

ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Volume 2015

Neighborhood Newsletter

Issue 1- April

A Letter from the President

The Onion Creek Meadows Property Owners Association is the group responsible for looking after the interests of our neighborhood. Membership is voluntary and open to property owners in the neighborhood. (Deed restrictions, on the other hand, are binding on property owners.) As many of the original settlers in Onion Creek Meadows have moved or passed on, it is up to the next generation to carry on in promoting the best interests of our neighborhood. Out of more than 200 property owners in the neighborhood, only 65 property owners are paid-up members. That may be an indication that the rest of you think the neighborhood is doing OK, or it may indicate that you have other issues occupying your attention. Our board is comprised of volunteers and we will continue to monitor developments such as the Estancia mixed-use development across Old San Antonio Road and Cebolla Creek off Twin Creek Road backing up to our homes on Turley, as well as other plans for disposition of the Heep Ranch, utilities and government activities that have an impact on our neighborhood. We welcome your input on how we all may serve the neighborhood better.

Thanks for your support.

Jim Cullen
President

Onion Creek Meadows Property Owners Association ANNUAL MEETING

**Sunday, May 3
2:00—4:00 PM**

The annual neighborhood meeting will be held Sunday, May 3rd at the Manchaca VFD Fire Station on FM 1626 from 2 to 4 p.m. The following presenters have been invited:

- Manchaca Fire/Rescue—fire issues
- Sheriff's Department—public safety issues
- County Commissioner—developments surrounding the neighborhood
- Barton Springs/Edwards Aquifer Conservation District—water resources

With two outgoing Board members, we are looking to fill two positions. Time commitment involves a quarterly meeting. If you know of someone who might be willing to serve, please contact Debra at deblou4@juno.com.

Please join us for refreshments, conversation and the opportunity to learn from the speakers!

Onion Creek Meadows ANNUAL YARD SALE Saturday, May 16 8:00 AM

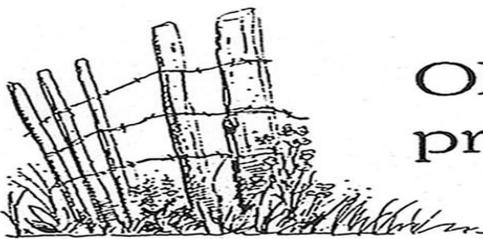
Robin Haralambous, our Yard Sale coordinator, has set **Saturday, May 16th** for what has now become an annual Onion Creek Meadows event. In case of rain, the sale will be postponed to May 23rd. Each household is encouraged to participate by selling your unwanted items from your own driveway. Several publications such as the **Statesman, Austin Chronicle, Hays Free Press** and **Craigslist** will carry advertising in the preceding days. We now have sharp-looking signs that will be posted at intersections along Old San Antonio Rd nearing the neighborhood.



Start collecting your items now and spread the word!

Spring is nature's way of saying, "Let's party!"

- Robin Williams



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

GET CONNECTED...



ONIONCREEKMEADOWS@YAHOOGROUPS.COM

Here is a useful online forum to share your neighborhood news directly neighbor-to-neighbor, such as offering free or for sale items or services, sharing seeds and plants and gardening advice, locating lost and found pets or other items, looking for household help or services, asking questions about area concerns, making announcements or sharing information you think others might be interested in. Anyone living in Onion Creek Meadows, and its surrounding neighborhoods, is welcome to sign up. This site is monitored for content and appropriateness by two moderators. Please be polite. To join, as well as communicate with neighbors, send an email to **onioncreekmeadows@yahoogroups.com**

WWW.OCMPOA.ORG

Check out the website for Onion Creek Meadows Property Owners Association. You can find neighborhood information, announcements, newsletters, POA information. Visit **www.ocmpoa.org** today!

