

The Onion Creek *Times*



July - August 2023

The Official Newsletter of the Onion Creek Homeowners Association

2023 Board of Directors Committees and Support Staff

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BOARD *Notes*

The 2023 OCHOA Board of Directors meetings are held in the Executive Dining Room of the Onion Creek Club, unless otherwise noted.

OFFICE REPORT HOA Assessment for 2023

Office staff has been contacting residents whose HOA dues for the first half of 2023 have not been paid. We would appreciate your prompt attention in getting those paid immediately. Your HOA dues help to keep our 24-hour Security Officers on duty, and the common areas, parks and play grounds maintained.

Statements for the second assessment of 2023 will be mailed at the end of June. Dues remain the same, \$174.00 semi-annually.

E-MAIL ADDRESSES

If you are not receiving emails from Onion Creek HOA, please call the office at 512.280.8110 or email them at ochoa8110@sbcglobal.net to ensure that your correct e-mail address is on file.

FINANCE Kathy LaHaye

Total Revenue: The total YTD revenue for April was \$246,101 which is \$10,273 under budget. Total Operating Expenses: The

Continued on page 3

President's *Message*



Jerry Patterson, HOA President

*THE REALLY,
‘REALLY,*

*EMBARRASING
MINUTE!?’*

So far this year there have been six Onion Creek mailboxes destroyed by irresponsible and dangerous drivers. The perpetrators have either been under the influence, on their phone, speeding, or some combination thereof. The good news is that none have fled the scene but instead chose to remain and face the music. One of those, however, had no choice but to remain, or depart on foot and leave their vehicle behind.

There are more young families in Onion Creek with children than before. Young families have children. Children do stupid stuff. They ride bicycles while oblivious to their surroundings, they don't look both ways, and they chase balls into the street. The potential for tragedy is obvious so why drive so damn fast?

Let's do the math. If the trip from your home to IH 35 is two miles, and you drive the 30 MPH speed limit, it takes four minutes to exit Onion Creek. If you drive 40 MPH it takes three minutes. If you destroy your neighbor's mailbox, is saving one minute really worth the embarrassment? Embarrassment will subside quickly over time. Knowing you killed or seriously injured a child will never go away. Please slow down, put your phone down, and, if you've downed a few too many, get a ride home.

On another subject, while Robert Frost poetically opined that "fences make good neighbors", in a planned subdivision with deed restrictions, fences can make for a lot of confusion. The CC&R's in Onion Creek regarding fences aren't all the same. Different Sections have different regulations. Golf course lots are even "differenter" than non-golf course lots. Add the confusion generated by the Texas

Legislatures (surprised?) recent passage of a law allowing security fences, while simultaneously granting HOA's the ability to determine what type of fence and it's dimensions, and your OCHOA "fencing team" has become very busy.

My point: Please consider the installation of a fence just like adding a room to your home or painting your home a different color – NOTIFY THE HOA OFFICE AND GET APPROVAL IN WRITING BEFOREHAND! Unfortunately, one of our neighbors failed to do that and is now required to remove a part of his fence.

Now for some good news - we hope all of you will again participate, or cheer on, our Annual 4th of July parade. See Y'all there!

Jerry Patterson



Onion Creek Mailbox of the Month

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.onioncreekhwa.org), the Notification Network (email blasts), and the Onion Creek Facebook page (www.facebook.com/onioncreekhwaassociation). 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:** Christopher Burges (cburges@hotmail.com) **Publisher:** Beth Curbriel (bethcriel@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 newsletter advertiser, nor will either entity incur liability for inaccurate or misleading information.*

BOARD
Notes
Continued from page 1

total YTD operating expenses for March were \$118,966 which is \$26,253 under budget. The most significant variances to budget were as follows:

Landscape Maintenance – Other was \$9,577 over budget & Security was \$27,854 under budget.

The net revenue over expense YTD was \$72,956.

Cash balances at 04/30/23:

Operating - \$248,058.38

Reserves - \$128,308.77

SECURITY
Tom Thies/Nikki England

Onion Creek Security has not received any reports of attempted or actual property thefts since April 20, 2023. Multiple calls for lost dogs in the area were received. Increase in Open Garage doors during night hours, and suspicious vehicles reported.

