

# Onion Creek

www.onioncreekhoa.org

HOMEOWNERS ASSOCIATION  
The Newsletter for Onion Creek Property Owners • September - October 2019

## Presidential Address



by Mike Rodriguez

For those of you who like your summers hot and dry, the last month must have been gratifying. Hopefully the season of peak electricity use and high water bills is mostly behind us now, though, and we can go about trying to salvage our lawns. Our children (or likely grandchildren) are now back in school, so we encourage you to drive carefully.

Your OCHOA Board has been busy trying to effect favorable outcomes on city home buyouts, demolitions, property maintenance and street repairs. The City, at last count, has now acquired 58 Onion Creek properties and demolished over fifty of the houses. In the far south of Pinehurst Drive, deer and wild turkeys are a more common sight than people.

To make sure that the buyouts and growing greenbelt are managed well, several of us met once again the end of July with our City Council representative Ann Kitchen, Assistant City

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## UPDATES from your HOA Board of Directors

### Finance Kathy Lahaye

As of July 2019, the total YTD revenue for July was \$367,776 which is \$19,152 less than budgeted. The total YTD operating expenses were \$246,782 which is \$47,343 under budget. YTD net revenue over expenses was \$157,140. The total cash balance on 7/31/2019 was \$419,363 plus reserves of \$146,399 and a CD of \$100,841.

### Delinquencies & Home Sales Susan Dunning

The new semi-annual list of delinquent accounts contains 77 homeowners totaling \$46,825. Since the last board meeting we have received payments for 6 home sales. There are currently 12 pending sales, 1 of which is a new homes.

### Development/Infrastructure Wendall Braniff

A public meeting pertaining to the closing of the Old San Antonio Road low water bridge was conducted on 6/18/19. The City of Austin Watershed Protection Department presentation made during the meeting and the webinar recording can be found at:

<http://www.austintexas.gov/OldSanAntonioRd>

Based on community feedback, the WPD has decided to wait until a traffic light and intersection improvement are

installed at the intersection of Old San Antonio Road and FM 1626 before closing the low water crossing. However, they plan to install a cul-de-sac and gates at the low water crossing as soon as possible to prevent motorists from using the bridge during flood conditions.

The gates will allow the WPD to more effectively close the road during flood conditions. The cul-de-sac will make it easier for motorists to turn around when the gates are closed. The gates will remain open during normal conditions until the traffic light is installed at the FM 1626 intersection. See map below.



Due to development in the area, the low water bridge on Old San Antonio Road on the south side of FM 1626 will be widened and raised higher to accommodate new traffic in the area and to avoid the bridge being submerged during flood conditions.

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## 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

"LIKE" us on Facebook

Office Hours: M-T-Th-F 10 a.m. - 2 p.m.

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

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

### 2019 Board of Directors, Committees and Support Staff

#### President

Mike Rodriguez – 512-292-1300

lmiker@msn.com

#### Vice President

Jerry Patterson - 512-740-5650

jerrypattersonatexas@gmail.com

#### Secretary / Treasurer

Kathy Lahaye – 512-599-2424

kathy.lahaye@sbcglobal.net

#### Directors

Wendall Braniff 512-924-2216 wbraniff@icloud.com  
Carolyn Dyer 512-280-6732 cefroggie@gmail.com  
Robb Edgecomb 512-784-3643 onioncreekvoice@gmail.com  
Cecily Raiborn 512-396-3240 OCHOAArchComm@gmail.com  
Stuart Osantowski 512-291-4800 stuo@castlecleaning.net  
Martha Owan 512-394-5087 marthaowan@icloud.com  
Scott Hutchinson 512-809-2168 512hutchinson@gmail.com  
Rose Mary Gomez-Meade  
512-393-9413 rose.mary.gomezmeade1@gmail.com

