

The Onion Creek Times

September - October 2020



The Official Newsletter of the Onion Creek Homeowners Association

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BOARD Notes

The July 16, 2020 Onion Creek Homeowners Association board meeting was held virtually. In addition to the board members present, 16 residents attended via Zoom.

Finance/Treasurer

Kathy LaHaye

YTD revenue for June was \$227,109 which is \$12,191 under budget. The total YTD operating expenses for June were \$246,158 which is \$71,502 under budget. The most significant variances to the budget were in landscape and park maintenance, and improvements to Sullivan Park which were budgeted out of reserve funds. There were slight variances in that resulted in YTD expenses over revenue of \$19,049.

Delinquent Accounts

Annette Waller

Payments from the bi-annual assessment were being processed at the time of the July meeting reducing the outstanding balance of \$48,642 in delinquent payments. Legal steps to reducing this amount are being discussed and those accounts with significant past-due amounts will be considered for foreclosure procedures. From June 18 to July 16, 10 homes were sold with 15 pending sales. Two more buyouts were completed and nine were pending.

Security

Jennifer Beaulieu

The contract for an additional security shift was signed and the wheels were in motion to hire a driver and purchase an additional vehicle. The process should take 2-3 weeks. A new security officer, Robert Hamlin, was hired to replace

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

President's Message



Kathy Pillmore, HOA President

Summer's on its way out and fall is approaching...thank goodness! Hard to believe we've been chasing the Coronavirus for nine months and will likely continue to chase it for many more. I read where 50% of the restaurants in the U. S. have closed during this pandemic...most of them permanently. I hate to think that the only choice for dining out is going to be fast food!

The HOA continues to work with the City of Austin on the removal of homes from the flood zones. We are making headway in cleaning up the process and getting the work done correctly from the beginning which will make long-term maintenance easier for the city and for us. The next round of demolitions will include homes that have been vacant for a while and have been determined to contain asbestos. The process for demolition will be more complicated because of the need to contain the asbestos during the demo process.

We will be starting up our committee to discuss reuse of the vacant lots in the fall and I'm still looking for volunteers. Send me an email if you want to participate. *I'm also looking for a resident who is a landscape architect and who may be able and willing to help us in the reuse planning process.*

I am still amazed by the cojones it takes for some of our neighbors to break into the city-owned homes and steal items. We even had to stop someone with a backhoe from taking out a very tall, and thus very old palm tree! We are also seeing a lot of dumping of trash including such things yard waste and old tires on these lots. Please have some respect for your neighborhood and those remaining in homes near the vacated lots and stay off the city property. If you are caught trespassing or dumping you can be charged with criminal trespass or illegal dumping or both!

Election season is cranking up again and political signs will be popping up in yards around the neighborhood. Remember they cannot be put up earlier than 60 days (September 10) before an election and must be removed 10 days after. You are limited to one yard sign per candidate or issue. And no signs should be placed within 10 ft. of a

right-of-way; if they are, they will be removed.

If you've been down to Sullivan Park lately, you've probably seen a new round concrete slab. It will support a gazebo that has been donated by residents whose home is being demolished. It will be a nice addition to the park. Our thanks go to **Rowland** and **Karen Greenwade** for this new addition. And thanks to **Dick Perrone** for getting the pad read and getting the gazebo moved to the park.

After polling our board members, and out of an abundance of caution we are officially cancelling the September 26 garage sale. I regret the inconvenience as I know many of you have been gathering items to sell. However, this is a situation where we invite the outside world into our neighborhood and we can't ensure compliance with CDC guidelines. The October National Night Out has also been cancelled due to COVID limitations.

If you're not receiving our eblasts, it's because we don't have a current email address for you, or we did and you changed it or opted out of receiving our notifications. We try not to bombard your email with these notices by sending only time-sensitive information, but these are the most efficient way to reach most of you with important information.

By the time this newsletter hits Onion Creek mailboxes, our additional security shift will be in place and we'll be making headway into getting our Neighborhood Watch Volunteer Patrol up and running. The hold up on the volunteer patrol has been due to getting our legal ducks in a row to make sure the HOA is protected as well as the volunteer in the event something dire happens while they're on duty. I want to give an atty girl/boy to **Beth Cubriel** and **Jennifer Beaulieu** for cranking up neighborhood involvement in NW and to newest board member **Jerry McIlhon** who will be overseeing the volunteer patrol program. The mini crime wave in June got a lot more people invested in the NW program.

