

Presidential Address

by Mike Rodriguez



Now that spring is here, I am happy to see how nice our Onion Creek looks once again. Thanks to the pride many of our residents continue to

take in owning and living here, we have sustained our neighborhood as a great place to live for over four decades. Still, managing our ongoing concerns with security, flooding potential and traffic safety continues to be central to the challenges that concern your OCHOA board of directors.

On security, as you no doubt know, we invest the largest portion of our budget into providing a 24 hour daily security patrol. The benefits are clear when you see the substantially lower instance of crime in Onion Creek with the surrounding area. Still dramatic growth here in southeast Austin will continue to pressure us to be vigilant. Legends Way is still growing along with burgeoning development on IH-35 frontage on our front side and Bradshaw road behind us. We continue to lobby city and county agencies to improve traffic design and drainage plans to keep us safe.

That topic leads me to updating you on flood mitigation. We took several years getting here but, In the past year, now, the City Council has committed a total of

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UPDATES from your HOA Board of Directors

Finance Rosy Moore

As of March 31, 2017 the YTD income was \$223,586. The YTD expenses were \$109,248. YTD excess of revenue over expenses was \$72,400. The total cash in banks was \$566,356. which includes the reserves for capital improvements of \$136,881.

Delinquencies & Home Sales Susan Dunning

Since last month, we have had 10 delinquent accounts paid in full and 4 partial payment. We have placed 7 liens on delinquent homeowners account. Since the last board meeting we have received payments for 24 home sales, 10 of which were for new homes. There are currently 23 pending sales, 7 of which are new homes.

Governmental Affairs Ken Jacob

On March 22, the City Council approved \$25 million to fund Phase 1, the next 50 homes to be bought out, and posted maps of the homes to be purchased on it's website. You can view their plan at: <http://www.austintexas.gov/department/upper-onion-creek-flood-risk-reduction-project>.

Phase 2 includes the remaining 78 homes in Watershed's proposal. This Phase has not been approved or funded as yet by City Council.

In the meantime, they have begun razing the original 10 homes. Four have been removed as of April 6, but all

should have been removed by the time you receive this newsletter. The contractors have done a good job thus far in clearing the properties with a minimum of disruption to neighbors. Your OCHOA is concerned that they are not repairing the cuts for the driveways and will be working to have this corrected.

Concerns have also been expressed by some about valuable doors, windows, etc. which have been destroyed when they could have been made available or donated to a good cause, such as Habitat for Humanity. We have been advised that everything in the properties is the possession of the companies doing the tear downs. This is out of the OCHOA's hands, but you can contact the demolition company in advance and make an offer if you wish.

Concerning timing, Watershed has announced that letters have been sent to each of the owners of properties to be purchased containing approximate timing when you will be contacted to begin the process of appraising and making an offer for your home. Please remember that the buyouts are voluntary.

Our concerns and responsibilities extend to all of our Onion Creek community to ensure the preservation of lives and property as well as the long-term welfare of the entire community. We have supported the prompt approval of the purchase of the first 50 homes, but have also initiated meetings with

Continued on page 3

Onion Creek Homeowners Association

10816 Crown Colony Dr., Ste. 105

Austin, Texas 78747-0760

Ph: 512-280-8110 Fax: 512-280-8162

www.onioncreekhoa.org

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Weds 8 a.m. - 5 p.m.

Security: 512-940-9269, email-onioncreek13@yahoo.com

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Robb Edgecomb	512-784-3643	onioncreekvoice@gmail.com
Reg Harman	512-519-3643	regharman@ochoaatx.org
Leanne Noskey		leannenoskey@gmail.com
Stuart Osantowski	512-291-4800	stuo@castlecleaning.net
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Rose Mary Gomez-Meade		rose.mary.gomezmeade1@gmail.com
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email: ochoa8110@sbcglobal.net	

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Presidential Address, cont'd from page 1

\$30 Million dollars to purchase and remove about 60 of our most flood threatened O.C. homes and help relocate affected homeowners. Thanks to our District 5 Councilmember, Ann Kitchen for her leadership on this initiative. We will continue to work with her to try and get meaningful flood mitigation beyond buyouts, as we go forward.