#### Committees & Chairs

Architectural Control: Cecily Raiborn 512-396-3240  
Communications: Robb Edgecomb 512-784-3643  
Dev./Infrastructure: Wendy Braniff 512-924-2216  
Garage Sale: Susan Dunning 512-280-8110  
Security: Scott Hutchinson 512-809-2168  
Landscape & Parks: Stuart Osantowski 512-291-4800  
Neighborhood Watch: Martha Owan 512-394-5087  
Government Affairs: Jerry Patterson 512-740-5650  
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

*Editor-in-Chief: Missing*

## Presidential Address, *cont'd from page 1*

Manager Rey Arellano and the Interim Director of the Watershed Protection Department (WPD), Jose Gurro. Our agenda included reaffirming the need for flood mitigation in addition to the ongoing buyouts, and for the planning to include a regional solution (i.e. reopening a dialog with state legislators and County Judges) as we have pressed for in the past. We had good support from both Kitchen and Arellano on our requests.

Those requests included that on the demolitions WPD needs to get going on driveway ascent removals and curb replacement on the many buyout lots where demolitions have already been done. This was previously promised. Importantly, when it comes to land use, we were also assured that no homeless would be allowed to camp on any of the city owned lots.

Board VP Jerry Patterson and I also asked that Atlas 14 initiative provisions and marketing publicity be pulled back until the proposal is presented to City Council for approval (latest estimate to council is October). I expressed concern that WPD is damaging resale price and sale potential for these identified properties needlessly as some of the WPD data on spot elevations is wrong. We were told that WPD was going to switch to the data from the Halff Consulting firm mapping data (and that they would give us a copy).

We are not opposed to COA restrictions on new development in the current Onion Creek 500 year flood plain area, but the City should not be heavy-handed in blocking or affecting home sales there in WPD's zeal to convert this area to an assumed 100 year flood plain, identifying residences in that area as "at risk". Committee member Kathy Pillmore plans to communicate with FEMA to see what options we have to slow down the COA Atlas 14 initiative provisions. If your home is in either flood plain, you can read further on this on the WPD web-site.

Lastly, we are still being told that COA road crews will come back to patch the badly done street resurfacing here in Onion Creek. I am dubious that we will be satisfied with the outcome, but it should be some improvement. Unfortunately, our cul de sacs will likely remain untouched due to "budget limitations". On a positive note, our board members met with OC Club Manager Jim Cowan and, with the change in club ownership, I look forward to an improved working relationship as we try to improve Sullivan pond and park conditions.

Best Wishes,

*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

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Have anything you want Onion Creek to read about?  
Contact Robb Edgecomb at [OCCVOICE@Gmail.com](mailto:OCCVOICE@Gmail.com)

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## UPDATES

*continued from page 1*

Three Hills Apartments –12001 S IH 35 (just south of St. Albans Church on E side of I 35 S of Onion Creek subdivision). Preliminary subdivision application for 58.39 acres to be subdivided into 6 lots with 3 lots on 48.82 acres for 900 commercial multi-family apartments. The remaining 1 lot of 4.89 and 2 lots totaling 4.68 acres will be used for right-of-way and parkland, respectively. C8-2019-0032

Three Hills Apartments – Phase I –12125 S IH 35 SVRD NB. Application for administrative approval of a site plan for Phase I for 20.50 acre development of 290 multifamily units and associated improvements for the above subdivision. SP-2019-0109C (Permit No. 2019-038336).

Enclave at Estancia, Phase 5 – Located on west side of I35 at Onion Creek, immediately upstream of OC subdivision. Proposed development for non-residential use by Lennar Homes for 35.177 acre for a condominium lot utilizing approx. 30 acres, consisting of 84 single family condominium units.

Old San Antonio Road – Proposed project to replace approximately 700 feet of the existing Old San Antonio Road beginning at FM 1626 and realign another 300 feet of Old San Antonio Road to the proposed alignment of Stablewood Road, construct approximately 1,700 feet of new Stablewood Drive, and connect into the existing alignment of Stablewood Drive approximately 2,150 feet west of I 35.

