

# ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Volume 2012

Neighborhood Newsletter

Issue 3 September

## READ ME- I'M YOUR NEWSLETTER

Some exciting neighborhood events are highlighted in this September newsletter. Read about our annual **National Night Out** gathering on page 1, as well as the annual **Buda Fine Arts and Jazz Festival** below.

Our area continues to grow; we welcome some changes and others not so much. The Garlic Creek neighborhood has concerns about their waterway as the result of new construction which of course affects Onion Creek downstream. Nothing new on the Estancia project except that the developer has petitioned for a PUD designation which most feel will *benefit* us because of its higher building standards.

Enjoy your newsletter, and as always let us know if you have any family news to share.

Phyllis Stegall. Editor

## BUDA FINE ARTS AND JAZZ FESTIVAL

Downtown Buda on the Greenbelt

OCTOBER 20th-21st

Our **Joellen Simmons** is President of the annual **Buda Fine Arts and Jazz Festival** which will be held in Buda on Saturday and Sunday, October 20th and 21st. **Juried artists** from across Texas will display and sell their creations in pastels, pottery, glass, mixed media, photography, watercolor, oil and wood. Awards for **Best in Show** and for **Peoples' Choice** are given. Each year a featured artist is chosen from among artists accepted into the show. The artistic creations are pretty amazing, and make great gifts. (cont. on page 4)

## 2012 NATIONAL NIGHT OUT

*with a new twist*

**TUESDAY, OCTOBER 2ND**  
at the Fire Station Building on 13400  
block of Onion Creek Drive

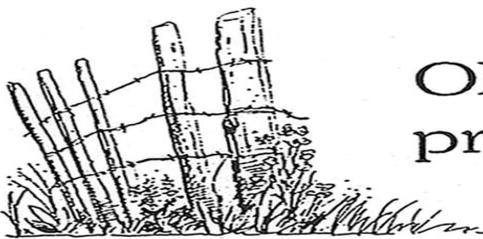
6:00-8:00 p.m.

**Grilled hot dogs with all the fixin's!!! Add some chips, a cold drink and finish with your choice of sweets. Y'All come!**

Our **Onion Creek Meadows** neighborhood will join with many other Texas communities in this national event that highlights crime and drug prevention awareness, and strengthens our community spirit. **This year we'll treat you to a picnic dinner.** While most of the country celebrates this night in August, because of our heat Texas moves the event to October.

NNO's purpose is to send the message that this neighborhood is a **safe** place to live because we all participate in keeping it that way. Each of us is the eyes and ears of the community. **The added benefit is that we come together to greet old neighbors and meet new ones.**

Again this year we will have personnel from our Manchaca Fire Department: firefighters and EMT. You will be able to examine the inside of an emergency vehicle and talk with those who race to the scene of an accident. The Fire Department will display one of their big firefighting trucks from the new station on 1626, and you can get up close and personal with it. Especially fun for kids! Our Sheriffs will be on hand to answer any questions you may have. (cont. on 3)



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## MANCHACA VOLUNTEER

### FIRE DEPARTMENT

MVFD needs recruits for fire-fighting positions. Fire Chief Chris Barron jokes that to apply you just have to be over 18 and breathing. An auxiliary group, not actually involved in firefighting, needs volunteers for other staff positions such as photography, post-disaster family assistance, web upkeep and office staffing. Call MVFD @ 282-7057 for further information.

### PROPERTY TAX EXEMPTION RAISED

Travis County Commissioners Court has raised the tax exemptions for property owners over 65 from \$65,000 to \$70,000. This will reduce the county's tax revenue by roughly \$900,000.

### RECYCLED WATER?

From the NEW YORK TIMES on 8/17/12:

"We must get over our aversion to recycled water. Dirty water can be made as clean as you want it, and for most communities, the water they have in their pipes—storm water, wastewater—is the easiest, cheapest source of "new" water. San Antonio recycles almost all of its water, but it's an exception—only 7% of water in the United States is re-used. Water recycling should be as routine as every other kind of recycling."

Texas has 32 municipal desalination plants that clean brackish ground water and produce 70 million gallons a day. Hays Co. is investigating three such projects.