The first 10 house purchases and removals from the flood zone are largely done. You likely have noticed how quickly demolitions have been completed. We are monitoring and trying to iron out any concerns in this process to make sure the next, much larger buyout phase of approximately 50 homes is done right for the best outcome for affected property owners and for our neighborhood. This will go much faster as WPD plans to make offers to about 10 homes per month until exhausting this tranche of funds. You can read more details in this newsletter and on the Austin Watershed Protection Department website.

In traffic safety, our Board has arranged to purchase and install digital speed monitoring display signs on a couple of our busiest thoroughfares to remind drivers to stay within the speed limits. Should these signs not get the desired results, some residents have already called for Austin support in placing speed

damping "cushions" on River Plantation. We know that these are controversial to some of you, and we'll have a hearing before any decision. But, know that speeders have been a hazard for quite a long time to many who live along our main streets—and that is an equal irritant. By far, the largest number of speeders here are Onion Creek residents too. Please be considerate!

A few quick items of upcoming interest: street resurfacing will soon be underway throughout much of Onion Creek. The tar filler drizzled on cracked street areas was just a precursor to the renewal that will now be done. The Wayside charter school neighboring us on the Southeast, is on track for opening in the Fall. They have already posted their lottery selections for successful applicants for their first classes. Some youngsters from Onion Creek will now have shorter school commutes.

Mike

The Onion Creek Homeowners Newsletter is published six times per year by the Onion Creek Homeowners Association. It is one of four official sources of information for Onion Creek residents which includes the OCHOA website (www.onioncreekhoa.org), the Onion Creek HOA Notification Network, and Facebook. The purpose of the newsletter is to inform residents of issues that directly involve the neighborhood and impact our community, to promote neighborhood events, and to encourage a sense of community in the Onion Creek neighborhoods. Editor: Robb Edgecomb, 512-784-3643, onioncreekcommunications@gmail.com. Submissions are welcome and may be included in appropriate issues, subject to editor's discretion, board approval and/or space available. • Advertising: Cathy Miller 512-426-9758, catmiller@mindspring.com. Ads must be formatted as TIFF, EPS, or PDF. Written permission to use customer-supplied art/specialty fonts must accompany all ads. • Photo Guidelines: Written permission to reproduce must accompany all copyrighted material. Photo caption and photo release must accompany photos. Photos should be 300 dpi at 100% in jpeg or tiff format. • Disclaimer: Neither OCHOA nor CMC endorses any advertising in this newsletter, nor will either entity incur liability. Always ask for references.

Have anything you want Onion Creek to read about?
Contact Robb Edgecomb at OCCVOICE@Gmail.com

UPDATES

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CM Kitchen and with Halff Engineering to continue to explore whether other flood control options may exist.

We haven't stopped and we encourage each of you to make your feelings and desires known to Austin Watershed and to CM Kitchen's office. They do listen and your comments will make a difference.

Development/Infrastructure

Wendall Braniff

Star Furniture: Store site plan was filed for the NW corner of OC Parkway @ I 35 SB access road. This site has been the subject of flooding. In the past All storm water run-off for this and all the other commercial properties along I35 SB access road is diverted into a 10' x 10' culvert which has an outfall into Onion Creek at I 35, directly upstream of OC subdivision. None of the properties were required to include any on site water detention, thereby allowing them to increase their impervious cover, and instead paid an RSMP fee to the City of Austin.

Riddell Family Tract: 420 E. FM 1626 at NE corner of 1626 and Old San Antonio Road; Rezone to CS-MU-CO commercial and industrial activities of a service nature having characteristics or traffic service incompatible with residential environments. OCHOA may want to limit the CO uses allowed. This tract is also planning to pay a RSMP fee in lieu of on-site detention and discharge storm water directly into OC upstream of OC subdivision.

FM 1626: Public input is being solicited for road improvements to FM 1626. Beverly Silas, the contractor doing the public input, spoke to the HOA board on 3/15/18 regarding the Open House and online survey.

Vistas of Austin: 125.70 acres, 549 Lots on Old Lockhart Road (between Crescendo and Rinard Road across Old Lockhart from Goodnight Ranch). 2/13/18 filed Preliminary Subdivision plat. This development will be a contributor to the traffic on Bradshaw Road.

