

ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Volume 2013

Neighborhood Newsletter

Issue 3

READ ME- I'M YOUR NEWSLETTER

When asked why they moved here, the most common response of **Onion Creek Meadows** residents is that this was a small, settled semi-rural neighborhood convenient to getting to and from Austin, where people cared about their community. Our surrounding area has been on the verge of significant change for some time; and with the Lennar Company's building of the first Estancia homes later this year on the old Heep Ranch, we pass into that new era. The gated community will soon be followed by commercial buildings, and in a short time **OCM** will be a small island in the middle. *Change is constant.* Your Board has been diligent in its attempts to minimize the impact of all this shifting, and to protect the way of life we all came here for. Won't you please continue to support both them and *your* neighborhood by sending in your 2013-14 dues (\$20).?

Look for the red fire hydrant on page 3 and read new information from MVFD Fire Chief Chris Barron.

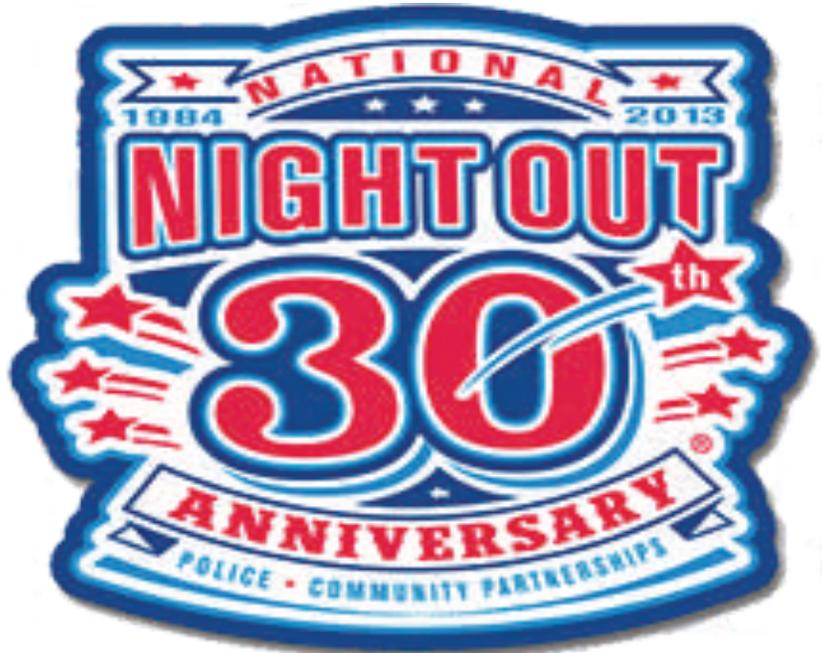
Phyllis Stegall, Editor
pjstegall@austin.rr.com

CHICKENS YES? CHICKENS NO?

You may have heard the rumor that your OCMPOA Board has okayed the keeping of chickens in Onion Creek Meadows. That's NOT true! The Board can't do that. It doesn't have that authority. What the Board did was approve the **polling** of property owners regarding changing our Deed Restrictions to allow the keeping of up to 6 laying hens, no roosters. Any *change* made to Deed Restrictions requires a vote of the majority (51 percent) of **property owners** in Onion Creek Meadows. So, what *is* true is that you, as the owner of your property, will soon be given an opportunity to express your **opinion** on whether or not to allow chickens.

Urban chickens are what cluckers in the city are named and, make no mistake, raising chickens in the city is on the rise as more and more people want safe fresh food. A **Google** search turned up communities all over the country, which are changing their laws to allow chickens to be kept within city limits. Austin now allows up to 10 laying hens even on smaller lots. While we here in the extrajurisdictional area of Travis County have no restrictions on what animals people keep, our OCMPOA Deed Restrictions do.

Share a picnic dinner with us on NATIONAL NIGHT OUT 2013

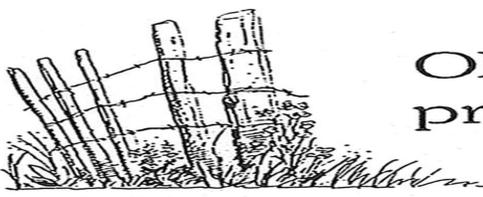


COME EARLY STAY LATE BRING THE FAMILY

Come join your Onion Creek Meadows neighbors at the Fire Station on Onion Creek Drive and Shawnee on **TUESDAY, OCTOBER 1st** from 6—8 PM for a **free picnic off the grill** and a chance to chat with your neighbors and hear from representatives from the Sheriff's Department, Manchaca Volunteer Fire Department, County Commissioner Gerald Daugherty's Office, and Constable Sally Hernandez's Office as well as EMT personnel. We'll have tables set up making it easy to pay 2013-14 dues (cash or checks) and cast your vote on possible restriction changes. **Bring your own chairs, or a blanket to sit on the grass.**

National Night Out celebrates its 30th anniversary this year. The annual event's purpose is to increase awareness about police programs in communities, such as drug prevention, neighborhood watch, and other anti-crime efforts.