In loving memory

## Ola Butler Brown Bell

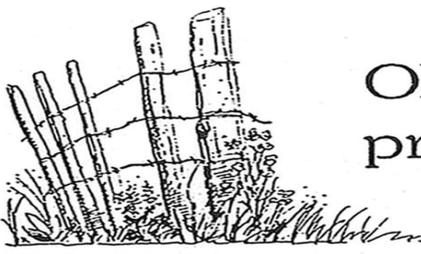
Longtime OCM resident Ola Bell who lived creekside on Onion Creek Dr. passed away peacefully on June 17th . She was predeceased by her husband, Gerald Bell. A native of Austin, Ola graduated valedictorian of her class at Travis High School in 1956. After earning her Bachelor's degree in Medical Technology, Ola went to work for the University of Texas Student Health Services until her retirement in 2003. During that time she also earned a Master 's degree in Health Professionals from Texas State University. In 2005, her life-long passion for learning sent her back to UT where, at age 67, she earned yet another degree: a Bachelor of Arts in English Literature. She loved hiking and quilting, and was a charter member of MOCHA. Ola was a regular participant in various book and discussion groups, and enjoyed get-togethers with classmates. She will be missed by her family, neighbors and her many friends. Ola is remembered for

*"We are always waiting for it to be tomorrow; we must try to remember to let it be.....now."*

### BUDA FINE ARTS COMMITTEE HONORED

The **Buda Fine Arts Committee** was named a finalist in the Best Downtown Partner category of the 2011 Texas Downtown Association (TDA) Presidents Awards Program. Since 1998, the Awards Program has recognized more than 150 projects, events and people that make a difference in Texas downtowns. **Joellen Simmons** who lives here on Onion Creek Drive is the current President of the BFA.

Please thank the **Volunteers** who delivered your newsletter: **Marilyn Buckland, Debra Tompkins, Sherry Krupinski, Emma and Nathaniel Duhon, Lee and Debbie Rapp, Pat Nixon, Robert Walker, Kelly Mighell, and Andrea Bright-Fontana.**



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## Your OCMPOA Dues Work In So Many Ways

To keep the Onion Creek Meadows neighborhood the great place to live that it is, your **Onion Creek Property Owners Association (OCMPOA)** is continuously busy behind the scenes in so many ways. All OCMPOA Board members are volunteers who generously give their time and effort.

Unless you are involved, you can't imagine the number of issues that come before the Board during the year: **impact of increasing traffic and encroaching development, trash clean-up on Old San Antonio Rd., potholes, trees on power lines, AquaTexas water woes, dangerous loose and feral animals, guns discharged in or near residential areas, property damage and thefts, disputes between neighbors, non-observance of deed restrictions, in-person appearances at hearings which impact OCM (such as SH45, rerouting OSA, building streets over Onion Creek), vandalism by youngsters, writing letters to support or oppose local changes, bond issues (which included successfully securing a new bridge over Onion Creek), OCM neighborhood activities (4th of July, NNO, Holiday decorating contest), your quarterly newsletter, Neighborhood Watch program, an Email Alert system, and on and on.**

For your \$20. (just \$1.66 a month) you help support all these activities and more for an entire year. ***Where else do you get so much for a twenty dollar bill?*** Won't you put your check in the mail today? Send to **OCMPOA, P.O. 434, Manchaca TX 78652.**



Our thoughts and prayers are always with our men and women who serve our country here and overseas. We thank them and wish them a safe and healthy return

(NNO cont. from pg 1)

As usual there will be a table full of informational handouts and free useful gadgets for all ages.

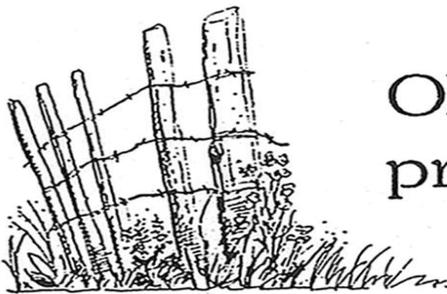
Our famous Kids' **Lemonade Stand** will be serving cool drinks, proceeds of which are donated for local educational projects.

**Come join your neighbors** for this come-and-go event. Stop by for as long as you can, fix a plate of food, sip some lemonade, look over the information table, and say hello to everyone. You might bring along some bug spray if mosquitoes like you, and a chair if you want to sit awhile.



## Get ~~GET YOUR~~ **YOUR** Creative CREATIVE JUICES FLOWING

Planning on entering the **OCMPOA Holiday Lighting Contest** come December? Anyone can decorate the yard, of course, **but only Association members can win cash prizes** of \$150 for first; \$100, second; \$75., third, and an honorable mention. Hey, the prize is large enough to cover your **Association dues**, another reason to join! **Winners are chosen by a jury of outside judges.**



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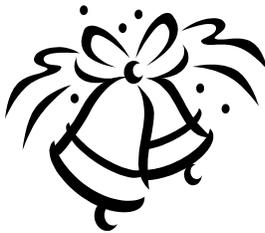
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## *Life's Rhythms*

Ron and Diane Ralph on Wild Turkey are the proud grandparents of **Fiona Evlin Ralph** who was born July 22nd in Tucson, AZ. In August, the proud grandparents took a road trip to see their newest grandbaby, and Grandma Diane says "she's preeetty cute!"