Wayside School: Stucco is being applied to the exterior and windows are being installed. Work on Saturdays continues in order to expedite the completion of this project for fall enrollment. Work on the ponds will be completed this summer.

Google Fiber: Received a response from Google advising they are prohibited by statute from removing the paint on streets, driveways and sidewalks and that the contractor who marked the utilities would be responsible if they could. Sent a request to Google on 3/8/18 requesting a copy of

the referenced statute and contract provision.
Bella Fortuna (Views of OC): 3/18 site plan approved.

Traffic Control

Carolyn Dyer

Good News! The Solar Speed Display Signs on River Plantation Drive should be installed and operating by the end of April. In February of 2017 OC participated in the monthly trial program sponsored by the City of Austin - two such signs were placed on River Plantation Drive for one month and then moved to S Pinehurst for a month. On a daily basis these signs record the total vehicle count; # of vehicles over the speed limit; # of vehicles respecting limit; # of vehicles inside tolerated range; Maximum speed and minimum speed and generate a weekly summary for both N & S signs. This information will be emailed to an OC HOA Board Member. Because the reports from the monthly trials indicated that there was a decrease in speeders and, the number of positive responses to the signs by OC residents the OC HOA Board voted to buy into this program on a permanent basis. Thus, OC buys the speed signs and the city installs and maintains them.

Other Good News is that 30 of the roads in our neighborhood will be resurfaced beginning on May 29, 2018. That is why the city sealed all the cracks in our roads with the hot black tar which I named "Dirt Daubers" and all those large patches were the city leveling areas of the roads in preparation for the new fast way of resurfacing roads called "Sealcoating". I strongly urge you to go to this web site and watch the Sealcoat video – <http://austintexas.gov/departments/public-works>. Please read the information about Notifications so you will be aware when it is time for your street to be resurfaced.

Notifications: there are 30 streets to be done in the Onion Creek neighborhood. The schedule is for these streets to start around May 29 with work continuing until about June 23. While the process is fast, even with two or three streets completed every day, it will take 3 - 4 weeks for all the work to be done. See below for how notifications will be given:

- 1st notice > 6 weeks out before starting work
- 2nd notice > 4 wks. Notice would be orange tag on front doors of houses on streets to be resurfaced
- 3rd notice > 3 days before work to begin a tag on front doors telling residents not park on the street – cars parked on streets to be resurfaced will be towed to somewhere in neighborhood so the entire street can be resurfaced properly.
- At the end of a day (4 PM) there is a 24 hr. hotline Ph. (see next paragraph).

The resurfacing is very rainfall and temperature sensitive. The streets must be dry with no standing water and overnight temperatures above about 65 degrees. As early spring weather can vary outside these limits, the actual date of the work can shift. The resurfacing hotline recording at 512-974-9788 will be updated every day at 4:00 PM with specific streets planned for the next day.

Continued on p4

CONTROLLING ARCHITECTURE

THE ARCHITECTURAL COMMITTEE WAS PUT IN PLACE FOR TWO PRIMARY REASONS: 1) MAINTAIN OR ENHANCE THE PROPERTIES VALUE AND 2) PROTECT HOMEOWNERS WHO WANT TO USE AND ENJOY THEIR PROPERTY WITHOUT ANNOYANCE, DISTRACTION, OR OFFENSIVE USE BY THEIR NEIGHBORS THAT FALLS SHORT OF BEING AN ACTUAL VIOLATION OF ANY EXISTING LAW.

TO LIVE UP TO THOSE TWO PURPOSES, ALL HOMEOWNERS ARE REQUIRED TO COMPLY WITH THE CC&RS (COVENANTS, CONDITIONS & RESTRICTIONS) WHICH INCLUDES, BUT IS NOT LIMITED TO, SOME OF THE FOLLOWING ISSUES WE DEAL WITH ON A REGULAR BASIS:

