

ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Fall 2019

Get your holiday décor ready!! Your Onion Creek Meadows Property Owners Association is happy to announce the...**2019 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 11th 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 so you can qualify to win!

A LETTER FROM THE PRESIDENT...

As your new incoming President as of the Annual Meeting on May 5th, 2019, I would like to welcome all our new neighbors and say hello to our existing neighbors. We are so fortunate to live in this wonderful neighborhood! I moved here in June 1975 (I can't believe it has been almost 45 years!!) knowing this would be the perfect place to raise a family, which it was, and now my 12 grandchildren (and one on the way!) get to enjoy it as well!. Back then, it was really quiet and not much traffic at all. Of course, all that has changed! But it still has a country feel with such big lots and so many beautiful oak trees. And SO much more convenient shopping!

And as our homes and our yards get older, it does get a bit challenging at times to keep up. But I truly hope that we all keep a sense of great pride in where we live. We do have Restrictions for the neighborhood (they are posted on our website www.ocmpoa.org) and a Restriction Committee to help keep those Restrictions enforced. The Restrictions are not overly restrictive and our intention is not to police the neighborhood but to make sure everyone follows the rules and to keep our neighborhood beautiful and safe. Over the last six months we have had several complaints: running a mechanic shop in the front yard, junk piling up, porches falling down, old cars in the yard, new homes not being compliant with the 50% masonry rules, and more. Our Restriction Committee Chair, Christopher Mitchell, has a very tough role but has done an outstanding job contacting these owners and getting results. We sincerely ask for your help in keeping Onion Creek Meadows subdivision a great place to live.

In order to change or add any Restrictions, we need a quorum of 51% of the property owners. We have 247 lots and only 90 OCMPOA members. Please consider joining and participating in our Property Owners Association so we have the funds for improvements and projects and the needed votes for making changes.



NEIGHBORHOOD CONNECTIONS

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.

www.MOCHAonline.org and email 99Mocha@gmail.com.

A LETTER FROM THE PRESIDENT...CONT'D

One of our neighbors suggested that we put a street light at the corner of Old San Antonio Road and Onion Creek Drive. So we called Pedernales Electric Coop and found out that the pole was already there, we just needed to have them install a light. So, for only \$10 to \$12 per month, we now have visibility at that corner making it safer for everyone. We checked into putting a light at Turley and Old San Antonio Road, but there is no pole on that corner and the expense is cost prohibitive.

On July 10, 2019 OCMPOA held a Community Meeting at Manchaca Fire & Rescue and invited County Commissioner Gerald Daugherty to come speak on several important issues in the Manchaca community:

- Traffic light needed at Old San Antonio Road & FM 1626
- Old San Antonio needs widening with a bike lane
- Twin Creeks Road needs widening and turn lanes into the new Bear Creek Crossing subdivision and right turn lane at Twin Creeks Road and FM 1626
- Update on plans for the new bridge on Old San Antonio Road over Onion Creek

Over 60 people from all over the Manchaca area attended. Commissioner Daugherty also brought his Assistant Bob Moore and Traffic Engineer with Travis County, Andre' Betit who was very helpful in explaining the road and bridge plans. To see the complete minutes of the meeting, please go to our website www.ocmpoa.org. Many of the attendees thanked us for setting up the meeting as it was indeed needed and helpful.

When walking in the neighborhood, I have noticed that many of our trees, especially the old heritage oaks, are covered with ball moss which is very harmful to trees and can actually eventually kill the tree. I have contacted a local Tree Service to see if they would give us a discount if we had several neighbors who needed ball moss removal, tree trimming or removal. They are willing to give a 10% discount if we can get 5 or more neighbors to participate. Please call or text me at 512-565-5621 or email me at karenjellison@austin.rr.com and I will put you on the list. What a great way to get our trees healthy and yards looking fantastic!!

Update on local developments: Estancia is starting to clear off land for Phase 2 for 90 townhomes to be built toward the one lane bridge. Bear Creek Crossing has sold almost all the lots in Phase I and will soon be starting on Phase 2. Hopefully, the County, City and State will start working on the issues for OSA Road and Twin Creeks Road soon to help alleviate some of the traffic woes.

From the OCMPOA Board and myself, we wish you a wonderful Thanksgiving and may your Holiday Season be full of love, joy, family, friends and great food!

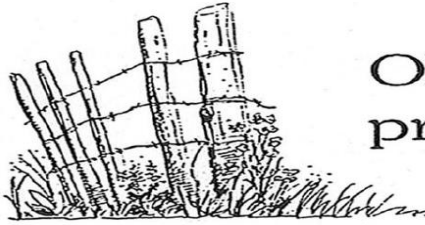
Karen Jellison, OCMPOA President



We have received so many wonderful comments and compliments on our neighborhood sign! We would love to put another sign at the entrance of Turley and Old San Antonio Road but are in need of funds to make this happen. Please consider making a donation towards this great cause! Contact Debra Tompkins at dltompkins4@gmail.com.

The Board will be scheduling a Door to Door Campaign to update our contact records so we can contact our neighbors in the event of an emergency, neighborhood events and news, get volunteers for our Neighborhood Watch program, and to discuss becoming a member and updating our Deed Restrictions. We look forward to meeting and visiting with you!