**Marilyn Buckland on Vineyard** traveled to Huntington, W.VA for the birth of her first granddaughter, **Skylar Sienna Sullivan Buckland**, born to her son **John** and his wife **Rhonda**. Skylar arrived on August 22nd, and "she's just precious," beams Marilyn.



We congratulate longtime residents of OCM **Pete Haralambous** and **Robin Field of Turley Drive** who will marry Saturday, September 22nd. We warmly wish them a future full of happiness and prosperity.

## HANDY PHONE NUMBERS

Police/Fire 911  
Acting OCMPOA President **John Zimmerman 282-1371**  
Aqua Texas emergency calls **(877) 987-2782**  
Non-emergency Sheriff calls **(512) 974-0845**  
Non-emergency Police 311

### SERVICE SHOPPING LIST

Here is a partial list of local service providers (in some cases, OCM residents) suggested from time to time.

#### TREES:

Paul Munoz 512-317-3980

HOW Foundation  
210-333-2100

Ponce Tree Service  
512-653-1295  
Cell 512-659-6831

#### SEPTIC TANKS

S & J Septic Services  
512-257-0553

Sellman Septic 512-312-0002

Rainbow Septic 512-380-9024

#### LAWN MOWING/TRIMMING

**Andrew Ranken (OCM)**  
512-704-4731

#### APPLIANCE REPAIR

Jerry Henry 512-415-7304

Oak Hill Appliance 288-3344

#### HANDYMAN

Al Hartley 694-2826

(cont. from pg 1- Fine Arts)

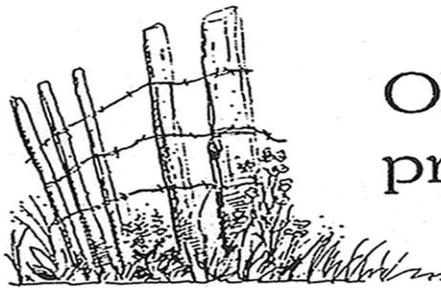
### BUDA JAZZ FESTIVAL

**Saturday Oct 20-** Boy Scout and Girl Scout Honor Guard will perform a flag ceremony at 9:45 a.m. Kim Kafka will sing our National Anthem *a cappella*. The Numbers ACC Dixieland Band will play at 10 a.m. followed by the Austin Brass Band. Steve Schoen will perform at 1 p.m. followed by the "Let the Saxes and the Trumpet Play" Liz Morphis will take the stage at 4:30, p.m., and Dena Taylor at 6.

**Sunday Oct 21** - Dance Unlimited will open, and Dance by Carly will follow. At 1:00 p.m. Dennis Lockhart will perform and Kim Kafka-Morris Nelms will follow. 11 - 2, Cabela's will sponsor a Children's Art Contest with the winners announced at 3 p.m. Prizes will be awarded to the winners for the age groups (2-7) (8-12) (13-18). Cabela's will display all art work in their store from October 23 - November 7th.

### GOOD NEIGHBORS WANTED

Our Onion Creek Meadows Property Owners Association has **69** paid members who help keep our community a safe and desirable place to raise a family or to just live comfortably. ***If you are one of the over 100 households who do not participate, we urge you to be part of an amazing group.*** You can send your check for \$20. to OCMPOA, P.O. Box 434, Manchaca, TX 78652, OR ***save a stamp*** and call any Board member (phone numbers on page 7) who would be happy to pick it up from you.



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## DEED RESTRICTIONS

Recently the OCMPOA Board has held discussions about amending the Onion Creek Meadows Deed Restrictions to effect changes some homeowners are asking for. Making changes to deed restrictions would require an

agreement of 51% of the Association membership. Your OCMPOA Board continues to consider this possibility, and *we would like to hear from you.* Do you think amending our deed restrictions is a good idea? What would you like to see changed? What would you oppose?

At their best, Deed Restrictions protect the value of your home investment by keeping our neighborhood neat, attractive and residential. At their "worst," they tell you what you can and can't do with your property, and that doesn't sit well with some folks.