- HOMEOWNERS MUST SUBMIT AN ARCHITECTURAL CHANGE REQUEST FOR ANY EXTERNAL MODIFICATIONS TO HOUSE OR GARDEN
 - * PAINTING THE EXTERIOR, RENEWING THE ROOF, ADDING A SHED OR POOL, MODIFYING THE LANDSCAPING, ETC.
- HOMEOWNERS MUST MAINTAIN GROUNDS INCLUDING CUTTING THE LAWN ON A REGULAR BASIS (SINCE SPRING IS JUST AROUND THE CORNER)
- HOMEOWNERS MUST LIMIT THE NUMBER OF VEHICLES STORED ON THE PROPERTY OR STREETS TO THE NUMBER OF LICENSED DRIVERS IN THE HOME - VEHICLES STORED IN A GARAGE ARE NOT COUNTED IN THE LIMIT
- HOMEOWNERS MAY NOT STORE TRAILERS OR BOATS ON THE PROPERTY IN VIEW
- HOMEOWNERS MUST CLEAN UP AFTER PETS WHEN WALKING IN THE NEIGHBORHOOD
- HOMEOWNERS MAY HOLD A GARAGE SALES ONLY ON DESIGNATED DAYS
- HOMEOWNERS MAY NOT OPERATE A BUSINESS FROM THEIR HOME

IF THERE ARE ANY QUESTIONS ABOUT THE ISSUES ABOVE OR GENERAL QUESTIONS, PLEASE CONTACT THE HOA OFFICE.

OC Neighborhood Watch

Upcoming events that members of our neighborhood Watch will be attending are listed below. These expanded activities not only enrich our neighborhood watch program but enable us to be active participants in our own safety and preparedness for all types of possible events.

A workshop presented by The Austin Fire Department, in partnership with the Austin Travis County Wildfire Coalition with Subject matter experts will cover these important topics

Wildfires are a fact of life in Central Texas, but it doesn't mean we are powerless against them!
Why Austin has a high risk for wildfire
How to evaluate your home for wildfire risk
Things you can do to protect your home and community
Home insurance and wildfire

We have solutions you can use to live in harmony with our fire adapted ecosystems. If we are prepared, our lives, homes and communities don't have to be destroyed by wildfire. The solution starts with you and the responsibilities lies with you, but you're not alone in the fight against wildfire.

Thank you in advance to those who have committed to spend a day learning how we can be proactive in our neighborhood.

Another event that our neighborhood needs to be aware of and active in is APD Region IV Community Forums replacing Commanders Forums

The Community Forums will be held once a month at different locations in South Austin in an effort to increase accessibility to the meetings and focus on residents in different areas of the Region as their questions, problems, or concerns may differ. Commander Connor along with the two District Representative Officers for the area will be in attendance at each forum. The forums allow community groups and residents the opportunity to hear about the latest projects, programs, ask questions and give feedback to officers who work their area.

The first Community Forum will be on Thursday, April 20, 2017 at the South Sub Station located at 404 Ralph Ablanado Dr. for areas of D1 (Ofc. Binder) and F2 (Ofc. Kelly).

Check our website periodically for updated locations and times for a Community Forum near you and to determine what part of the Region you reside in.

<http://www.austintexas.gov/department/district-representatives-region-4>

TAKE NOTE

Several Training sessions are being scheduled for those who wish to be District Captains/ Section Chiefs , and a special training for Dog Walker Watchers and an update and information exchange for those already active volunteers. Notices of dates and times will be sent out by the HOA office or you may call the office and leave your name, number and email.

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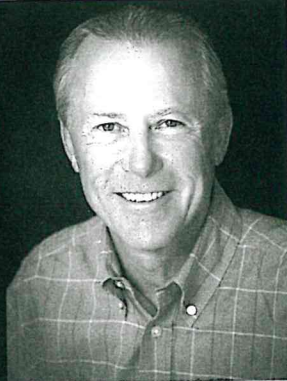


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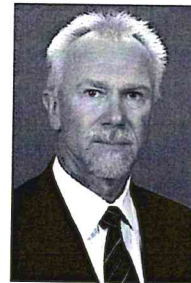


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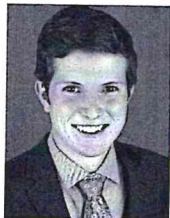


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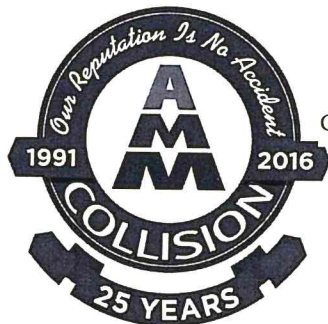
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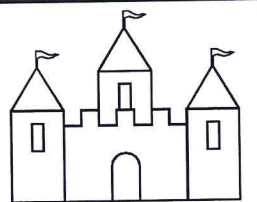
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Julio Limon, Owner

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OC Homeowner • OC References • Bonded & Insured

CHARITY CAR WASH



Join us on Thursday, June 21, longest day of the year, and help benefit the Alzheimer's Association with a charity car wash and lemonade stand.