Since it's a new section of Onion Creek where landscapes are still young, we've added a special YOM (see page 6) recognition for the residents in Legends Way who take special pride in their property. Congratulations to our first winners **Edgar Tafolla** and **Angelica Acosta!**

Our prayers go out to **Mike Rodriguez**, past HOA president, who is battling a rare form of cancer. We send him and his wife **Marilyn** our best wishes for a full recovery.

Kathy

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.*

one of the day-shift drivers who resigned. Jerry McIlhonn joined the board to assume the position that will coordinate the Neighborhood Watch Volunteer Patrol program. He updated the board on the progress of getting this program started. Solicitors in the neighborhood were discussed. Residents are advised that solicitors are allowed on public streets but they may be prohibited from coming on your property. "No Soliciting" stickers are available in the HOA office. Any solicitors coming to a home should be able to provide a city permit, a company ID. There was discussion about changing the No Soliciting signs posted in various areas of the neighborhood to "No Trespassing" signs. The legalities of that will be investigated.

Development & Infrastructure

Wendy Braniff

Riddell Tract – 10801 Wayne Riddle Loop (37.4 acres on the west side of south 1st St. across from Akins High School is seeking rezoning from single-family to multi-family. OCHOA met with residents near the site, city staff and the developer's engineers. The meeting resulted in a revision to the development standards to include a study of on-site detention vs. RSMF participation. OCHOA's primary concern is whether or not the site adds to the potential of down-stream flooding and will be addressing our support or lack thereof based on that criteria.

Westlake Dermatology – 2101 Onion Creek Parkway. A meeting between residents of The Pointe, OCHOA and the president of Westlake Dermatology resulted in minor adjustments to the project to satisfy adjacent residents' concerns.

The Views of Onion Creek (formerly Bella Fortuna now re-branded as Cloverleaf which owns several other properties in

Austin). Site improvements are well underway. The elevation of this development should not impact flooding in Onion Creek.

New Projects: 11601-11811 So. IH-35 Service Road (NB) (Between St. Albans and Onion Creek) seeking to accommodate single-family, multi-family, commercial development. • 3600 E. Slaughter Lane (west of Old Lockhart Road) Site plan filed for a multi-family development on 17 acres. (See **Development & Infrastructure** for new projects added since July board meeting on p.5)

For all City of Austin projects, go to <https://abc.austintexas.gov/web/permit/public-search-other> and enter Case Number for more information.

Neighborhood Watch/Crises Management

Beth Cubriël

Neighborhood meetings to share contact information and safety information are being held and are being well attended.

• Post cards were given to Neighborhood Watch volunteers to distribute to the residents on their blocks. These will help the HOA get current information on residents so they can be contacted in case of emergencies.

Traffic Control

Carolyn Dyer

New Neighborhood Watch signs were ordered to replace old and fading signs and to add signs in the Legends Way section. • New directional signs are being added by the city at the corners of Shinnecock Hills/Pinehurst, Ballybunion Place/Olympia Fields, Lehman Way/Bradshaw. It will take six to eight weeks to get the signs installed. • Requests to the city to get trees that are growing over the r-o-w's trimmed has gone unanswered as the city is short-staffed during the pandemic. Dick Perrone will get the trees on the three major roads in OC trimmed by our landscape company. • The application for the proposed sidewalk at Pinehurst and Legends Lane will be reviewed by the city July 29. (See Traffic Report, p.5 for update on this) • The city is lowering speed limits on streets wider than 36 ft. and River Plantation may be affected by the change.

Legal

Darcy Hansen

A meeting was held with Ken Roe, Smith Protective Services, to address issues in the contract for the additional security shift and the vehicle required. The contract has been signed with amendments. • Efforts continue to collect past due HOA dues.



- Letters to residents displaying the “little green men” and “slow children” signs defining their usage are going out.

Architectural Control/Rules Enforcement

John McNabb

The committee has been dealing with numerous complaints such as barking dogs, and modification requests such as fences along the golf course etc. • There was discussion about golf cart rules and where they should be parked, who is eligible to drive them and what type of equipment must they have to be used on city streets. The committee will look into these items.