OCMPOA BOARD MEMBERS			
Karen Jellison	President, Newsletter, Activities Chair	512-565-5621	karenjellison@austin.rr.com
Lauren Homann	Vice President	713-304-2364	loloalumley@gmail.com
Kelle Villarreal	Secretary, Neighborhood Watch	512-745-3310	Karatekelle13@gmail.com
Debra Tompkins	Treasurer, Membership	512-282-2380	Dltompkins4@gmail.com
Christopher Mitchell	Restrictions	512-638-0988	chris@znth.co
Lance Farley	Website, Bear Creek Crossing Liaison	512-573-7300	honkydrum@gmail.com
Jim Cullen	Development, Road & Bridge Liaison	512-447-8201	jcullen@austin.rr.com
Jon Van Mater	Board Member, Neighborhood Watch	512-820-7508	jonvanmater@att.net



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ANNUAL MEMBERSHIP FORM

(July 1, 2019 through June 30, 2020)

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. \$ _____

NEIGHBORHOOD SIGN DONATION—I would like to donate towards the purchase of another sign for the neighborhood. \$ _____

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

Visit us online at: WWW.OCMPOA.ORG

Dltompkins4@gmail.com

THANK YOU FOR JOINING THE NEIGHBORHOOD ASSOCIATION!

HOLIDAY HAPPENINGS



SOUTH AUSTIN:

- **55th Annual “Trail of Lights”**—One of Austin’s most popular events to celebrate the Holidays! December 10 thru 23 at Zilker Park
- **57th Annual Austin Ballet’s “The Nutcracker”**—Magical performance! December 8-23 at the Long Center, Dell Hall
- **“Holiday Sing-Along & Downtown Stroll”**—Watch downtown Austin light up the city! Free family event featuring Photos w/Santa, Petting Zoo, live ice sculptures, arts & crafts, performances & more! December 7th from 7 to 9 pm
- **“Armadillo Christmas Bazaar”**— A 12-day fine art, shopping destination featuring national and local award-winning artists and incredible live music featuring Gary P. Nunn, Dale Watson, Peterson Brothers, etc.! Fun Event!! December 13-24 from 11 am to 10 pm at Palmer Events Center. Go to www.armadillobazaar.com for Artist Gallery & Music lineup.
- **Junior League’s 44th Annual “A Christmas Affair”**—A five day Holiday Market Amazing vendors with arts, crafts, food, clothing, Christmas décor and more! November 11-24
- **“Chuy’s Christmas Parade”**—Benefits Operation Blue Santa-Bring new unwrapped toys. November 30 starts at 11 am in front of the State Capitol
- **“New Year’s Eve Hike”**—McKinney Falls State Park—Easy one mile family friendly hike. Meet at playground, bring flashlight and closed toed shoes—December 31st
- **Austin’s “New Year’s Eve”**—Incredible firework show at Auditorium Shores Town Lake Metropolitan Park—December 31st

KYLE:

- **“Santa On the Square”**—Official Kick-Off to the Holidays! Holiday music, Photo w/Santa (bring your own camera), Smores & drinks available. December 4th at City Square Park
- **“Annual Polar Bear Splash”**—Splash in the New Year! Register at www.cityofkyle.com. January 1st at Kyle Pool

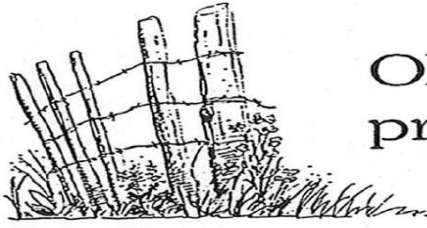
BUDA:

- **“Buda Trail of Lights”**—Take a walk thru twinkling lights and Christmas Decorations. Concession stand and hot beverages available. December 6-8, 13-15, 20-22 from 6 to 10 pm at the Historic Stagecoach Park off Main Street.
- **“Cocoa Jingle on Main”**—As downtown Buda lights up for the Holidays, bring a mug and sample hot chocolate and visit local shops. November 24th from 4:30 to 6:30 pm. Main Street.
- **“Buda Fest”**—Has been cancelled for this year due to Main Street construction

MANCHACA:

- **“Pancake Breakfast with Santa”**—Bring the family and enjoy a pancake breakfast and photo ops with Santa. FREE! Saturday, December 7th from 9 to 11 a.m. at Manchaca Fire Rescue, 665 FM 1626.





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MEMBERSHIP UPDATE

Hey Neighbors!

Thank you to **EVERYONE** who has joined or renewed your dues in OCMPOA. We currently have **90** members for the 2019-2020 membership year which runs from July 1, 2019 until June 30, 2020. 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, or can't remember if you've paid your dues, please call or email me.

Debra Tompkins
Membership Chair
512-282-2380
Dltompkins4@gmail.com

P.S. – Does your newsletter label say CURRENT RESIDENT? If so, please complete and return the enclosed membership form so we can update our records. New neighbors will receive a COMPLIMENTARY one year membership! You can also call or email me with your contact information. THANK YOU!