

Onion Creek

www.onioncreekhoa.org

HOMEOWNERS ASSOCIATION
The Newsletter for Onion Creek Property Owners • November - December 2018

Presidential Address



by Mike Rodriguez

Since I will be working at our precinct poll on election day, allow me a non-partisan public service announcement: If you haven't voted by the time you get this,

I encourage you to do so. But first, you should familiarize yourself with what will be on your ballot so you are prepared to register your preferences as you intend. A note of caution: Voting a straight party ticket, if you are so inclined, will not register a vote for you on non-partisan offices like Mayor or City Council, nor will it register any choice for you on propositions. You'll have to vote those individually. There will also be judge candidates on your ballot whose qualifications will be unfamiliar if you don't study ahead.

Near the end of your ballot the City of Austin will be asking for approval to issue \$925 Million in new bonds paid for through your property taxes. The good news is that you will be presented these bond requests split into in seven Propositions, A through G, so you may vote for or against any or all as you prefer. Learn what is in each segment before you go to vote, though, as the ballot explanation is brief and may leave you

Continued on page 2

UPDATES from your HOA Board of Directors

Finance Kathy Lahaye

As of September 30, 2018 the total Year to Date (YTD) revenue was \$468,921. The total YTD operating expenses were \$311,151 which is \$80,173 under budget. YTD excess revenue over expenses was \$30,764. The total Cash balances at 9/30/18 was \$470,277 which includes reserves for Capital Improvements of \$132,041.

Delinquencies & Home Sales Susan Dunning

In September, we had 23 delinquent accounts paid in full and 6 partial payment, totaling \$8,688. In September, we received payments for 18 home sales, 7 of which were for new homes. There were currently 23 pending sales, 10 of which are new homes.

Governmental Affairs Ken Jacob

Meetings:

By the time you read this, we will have hosted two candidate forums here at Onion Creek Club. The first, on Oct. 9, included our two leading Mayor candidates, Steve Adler and Laura Morrison, plus our District 5 Council Member, Ann Kitchen. Our plan is to video this Forum and put it on the SANA website.

Our new City Manager, Spencer Cronk, is also making his first talk to a neighborhood group since taking the job at this meeting.

Following that, on Oct. 23, we will host a District 47 Rep Forum with Paul Workman and Vikki Goodwin. On this one, we will have been joined by the League of Women Voters in hosting

the meeting. If successful, we will have more with them.

Flood Mitigation:

Onion Creek Club will also be the site for a presentation from the Watershed Protection Dept. on Saturday, Oct. 13. They plan to present an update on the Buyouts and, I believe, a preview on Atlas 14, on the increased flood risks.

We still have not given up on identifying other Flood Mitigation options which would allow more of our neighbors to remain safely in their homes and not have to leave Onion Creek. We believe there are other viable options and we want to be sure they are fully explored and the results shared with the community before final decisions are made.

Nominating Committee:

As several of us will be retiring from the Board after this year, we are actively searching for new members willing to give back to the community. It is often a time consuming job, but there is great personal reward in knowing you are helping your community.

We need to broaden the representation from the Onion Creek community in order to be sure we are representing everyone. We especially need some of our younger members as well as representation from the new Legends community and anyone with special skills or expertise who they feel would be valuable.

Even if you don't feel you are ready to step up as a Board member, please consider volunteering as a Committee member. The times when Onion Creek was an insular community with few outside challenges are over as the city encroaches from all sides. Our problems include

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Onion Creek Homeowners Association

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"LIKE" us on Facebook

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

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

2018 Board of Directors, Committees and Support Staff

President

Mike Rodriguez – 512-292-1300

lmiker@msn.com

Vice President

Ken Jacob – 512-585-8149

krjacob@earthlink.net

Secretary / Treasurer

Kathy Lahaye – 512-599-2424

kathy.lahaye@sbcglobal.net

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512-393-9413 rose.mary.gomezmeade1@gmail.com