**BUT**, you signed a copy of Onion Creek Meadows Deed Restrictions when you bought your home, agreeing to abide by its contents. Especially lately, several of the restrictions have been ignored, and complaints by neighbors have increased. Disagreements have arisen over the keeping of chickens, goats and sheep; the location of structures too close to property lines; trash, weeds, junk and other debris in neighbors' yards; houses not built according to deed specifications (which call for *half masonry*); operation of businesses from the home; boundary issues and more.

When we keep good friendly relationships, it is easier to work out problems; but sometimes a problem may escalate into an angry exchange (cont. on pg. 6)

## Oak Wilt and Oak Bark Beetles

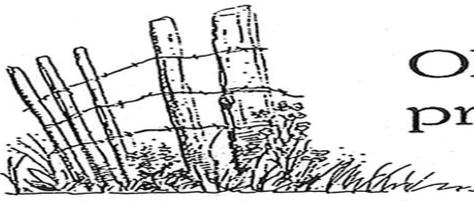
**Oak bark beetles** are feeding actively in the Spring and Fall, carrying the **oak wilt fungus** from a diseased tree to a healthy one. At this time of year it is critical that tree wounds be sealed when you trim a tree, or clip the bark with the lawn mower, or lose a branch in a storm. Oak wilt is around, killing trees on the Heep Ranch, Arroyo Doble and Onion Creek Meadows neighborhoods. Save our trees.

## LOOKING FOR A DAY TRIP?

**Enchanted Rock**, believed to be over a billion years old, is a huge, pink granite exfoliation dome that rises 425 feet above ground, 1,825 feet above sea level, and covers 640 acres. **Enchanted Rock State Park**, on Big Sandy Creek, 17 miles north of **Fredericksburg**, was placed on the **National Register of Historic Places** in 1984. The first documented explorations of this area began in 1723, when the Spanish intensified their efforts to colonize Texas.

An outcropping inside a volcano that didn't erupt, Enchanted Rock is one of the largest *batholiths* (underground rock formation uncovered by erosion) in the United States. The **Tonkawa Indians** believed the rock was inhabited by spirits, and that ghost fires flickered at the top. Geologists now say the creaking and groaning heard at night resulted from the rock's heating by day and contracting in the cool night.

The Park, just a day trip from Austin, is well-loved for hiking, rock climbing, picnicking and camping, as well as bird and wild life watching.



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## AROUND THE CORNER

In April, the Austin-Round Rock-San Marcos metro area was ranked as the nation's **second** fastest growing metro area with a 3.9 percent population increase, according to the first population estimate since the 2010 census for the period between April 2010 and July 2011 Austin ranked **third** among the fast-growing U.S. cities over 100,000.

\*\*\*\*\*

Austin-based JCI Residential has begun construction on **SILVERADO CROSSING**, a 300 unit apartment project in Buda, within walking distance to Cabela's, WalMart, HEB and other nearby restaurants and stores. The first units will be for lease by January 2013. Units will range in size from 625 sq ft to 1250 sq ft, and rents will average \$900 a month.

\*\*\*\*\*

All property owners in **Onion Creek Meadows** should have received a new letter (6/15) from the Planning and Development Review Dept. regarding a proposed change for the **Estancia Hill Country** project. Estancia has applied to **change the zoning** from "Unzoned" to "Planned Unit Development" (PUD). Supposedly this change "should result in a development **superior** to that which would occur using conventional zoning." For more information, go to <https://www.ci.austin.tx.us/devreview/index.jsp>. Refer to Case # CD-2012-0006.

### Deed Restrictions (cont. from pg 5)

with no resolution. Our Deed Restriction Chair, DeDe Whittaker, has had the *difficult* task of trying to mediate a variety of disagreements this past year, some of which apparently have been going on for awhile. *We thank her for her efforts*, and hope that, should she need to talk with you, you will be listen and cooperate.

#### Practice the Golden Rule

When we respect each other, each side giving a little to get a little, we can find that *middle ground* where solutions lie. It takes all of us together, treating each other as we want to be treated, to keep Onion Creek Meadows the *great* place to live that it is.

## PLEASE SLOW DOWN

**The speed limit on Turley and Onion Creek Drive is 30 mph**, not 40 or 50, as some drivers seem to think.

*We have more families with young children living here in OCM now, so please **slow down** and watch for "children at play" to avoid a tragedy.*

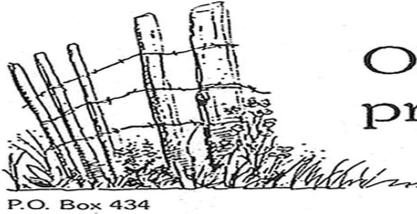
**THE SOLUTION TO THE SPEEDING PROBLEM IN THE NEIGHBORHOOD LIES WITH EACH DRIVER.**

## TRAVIS COUNTY SHERIFF'S DEPARTMENT HONORED

Our Travis County Sheriff's Office has received the National Sheriffs Association 2012 Crime Victim Services Award at their national conference in Nashville, TN, last month. Sheriff Greg Hamilton and Victim Services Director Amy Durall were present to receive the honor which recognizes outstanding service to victims of crime. Our department, selected out of 3,085 Sheriff's offices nationwide, assisted 3100 victims last year.

