

ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Summer 2020

A LETTER FROM THE PRESIDENT

What an experience this pandemic has been! So many changes to our lives and adjusting to it all. I know there are many concerns, fears, and unknowns right now and all of us on the Board want each of you to know that we are here to help in any way we can and please feel comfortable reaching out to us. We are a community and know that our neighbors all want to help each other. It has been so wonderful seeing everyone out walking, running, biking, and visiting with one another, all the families with little ones in strollers, meeting new neighbors...these are the benefits of this difficult time.

*Every year, the Onion Creek Meadows Property Owners Association (OCMPOA) hosts our Annual Meeting that is open to the public and current (or prospective) members. This meeting has often been held at my home or at the Manchaca Fire and Rescue Station. Our By-Laws require the meeting be held the beginning of May. This year we delayed the meeting until we could organize a "Virtual Community Meeting" on video conferencing. We will send out invitations via email (so please make sure we have your email!) for everyone to participate in the **Virtual Annual Homeowners Meeting**, which will be hosted live on YouTube and scheduled for **Sunday, July 26th from 2:00 to 4:00 p.m.** We will be discussing a number of issues this year, including updating our Deed Restrictions, which were last updated in 1988. Two amendments have been on the table over the past few months: an update to the "No Chickens" rule that was previously attempted a few years ago, and an amendment regarding short term rentals (i.e. Airbnb). In addition, we will be discussing updating our By-Laws in light of recent circumstances and the rapid growth of our surrounding neighborhood. Additional information on how to vote is on page 2.*

*Feel free to contact us through our website www.ocmpoa.org, the NextDoor app, or directly via email or telephone. The best opportunity to make your voice heard will be at the **Virtual Annual Homeowners Meeting on Sunday, July 26th**, so we encourage you to follow our website and social media accounts for further information. We need your email address in order to contact you, so please fill in the required information on the Membership Form or on our website www.ocmpoa.org.*

Although membership in Onion Creek Meadows Property Owners Association is voluntary, every property owner is bound by Deed Restrictions that are on file with the Travis County Clerk's office of Real Property Records. Please see copies of the Deed Restrictions included in this newsletter. They are also on our website at www.ocmpoa.org.

Welcome to all of our new neighbors! We look forward to meeting you soon. And to all of our new and existing neighbors, we'd love to hear from you all!

*Thanks so much for your support,
Karen Jellison, Board President*

ATTENTION: Online Voting for Deed Restrictions, By-Laws and Board Elections

Due to the outbreak of COVID-19 and its impact on all of our lives, OCMPOA is currently evaluating a number of changes. Late last year (before the pandemic) the board decided to approach the issue of revising both our Deed Restrictions and By-Laws to adjust to changing trends and evolving issues in our neighborhood. With this pandemic we must now consider additional changes as well.

In January 2020, the Board approved a door-to-door canvas to occur during the early spring weeks which unfortunately was cancelled due to COVID-19. This would have served to gather interest in our community, provide greater awareness of the Neighborhood Watch Program and gather votes for the updated Deed Restrictions.

Since we cannot do this in person, we would like to hear directly from every property owner in the neighborhood. An online voting link has been setup at: <http://tinyurl.com/ocmpoa2020>. This voting includes updates to our Deed Restrictions and By-Laws, as well as elections for officers to the Board. The Deed Restrictions vote is open to ALL homeowners in the neighborhood, regardless of OCMPOA membership. The elections for officers of the Board are restricted only to members of OCMPOA, but we would like to encourage everyone to renew or join if you haven't before. In order to change a Deed Restriction, we must have 51% of homeowner's votes for the change, which means we would need 126 votes in order to change a restriction. So your vote is truly important! We will announce an update of the votes at our **Virtual Annual Meeting which is scheduled for Sunday, July 26th from 2:00 to 4:00 p.m.**

Please go to this link and VOTE!!!

<http://tinyurl.com/ocmpoa2020>

MEMBERSHIP UPDATE

We did not include a Membership Form in this Newsletter as membership dues are on the ballot for a vote to increase dues from \$20 per year to \$40 per year per lot. OCMPOA has *never* raised the dues since the organization was formed in the early 1980's!! The cost of everything has gone up including printing and postage for the newsletter, cost of the dumpster for Earth Day, and expenses for our Annual Meeting. We would also like to have a surplus in our account so we can have more activities, fund legal fees if necessary, to enforce restrictions and protect our neighborhood.