According to the APD Crime viewer the following crimes created a report from APD.

- Theft, 2100 Blk of Boca Raton
- Family Disturbance Mickelson Drive

APD responded to multiple calls of assaults, family violence, thefts in the areas around Onion Creek

Smith Security:

Time Sheets and Billing remain consistent.

Due to personnel shortages, there are two nights a week that have only one patrol Officer from 10 pm to 6 am.

LANDSCAPE/PARK
Dick Perrone

The oak trees located in the median of Onion Creek Parkway had broken limbs smooth cut and painted. Also, the contractor removed many broken limbs that were still hanging in the trees. The work required three days to complete and cost \$1800.00. The ice storm of 2023 cost the HOA a grand total of \$6375.00 for removal of broken limbs and downed trees from all the HOA owned parks and common areas.

The City of Austin contractor returned and cleared more of the brush and broken trees on the vacant lots. Yet they did not finish the job. It is frustrating that the completion of their work drags out over months. Thank goodness we did not experience the promised heavy rains and possible flash flooding. The local rain gauges indicated we did get approximately 3 ½ inches over the past 8 days.

The Legends Way Park basketball backboard was broken by

vandals and has been removed. A new and stronger backboard will be installed by the fall.

The City of Austin Electric Utility replaced the transformer at the pump house in Sullivan Park last week. The unit is located immediately North of the pump house in the northwest corner of Sullivan Park.

DEVELOPMENT/INFRASTRUCTURE
Jerry Epting

- Project Name: Proposed Zoning Change

Applicant is proposing a zoning change from Limited Industrial Service District intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites. To General commercial Services district intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The location is 4.4 miles from OC at 8402 S. Congress Ave.

- Project Name: Proposed Zoning Change

Applicant is proposing a zoning change from SF-1 Single Family Residence (Standard Lot) District intended as an area for moderate-density single-family lot to Family Residential District intended as an area for moderate density single-family residential use with a minimum lot size of 5,750 square foot. The project location is 106, 116 and 118 Red Bird Ln. and 5402, 5408 and 5412 Congress Ave. approximately 6.7 miles from OC.

- Project Name: Proposed Zoning Change

Applicant is proposing new development with associated improvements. The zoning change is from SF-3-Family Resident district to Townhouse and Condominium Residence district, approximately 6.8 miles from OC located at 1512 Damon Road.

- Project Name: Proposed Zoning Change. Applicant is requesting zoning change from Limited Industrial Service district to Limited Industrial Service planned development area combining district to Limited Industrial district approximately located 7.2 miles from OC at 300 -440 Industrial Blvd.



IMPORTANT REMINDERS



Modification Committee

With Summer officially here, please remember that all exterior improvements/projects to your home must have written approval by the Onion Creek HOA Modification Committee.

You can go online to make a request at:

<https://onioncreekhoa.org/contact/>

or contact the office at (512)280-8110



Keep Our Neighborhood Beautiful

Since our last Newsletter we have had numerous complaints about HomeOwners not storing their trash cans properly. Trash cans are being left in the driveway, side of house and left number of days on the street.

Section 10-4 of the CC&R's specify: No trash, rubbish, garbage, manure, debris of any kind shall be kept or allowed to remain on any lot. All such prohibited matter shall be placed in a sanitary refuge container with tight fitting lids so it can not be seen from neighboring lots or public or private streets

GOING FORWARD FINES WILL BE ASSESSED TO THOSE WHO ARE NOT COMPLIANT.

We decided to take a small sample size of 4 streets on the California side of Legends Way, which is South of River Plantation.

Mickelson Dr: 3 left on the street, 16 left in the driveway, 3 left on side of house

Boros: 4 left in the driveway

Players Path: 2 left in the driveway, 1 left on the street

Zoeller: Congrats for having zero violations...keep up the good work

Not only is this against CC&R but it creates an eyesore for others that follow the rules. We will be monitoring this closely so be a good neighbor and be compliant with CC&R's. By adhering to CC&R's, it maintains our property values and keeps our neighborhood beautiful.

