

ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

April 2016

Onion Creek Meadows Property Owners Association

ANNUAL MEETING

Sunday, May 1

2:00 – 4:00 PM

The annual neighborhood meeting will be held Sunday, May 1st at the Manchaca VFD Fire Station on FM 1626 from 2 to 4 p.m. The following presenters have been invited:

- County Commissioner – developments surrounding the neighborhood
- Constable – public safety issues
- Barton Springs/Edwards Aquifer Conservation District – water resources

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

A LETTER FROM THE PRESIDENT...

Development and Flooding Mark the Year

Two major events have occupied the attention of the Onion Creek Meadows Property Owners Association in the past year: consideration of the Cebolla Creek subdivision and the aftermath of the Oct. 30 flooding that damaged many houses in our neighborhood.

The City of Austin in July and Travis County in August approved a plan for the proposed Cebolla Creek subdivision that allows 188 single-family homes on the 70.86-acre tract between Twin Creeks Road and Onion Creek Meadows. The plans also include nine water quality and drainage ponds, detention ponds, park and open-space lots. Water and wastewater services will be provided by the City of Austin.

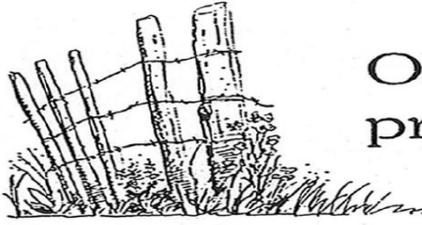
Area neighborhood representatives, including Ron Ralph from Onion Creek Meadows, participated in talks with the Cebolla Creek developers. Blayne Stansberry of the Arroyo Doble neighborhood reported that the plan met the requirements of applicable codes and no variances were requested, which did not give adjoining neighborhoods much leverage to negotiate with the project developer. However, the adjoining neighborhoods did come away with a few extras that the developer agreed to:

1. The developer obtained a tree survey and shifted things to save some of the trees.
2. The developer will provide eight-foot tall privacy fencing along the Onion Creek Meadows property line.
3. The developer will provide new metal picket fencing for Live Oak cemetery.

“Traffic has always been the number one concern for all and we took every opportunity to voice concerns,” Stansberry wrote.

The county is looking at options for improving the intersection of Twin Creeks and FM 1626, which wasn't on the county's radar until the neighborhoods asked it to be included.

The county will also look at the possibility of installing dynamic speed signage (similar to what is on Brodie Lane).



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“We will continue discussions with the county on these items and encourage them to address the traffic problems and pedestrian safety,” Stansberry wrote.

When the matter came before the Travis County Commissioners Court in August, OCMPOA expressed concerns in the proposal for construction of an emergency access drive from the proposed Ciliegia Drive through Onion Creek Meadows to Turley Drive at Algerita. “This drive will be gated and used for emergency access only,” according to the Phasing Agreement between the developer and the county.

This emergency access, on an easement that was vacated years ago by the county, would go past the master bedroom of the house at 206 Turley Drive. The resident property owner is concerned that it could become a nuisance, particularly if the emergency access might eventually be allowed to be converted to a public road, and would result in the devaluation of his property and neighboring lots.

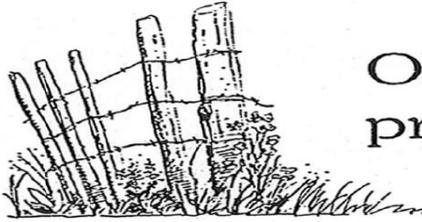
We asked for assurances in the public record that the emergency drive would not be converted to a public road, or used by construction equipment during the development of the Cebolla Creek project, and that the gate would be locked and that emergency authorities, such as the Manchaca Volunteer Fire Department, would be responsible for securing the gate.

Joe Arriaga, the county’s senior planner, replied to the letter, “Thank you for contacting us regarding the proposed preliminary plan. There are no plans to turn the proposed emergency access easement to be converted to a public street. The Phasing Agreement that the developer agreed and signed with Travis County says this is for an ‘emergency access only’. The only way anyone can convert any of the vacated stub streets in your subdivision is to get permission from the county and city and would require additional permits and applications and would also require approval from the City of Austin and Travis County. As for the construction activity, your best bet to contact the developer but I don’t think they would use this for any type of activity during construction. The commissioner may mention this during public testimony.”

Despite those assurances, we will need to remain vigilant that the developer does not attempt to change the emergency access easement to a public street, as we don’t want the additional traffic onto Turley Drive.

Flooding in Onion Creek Meadows on Oct. 30 did substantial damage to houses backing up to Onion Creek as well as houses that back up to a drainage ditch behind Turley Street. Many other homes sustained damage from water flowing downhill and getting into the houses. OCMPOA worked with county officials to get assistance from the Federal Emergency Management Administration and other government or nonprofit programs to clean up and repair their homes.

