

# ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Fall 2018

**Get your holiday décor ready!! Your Onion Creek Meadows Property Owners Association is happy to announce the...2018 HOLIDAY LIGHTING CONTEST!!!!**



**First place: \$150    Second place: \$100    Third place: \$75  
Honorable Mention: One year POA membership (\$20 value)**

Judging is done by an impartial panel of three from outside the neighborhood. Judging dates will not be disclosed. For eligibility, lights need to be kept on the evenings of December 11<sup>th</sup> through Christmas Day. Winners will have signs placed in their yard and a check delivered to their door through the holiday season. **Only current, paid members of OCMPOA are eligible to compete for the cash prizes.** Contact any board member to check the status of your membership.

## ***A LETTER FROM THE PRESIDENT...***

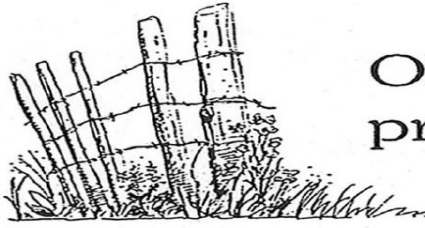
Development continues around the Onion Creek Meadows neighborhood, which will have an impact on residents.

Work is proceeding in the Bear Creek Crossing housing development off Twin Creeks Road, where 112 single-family homes are planned in the first phase of the development. The development will have 195 single-family houses when it is completed.

The Estancia development east of Old San Antonio Road is moving from Phase I development to Phase II, which includes construction adjacent to IH 35 and Puryear Road. Ron Ralph of Wild Turkey Drive, former board President who has been following the project, notes that when Phase II is accomplished, Estancia will begin Phase III on the complex to our south. This phase should start about two years from now. A representative of Stratford Land plans to meet with the Property Owners Association to go over the project. Go to <[http://estanciahillcountry.com/residential\\_map.html](http://estanciahillcountry.com/residential_map.html)> and look at Tracts 19 through 22 to see the development schematic as planned.

You may have noticed there was a grass fire on the Estancia parcel just south of Onion Creek Meadows in July. The fire, which covered about two acres, did no structural damage as it was in brush and grass. But it raises concerns that a fire could start and with a south breeze move into our neighborhood, so we hope to get Stratford to put a fire break along our southern border.

Travis County Commissioners still plan to expand Old San Antonio Road bridge 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. The county had expected to get approval from the Federal Emergency Management Agency this past summer so they could seek bids on the project, and they hoped to have started work on the project by now, but the project is on hold as the county is still waiting for FEMA's response. The county also plans to expand Old San Antonio Road to include bicycle lanes from FM 1626 to the Hays County line.



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In other nearby projects, 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. 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. Expansion of FM 1626 east of Manchaca Road is expected to come later.

Austin ISD is proceeding with plans to replace the current Manchaca Elementary School, which was approved in a November 2017 bond issue.

The Austin City Council on Oct. 4 voted to change the spelling of Manchaca Road to Menchaca Road in what supporters of the memory of Texas Revolutionary Army Capt. José Antonio Menchaca argue is the correction of a 180-year-old spelling error. Road signs are supposed to start changing in November, but it is likely that you will still be understood in Austin if you refer to “Manchac Road” for the foreseeable future.

Retired Judge Bob Perkins of Austin, who led the effort to change the road name, has said he also plans to seek the US Geologic Survey to “correct” the name of Manchaca Springs, where Capt. Menchaca is believed to have camped with his Texian army company on patrols against Comanche raiders in the 1840s. (Some local historians argue that “Manchac” is a Choctaw Indian word and the area could have been named after Pass Manchac and Manchac Bayou in Louisiana. There is no conclusive evidence from the mid-1800s as to whom or what Manchaca Springs was named — but Menchaca’s name was frequently misspelled as Manchaca.)

Frankly, I don’t know what it would take to change the name of the unincorporated community of Manchaca, but it probably would take an act of Congress to change the name of the Manchaca Post Office. So if you prefer the current spelling, bureaucracy and gridlock in Washington might be your friend. (A post office known as Manchac House was opened two miles south of current downtown Manchaca in 1851. The Manchac post office moved to the current townsite in 1874 but closed in 1875. After the International Great Northern Railway completed a rail line between Austin and Laredo, a third post office was established in “Manchaca” in 1881, according to the Texas State Historical Association.)

A new fire and rescue station is being built 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, it will house two fire vehicles and an ambulance with full-time crews.

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.

When the new fire station is finished, ambulances will be responding to Onion Creek Meadows 24/7 from the new station, 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. (It still uses volunteers as

firefighters, EMTs and support roles.) Manchaca Fire Rescue will continue to be first responders to fires in Onion Creek Meadows.

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.

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](http://ocmpoa.org)).

Thanks for your support.

Jim Cullen, President

## UPCOMING EVENTS NEARBY:

BudaFest	December 1&2	Downtown Buda	Christmas Parade, Live Music, Carnival & Craft Fair	<a href="http://www.budafest.org">www.budafest.org</a>
Buda Trail of Lights	December 6-8 December 14-16 December 21-23	Stagecoach Park	FREE walkable, lighted trail with exhibits, Santa & concessions	<a href="http://www.ci.buda.tx.us/525/Trail-of-Lights">www.ci.buda.tx.us/525/Trail-of-Lights</a>



**NEIGHBORHOOD CONNECTIONS**

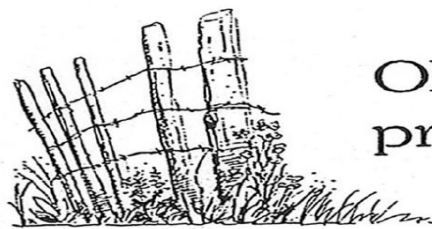
[onioncreekmeadows@yahoo.com](mailto:onioncreekmeadows@yahoo.com) – online forum (to join, as well as communicate with neighbors, send an email to this address)

[www.ocmpoa.org](http://www.ocmpoa.org) – NEW & IMPROVED neighborhood information, announcements, newsletters, POA information

[www.facebook.com/ocmpoa](https://www.facebook.com/ocmpoa) - announcements, neighborhood information

[www.nextdoor.com](http://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.