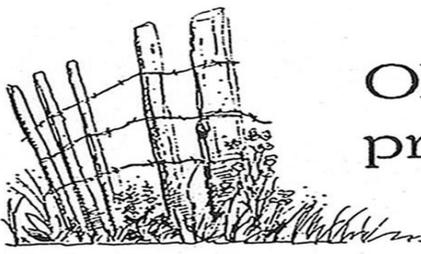
FACEBOOK PAGE

Onion Creek Meadows POA is on Facebook. Like us at **www.facebook.com/ocmpoa** and get updated announcements and neighborhood information in your news feed.

FACEBOOK GROUP: MANCHACA MOMS

Are you interested in getting to know other moms in Onion Creek Meadows? A new Facebook group called Manchaca Moms is available for you to join. It is a "secret" group, so no one can view it unless invited. The hope is that having a way to connect in a closed group will allow for neighborhood kids and moms to get to know each other and provide an avenue for us to bounce ideas off each other.

If you would like to be part of this Facebook group, please email Temple at **temple.gossett@gmail.com**.



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manhaca, Texas 78652

DEVELOPMENTS ON OUR RADAR...

Thank you to Ron Ralph, our OCMPOA liaison, for keeping us in the know on developments

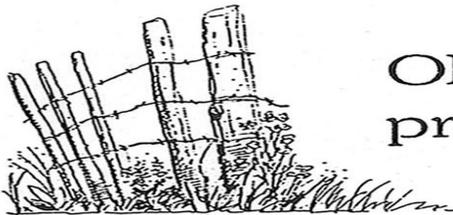
CEBOLLA CREEK: Twin Creeks Road, south of the cemetery

These homes will be in the mid-250K to 500K price range in one- and two-story models. Look up mihomes.com to see similar construction in Travis and Williamson Counties. They are aiming at the mid move-up market and plans are not set. The lots will be 50 to 60-foot wide with trees, grass and shrubs. Water will be City of Austin, wastewater will be gravity fed to a pumping station then forced east to connect through Estancia. Power will be Pedernales Electric Cooperative. County Commissioner Gerald Daugherty's office is being contacted with our concerns and our group of concerned citizens hopes to meet with staff early next year.

- **Traffic impact on existing infrastructure.** Not really their concern although they will be doing an internal analysis to please us. The survey will be used to determine if widening Twin Creeks is required.
- **Environmental impacts on green spaces, large trees, light pollution, landscaping (i.e. herbicides/pesticides).** They assured us they would provide green space, save all the large trees and pass out brochures to new homeowners about the benefits of using eco-friendly herbicides and pesticides.
- **Drainage concerns.** They assured us the creek, as modified, would handle all runoff from Onion Creek Meadows subdivision (ca. 180 acres) better than today and we would never flood. Furthermore, they would capture and clean all surface runoff from their development in ponds near Onion Creek.
- **Privacy fencing/screening.** The plan is for 6-foot wood fences. They agreed to consider 8-foot neighbor-friendly wood fences along the south side where up against our neighborhood.
- **City services and impacts on AISD, police and fire service.** Not their concern. Talk to the county or school district.
- **Blending in with existing neighborhoods.** Estancia is all condos and there are no other new development so they have nothing to consider.
- **HOA responsibilities.** The HOA will be responsible for mowing green spaces and keeping up the neighborhood in general. Dues will be required of all homeowners.

ESTANCIA: Old San Antonio Road, east and south of Onion Creek Meadows

This 600-acre, mixed-use development is well underway with homes being built by Lennar starting at \$260K. Onion Creek Meadows residents are most concerned with exit on to Old San Antonio Road. All we know at this point is that the developer will be constructing a left turn lane from Old San Antonio Road into Estancia as the site progresses. Stay tuned...