Bradshaw Crossing – 10122 Bradshaw Road - on the NW side of Bradshaw Road across from Bradshaw Crossing. Clearing of trees and brush has commenced and construction of infrastructure for utilities will soon begin. Roads and model homes to follow.

### Security Scott Hutchinson

We are in the dog days of summer and the security team continues to notify residents of open garage doors after 10 p.m. In July we saw a huge increase in these reminders Open garage doors are easy targets for property theft and allows quick entry into your home. Sometimes it's the simple things like closing the garage door or making sure your car is locked that prevents a theft.

Comparing reported crime data from the City Of Austin/APD Crime viewer, our Onion Creek neighborhood enjoys a much lower rate of reported crime than our surrounding areas. In the months of June and July the CrimeViewer reported a fraction of the APD calls for Onion Creek when compared to the the 2.5 sq. miles around Onion Creek. Crime is around us and if these perps start exploring we need to be prepared.

With this in mind..

- Always lock your car doors, no matter where your vehicle is parked
- Take all belongings with you
- If you must leave items in your vehicle, secure them out of plain view or put in the trunk
- Open vehicles are easy targets and the majority of Burglary of Vehicles (BOV) are unlocked vehicles.
- Do not leave firearms in your vehicle.

### Government Affairs Report Jerry Patterson

Jerry Patterson, chair of Governmental Affairs Committee reported that on July 28, Mike, Kathy and Jerry met with CM Ann Kitchen, Assistant City Manager Rey Arellano, and Interim WPD head Jose Guerrero. They discussed flood mitigation in addition to buyouts, removal of curb ascents/replacement of curbs, Atlas 14 500-year to 100-year flood plain designation, and the homeless issue in and around Onion Creek. They noted once again that the new “interim” floodplain will place a substantial number of homes in the 100-year floodplain, and these homes have never flooded. Many are at an elevation that flooding is very unlikely. The OC delegation requested spot elevations from the Half report, and the City said they would provide them. They also asked the City to reconsider or delay acting on Atlas 14 until more data is available.

On August 14, Ken and Jerry attended a WPD presentation on Atlas 14 and the floodplain issue. WPD is determined to move forward and will be seeking council approval in October. Jerry recommended that OC, along with other affected subdivision HOAs seek a temporary injunction against the city until the requested information is obtained.

Regarding the concerns about homeless individuals camping on buyout property, Ann Kitchen was unequivocal in her response that camping on these properties would not be allowed.

*Continued on page 4*

# REAL Estate Round Up

*Yard of the Month*  
by Hector Eichelmann



The Real Estate Report as of July 15, 2019:  
20 houses/condos for sale at the avg price of \$454,010  
4 houses/condos pending at the avg price \$430,750  
20 houses & condos have sold for:  
List Price      Average \$389,780      Max \$550,000  
Sold Price      Average \$375,266      Max \$530,025



*Yard of the Month for July belongs to Morgan & Andrew Murphy. 2405 Pebble Beach Dr. Nice!*



*Yard of the Month for August belongs to Charles R. & Virginia Corona 10011 Wild Dunes Dr.*

# Rain or Shine

Community-Wide

# Garage Sale

Saturday, September 28, 2019

**7 a.m. - 2. p.m.**

**Free Registration!**

**RESIDENTS ARE ENCOURAGED TO REGISTER AND SET UP INDIVIDUAL GARAGE SALES AT THEIR HOMES (SELLERS MUST BE ONION CREEK RESIDENTS.)**