Legends Way at Onion Creek Yard of the Month

Jeff Fletcher is an Onion Creek Resident and Realtor for Sky Realty



May 2023.

Joseph Fiovannoli & Stefanie Tomaskos
11000 Zoeller Drive

Photos courtesy of Jeff Fletcher



June 2023

Road & Marivel Tadros
11013 Mickelson Dr.

2023 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 bethcubriel@gmail.com. Publication is subject to approval and space available.

Issue	Editorial/Photo	Advertising*
March/April	February 10	February 10
May/June	April 1	April 1
July/August	June 1	June 1
September/October	August 1	August 1
November/December	October 1	October 1

*Please direct all advertising inquiries to Cathy Miller at 512.426.9758 or email catmiller@mindspring.com.

ONION CREEK BOARD OF DIRECTORS 2023 Board Meetings

Board meetings are being held in-person at the Onion Creek Club. Residents are encouraged to attend meetings to learn about what's going on in our community.

**General Membership Meeting
Saturday, January 21, 2023, 9 am
Onion Creek Club Main Dining Room**

February 18	•	Saturday, 10 am- 12 pm
March 16	•	Thursday, 4 - 6 pm
April 20	•	Thursday 4 - 6 pm
May 20	•	Saturday, 10 am - 12pm
June 15	•	Thursday, 4 - 6 pm
July 20	•	Thursday, 4 - 6 pm
August 19	•	Saturday, 10 am - 12 pm
September 21	•	Thursday, 4 - 6 pm
October 19	•	Thursday, 4 - 6 pm
November 18	•	Saturday, 10 am - 12 pm
December 21	•	Thursday, 4 - 6 pm

**Please Support
Onion Creek
Times
Advertisers**

2023 OCHOA

Calendar

July:

July 4, Independence Day

July 7, World Chocolate Day

July 10, Pina Colada Day

July 16, National Ice Cream Day

**July 20 , Onion Creek HOA Board meeting, 4PM
HOA Onion Creek Club**

July 24, National Tequila Day

August:

August 5, National Mustard Day

August 15, Natinal Relaxation Day

August 18, National Fajita Day

**August 19, Onion Creek HOA Board meeting,
10AM HOA Onion Creek Club**

August 28, National Red Wine Day

**AVAILABLE IN YOUR HOA OFFICE
NOTARY SERVICES at no charge to OC
residents.**

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

**If it's an EMERGENCY Call 911 First
Then Call**

**ONION CREEK SECURITY
512-940-9269**

**If it is NOT an emergency or to file a report
after an event; i.e., break-in, theft, accident,
etc, Call 311**

ONION CREEK HOMEOWNERS ASSOCIATION

10816 Crown Colony Drive, Suite 105
Austin, Texas 78747

Ph: 512.280.8110

Fax: 512.280.8162

Email: ochoa8110@sbcglobal.net

Website: www.onioncreekhoa.org

Office Hours: Mon-Tue-Thu-Fri • 10am - 2pm

Weds • 8am - 5pm

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The Onion Creek HOA board meetings are open to all residents and are held the 3rd Thursday of each month from 4 to 6 p.m., or the second month of each quarter on the 3rd Saturday, 10 am – 12 pm in the Onion Creek Club Executive Dining Room. Check www.onioncreekhoa.org for the agenda and any changes.

Yard of the Month



**May 2023.
Martin & Betsy Cook
10401 Pinehurst Dr..**

Photos courtesy of Hector Eichelmann



**June 2023
Jose & Dolores Montemayor
10800 Vetavio Ct.**



RE
Estate
Round

BY HECTOR EICHELMANN
SKY REALTY
Cell (512)282-8039
Office (512)342-8744

The Real Estate Report for June 9, 2023.

16 Houses & Condos for Sale at the Average Price of \$ 741,840.

1 Houses & Condos pending at the Average Price of \$579,000.

7 Houses & Condos have sold for:

List Price Average \$801,886 Max.\$985,000.

Sold Price Average \$779,929 Max.\$950,000. .

Onion Creek listings average days on the market - 38