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manhaca, Texas 78652



Be Earth-Friendly

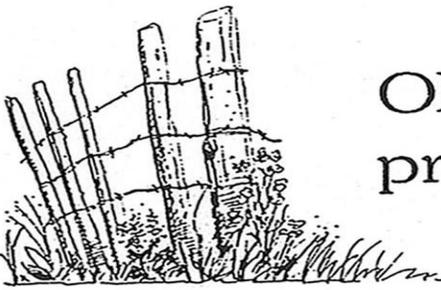
Earth Day, celebrated each year on April 22, is a day to reflect on our planet, our environment and what we can do to help keep them healthy. The first Earth Day in 1970 was meant as neither protest or celebration, but rather as “a day for serious discussion of environmental problems.” The idea caught on, resulting in approximately 20 million Americans taking to the streets to rally for a healthy, sustainable environment. More than half a billion people in 192 countries now observe Earth Day. It is considered the largest secular holiday in the world.

Small changes that can affect both the planet and your wallet...

- Turn off the water while brushing teeth or shaving to save up to 4 gallons/minute. That's up to 200 gallons/week for a family of four.
- Turn your refrigerator down. Refrigerators account for about 20% of household electric use. Use a thermometer to set refrigerator temperature as close to 37 degrees and your freezer as close to 3 degrees as possible.
- Turn down your water heater thermostat. Thermostats are often set to 140 degrees F; however, 120 degrees is usually fine.
- Be careful not to overheat or overcool rooms. In the winter, set your thermostat to 68 degrees in daytime and 55 degrees at night. In the summer, keep it at 78. Lowering your thermostat just two degrees during winter saves 6% of heating-related CO2 emissions. That's a reduction of 420 pounds of CO2 per year for a typical home.
- Clean or replace air filters as recommended. Energy lost when air conditioners and hot-air furnaces have to work harder to draw air through dirty filters. Cleaning a dirty air conditioner filter can save 5% of the energy used. That's a reduction of 175 pounds of CO2 per year.
- Use less hot water by installing low-flow shower heads. They cost just \$10 to \$20 each, delivering an invigorating shower, and save 300 pounds of CO2 per year for electrically heated water, or 80 pounds for gas-heated water.

Consider adding recycling service to your trash, if you haven't done so already. Progressive Waste Solutions (formerly IESI) and Texas Disposal Systems charge about \$4/month for recycling service. Considering the trade-off for all that doesn't end up in the landfill, that's a great deal.

Another earth-friendly idea is to compost. Composting is inexpensive to get going and takes little effort to maintain. Brite Ideas at 4201 S. Congress Ave. offers free classes on composting to get you started. You can find them at www.bihydro.com



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Manchaca Fire/Rescue

Manchaca Fire/Rescue (MVFD) is the Fire Department which serves the areas just south of the City of Austin to the Travis County boundary line. There are two stations: Station 501, at 665 W FM 1626, and Station 503, at 12010 Brodie Lane. Both are staffed with personnel 24 hours a day/7 days a week. A minimum of three firefighters/EMTs are on duty all the time and, oftentimes, volunteers will bring staffing levels to five personnel per apparatus. By being a combination fire department, i.e. consisting of both career and volunteer firefighters, Manchaca residents continue to save about \$3 million/year. The Insurance Services Office has rated the department an ISO Class 3 department (1 being the best, 10 being the worst). It is only two points away from an ISO Class 2! This means that MVFD's communications system, water system and fire department operations is rated among some of the best in the state and equates to lower homeowner's insurance premiums for our residents.



- Need to brush up on lifesaving skills? CPR, AED and First Aid trainings are held at the station.
- Have a teen interested in learning more about firefighting? MVFD has an Explorer Cadet Academy. This program allows young people ages 15-18 "a glimpse into what it takes to be a firefighter and to help them prepare for a better tomorrow." For more information, visit <http://www.mvfd.org/explorers>.
- You can receive free emergency text alerts. Text ManchacaFire to 888777 from any cell phone.