- The Garage Sale will go on rain or shine. **NO RAIN DATE.**
- **There is NO seller registration fee for this garage sale!** However, sellers are asked to register for the Garage Sale with the HOA to aid security in the placement of directional signs. Registration forms should be submitted to the HOA office no later than **April 24**. Additional forms are available at the HOA office or on the website at [www.onioncreekhoa.org](http://www.onioncreekhoa.org). Sellers must be Onion Creek residents.
- Onion Creek Security will have a list of all registered sellers. Directional arrows will be placed prior to 7 a.m. indicating side streets off Pinehurst and River Plantation.
- Ads will be placed in major Austin-area print media.
- Directional signs leading to the Garage Sale will be placed near primary exit ramps off IH-35 from both north and south and along Bradshaw Road.
- Signs announcing the Garage Sale will be posted at all community entry points.
- Placement of items for sale is unrestricted, but the HOA encourages sellers to display items in their garage area. **All items must be put away or picked up by 5 p.m.**
- **Curbside pick-up will NOT be available after the garage**

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## Garage Sale Registration

**Deadline for registration - Wednesday, September 25, 5 pm**

*To register, complete this form and either mail or deliver by September 25, 5 pm to the OCHOA office, 10816 Crown Colony Drive, Suite 105, Austin, TX 78747. For more information, call the HOA office at 280-8110. (Office hours: M-Tu-Th-F, 10 am - 2 pm, Wed 8 am - 5 pm)*

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

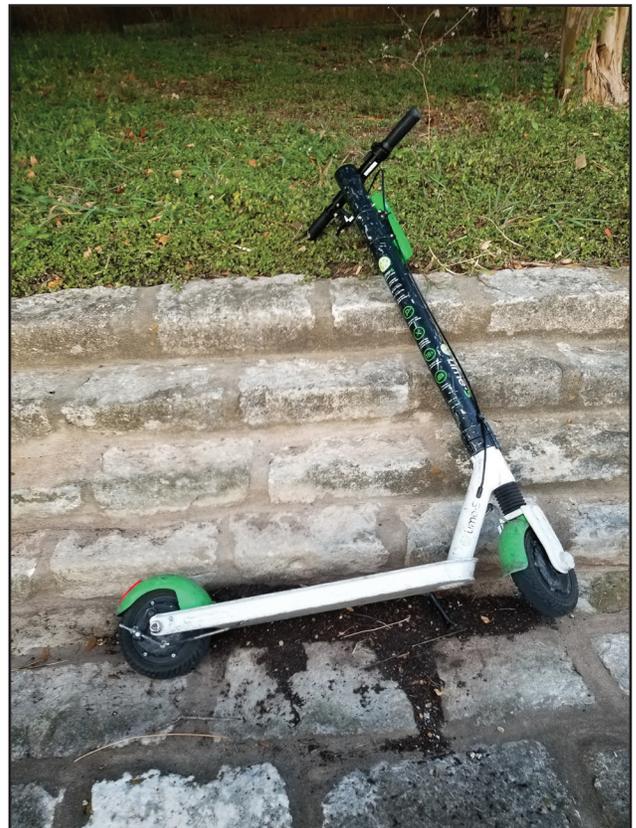
**Traffic Control**  
**Carolyn Dyer**

Over the past few weeks if anyone has been watching the local news on any one of Austin's local TV stations there seems to be a news report in regards to the electric scooters. Most of these reports pertain to how the scooters are causing problems for pedestrians on the sidewalks because they are left just lying in the way or getting in the way of people who are walking. In addition to these problems there have been a number of injuries to the people using them – mainly head injuries, broken bones or shoulder/ collar bone separations. I just learned from reading Sunday's July 28th paper that there is a total of 12,000 electric scooters in Austin when you combine the numbers from the three scooter companies – Bird, Lime and Jump. You are probably wondering why I am writing about the electric scooter problems? Well, good neighbors the electric scooters have found our neighborhood.

I take a daily walk early in the morning before daybreak so I can walk the golf cart paths. As I was walking on the golf cart path besides the 18th tee boxes I notice some lights low to the ground so I investigated and to my surprise there was one of those electric scooters belonging to the Bird company – it was just leaning against one of the sand boxes. On my return walk when I got to the end of the Onion Creek bridge where the guardrail is located there was another electric scooter lying against the stone wall – this one belonged to the Lime company. Either someone rode it all the way from downtown Austin or loaded it into their car and brought it here to ride. I am praying that this is not going to become a habit especially with the growing increase in traffic we are experiencing.