Location:

Silverado Onion Creek
11330 Farrah Lane
Austin, Texas 78748
#105478

onion creek
S SILVERADO
memory care | community

silverado.com/onioncreek



WarnCentralTexas.org

How will you know when a disaster is coming?

Stay Informed —

Register To Get Emergency Warnings In Your Neighborhood By Text, Email Or Phone.

The Capital Area Council of Governments (CAPCOG) and its partnering local governments registered more than 60,000 residents in Central Texas during the month of September, but it is never too late for you to sign up.

Registering with WarnCentralTexas allows emergency personnel in your local community to directly contact you by phone, text or email during a disaster or public safety event.

Using WarnCentralTexas, emergency response teams can warn residents about dangerous conditions and situations as events unfold. They can quickly give specific directions that affect your neighborhood such as evacuation orders and directions to shelters.

STAY INFORMED -- get official emergency alerts in your neighborhood by text, email or phone.

Visit this website to register:

<https://public.coderedweb.com/cne/en-US/21C524DBEA1F>

REAL Estate Round Up

Yard of the Month

by Darlene Rush



Yard of the Month for March is the Home of Chad & Joy Dolezal 2403 Muirfield Circle.



Yard of the Month for April is the Home of Tom & Vickie Belinoski.

The Real Estate Report as of April 9, 2018:

16 houses/condos for sale at the avg price of \$393,763

11 houses/condos pending at the avg price \$418.327

13 houses & condos have sold for:

List Price	Average \$397,732	Max \$550,000
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Sold Price	Average \$376,615	Max \$485,000
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Ann
KITCHEN
— City Council District 5 —



Austin District 5 News & Updates

**Resource: Ann Kitchen April 2018 newsletter and AustinTexas.gov*

Flood Project for Onion Creek Neighborhood

On March 22, city council authorized staff to proceed with Phase 1 of the Upper Onion Creek Flood Risk Reduction Project. This includes the purchase of approximately 50 houses with the most severe risk of flooding on and near Pinehurst and Wild Dunes Drives and is a major step forward in addressing the safety of this community.

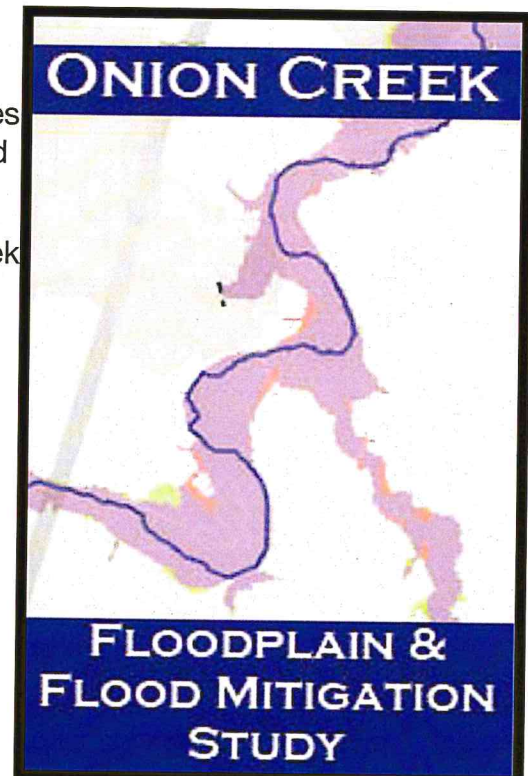
A feasibility study, completed in 2017, recommended the buyout of 138 houses to protect the public from flooding in the Onion Creek Neighborhood. These houses have been divided into three groups. First is the Recovery Buyout Group of 10 houses that were authorized by council in August 2017 and are already underway. Eight of these homes have been purchased by the city to date.