Committees & Chairs

Architectural Control: Reg Harman 512-519-9262
Communications: Robb Edgecomb 512-784-3643
Crisis Management: Leanne Noskey 512-470-5115
Dev./Infrastructure: Wendy Braniff 512-924-2216
Garage Sale: Susan Dunning 512-280-8110
Governmental Affairs: Ken Jacob 512-585-8149
Landscape & Parks: Stuart Osantowski 512-291-4800
Neighborhood Watch: Martha Owan 512-394-5087
Security: Tom Thies 512-689-6929
Traffic Control: Carolyn Dyer 512-280-6732

Staff

Office Manager: Susan Dunning 512-280-8110
Asst. Ofc Mgr: Annette Waller 512-280-8110
email: ochoa8110@sbcglobal.net

Financial Services Company

Giles and Shea, Terri Giles – 512-451-9901

Presidential Address, *cont'd from page 1*

wondering what is included. Additionally, there will be four city charter Propositions for which you may want clarification.

Turning to our neighborhood, our OCHOA Board continues to work with the Watershed Protection Department on the ongoing buyouts of flood damaged homes in WPD's Phase 1. Also, we have consistently sought support from Council Member Kitchen and State Representative Workman for effective flood mitigation initiatives to protect all Onion Creek homes. The WPD effort to change City Code to accommodate their interpretation of the NOA Atlas 14 study may negatively impact all of you in the 500 year flood plain. This initiative deserves further deliberation, and we want to make sure our decision makers have you in mind before a final vote this year.

Following years of concern over speeding in Onion Creek, your OCHOA Board is called upon to decide whether to support a request for speed "cushions" on River Plantation Drive. Read the transportation article in this newsletter to get more background on our consideration process. River Plantation is not the only place we see speeding, but it is the first that the City evaluation has confirmed qualifies.

Last, let me appeal once more for interested residents to consider volunteering for service on our Board of Directors. A healthy HOA Board has been instrumental in keeping our neighborhood an attractive, friendly place to live. Half (6) of our Board of Director positions are up for election each January, and applications for these two-year terms can be obtained either on our web site or through the OCHOA office. We have key positions to fill for Security Director, Architectural Committee Chairman and government affairs, for example. The nominating committee may have done their job by the time this newsletter is in your hands, but there is not a limit on applications and others can assist on our various committees.

Best regards,

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

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

UPDATES *continued from page 1*

traffic, pressures to change our building codes, security and flood control, to name just a few.

The new Board will be elected at the Annual Meeting in January, but we need to have your names by early November. Just contact anyone on the Nominating Committee, including Tom Thies, Kathy Miller, David Whitley, Leanne Noskey or Ken Jacob. We will be happy to answer any of your questions. If you don't know how to reach us, just call the HOA office.

Thanks to everyone for your support during what has been a difficult year for many.

Development/Infrastructure Wendall Braniff

Mansions at Onion Creek: 7/23/18 Notice of Application for Approval of Site Plan received for 12000 S IH 35 SVRD SB at (SW corner of Onion Creek and SB I 35). The 45 acre tract is planned for a 435-unit apartment complex. (Case No. SP-2018-0222D). Three water quality and two storm-water detention ponds are included in the site plan. Travis County is also reviewing a site, located at 11922 S I 35 SVRD SB, just south of the entrance ramp onto SB I 35, for a 434-unit multi-family apartment complex.

Turners Crossing: Application for a subdivision has been filed for 13023 N. Turnersville Road, a 471 acre tract, located on the SE corner of Turnersville Road at FM 1327, and is split into two +230 tracts as it crosses I 45 E is planned for single, multi-family and commercial/retail, including 1,384 lots. (Case No. C8J-2018-0091)

Vistas of Austin – 7/27/18 Notice of Public Hearing for Subdivision received for 1834 Old Lockhart Road, a 125 acre development comprised of 562 lots (550 single family, 5 open space, 5 water quality and 2 park). (C8-2017-0307)

Circuit of the Americas: 9201 Circuit of the Americas Blvd. Project assessment completed and Council briefing on 9/9/18 2:00 pm. Zoning change proposed from RR (Rural Residence District) to PUD (Planned Unit Development) district, which is intended for large or complex developments under unified control planned as a single contiguous project.