Let your HOA know what you think about having these electric scooters being used in our neighborhood.

The City of Austin has not completed its work in regards to the application for the completion of the sidewalk between La Costa Dr. and Legends Lane Dr. through the Neighborhood Partnering Program.



# • 2019 Calendar •

- Labor Day (HOA Office Closed) . . . . . Sept 2
- Drive like you Own and Audi Day . . . . . Sept 4
- HOA Office Closed . . . . . Sept 6
- Take your parents to School Day . . . . . Sept 8
- Positive Thinking Day . . . . . Sept 13
- \*OCHOA BOARD MEETING,\* 4PM, OCC Sept 19
- Miniature Golf Day. . . . . Sept 21
- Love Note Day . . . . . Sept 26
- Community-Wide Garage Sale(7am-2pm) Sept 28
- Treat your Special Person Day . . . . . Sept 29
- National Night Out (Onion Creek Club) . . Oct 1
- Mad Hatter Day . . . . . Oct 6
- \*OCHOA BOARD MEETING\*, 4PM, OCC Oct 17
- Someone take my kids Weekend . . Oct 11-13
- Caps Lock Day . . . . . Oct 22
- Hire it out Day . . . . . Oct 26
- American Beer Day . . . . . Oct 27

*\*Check [www.onioncreekhoa.org](http://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](mailto:onioncreekvoice@gmail.com)

### • 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](mailto:onioncreekvoice@gmail.com) Publication is subject to approval and space available.

Issue	Editorial/Photo/Advertising* Deadline
Jan/Feb Issue	December 1
Mar/Apr Issue	Feb 1
May/June Issue	April 1
July/Aug Issue	June 1
Sept/Oct Issue	Aug 1
Nov/Dec Issue	Oct 1

\*Direct all advertising inquiries to Cathy Miller, 512-426-9758 [catmiller@mindspring.com](mailto:catmiller@mindspring.com)

# • Bulletin Board •



### Sudoku Medium

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

### Sudoku Hard

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



# NION CREEK HOMEOWNERS ASSOCIATION

10816 Crown Colony Drive, Suite 105

Austin, Texas 78747

Ph: 512-280-8110

Fax: 512-280-8162

Email: [ochoa8110@sbcglobal.net](mailto:ochoa8110@sbcglobal.net)

Web: [www.onioncreekhoa.org](http://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](http://www.onioncreekhoa.org) for the meeting agenda and any changes

## Letter from the Editor-n-Chief

The time has come that I step down from my role as your Editor-n-Chief and say goodbye to the wonderful time we had together. Good news is that you will not have to endure any more of my family photos after this issue, but hey, when you need to fill some space and have limited resources, what is a father to do. I have enjoyed the subtle comedic relief that I have slipped into each issue and applaud those who have noticed! As my family does not fit at a four-top table as of July 12th, you are better served with someone that can dedicate the time needed to provide you with the high level of communication services that you deserve.



And so my farewell...

Goodbye board meetings with addicting cookies and coffee,  
Goodbye non-approved painted house how your color shines,  
Goodbye subscribed readers whose emails always brighten my day,  
Goodbye board members, it was an honor to serve by your side,  
Goodbye Nextdoor emails with your optimism and positivity so high,  
Goodbye Newsletter with your riveting content,  
Goodbye Onion Creek Communications, it has been fun!



Thank you to all for your support and welcome Kathy Pillmore as your new Editor-n-Chief!

**Onion Creek has a new website. Get news and announcements; pay your dues online; access an online resource center for important association documents and forms; utilize the member directory; and much more. If you have never signed in, do so today. If you were registered on our old website, you will have to create a new password. Check it out! [www.onioncreekhoa.org](http://www.onioncreekhoa.org)**