Responding to queries from neighbors as to whether the Estancia development on the east side of Old San Antonio Road may have had an impact on flooding of Onion Creek Meadows, Steve Schiewe, public engineer with the Travis County, wrote in a Nov. 9 email, “An existing stock tank was converted into the detention pond, with an outlet structure placed in the dam at the level and location of the original creek. This flows to the northwest, then bends to the north at a point about halfway between Field Dr and Twin Creeks Rd. It then flows north to an existing box culvert that crosses Old San Antonio Rd between Twin Creeks Rd and Estancia Pkwy. I can’t see any reason to think that the detention pond flow could have crossed through the heart of Onion Creek Meadows as has been described.” He noted that the property of the resident on Old San Antonio Road is about 25 feet higher than the outlet of the detention pond.



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“I believe the explanation is simply the enormous amount of rain that fell over a short period of time,” Schiewe wrote. “Between 5:10 am and 11:10 am on October 30, LCRA reports that 13 inches of rain fell at the gage along Onion Creek at Buda. Half of that came between 8:10 am and 9:25 am. This amount of rain falling to the east and south of Onion Creek Meadows just overwhelmed the drainage system as it flowed to the northwest to make its way to Onion Creek. This storm was far beyond even the most stringent subdivision design requirements in effect today.”

FEMA set up offices in Austin and the Small Business Administration made disaster assistance available for homeowners, renters, small businesses and non-profit organizations, with loans available for as little as 1.875% interest.

Travis County Commissioner Gerald Daugherty, at a meeting for residents of Onion Creek Meadows, Arroyo Doble and other affected residents on Dec. 5, noted that many of the homes that were flooded were not in the flood plain. Of 48 properties west of I-35 that were identified as damaged due to the flooding, 40 were not in the flood plain.

Sherry Fleming, director of the county Department of Health and Human Services, noted that county social workers can connect affected residents with appropriate agencies that can provide assistance. They also can provide information on federally funded rehabilitation programs for low to moderate damage, up to \$25,000 as well as utility and rental assistance based on income level and food pantries.

Morgan Cotton, director of public works with the county’s Department of Transportation and Natural Resources, advised on the progress of repairs on Old San Antonio Road, including the bridge at Manchaca Springs, and the use of dumpsters in the neighborhood.

The challenge of dealing with developments adjoining Onion Creek Meadows as Cebolla Creek and Estancia build up, providing a liaison with government officials and standing ready to help our neighbors during disasters, are among the many reasons we need a property owners association that is able to look after the interests of the neighborhood. We also hope to sponsor activities during the coming year that will bring the neighborhood together. I encourage you to renew your membership, which expires in June (see the form at the end of this newsletter, and come to the general assembly May 1 from 2 to 4 p.m. at the Manchaca Volunteer Fire Station on FM 1626.

Thanks for your support.

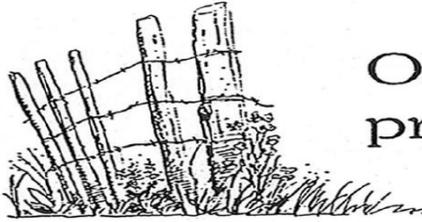
Jim Cullen
President

Texas Keeper Cider

Have you noticed our cidery neighbor at 12521 Twin Creeks Drive? Although Texas Keeper Cider has been around for the last three years, the signage has just been unveiled due to the opening of the new Taproom.

Native Austinite friends started the small-batch cider production facility back in 2013. Since then, they have been restoring the historic farmhouse onsite and turning it into the Taproom.

The Taproom is open every Saturday 11 to 7. It is family- and pet-friendly. Visit www.texaskeeper.com or www.facebook.com/texaskeeper for more information.



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NEIGHBORHOOD CONNECTIONS

onioncreekmeadows@yahoogroups.com – online forum (to join, as well as communicate with neighbors, send an email to this address)

www.ocmpoa.org – neighborhood information, announcements, newsletters, POA information

www.facebook.com/ocmpoa - announcements, neighborhood information

OCMPOA BOARD & COMMITTEE MEMBERS 2015-2016

Jim Cullen	Board President Database, Membership Deed Restrictions	512-447-8201	jcullen@austin.rr.com
Debra Tompkins	Board Vice President Webpage Administrator Nominations	512-282-2380	deblou4@juno.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
Karen Jellison	Board Member Activities Chair	512-565-5621	karenjellison@austin.rr.com
Andrea Bright-Fontana	Board Member	512-577-6368	abrightfontana@gmail.com
Ron Ralph	Cebolla Creek Development Estancia Development	512-280-9648	ronralph@austin.rr.com
Robin Haralambous	Garage Sale Coordinator	512-569-9850	robin_302@yahoo.com



MEMBERSHIP/RENEWAL FORM

(From July 1, 2016 through June 30, 2017)

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.