Be on the lookout for a separate mailing for Membership Dues after the voting regarding the dues increase is complete. We'd love for everyone to become a member of our OCMPOA. Last year we only had 95 members. There are 247 lots in OCM, let's see if we can increase that to at least 150 members! We also welcome your suggestions, ideas, participation in the association, and your support. Help us make this neighborhood, safe, beautiful, protected and fun! See you in the neighborhood! 😊

Debra Tompkins, Membership
512-282-2380 dlompkins4@gmail.com

OCMPOA BOARD MEMBERS for 2019-2020

Karen Jellison	Board President Newsletter, Activities	512-565-5621	kpjellison@gmail.com
Lauren Homann	Board Vice President	713-304-2364	lolobrumley@gmail.com
Debra Tompkins	Board Treasurer Membership, Welcome to the Neighborhood	512-282-2380	dltompkins4@gmail.com
Kelle Villarreal	Board Secretary Christmas Decorating Contest	512-745-3310	karatekelle13@gmail.com
Diane Thompson	Board Member Neighborhood Watch	512-653-1638	dpt104@gmail.com
Christopher Mitchell	Board Member Deed Restrictions	512-638-0988	chris@znth.co
Alysia Reade	Board Member	813-767-7428	miniscule75@yahoo.com
Jim Cullen	Board Member	512-447-8201	jcullen@austin.rr.com
Vacant	Board Member		
* Liaison	Ron Ralph , Local development and construction updates	512-280-9648	ronralph@austin.rr.com



The Board has received many compliments on our new neighborhood sign on Onion Creek Drive. We are currently accepting donations to help purchase an additional sign to be installed on Turley Drive at Old San Antonio Road. Please consider making a donation toward the sign! Donations can be made online via PayPal to ocmpoa@ocmpoa.org . Thank you so much for your support!

OCMPOA NEIGHBORHOOD WATCH PROGRAM

I think it's safe to say that if your home or vehicle were broken into, you'd go knocking on your neighbors' doors to ask if they had noticed anything. You'd be hopeful that someone had seen something and could help you solve this crime, right?

Anyone living in this neighborhood for more than two years has probably noticed the influx of traffic detouring thru our neighborhood in hopes of getting a few cars ahead of the ones waiting at the intersection of Twin Creeks and Old San Antonio Road. This influx of traffic is a beacon to criminals who never knew about our little gem of a community.

The OCMPOA has had in place for years a Neighborhood Watch Program, but has lacked community support to really be effective. We would love to get this ramped up again and have your help in whatever form that may be. We are currently needing Block Captains to be point of contact for their streets. This would include meeting your neighbors, letting them know you are their Block Captain and getting their contact information so they can be notified in case of any emergency. If you would like to volunteer to be that person, please contact me.

Neighborhood Watch Programs must change with the times and we have more power now than ever before with home surveillance systems. Do you have cameras watching over your home and yard? No longer must we be present to see a crime take place! Thanks to video surveillance we can now just check our cameras, and this can be a huge help in cutting down crime in our neighborhood. After reporting suspicious activity to law enforcement, please let me or any Board member know so that the neighborhood can be made aware.

We thank you in advance for any help you can provide. This is truly a very important part of OCMPOA!

Diane Thompson, Neighborhood Watch Committee Chair
512-653-1638 dpt104@gmail.com

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, allowing 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
Manchaca Onion Creek Historical Association



Remember to go to this link and VOTE!!!

<http://tinyurl.com/ocmpoa2020>

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SECOND AMENDED DEED RESTRICTIONS

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THE STATE OF TEXAS)
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COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS

As authorized by paragraph 10 of the restrictions currently applicable to Onion Creek Meadows, a subdivision in Travis County, Texas, according to the map or plat of said subdivision recorded in Volume 55, Page 19, of the Plat Records of Travis County, Texas, the undersigned constituting a majority of the present owners in said subdivision do hereby amend and thereby replace the restrictions recorded in Volume 4097, Page 733, of the Deed Records of Travis County, Texas, and amended in Volume 10096, page 343 of the Deed Records of Travis County, Texas as follows:

1. 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.

The only exception to paragraph 1 of the current Deed Restrictions shall be as follows: The Manchaca Fire Department, in order to provide better fire protection for this area may construct and maintain a building 24' wide and 36'deep) for the sole purpose of housing 1 or 2 fire trucks.

2. 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.

3. No residence erected on any of said lots shall have a ground floor living area of less than 1150 square feet, exclusive of garages, carports, and porches, on two bedrooms, or 1250 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 per cent (50%) masonry.

4. Building locations on said lots shall in no instances be closer than 30 feet set back from front property line or 10 feet from any side line. Any exception to this shall be subject to the opinion of two officers of Onion Creek Meadows Property Owners Association.