Landscape/Parks

Dick Perrone

A six-foot fence was installed on the northern boundary of the future Legends Way Park. A fence will be installed on the common boundary between the park and the adjoining resident. A row of shrubs will be installed on the remainder of the common boundary up to the sidewalk to shield the homeowner from park visitors. The park has been budgeted and the neighborhood committee is working on their list of

playground items for Phase I to include a half-basketball court, swing set and maybe a large tarp covering for shade. Phase I will be presented to the board at the August meeting. • The gazebo will be added to the pad in Sullivan Park in August. • Concrete pads were poured in Ballybunion Park under existing picnic table to protect the tables from ground moisture.

Old Business

Architectural Control/Rules Enforcement Committee is reviewing the wording of the flag policy and will present recommendations to the board at the August meeting.

New Business

A motion was made and seconded to offer no opposition to the Riddell Tract development, but no support pending a change in the original language in the developer’s proposal. It was approved by the board.

A motion was made to change the name of Ballybunion Place Park to Carol Scott Ballybunion Place Park. It was tabled until a poll of all the Ballybunion Place residents could be taken.

4th of July parade rallies the neighborhood



Despite the limitations of COVID-19, the 24th Annual Bill Stagner Memorial Parade went off without a hitch this year. The parade, sponsored by the Onion Creek

American Legion Post 326 and the homeowners’ association, is the one annual event that encompasses the entire neighborhood. Although the children’s parade and the picnic were cancelled out of extreme caution, Onion

Creekers were ready to get outside with family, friends and neighbors to enjoy the patriotism of the holiday. Two things were different this year; the parade route started in Legends Way where many families lined up to



view; and, compliments of Gayer Realtors, 1st, 2nd, and 3rd -place prizes were awarded for the best decorated vehicles. The winners received a trophy, and a sign to display on their vehicle. The Manchaca Fire Department, a staple of the parade for many years, was once again up front with their distinctive siren and horns to the delight of kids. The parade was led by Onion Creek Security Supervisor Antonio Tobias, followed closely by Jerry McIlhon in his personal vehicle sporting the new “Neighborhood Watch Volunteer Patrol” signs, a sneak preview of the volunteer patrol that will soon be complementing our security team.

Photos courtesy of Tammy Jackson and Bob Pillmore





Government Affairs

Jerry Patterson

The good news for Onion Creek residents is the recent mowing of the buy-out lots by the City of Austin. The bad news is there are still items on those lots that need immediate attention such as utility boxes that need removal and locations where utility infrastructure has been removed leaving a deep unfilled hole. Residents should tell their children to remain away from these utility service connections, especially for electric service. Many, possibly all of these locations are fenced, but hopefully that's only a temporary measure.

On August 7th, several OCHOA representatives participated on a conference call with Watershed Protection Department director Jorge Morales and members of WPD staff to discuss the above. Mr. Morales is the new WPD director and has been very responsive to our concerns up to this point. The discussion was encouraging according to those who participated and all of our issues were addressed with promises to enact changes that we requested.

Around the first of August, Council Member Ann Kitchen hosted one of her "Kitchen Cabinet" meetings online. The meeting covered: 1) Project Connect, 2) 2021 COA Budget, 3) Policing and Public Safety, and 4) Other Issues including "Healthy Streets", PUD Ordinance, Food Production on Public Property.

"Healthy Streets" is the temporary closing of residential streets as best I can tell. It is not proposed for the OC neighborhood. Not sure I caught the part about food production on public property.

There was also some discussion on homeless problems and their impact on neighborhoods. One participant was unhappy about people having sex and pooping near her home. Some people just expect too much I guess...

Nothing of great interest was revealed. Some of the folks who live intown or near town discussed issues with PUDs, and I was a bit surprised the \$11.3 million cut in the APD budget didn't generate much discussion.

The police cut will eliminate funding primarily for 100 APD officers; 30 from the next cadet class and 70 from currently unfilled or expected vacancies. There was a very informative article on this subject in the *Statesman*. Some council members want more APD cuts, and their fellow travelers among the public are demanding a \$100 million cut from APD's \$440 million budget. Recent developments indicate the Austin City Council will not implement the \$100 million cut in APD's recently approved budget, but plans instead to consider revising the city budget in order to implement further cuts in six months.

