

ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Spring 2018



OCMPOA Annual Meeting & Chuck Wagon Gathering

Sunday, May 6th, 2018

2:00-4:00 p.m.

13206 Easley Drive

(Corner of Easley Dr. and Onion Creek Dr.)

We invite everyone in the neighborhood to come out for our Annual Meeting. It's a great opportunity to:

- Find out what's happening in Onion Creek Meadows and surrounding areas and the latest info on:
 - * Roads—Twin Creeks Drive, Old San Antonio Rd, FM 1626, SH45
 - * Subdivisions—Estancia, Bear Creek Crossing
 - * Street Lights—Intersection of FM 1626 & Old San Antonio
- Meet your neighbors and your Board Members
- Renew your membership or become a new member
- Opportunity to join a committee and get involved
- Give suggestions, ideas and express concerns
- Hear about and see pictures of our NEW ONION CREEK MEADOWS NEIGHBORHOOD SIGNS that are being constructed. Donations accepted!

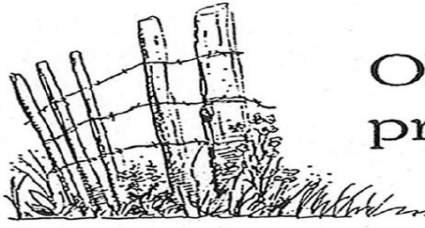
With all the new neighbors and young families moving into the neighborhood, this year the OCMPOA Board has decided to do something different for our Annual Meeting. We'll be having it in the back yard of the Jellison residence instead of the Manchaca Fire Station and make it an Annual Meeting and a Fun Neighborhood Get-Together! We'll be providing:

- Grilled Hot Dogs, Chili Dogs, & Frito Chili Pie
- Bottled Water, Lemonade and Tea
- Peach Cobbler for Dessert w/Blue Bell Vanilla Ice Cream
- Swimming—2 Lifeguards will be provided but please keep an eye on your child—Bring your own towels and goggles
- Music—We have several musicians in the neighborhood. Bring your instruments and join in the Jam!
- Bring your own lawn chair or blanket
- Games for kids—stick horse rodeo, bean bag toss, rope-a-steer
- No pets allowed please

So, come on out, look for the Chuck Wagon and join us! We look forward to meeting the new neighbors and seeing the ones that have been here a while. This is truly a great neighborhood and we welcome you to help us make it even better!

See ya' there!

OCMPOA Board Members



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A LETTER FROM THE PRESIDENT...

Work is going on surrounding the Onion Creek Meadows neighborhood as the state, county and school district prepare for more development in Manchaca.

Travis County Commissioners plan to expand Old San Antonio Road over Onion Creek. The plan is to widen the roadway from one lane to two lanes and elevate the road above the 100-year floodplain, but the engineer's estimate the bridge construction will cost \$2.59 million, or \$200,000 more than was budgeted for the project. Commissioners last November approved the transfer of \$300,000 to the Old San Antonio Road bridge project from a proposed rebuilding of a low-water crossing at Bee Creek Road due to problems with that project.

Travis County has asked the state Department of Transportation to put a traffic light on FM 1626 at Old San Antonio Road to handle the expected increase in traffic from the Estancia multi-use development, which will include retail and commercial uses as well as residential condos and apartments, and Bear Creek Crossing, where plans are to build 195 single-family houses. The county is asking for left-turn lanes on Twin Creeks and Old San Antonio roads and sidewalks on Twin Creeks Road.

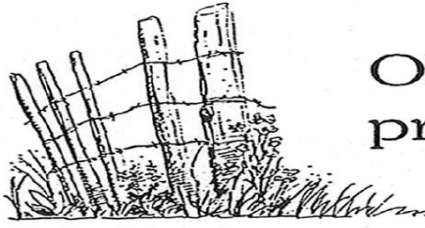
The state Department of Transportation is proceeding with plans to expand FM 1626 into a five-lane road west of Manchaca Road, with completion of the project expected in 2019. Expansion of FM 1626 east of Manchaca Road is expected to come later.

Work has been going on in Estancia and has started in the Bear Creek Crossing housing development off Twin Creeks Road, where 112 lots are being developed in the first phase of the development.

Voters on Nov. 7, 2017, approved bond proposals for county and school district projects affecting Onion Creek Meadows.

Travis County voters approved a \$184,940,000 bond issue with two propositions that focus on road safety and park projects. Proposition A includes \$93,445,000 worth of projects, including \$6,888,200 for bicycle lanes for Old San Antonio Road from FM 1626 to the Hays County line. County officials have said the total package would cost the average taxable homestead about \$24 a year.

Austin ISD voters approved a \$1.05 billion bond proposal, which includes \$33.3 million for a new



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building to replace the current Manchaca Elementary School, which was built in 1975. School officials said the bond issue would not trigger a tax increase, because the new debt is replacing old debt that is being paid off.