5. No mobile home of any nature. No previously occupied building or structure shall ever be moved onto any of said lots, except houses presently existing on Lot 4, Block 16, and Lot 6, Block 14.

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TRAVIS COUNTY, TEXAS

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6. 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.

7. No lot may be resubdivided or used so as to permit an additional dwelling.

8. None of said lots shall ever be used, kept or maintained as a dumping ground for rubbish, trash, garbage or other waste, and same shall not be kept on said property except in sanitary containers.

9. No building shall be erected on any of the lots in said subdivision, nor shall any existing structure be altered, until the building plans and specifications therefor and a plot plan have been submitted to and approved in writing by two officers of Onion Creek Meadows Property Owners Association.

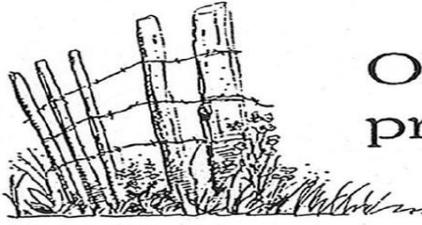
10. These covenants, conditions, and restrictions shall be deemed running with the land and shall be binding on Onion Creek Meadows Property Owners Association, its heirs or assigns, and all persons claiming under them or their heirs or assigns for a period of fifteen (15) years from the date hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots in said subdivision shall be recorded in the deed records of Travis County, Texas, at any time prior thereto agreeing to change said covenants, conditions and restrictions, in whole or in part.

11. 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.

12. If any of the foregoing covenants, conditions and restrictions shall be invalidated by any judgment or other court order, the remaining covenants, conditions and restrictions shall not be affected thereby and they shall remain in full force and effect.

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A Little Piece of Manchaca History...by Karen Jellison

For those of you who have lived out here since Onion Creek Meadows was first developed in the early 70's, you are familiar with the Heep Ranch. It was still a working ranch back then with cowboys on horseback checking the fence line and herding cattle. It was wonderful!

The historic Heep Ranch originally consisted of 10,000 acres on both sides of IH 35 and was a significant Dairy and Hereford Cattle ranch operated by Herman F. Heep, a sixth generation native Texan.

Herman Heep made his fortune as an oil wildcatter and amassed his fortune through oil, ranching and other ventures. Heep was a wisecracking, straight-talking millionaire oilman, and insisted that anyone who came out to his ranch in southern Travis County call him Herman. Heep, who could have walked right off the set of the movie *Giant*, was as hospitable as he was quick-witted and sharp-tongued. Maybe that's why, at the height of his wealth in the early 1950s, the man known for driving through his oil fields in his shiny new Cadillac convertible, had friends that included the lowest of ranch hands and the most powerful of politicians. He was what Texans like best: a character who worked hard and played just as hard.

Herman Heep died in 1960 and the ranching operations ended in the 1970's, but many acres are still owned by two of his granddaughters. One of the granddaughters, after part of the property was sold to the developer of Estancia, moved the barn, silo and other structures off the property and down the road to Main Street in Buda. As you turn right off Old San Antonio Road onto Main Street, you will see the buildings on the right at Cabelas Drive. Hopefully someday those buildings will be resurrected!

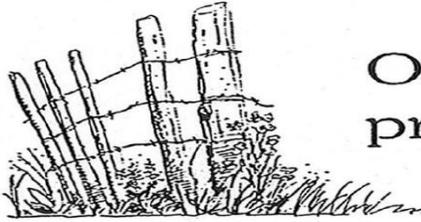
Here are two views of the Heep Ranch Barn and Silo taken in the late 1980's. It was a beautiful ranch. (©Photo credit Jim Tompkins)



Heep Ranch Barn, view from Puryear Road



Heep Ranch Silo, view from IH 35



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Update on Roads & Bridges

- The intersection at FM 1626 and Old San Antonio Road is under construction. The roads are being made wider and turn lanes added. The construction is being funded by the developer who is building the high-end apartments on the northeast corner of the intersection. The developer is also funding the traffic lights which will be installed at the intersection after the completion of the construction.
- The new bridge on Old San Antonio Road over Onion Creek is being constructed by CHASCO. The bridge will be 660 feet long, 30 feet wide, having two 11 foot lanes with a 4 foot shoulder on each side. The old low water bridge will remain as it is deemed a historical bridge. CHASCO will remove the guard rails on the old bridge and construct new pedestrian rails and a 50 foot pedestrian foot path from the new bridge.
- The City of Austin is currently working on plans to develop a historical and archaeological park on the southeast side of the new bridge. There will be more information to come but this is very exciting news for our community!!

Don't forget to go to this link and VOTE!!!

<http://tinyurl.com/ocmpoa2020>