The remaining houses are divided into Phase 1 and Phase 2 based on flood risk. There is currently funding to purchase the approximately 50 houses in Phase 1. Staff has not published a list of houses in Phase 1, but has notified all the property owners in a letter mailed in November.

Our office is dedicated to continuing conversations with Onion Creek neighbors about the best path forward and looking at all potential mitigation solutions for the remaining properties.

For more information, visit our website at AustinTexas.gov and search Onion Creek Flood Risk Reduction

If you have further questions, you can leave a message on the Floodplain Hotline, **512-974-2843**, and staff will call you back. You can also email questions to FloodPro@austintexas.gov.



• 2018 Calendar •

- Star Wars Day. May 4
- Cinco De Mayo May 5
- Mother's Day May 13
- OCHOA BOARD MEETING,* 4PM, OCC . May 18
- Crisis Management Meeting May 18
(Onion Creek Club, 6:30pm-7:30pm)
- Be a Millionaire Day. May 20
- Memorial Day (HOA Office Closed). . . . May 28
- National Doughnut Day June 1
- Ice Tea Day June 10
- Red Rose Day June 12
- National Photography Day June 15
- Father's Day June 17
- OCHOA BOARD MEETING*, 4PM, OCC. June 18
- PLEASE take my Kids to Work Day . . June 25
- Meteor Watch day June 30

*Check www.onioncreekhoa.org for meeting agendas

If It's An Emergency Call **911** FIRST
Then Call
Onion Creek Security
512-940-9269

IF IT'S NOT AN EMERGENCY CALL **311**

Post your neighborhood events to the

Calendar

Send items to onioncreekvoice@gmail.com

• 2018 Newsletter Deadlines •

The Onion Creek Newsletter is published six times per year by the Onion Creek Homeowners Association. Articles and/or photos are welcome and may be submitted via email to onioncreekvoice@gmail.com. Publication is subject to approval and space available.

Issue	Editorial/Photo Deadline	Advertising* Deadline
July/August 2018	June 1	June 1
Sept/Oct 2018	August 1	August 1
Nov/Dec 2018	October 1	October 1
Jan/Feb 2019	Dec 1	Dec 1

*Direct all advertising inquiries to Cathy Miller, 512-426-9758, catmiller@mindspring.com

• Bulletin Board •

*For the response of Cinco de Marcho in the last newsletter being a typo... The list of interesting calendar dates had it listed as the above spelling. However, please note that in the spanish language March is spelled Marzo

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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
 Web: www.onioncreekhoa.org
 Office Hours: Mon-Tu-Th-Fri, 10 am - 2 pm
 Weds 8 am - 5 pm

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The Onion Creek HOA board meetings are held the third Thursday of each month at the Onion Creek Club from 4 to 6 p.m. Check www.onioncreekhoa.org for the meeting agenda and any changes

Letter from the Editor in Chief

As I sit down to write this piece for the newsletter I notice it is starting to get extremely warm in my office. I check the temperature at the air conditioning vent and it reads 90°. I check the thermostat and it shows that it should be cooling. What a wonderful situation to be in on a warm Sunday afternoon. However, on a positive note it's not 100° outside.



Thankfully, I have myself a Matt Tidmore! Matt, owner of J & S Air, lives just down the street in Onion Creek and is my go to for heating and air. He is also the person I call to play golf when I am running low on cash.

I called Matt that afternoon and even though he will usually send someone over within a few hours, he was actually just leaving the club and stopped by the house. After looking over the system he quickly realized it was the Nest thermostat. Nest had recently done a firmware update and it turns out my system was not too happy with this. After a quick

reset of the thermostat everything was back in working order.

Now to the point of this entire story. First, I hope you have a Matt Tidmore in your life and if not you can borrow mine.



Second, with today's technology everything is always wanting a firmware or system update and it seems that with some applications this might not be the best course of immediate action.

For instance, you are quick to update your phone and find out that not all of your app's are compatible with the new operating system. I believe that unless the reason for update is an informational security risk, then you should wait to update until the kinks have been worked out. Bottom line, turn off auto update and when it asks to update select remind me later.

However, this might also be a procrastinators point of few and none of these comments come from an expert of any kind. Therefore please seek an experts opinion if you really care. Thanks and have a great Spring!