Voters in Manchaca Precinct 310 approved all three propositions by two-thirds margins. For the county propositions, 718 Manchaca voters split 500-218, or 69.64% for Proposition A, while 720 voters split 483-237, or 67% for Proposition B. In the countywide vote, 73.23% of 94,184 voters were for Proposition A, while 73.17% of 94,254 voters were for Proposition B. In the Austin ISD vote, 72.07% of 66,559 voters supported the bond issue.

In other news, Austin city officials and Travis County officials broke ground last July 31 on a new fire and rescue station at the intersection of FM 1626 and Old San Antonio Road for the Austin Fire Department and Austin/Travis County Emergency Medical Services. When the new AFD station opens in 2018, it will house two fire vehicles and an ambulance with full-time crews.

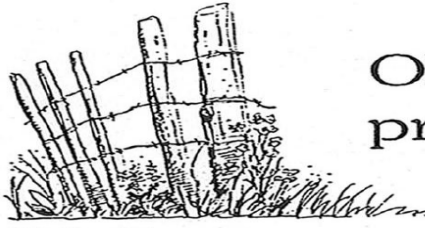
The new Onion Creek fire station was authorized by a 2012 city bond election.

Currently, emergency medical technicians serving Onion Creek Meadows are based in the Manchaca Fire Rescue/Travis County Emergency Services District 5 during the day, with ambulances responding in off-hours from an Austin fire station on Ralph Ablanedo Drive.

Ambulances will be responding to Onion Creek Meadows 24/7 from the Onion Creek station on FM 1626 at Old San Antonio Road, with backups from Ralph Ablanedo Drive. Austin Fire Department crews also will be available for backups to the Manchaca Fire Department.

Manchaca Fire Rescue, formerly the Manchaca Volunteer Fire Department, now employs 12 full-time firefighters, driver/operators and officers staffing the fire department 24 hours a day, seven days a week, under the auspices of the Travis County Emergency Services District No. 5. The district also employs a part-time paid chief, and a part-time office administrator. (It still uses volunteers as firefighters, EMTs and support roles.)

Dispatches are coordinated on a 24-hour basis through the Austin Fire Department, and all personnel have radio communication/notification devices. Much of Travis County Emergency Services District No. 5's funding is derived from property tax receipts and a 2% sales tax on goods and services sold within the service district.



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Onion Creek Meadows, and other neighborhoods that comprise the unincorporated community of Manchaca, got more control over our future this summer when the Texas Legislature approved Senate Bill 6, which requires cities in large counties to receive voter approval from areas that cities propose to annex before the cities can complete those annexations. Gov. Greg Abbott signed the bill Aug. 15.

The Onion Creek Meadows Property Owners Association is a voluntary organization, which represents our mutual interests. Our annual dues are \$20 (and memberships expire July 1).

Although membership in Onion Creek Meadows Property Owners Association is voluntary, every property owner in the Onion Creek Meadows subdivision is bound by deed restrictions that are on file with the Travis County Clerk's office of Real Property Records (see the text under "Deed Restrictions" at ocmpoa.org).

At the General Membership Meeting on Sunday, May 6, at Karen Jellison's home, 13206 Easley Dr., from 2 p.m. to 4 p.m. we will discuss neighborhood issues and three seats on the nine-member board of directors will be up for election.

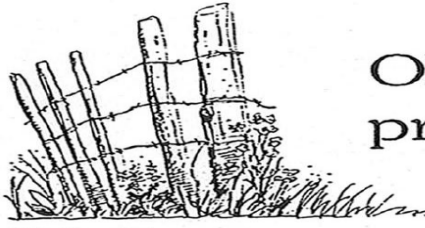
Seats that are up for election this year include those held by Vice President Debra Tompkins and Lance Farley and an open seat. If you are interested in running for the board and have questions, call me at 512-447-8201. Or feel free to show up and nominate yourself. You must be a member to run for the board, and to vote, and you can take care of your membership at the meeting.

Whether you want to serve on the board, or not, we hope you can come and meet your neighbors. Thanks for your support.

Jim Cullen
President

Do you know what your dues pay for?

- Enforcing deed restrictions
- Printing & mailing the neighborhood newsletter
- Providing food & refreshment for neighborhood gatherings
- Awarding winners for the annual Holiday Lighting Contest
- Renting a roll-off container for a neighborhood clean-up



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Onion Creek Meadows Deed Restrictions

The Onion Creek Meadows Property Owners Association is a voluntary organization, which represents our mutual interests. Our annual dues are \$20 (and memberships expire July 1, so make sure you renew!).

Every resident of the Onion Creek Meadows subdivision is bound by deed restrictions that are on file with the Travis County Clerk's office of Real Property Records (see the text under "Deed Restrictions" at ocmpoa.org).