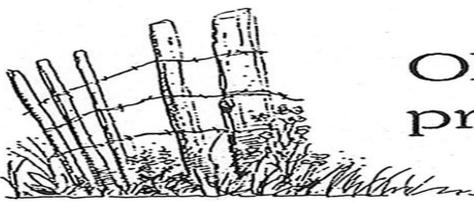
To learn more about Manchaca Fire/Rescue, please visit their website at <http://www.mvfd.org> or Facebook page at <https://www.facebook.com/ManchacaFireRescue>

Thank you to MVFD Chief Chris Barron for the above information. Chief Barron has been with MVFD since 1991 and was recently selected as 2014's International Fire Chief's Association's Fire Chief of the Year.

Clip and save

HANDY PHONE NUMBERS

Emergency Police/Fire	911
Non-emergency Police	311
OCMPOA President Jim Cullen	512.447.8201
Aqua Texas emergency calls	877.987.2782
Non-emergency Sheriff calls	512.974.0845
County Commissioner Gerald Dougherty	512.854.9333
Pedernales Electric Cooperative	888.883.3379



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

BLOCK CAPTAINS AND WATCH COMMITTEE CHAIR NEEDED!

Onion Creek Meadows needs a volunteer to chair our NEIGHBORHOOD WATCH PROGRAM. On each block in OCM we have a BLOCK WATCH CAPTAIN who works with others on their block to keep an eye on each other's property and alert them and the Sheriff to any unusual or suspicious activities or crime in progress. The CHAIR stays in touch with each BLOCK CAPTAIN and coordinates any information that needs to be passed on. The CHAIR posts alerts and other vital information for property owners on the OCMPOA Alert List.

Although this is a vital job, it actually is NOT a huge time-consuming one. If you have ever thought of giving back to your community, please consider becoming our NEIGHBORHOOD WATCH PROGRAM CHAIR. You're promised all the help you need to get started.

Also, Debra Tompkins is in the process of confirming existing BLOCK CAPTAINS as there are several streets without a designated person. If you'd like to volunteer to be a BLOCK CAPTAIN for your street, please contact her at 512-282-2380 or by email at deblou4@juno.com. She's waiting for your call!

Free Pet Services

Have your pet spayed or neutered, vaccinated against rabies and receive a microchip **at no cost!** Travis County residents can attend one of the free clinics in town in May and June. The nearest clinic to our neighborhood is being held at Garrison District Park (6001 Manchaca Road) on the following days:

- Saturday, May 9
- Friday, May 22
- Thursday, June 4
- Friday, June 19

Services are first come, first served. For more

information, visit www.emancipet.org/mobile



Deed Restrictions

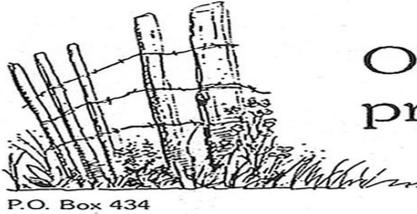
A deed restriction is a written agreement that restricts and/or limits the activities that may take place on a particular property. Our restrictions are recorded in the property records of Travis County and are private agreements that bind each and every property owner in our subdivision. At their best, deed restrictions protect the value of your home investment by keeping our neighborhood neat, attractive and residential. At their "worst," they tell you what you can and can't do with your property.

You signed a copy of the Onion Creek Meadows deed restrictions when you bought your home, agreeing to abide by its contents. Making changes to deed restrictions would require an agreement of 51% of the Association membership. Your OCMPOA Board would like to hear from you. Do you think amending our deed restrictions is a good idea? What would you like to see changed? What would you oppose? Comments can be forwarded to Jim Cullen at jcullen@austin.rr.com.

If in doubt, practice the Golden Rule. When we respect each other, each side giving a little to get a little, we can find that middle ground where solutions lie. It takes all of us together, treating each other as we want to be treated, to keep Onion Creek Meadows a great place to live.

