you can do to be a good neighbor? Think about how you'd like to be treated. Being respectful, kind and extending a helping hand to those who live around you go a long way. Get involved with your neighborhood by attending block parties and other events going on — it's a great way to meet your neighbors, get on good terms and maybe even form lasting friendships.

Redistricting and Onion Creek

Every 10 years, following the US Census, political districts are redrawn to ensure that population within these districts reflect the changing population distribution throughout the state.

The result of this year's redistricting process puts Onion Creek in new Congressional and State Senate districts, but keeps Onion Creek in the same Texas House and Austin City Council Districts.

- **Congressional:** Because Texas' population growth has outpaced that in other states, Texas has been awarded two additional seats in Congress. This increases our Congressional delegation from 36 to 38. Onion Creek is directly affected as we have been drawn out of Congressional District 21, which extends from West Austin into the Texas Hill Country, and into Congressional District 35 (CD35). Our new district runs mostly east of IH-35 from Austin to San Antonio. The Democrat nominee for CD 35 is Greg Casar, who won his primary nomination without a run-off. The Republicans do have a run-off for their candidate, between Michael Rodriguez and Dan McQueen. The primary run-off is scheduled for May 24th.
- **State Senate:** Onion Creek has also been moved out of State Senate District 25, represented by Republican Donna Campbell, and into Senate District 21 (SD 21) represented by Democrat Judith Zaffirini. Senator Zaffirini will continue to represent the district, as she has no opposition on the general election ballot in November. She is from Laredo, as SD 21 stretches from Laredo north to Austin, but with three degrees from the University of Texas, she has ties to Austin. Zaffirini is the first Hispanic woman elected to the Texas Senate.
- **Texas House:** Our district in the Texas House has not changed. We remain in House District 47, currently represented by Democrat Vicki Goodwin. She is running against Republican Rob McCarthy on the general election ballot this November.
- **Austin City Council:** Onion Creek between IH-35 and Bradshaw continues to be represented by Ann Kitchen in District 5, with Legend's Way being represented in District 2 by Vanessa Fuentes.



Judith Zaffirini-D, SD 21



Ann Kitchen, District 5



Vanessa Fuentes, District 3

HAPPENING IN ONION CREEK



To all Onion Creek Property owners IMPORTANT INFORMATION

Everyone who purchased a home in Onion Creek entered into a contract where they agreed to be bound by the Homeowner's Association's (HOA) CC&Rs (Covenants, Conditions, and Restrictions), and each homeowner was provided a copy of the CC&Rs as part of their closing package. By ensuring everyone complies with the CC&Rs we ensure Onion Creek remains a community we all want to live in.

In accordance with paragraph 4 of the Declaration of Restrictions, dated July 9, 1973, no improvements are to be made without first getting approval from the Architecture Control Committee (ACC). Essentially no changes in exterior appearance, structure or landscape may be done without first getting the ACC's approval. This explicitly includes painting a house with a color different than the original color. Failure to secure approval by the committee for any improvement may result in fines or liens against the property.

It is important to remember that the ACC and your Board of Directors takes seriously its responsibility to maintain the appearance and livability of our community. We trust that you understand and agree with the necessity of judicious enforcement of our CC&Rs.

Please email the Architectural Control Committee, with your request for approval: John McNabb, johnmcnabb@earthlink.net; Kim Campbell, kimberleycampbell66@gmail.com; Debra Witt, debwitt@mail.com

Onion Creek Club Ladies' Association

The OCCLA Document Shredding Event is back!

A mobile truck will be stationed in the Club's parking lot on April 30th, from 8am – 11am!

Here's the list of items you can get rid of!

- Paper bag with paper only \$10
- Banker box with paper only \$15
- Banker box w/CDs/floppy disks/Cassettes.. \$15
- Hard drives.....\$8
- VCRs \$8
- Old Phones.....\$5
- Old Kindles.....\$5
- Floppy disks \$5
- CDs.....\$5
- Cassette Tapes \$5

We will not accept 3-ring binders or plastic bags.

**Accepting Cash & Venmo.
Services provided by Central Texas Shredding**

Legends Way at Onion Creek Yard of the Month



Photos courtesy of Leo Trevino

MARCH
Carlos and Sara Elena Porta
11013 Players Path



APRIL
Brian and Missy Dickman
Boros Drive 5605

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

ISSUE	CONTENT AND ADS DUE
July/August	June 10
September/October	August 10
November/December	October 10

**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. Please join us for any of the remaining 2022 board meetings.

- | | |
|--------------|---------------------------|
| 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 |

2022 OCHOA *Calendar*

MAY

Cinco de Mayo..... May 5

Mothers' Day May 8

**OCHOA Board of Directors Meeting, Onion Creek Club Executive Dining Room,
4pm - 6 pm..... Thursday, May 21**

Primary Run-Offs..... May 24

Last Day of School (AISD)..... May 27

Memorial Day - **HOA Office Closed**..... May 30

JUNE

Republic of Texas Biker Rally June 9-12

Deadline for Content and Ads, July/Aug OC Times Easter June 10

**OCHOA Board of Directors Meeting, Onion Creek Club Executive Dining Room,
4pm - 6 pm..... Thursday, June 16**

Fathers' Day June 19

Juneteenth/Juneteenth Holiday June 19/20

AVAILABLE IN YOUR HOA OFFICE

NOTARY SERVICES: The HOA office has notary services available at no charge to Onion Creek residents only. A picture ID is required. We ask that residents call the office first to confirm time availability.

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

PLEASE NOTE!

WHEN VISITING THE ONION CREEK HOA OFFICE, PLEASE NOTE THAT FOR SAFETY, THE OFFICE DOOR IS NOW LOCKED. WE LOOK FORWARD TO HELPING YOU SO PLEASE RING THE DOORBELL FOR ADMITTANCE.

Please Support
**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 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



MARCH 2022
Josephine & Samuel DeLeon
10203 Pinehurst Dr.

Photos courtesy of Hector Eichelmann



APRIL 2022
Stephen & Allison Batlin
10107 Shinnecock Hills



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

6 Houses & Condos for sale at an average price of \$625,433

3 Houses & Condos are under contract at an average price of \$508,000

1 Houses & Condos are pending with an average price of \$929,600

11 Houses & Condos sold for:

List Price Average \$728,173 - Max. \$1,399,000

Sold Price Average \$697,927 - Max. \$1,330,000

**REAL
Estate
Round Up**

BY HECTOR EICHELMANN

SKY REALTY

Cell (512)282-8039

Office (512)342-8744

Onion Creek listings average days on the market - 41