The first rule is that "All lots or tracts in said subdivision, save and except lots bordering on the Old San Antonio Road, shall be used and occupied for residential purposes only, and none of said lots, or any part thereof, shall ever be used for business or commercial purposes or for carrying on any trade or profession." (There is an exception for the Manchaca Fire Department garage.)

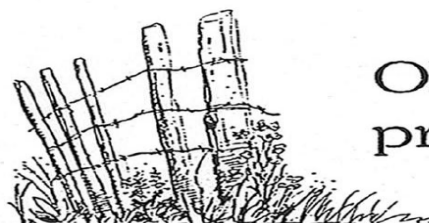
As a practical matter, this doesn't stop you from operating an office in your home or keeping a service vehicle in your driveway, as long as you don't have a sign advertising your business, you don't generate traffic to your house and you don't use your house for staging business operations that are likely to generate complaints from neighbors.

The second rule is "Only one single family dwelling, not to exceed two stories in height, shall be erected or permitted to remain on any of said lots. No duplex or multifamily residences permitted."

The third rule is "No residence erected on any of said lots shall have a ground floor living area of less than 1,150 square feet, exclusive of garages, carports, and porches, on two bedrooms, or 1,250 square feet on three bedroom, exclusive of garage, carports, and porches, and the bottom story of each residence building must have outside walls of at least fifty percent (50%) masonry."

Residences that fail to meet these requirements may be challenged in county court and owners may find it difficult to transfer the property title in case of an attempted sale.

The deed restrictions also set minimum building setbacks and prohibit mobile homes on lots and have a few other stipulations.



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The sixth rule, which also provokes some controversy, states, “No animals, livestock or poultry of any kind shall be raised, bred, kept or permitted to remain on any of said lots, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.”

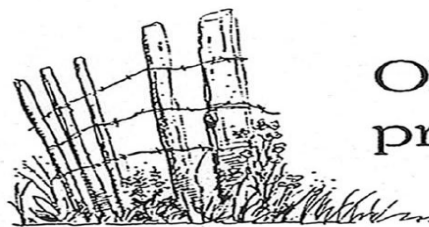
Despite this clear admonition, it appears that chickens are kept on some lots, in various states of privacy. Neighbors may choose to overlook a few hens; however, a rooster on the property strains the delicate balance between the letter of the law and the spirit of forbearance, and may cause a neighbor to complain of a nuisance.

In the case of a nuisance complaint, the deed restrictions provide that “If any person or persons shall violate or attempt to violate these covenants, conditions, and restrictions, or any of them, it shall be lawful for any person owning any interest in any of the lots in said subdivision, including a mortgage interest, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, condition or restriction, either to prevent or to correct such violation, and to recover damages or other relief for such violation.”

COMING SOON...

If you've lived in the neighborhood for a while, you may remember signage marking our subdivision. Details are fuzzy regarding what happened to those signs; however, your dues are being used to purchase two NEW neighborhood signs. They are made from cedar board with pin-mounted aluminum letters. Thank you to Karen Jellison for spearheading this project!





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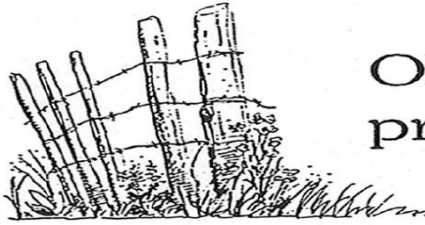
OCMPOA BOARD MEMBERS 2017-2018

Jim Cullen	Board President Database Membership	512-447-8201	jcullen@austin.rr.com
Debra Tompkins	Board Vice President Welcome Chair Nominations	512-282-2380	dltompkins4@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
Karen Jellison	Board Member Activities Chair	512-565-5621	karenjellison@austin.rr.com
Kelle Villarreal	Board Member Neighborhood Watch		karatekelle13@gmail.com
Lance Farley	Board Member Webpage Administrator Bear Creek Crossing Development	512-573-7300	honkydrum@yahoo.com
Christopher Mitchell	Deed Restrictions	512-638-0988	chris@znth.co
Ron Ralph	Estancia Development	512-280-9648	ronralph@austin.rr.com
Robin Haralambous	Garage Sale Coordinator	512-569-9850	robin_302@yahoo.com



NEIGHBORHOOD CONNECTIONS

onioncreekmeadows@yahoo.com – online forum (to join, as well as communicate with neighbors, send an email to this address)
www.ocmpoa.org – NEW & IMPROVED neighborhood information, announcements, newsletters, POA information
www.facebook.com/ocmpoa - announcements, neighborhood information
www.nextdoor.com – neighborhood-specific social network. Allows us to message, talk online, get recommendations and safety announcements, and put a name to the faces we see on our streets.



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Calling all neighbors...

Forget to submit your dues? Just clip off the Membership/Renewal Form and mail in.



MEMBERSHIP/RENEWAL FORM

(From July 1, 2018 through June 30, 2019)

Onion Creek Meadows Property Owners Association
P.O. Box 434
Manhaca, 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.