Wayside School: School began Wed. 7/25. Traffic flow for the first few days was pretty slow along Bradshaw. More recent reports indicate better traffic flow in the afternoons, however due to several other developments in the area, traffic is backed up along Bradshaw daily. An issue regarding 5 am dumpster service was raised and changed to afternoon service. Wayside will contact homeowners along the common boundary in the fall, when temperatures drop, for better tree planting conditions.

Oaks at Slaughter: 8/28/18 Notice of Application for a Preliminary Subdivision for 8400-8515 S. Congress (SE corner of Slaughter at S. Congress) Owner: HEB Grocery

Company. The 18.96 acre tract is planned for 11 lots for Commercial-Retail purposes. (C-8-2018-0109)

Manchaca Elementary School: 8/29/18 Application to Travis County to construct a new elementary school while the existing school on the property continues to operate. Once the new school is built and occupied, the old school will be demolished.

Traffic Control Carolyn Dyer

The OC Board has just recently received the third month of traffic data recordings from the solar speed signs on River Plantation Drive. The Board members will now be able to read, analyze and discuss the findings at the October board meeting. As Mike noted in the September/October Newsletter the City of Austin has already validated River Plantation Dr. to be qualified for Speed Calming Cushions (see page two of Sept./Oct/ newsletter paragraphs 2 & 3).

If the data shows that there are many vehicles still speeding, as those us living on River Planation Dr. witness on a daily basis, then, a survey will go out to all those residents who reside on River Plantation or the side streets intersecting with it. Once the Board has the survey data along with the data from the signs, then the Board can make the decision whether or not to support the City of Austin for installing such cushions on River Plantation Dr.

Turning to other traffic control news, I checked with the City of Austin in regards to the installation of a traffic signal at the intersection of FM 1626 & Old San Antonio Road. The City recommends having one there. But no timeline is known at this time.

I also contacted TX DOT concerning FM 1327 and Bradshaw Road. The information received from them is that they are working on getting a traffic signal set up at the North Turnersville Road just to the East of Bradshaw Road.

One more serious concern of mine and other OC residents is the number of people walking or jogging in the dark wearing dark clothing and not carrying a flashlight or wearing reflective clothing. Also, there are bicyclists riding in the dark in dark clothing and NO reflectors or lights on their bikes. People please make yourselves visible in the dark.

One more reminder – October is the beginning of “Deer Rutting Season” – PLEASE SLOW DOWN AND BE ALERT!



Continued on page 4

Security

In monthly security reports, we document crime activity in two areas: Onion Creek neighborhood proper, 1.5 Sq. miles and the surrounding area of 2.5 Sq. miles. As you would imagine, there are considerable amount of crime activity occurring in the surrounding areas, with a large shopping center complex, many multifamily dwellings, 3 other subdivisions, without security services, IH 35, and commercial properties. Our neighborhood continues to experience a very low crime rate!

In August and September there were 26 vehicle burglaries in the surrounding area, in the OC there were 2. General theft numbers in the surrounding area was 24 during this time frame compared to 2 in Onion Creek.

The point I would like to make is that while we are surrounded by increasing activity, Onion Creek remains safe. But --- we all can do our part to reduce the crime rate even lower! Every resident should take steps to participate and plan for their own Safety and Security. Statistics show that a property crime is committed every 3.5 seconds in the United States.

Our Security Services contract is the biggest expenditure of the OCHOA budget. While the Security Officers patrol our neighborhood 24/7, with over 1400 homes they cannot be everywhere at once. We have the ability to reduce access to our property by others by following a few basic security points:

- Leave your garage door down when not actively present.
- Make sure windows are locked
- Keep your vehicles locked and don't leave valuables inside. Take the keys out.
- Take steps to illuminate your exterior blind spots around your home
- Invest in an alarm system
- Know your neighbors and have contact information
- Participate in the neighborhood watch program, know what crime activity is going on around you.
- Report Suspicious activity to APD and OC Security at (512) 940-9269 immediately, don't delay.

Another issue in our area is the presence of more homeless individuals. The ongoing construction activity on IH 35 seems to be pushing the homeless population further south. OC Security has also asked individuals to leave private property and in some cases APD was called to issue trespass citations.

As we approach the holidays, we will experience increased incidents involving crime, so be extra vigilant. Keep an eye out for your property and your neighbor's --- we can help each other by making our neighborhood a place where thieves think twice!