TRAFFIC REPORT

by Carolyn Dyer

There is hope for us according to a newspaper article in the *Austin Statesman* titled "Austin lowering speed limits" that stated the city council backs the lowering of speed limits on some high-traffic roads and downtown streets. The types of roads where the speed limit could be lowered are primarily residential roads that are 36 ft. wide or narrower, some neighborhood streets wider than 36 ft. (River Plantation Dr. is 44' wide), high-capacity urban roads bounded by US 183, Texas 71 and MoPac Blvd., and most downtown streets bounded by major roads such as Lamar Blvd, Martin Luther King Jr. Blvd., I-35, and Lady Bird Lake. Those of us who live on River Plantation can hope that the speed limit on our street will be lowered to 25mph. In the meantime **EVERYONE PLEASE OBSERVE THE CURRENTLY POSTED SPEED LIMITS.**

Improvement plans for the City of Austin's portion of Bradshaw Road do not exist at this time. The development of the South Pleasant Valley Road Corridor Mobility Plan was concluded in June of this year. You can view this plan at www.austin.texas.gov/SPV.

Beth Cubrial, Dick Perrone and I have been working as a team to get new Neighborhood Watch Signs installed where there were none before, replacing old and worn signs, and checking to see that all street lights are shining brightly. The two entrances to Legends Way each now have a pole with a Neighborhood Watch sign plus a Security Patrol sign. Also, there is now a Neighborhood Watch Sign on the light pole at the corner of Pinehurst Dr. & Shinnecock Hills Dr. as well as one on the light pole at the corner of Olympia Fields Loop and BallyBunion Pl. Dick has had all the other old "Security Patrol" signs replaced with newly printed ones, and he has made sure that the trees have been trimmed so there is no obstruction of street lighting. Additionally, there is now a NO OUTLET sign with arrow underneath on the River Plantation Dr./Pinehurst Dr. stop sign at that corner.

The Neighborhood Partnering Program (NPP) Board met August 6, 2020 and approved the application for extending the sidewalk from LaCosta Dr. to Legends Lane Drive that the HOA Board had submitted last year. The City of Austin will notify us about the construction date in the near future.

There are more people walking, riding bikes and pushing strollers now. PLEASE SLOW DOWN when you see people in the streets as they are practicing SOCIAL DISTANCING. Also, a little health reminder when exercising specially in the heat of the day; **wear a hat, glasses, suntan lotion and carry water!**



Beth Cubrial

Unfortunately this year's large National Night Out gathering is cancelled, due to COVID 19 precautions and in keeping with Travis County emergency ordinance banning gatherings of more than 10. We do encourage neighbors to organize small gatherings of residents

within your block to get to know each other, on Tuesday, October 6th. If you'd like to volunteer for Neighborhood Watch, or to organize your street as an official National Night Out event in the Onion Creek neighborhood, please email onioncreekneighborhoodwatch@gmail.com.

Keeping Onion Creek at its Peak

We're a lucky bunch... living in beautiful Onion Creek with all it has to offer. So let's stay on the right side of Lady Luck. Do you know what the most common homeowners insurance claims are and how to avoid them?

1. **Wind and Hail** are the biggest claims. High-velocity winds can uproot trees, damage your roof and abuse your siding and shingles. Large hailstones can crack wood, break glass and wreak havoc on your roof.

TIP: *It's a great idea to have someone get on your roof and assess its condition. Do you have loose shingles now that will be vulnerable in a rainstorm? Replace them. Are loose tree branches removed and tall trees trimmed back? Move outdoor furniture and other loose items into the garage when storms approach.*

2. **Water Damage** is divided into weather-related and non-weather damage. Water damage from weather can affect roofs, eaves and fascia boards. Non-weather? That's damage from plumbing pipes, drains, appliances and water leaks.

TIP: *To avoid non-weather damage claims: take time to check all of your pipes for leaks, assess the dishwasher and washing machine connections and know your pool system. Consider investing in a smart water sensor, which is an early detection system to warn you if it senses water leaking from a washing machine, dishwasher, kitchen sink, water heater or toilet. Keep gutters clean and in good shape*

3. **Fire and Lightning.** Residential fires are a top cause of homeowner losses. Common causes of home fires include cooking, electrical distribution and lighting equipment, heating systems and smoking. Lightning can cause a power surge in your home, which

can destroy appliances and costly electronics. The lightning can cause a power surge if it hits your home, power lines or telephone wires.