Manchaca History Explored

Images of America: Manchaca (published by Arcadia Publishing, \$21.99) illustrates in 200 vintage photographs the history of our unique community. Spanish land grants opened the area for settlement in the 1830s. By 1850 a stage coach stop was established, which brought more settlers. The Great Northern Railroad laid tracks by 1881, and a new school and mercantile stores soon followed. By 1900, Manchaca was a bustling community. www.arcadiapublishing.com
www.amazon.com



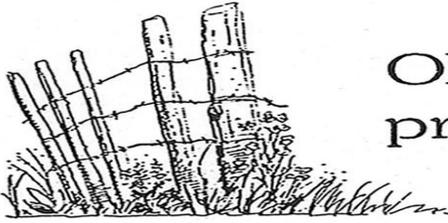
ONION CREEK MEADOWS property owners association

P.O. Box 434

Manhaca, Texas 78652

OCMPOA BOARD AND COMMITTEE MEMBERS 2014-2015

Jim Cullen	Board President Database, Membership Deed Restrictions	512-447-8201	jcullen@austin.rr.com
Andrea Bright-Fontana	Board Vice-President Activities Chair	512-577-6368	abrightfontana@gmail.com
Jamie Beard	Board Treasurer	409-382-3585	jclark1212@live.com
Temple Gossett	Board Secretary Newsletter Editor	512-745-2617	temple.gossett@gmail.com
Trudy Richards	Board Member Facebook Page Yahoo Group Administrator	512-560-7543	trudy_richards@hotmail.com
Janie Richards	Board Member Welcome Chair	210-262-3201	lady_ponies_23@hotmail.com
Tony Lopez	Board Member Activities Chair	512-291-4992	lucym165@yahoo.com
Debra Tompkins	Board Member Webpage Administrator Nominations	512-282-2380	deblou4@juno.com
Gabe Tamayo	Board Member	512-282-6529	gabetamayo@austin.rr.com
Ron Ralph	Cebolla Creek Development Estanica Development	512-280-9648	ronralph@austin.rr.com
Robin Haralambous	Garage Sale Coordinator	512-569-9850	robin_302@yahoo.com



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652



MEMBERSHIP/RENEWAL FORM (From July 1, 2014 through June 30, 2015)

Onion Creek Meadows Property Owners Association
P.O. Box 434
Manchaca, TX 78652

Name(s): _____

Address: _____

Telephone: _____ **Date:** _____

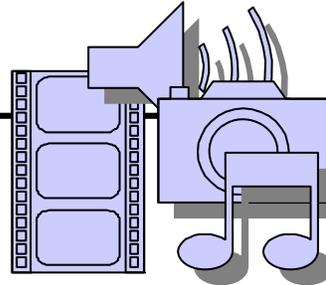
Lot(s) For Each Per Year Total*

Property Owner Membership: _____ X \$20.00 = _____

*Multiple lot owners may choose to pay (1) the minimum \$20 dues for a single lot and one membership vote or (2) \$20 for each additional lot which entitles you to an additional vote.



AROUND TOWN



MAY:

SOUTHPARK AFTER DARK

Every Saturday in May enjoy free concerts at The Grove in Southpark Meadows. You can enjoy family-friendly music from 7:00 to 10:00 pm. For more information, go to www.facebook.com/groveaustin

JUNE:

MOVIES IN THE PARK

Every Friday in June enjoy concerts under the Buda park pavilion or watch family-friendly movies under the stars. Seating is on the grass and concrete, so bring your lawn chairs, blankets and snacks.

Concessions will be available. Admission is free. Movies begin at 9:00 pm. Concerts begin at 8:00 pm.

For more information, go to www.facebook.com/Budatx

ONGOING:

DOWNTOWN BUDA FARMERS' MARKET

Local produce and goods from vendors including Copper Creek Ranch, Red Beard Brothers Farm, Gray Gardens, Salud de Paloma, Chocolate Drop Confections, Laurel Path Gardens, My Momma's Soap and G-Bros. Main Street Buda, Saturdays 9:00 am to 12:30 pm and Tuesdays 4:00 to 7:00 pm. Live music every Saturday. Additional Artisans Market every third Saturday. For more information, go to

www.facebook.com/dbfma or www.budafarmersmarket.com