Have a safe and joyous Holiday Season..

Tom Thies



National Night Out recap October 18, 2018

Thank you to all that helped to make this year's NNO a success. Be sure to express gratitude to Justin Jafarian for having the club host the NNO and making sure everything was set-up and welcoming.

Statistics for the night:

60 residents signed in (not counting the children) compared to 64 last year.

3 residents signed up for the Dog Walker Watch

We now have:

6/13 HOA's with a designated Chief

+8 District Captains within the HOA's

5/18 Section Chiefs

24/99 District Captains

A special thank you to those who stepped up and helped at the sign-in table. It went much smoother this year as they had the table organized. District Captains Rosemarie Trevino and Micki Blasczyk also were very creative in getting the table's set-up in Sections. Mary Eckert, Gina and Charlie Corona, Rosy and John Moore and others helped with the set up of the private dining room and getting out all the handouts and goodies provided by the City of Austin and the HOA NW display and forms helped for new residents to become acquainted with this committee.

It was great that we were able to provide more pizza's, some candy and cookies so there was enough for everyone. Some of our residents took advantage of having a bartender on duty to provide requested beverages.

Presenters for the evening were HOA Members responding to residents' requests for information were Ken Jacobs as Vice President provided the welcome and some info on the buy outs, Tom Thies head of Security provided the scoop on how they are an important part of community as a deterrent to crime and NW, Carolyn Dyer gave an update on traffic control and Pam Beattie was introduced as the new head of Crisis Management. Marcel Gamboa, Representing District 4 explained how NW is a vital part of a community and the APD in awareness in what is happening in our neighborhood. The Fire Truck and AFD personnel did make earlier this year and the parents of children that went out said it was a great experience for their children to be with the Firefighters and to really get to explore the Fire truck.

So many good things happened and so many needed additions /changes for next year were very apparent. We had a larger number of children/youths this year compared to the 6 of last year. And, as pointed out on Nextdoor, there needs to be changes for next year. I will be contacting those parents and sharing with them how they can become involved in this event and how appreciated their input and participation is as we continue to become once again a community that has the vibrance of children as part of Onion Creek.

Marth Owan



Foxes in Onion Creek

Great Article considering I have a family that lives in my yard!

I am an Animal Protection Officer with City of Austin's Animal Services. With denning season underway, I would greatly appreciate your help in getting the word out about how to respond to grey foxes in the community.

Below is information on denning foxes, which I have heard from calls made to 311 have been more active this year. Feel free to share with residents within the community. Foxes may be active during the day during this time. It is also not uncommon for them to vocalize at people and pets, and their vocalization can sound very strange. Their diet includes insects, lizards, frogs, mice, rats, birds, fruit, compost, nuts, grass, and carrion. They do well in areas around people because humans inadvertently provide food and shelter. They cannot be excluded by fencing, as foxes are agile and can dig and can climb fences and trees. They have an average litter size of 3-4 kits. Foxes will disperse on their own soon when kits are old enough.

Grey foxes are related to coyotes but exhibit very different behavior, as foxes are more stubborn, more prone to vocalization, and can be more difficult to shoo away. Grey foxes can be identified by their smaller size, shorter face, and long, bushy tail. They are more likely to be seen in spaces like patios, decks, or climbing in trees.

Grey foxes are very active at this time as they are raising their young. You may even observe foxes sleeping in your garden or fox kits playing in your yard. Healthy foxes are not dangerous to people and pose little threat to adult cats and dogs. Please know that the foxes will move on their own as soon as their kits are old enough. If you have foxes living in your yard, feel free to use your yard you normally would. If you have children, this is an excellent time for them to experience wildlife by watching the foxes play from your window.

If you would like to support the foxes, the best thing you can for them is to allow them to be in your yard. Please do not feed or approach them so that they can maintain their wariness of people.