TIP: *Keep those 9-volt batteries on hand and get your smoke alarms in working order. Clean lint from the dryer filter and replace A/C filters as scheduled. Unplug cords when not in use. Don't leave the oven or a floor space heater on unattended. Guard against damage to electronics with surge protectors.*

4. **Theft and Vandalism.** Losses from theft include both personal property losses and property damage that occur during a break-in. Your homeowner's insurance likely covers theft of property both inside and outside your home and pays for repairs to your property that occurred during the theft. Homeowner's policies vary in the coverage provided - actual cash value vs. replacement cost value. Check your homeowners policy to understand whether your policy will provide actual cash value for your belongings - or if you will be given replacement cost value, which is much better than ACV.

TIP: *Know your neighbors so you can look out for each other. When you're away from home for a few days, ask a neighbor or friend to watch for mail, flyers on the door and packages on the porch - any sign that you are away. Motion-sensor lights can be a great deterrent. Doorbell cameras are very affordable these days and can help stop a crime. Keep your garage door closed when you take walks or move out of sight. Lock sheds and keep the grass trimmed regularly. If you lose your house keys, change your locks right away.*

Onion Creek is a jewel. Let's protect her together.

**Brought to you by West Romberger,
Onion Creek Neighbor and Farmers Insurance Agent**

Development & Infrastructure

by Wendy Braniff

In addition to the projects noted in the Updates from the July board meeting, these projects are being monitored by the Development & Infrastructure Committee.

9315 S. IH-35 Service Road NB (just south of Slaughter Lane)
Rezoning to CS - Commercial Services district with operating characteristics or traffic service generally compatible with residential environments.

Marbridge Foundation-Equine Center, 2636 Bliss Spillar Road. Application made for an equine center improvements at the Marbridge facility just south of SH 45 SW and FM 1626.

Turners Crossing. Site work has commenced on a subdivision for for 12023 N. Turnersville Road, 1 471-acre tract located on the SE corner of Turnersville at FM 1327. It is split into two 230-acre tracts as it crosses I-45 SE and is planned for single-family, multi-family and commercial/retail. 1,384 lots. (Case No. C8J2018-0091)

Legends Way of Onion Creek Yard of the Month



AUGUST

Edgar Tafolla & Angelica Acosta
11601 River Plantation

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*
November/December	October 1	October 1
January/February 2021	December 1	December 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

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**



2020 OCHOA

Calendar

VJ Day.....Sep 2

Office Closed.....September 4 & 7

Labor Day.....Sep 7

National Grandparents DaySep 13

**OCHOA Board of Directors Meeting, Via
Zoom*, 10 am Thursday, Sept 17**

Constitution Day.....Sep 17

Columbus Day.....Oct 12

**OCHOA Board of Directors Meeting, Via
Zoom*, 4 pm..... Thursday Oct 15**

Halloween.....Oct 31

*The September Garage Sale and October
National Night Out events have been cancelled.*

*If you wish to attend the HOA meetings,
please call/email the office for the Zoom link.

The HOA office is open regular hours.
Please wear a mask for your safety and
that of the office staff.

NOTE...

- You can now have items notarized in the HOA office at no charge to OC residents.
- You can bring your small (A's, C's, D's etc.) batteries to the office to be recycled. No car batteries!

If it's an EMERGENCY

Call 911 First

Then Call

ONION CREEK SECURITY

512-940-9269

If it's NOT an emergency,

Call 311

ONION CREEK HOMEOWNERS ASSOCIATION

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Weds • 8am - 5pm

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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 unless otherwise it will. Check www.onioncreekhoa.org for the agenda any changes.

Yard of the Month



JULY 2020

*Eugenio & Leticia Hinojosa
10805 River Plantation Dr.*



AUGUST 2020

*Ryan Saunders
10509 La Costa Dr.*



The Onion Creek Real Estate Report as of August 10, 2020

9 Houses & Condos for sale at an average price of \$381,422

5 Houses & Condos pending at an average price of \$388,780

17 Houses & Condos sold for:

List Price Average \$426,331 - Max. \$749,335

Sold Price Average \$408,691 - Max. \$735,850

City wide housing inventory is low and sales activity is brisk.
It's a seller's market!

REAL
Estate
Round Up

by Hector Eichelmann
Mustin & Porter Realtors