## MOCHA

**Manchaca Onion Creek Historical Association meets the first Saturday of each month at the San Leanna Community Center, 11906 Sleepy Hollow Rd., off 1626., Manchaca. Visit [mochaonline.org](http://mochaonline.org) for more interesting local history.**



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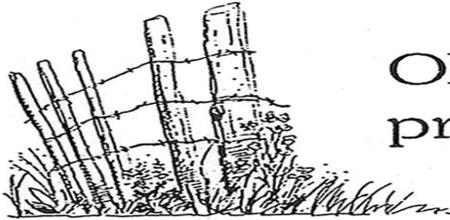
P.O. Box 434

Manchaca, Texas 78652

## BOARD AND COMMITTEE MEMBERS

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<b>John Zimmerman</b>	<b>Board President, Aqua Texas, SH45</b>	<b>282-1371, cell 921-0822, johnz3000@yahoo.com</b>
<b>DeDe Whittaker</b>	<b>Board Vice President, Deed Restriction</b>	<b>280-4270 doroathome@sbcglobal.com</b>
<b>Sherry Krupinski</b>	<b>Board Treasurer, Welcome Committee, Alert Back-up</b>	<b>280-1144 sherrykrupinski@yahoo.com</b>
<b>Jim Cullen</b>	<b>Board Secretary, Database, Membership</b>	<b>447-8201, jcullen@austin.rr.com</b>
<b>Phyllis Stegall</b>	<b>Board Member, Newsletter Editor, OCMPOA Alert, Yahoo Email List</b>	<b>291-0202 pjstegall@austin.rr.com</b>
<b>Debra Tompkins</b>	<b>Board Member, Nominating Committee, Website Manager</b>	<b>282-2380 deblou4@juno.com</b>
<b>Andrea Bright-</b>	<b>Board Member, Deed Restrictions, Activities Committee</b>	<b>577-6368 abrightfontana@gmail.com</b>
<b>Kelly Mighell</b>	<b>Board Member, National Night Out, Activities Committee</b>	<b>291-0667 keanmi5@att.net</b>
<b>Tony Lopez</b>	<b>Board Member, Block Watch Captain, National Night Out</b>	<b>291-4992 lucy65@yahoo.com</b>
<b>Robin Field</b>	<b>Garage Sale, Heep Ranch Committee</b>	<b>569-9648 robin_302@yahoo.com</b>
<b>Ron Ralph</b>	<b>Heep Ranch Committee Chair</b>	<b>280-9648, ronralph@austin.rr.com</b>



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## MEMBERSHIP/RENEWAL FORM (From July 1, 2012 through June 30, 2013)

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.

### Join your **ONIONCREEKMEADOWS@YAHOOGROUPS.COM**

Here is a useful (and often very busy) on-line forum to share your neighborhood news directly neighbor-to-neighbor, such as offering free or for sale items or services, sharing seeds and plants and gardening advice, locating lost and found pets or other items, looking for household help or services, asking questions about area concerns, making announcements or sharing information you think others might be interested in. Anyone living in Onion Creek Meadows and its surrounding neighborhoods is welcome to sign up.

This site is monitored for content and appropriateness by two moderators. Join now at **onioncreekmeadows@yahoo.com**.

### Get OCMPOA Alerts

If you are interested in reporting or receiving information about unusual or suspicious activity in the Onion Creek Meadows area, be sure your email address is on **ocmpoalertlist@gmail**. This is a free valuable service available to anyone living in OCM. Your email address will not be shared with anyone else.

### 911 Emergencies

In an emergency your **first** call is to **911**. Make sure that your house has numbers easily readable from the street, especially at night, and that lights are on outside to guide the emergency crews. If possible, have someone outside to help direct emergency vehicles exactly where help is needed.

### Non-Emergencies

The **non-emergency** Sheriff's Department number is **974-0845** to use if you want to notify them you will be out of town and would like them to keep a close watch on your house. When you call, wait out the options until a live voice comes on the line. Ask your neighbors to keep an eye out too, and offer to do the same for them. It's a good thing to do!