If you would prefer that they are not denning in spaces such as under your deck or tool shed, you may employ a variety of negative stimuli to "humanely evict" the animal. The goal is to encourage the mom to relocate on her own:

Start with loosely packing light material such as crumpled paper, leaves, or straw near the entrance so that the mother will have to pass by it. Doing so will both confirm if a den is in use as well as make her uncomfortable. Continue for a few days. If the foxes have not moved on, try the introducing the following at dusk:

- Introduce an unpleasant scent such as used kitty litter, old gym shoes, or rags soaked in ammonia or vinegar.
- Place a portable radio set to a talk station by the entrance
- Add Christmas lights where the den entrance may be

Exclusion techniques are best used at dusk, right before a mother's period of activity so that when she relocates she may do so at night. This process may be used on raccoons and skunks as well.

If you would like to fill up a suspected den, call 311. A Wildlife Officer can install a game camera a few days after you have not seen wildlife activity so that you can confirm that the den is unoccupied before closing.

A note on pet safety:

Foxes can pose hazards to chickens, guinea pigs, and rabbits if they are not kept in a secure enclosure. If you have questions about the security of your coop/enclosure, please call 311. Our Wildlife Officer can inspect coops for entry points. Foxes may regard adult cats and small dogs as potential threats to their kit, but they will not view them as prey. During this time we advise that dogs are walked on 4-6 ft long leashes and that you avoid letting dogs explore vegetation that you cannot see through.

The following website also contains helpful information on foxes utilizing a backyard:

http://www.humanesociety.org/animals/foxes/tips/solving_problems_with_foxes.html

Please let me know if I can ever provide additional information or assistance regarding wildlife. For urgent matters, or to make a report, please call 311.

Adrienne Clark
Animal Protection Officer- Wildlife
Austin Animal Center
(512) 978-0514 <http://www.austintexas.gov/department/coyotes-central-texas>

<http://www.austintexas.gov/department/coyotes-central-texas>



• 2018 Calendar •

Common Sense Day Nov 4
 Chaos Never Dies Day Nov 9
 Manchaca United Methodist Church Craft Show
 Nov 10 9am-4pm
 Nov 11 8am-10:30am & 12pm-1pm
 Use Less Stuff Day Nov 15
 Fast Food Day Nov 16
 OCHOA BOARD MEETING,* 4PM, OCC . Nov 17
 National Absurdity Day Nov 20
 Thanksgiving (HOA Office Closed) . . . Nov 21-22
 Black Friday (HOA office Closed) Nov 23
 Eat a Red Apple Day Dec 1
 25 Kisle Dec 2
 Christmas Card Day Dec 9
 Gingerbread Houst Day Dec 12
 OCHOA BOARD MEETING*, 4PM, OCC. . Dec 20
 Christmas/New Years
(HOA Office Closed) Dec 24 - Jan 1
 2019. Jan 1

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
Jan/Feb 2019	December 1	December 1
Mar/Apr 2019	Feb 1	Feb 1
May/June 2019	April 1	April 1
July/Aug 2019	June 1	June 1

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

• Bulletin Board •

*Last 2 months of 2018 - Make them Count!
 Live Simply, Dream Big, Be Grateful, Give Love, Laugh Lots -Paulo Coelho

Sudoku Medium

8			2	9	6			
			7					5
					1		4	
1	9						2	
		8						
	6					7		
	5	9					7	
			6		3	1	5	
					2		8	

Sudoku Hard

				1		6		4
2								
		4		5			8	9
	1		7			8		
		8						
	5				9			
7							1	
			8	4		3		
6			1				9	5

Manchaca United Methodist Church Craft Show
 1011 FM 1626 @ Manchaca
 Sat, Nov. 10 – 9:00am – 4:00 pm
 Sun, Nov 11 –8am -10:30am & 12pm- 1:00 pm



ONION CREEK HOMEOWNERS ASSOCIATION

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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

REAL Estate Round Up



Yard of the Month

by Darlene Rush



Yard of the Month for September belongs to Ernest and Mary Barrows at 10221 Pinehurst.



Yard of the Month for October belongs to Gary and Tiffany Melder at 10713 Scioto Court.

The Real Estate Report as of October 11, 2018:

21 houses/condos for sale at average price of \$387,312

8 houses/condos pending at the avg price \$433,175

10 houses have been sold/leased at avg price \$314,474

Quick Stats: Minimum Maximum

List Price - \$333,175 \$479,000

Sold Price - \$325,700 \$460,000