[www.MOCHAonline.org](http://www.MOCHAonline.org) and email [99Mocha@gmail.com](mailto:99Mocha@gmail.com).



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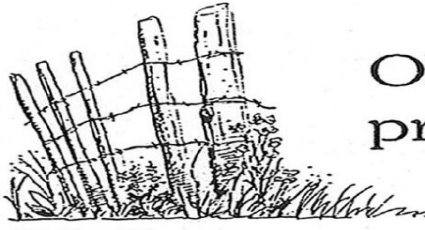
Manchaca, Texas 78652

## OCMPOA BOARD MEMBERS 2018-2019

<b>Jim Cullen</b>	Board President, Database, Membership	512-447-8201	<a href="mailto:jcullen@austin.rr.com">jcullen@austin.rr.com</a>
<b>Debra Tompkins</b>	Board Vice President Welcome Chair Nominations	512-282-2380	<a href="mailto:dltompkins4@gmail.com">dltompkins4@gmail.com</a>
<b>Lauren Homann</b>	Board Treasurer	409-382-3585	<a href="mailto:jclark1212@live.com">jclark1212@live.com</a>
<b>Beverly Hetrick</b>	Board Secretary	361-883-8514	<a href="mailto:beverlyswims@gmail.com">beverlyswims@gmail.com</a>
<b>Karen Jellison</b>	Board Member, Newsletter, Activities Chair	512-565-5621	<a href="mailto:karenjellison@austin.rr.com">karenjellison@austin.rr.com</a>
<b>Kelle Villarreal</b>	Board Member Neighborhood Watch	512-496-0739	<a href="mailto:dafolmar@gmail.com">dafolmar@gmail.com</a>
<b>Lance Farley</b>	Board Member, Webpage Admin., Bear Creek Crossing Development	512-573-7300	<a href="mailto:honkydrum@yahoo.com">honkydrum@yahoo.com</a>
<b>Christopher Mitchell</b>	Board Member, Deed Restrictions	512-638-0988	<a href="mailto:chris@znth.co">chris@znth.co</a>
<b>Ron Ralph</b> <b>John Van Mater</b>	Estancia Development Board Member	512-280-9648 512-820-7508	<a href="mailto:ronralph@austin.rr.com">ronralph@austin.rr.com</a> <a href="mailto:johnvanmater@att.net">johnvanmater@att.net</a>



“We’ve received so many compliments on our new neighborhood signs on Onion Creek Drive. We are currently accepting donations and/or membership dues to help purchase signs to be installed on Turley Drive at Old San Antonio Road as well. Please consider making a donation toward the sign or join our POA today!!



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## ANNUAL MEMBERSHIP FORM (July 1, 2018 through June 30, 2019)

NAME(s) \_\_\_\_\_

ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ CELL PHONE(s) \_\_\_\_\_

EMAIL(s): \_\_\_\_\_

**PROPERTY OWNER MEMBERSHIP - # OF LOTS\*** \_\_\_\_\_ 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 also entitles you to an additional vote for each additional lot.

**RENTAL PROPERTY?** – I am renting this home but would still like to donate \$20.00 towards supporting the Onion Creek Meadows Property Owners Association and participate in neighborhood events including receiving the quarterly newsletter. \$ \_\_\_\_\_

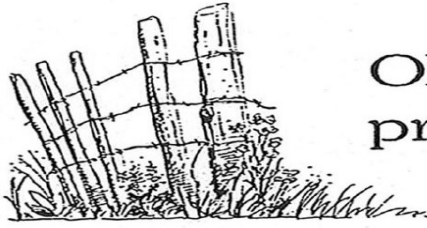
**NEW TO THE NEIGHBORHOOD?** – I’ve never been a member of OCMPOA and would like to receive the complimentary first year membership **FREE!** (Even if you’ve been here for a while, please select this option if you’ve never officially been “Welcomed” to the neighborhood.)

Please return this completed form along with your check payable to “Onion Creek Meadows POA” and mail to:

**Onion Creek Meadows POA  
PO Box 434  
Manchaca TX 78652**

**THANK YOU FOR JOINING THE NEIGHBORHOOD ASSOCIATION!**





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## MEMBERSHIP UPDATE

Hey Neighbors!

Thank you to EVERYONE who has joined or renewed your 2018-2019 dues in OCMPOA. ***We currently have 89 members***, that's the highest it's been in over 8 years!

We have 247 lots in our subdivision so we ***still need another 35 members*** to be over 50% membership. With all the development going on around us, if we are called upon to advocate for our neighborhood, it would be good if we had a majority of our property owners as members.

***So please consider joining us TODAY!*** Just complete and mail the enclosed membership form. If you have any questions, please call or email me.

Debra Tompkins  
Membership Chair

512-282-2380

[DLTompkins4@gmail.com](mailto:DLTompkins4@gmail.com)