We thank Andrea Bright-Fontana, OCMPOA Board Vice-President, for coordinating this event, Sherry Krupinski for purchasing the food, and Tony and Luz Lopez for being our **grillmeisters**. Both Sherry and Tony are also OCM Board members.



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THE SERIOUS SIDE OF NNO America's Night Out Against Crime

While we enjoy it as a social gathering the first Tuesday in October each year, munching on picnic fare and chatting with neighbors, the important message of **National Night Out (NNO)** is that across the nation we join together *to heighten crime and drug prevention awareness; generate support for local crime prevention programs; strengthen neighborhood spirit and police-community partnerships; and send a message to criminals that neighborhoods are organized and fighting back.*

Texas alone observes NNO in October while over 15 thousand other communities held the "30th Annual National Night Out" (NNO) crime and drug prevention event in August. **NNO is sponsored by the National Association of Town Watch (NATW) and co-sponsored locally by Travis County Sheriff's Office, In 2013, 37.5 million people are expected to participate in "America's Night Out Against Crime."**

The seed of an idea for a national effort to combat crime on the neighborhood level was planted in 1983 by the then director of NATW, Matt Peskin. "While the one night is certainly not an answer to crime, drugs and violence, National Night Out does represent the kind of spirit, energy and determination that is helping to make many neighborhoods safer places throughout the year" Peskin said. **That first year 400 communities in 23 states participated. In 2013 NNO will involve over 15,704 communities from all 50 states, U.S. territories, Canadian cities and military bases around the world.**

As a symbol of support for law enforcement agencies, every household in Onion Creek Meadows is urged to turn on the porch light and light up the night on October 1st.

WATCH COMMITTEE CHAIR NEEDED

Onion Creek Meadows needs a *volunteer* to chair our NEIGHBORHOOD **BLOCK WATCH**. On each block in OCM we already have existing **BLOCK WATCH CAPTAINS** who work with others on their block to keep an eye on each other's property and alert them and the Sheriff to any unusual or suspicious activities or crime in progress. The CHAIR stays in touch with each BLOCK CAPTAIN and coordinates any information that needs to be passed on. The CHAIR posts **alerts** and other vital information for property owners on the OCMPOA Alert List.

Although this is a *vital* job, it actually is **NOT** a huge time-consuming one. If you have **ever** thought of giving back to your community, please consider becoming our **BLOCK WATCH CHAIR**. You're promised all the help you need to get started. Contact Debra Tompkins @ 512-282-2380. She's waiting for your call!



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

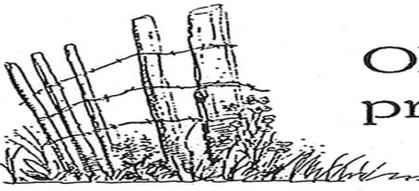
ESTANCIA UPDATE

Estancia Hill Country is again in the news, cited in a July 24th article in the *Austin American Statesman* as evidence that a rebound in the Central Texas housing market is well under way. Prices are being pushed up by the high demand and low supply of available homes. **Lennar Homes**, which purchased 107 acres, will this fall begin building a *gated* community of 385 homes (mid-\$200K to \$375K, up to 3400 sq. ft.) on that part of the nearly 600 acre development which is between the I-35 frontage road and Old San Antonio Road and north of Puryear. *Hays Free Press* labeled the development "posh."

Calling **Estancia** "a significant mixed use development," the Stratford master plan includes a hotel, a hospital/health care facility, 2 million sq. ft. of corporate space, 400,000 sq. ft. of shops and restaurants, and nearly 1600 apartments and townhomes. **About 130 acres are reportedly being set aside for parks, trails and open space for public access.**

Stratford Land, a Dallas land investment company which purchased the former **Heep Ranch** site in 2007, reported that **11 different developers** bid on the residential part of Estancia. That demand is likely due to the close proximity to downtown and the amenities at Southpark Meadows. Stratford is closing deals with two other homebuilders who will build additional but more densely-packed housing.

Austin has been widely reported as one of the hottest housing markets in the country. **An estimated 130 people move to Central Texas daily.**



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WE NEED YOUR DUES, REALLY!

The OCM Board sent out 200 Property Owners Association membership notices, and *less than one-third of our residents responded with their \$20. annual fee.* With all the coming and goings of summer activities we know you have probably just forgotten to send yours in, so won't you do that TODAY? You can use the coupon on page 8 and mail it to our post office box, or you can save that stamp and we'll come to you. Ask any Board member (page 7) for pick-up.

Your dues help support expenses related to printing this newsletter; our National Night Out picnic; our Holiday Lighting Contest prizes; our annual garage sale advertisements; neighborhood signs, a post office box, secretarial and office materials (including paper and copier products); Deed Restriction enforcement; attorney fees; Block Watch involvement and other miscellaneous expenses. *Simply put, they help OCM still be a great place to live.*



MAYBE YOU CAN
GET THERE
FROM HERE

As early as next year, Buda residents *could* see a Capital Metro commuter bus route providing daily access to Austin, as reported in a recent American-Statesman article. It's a very short drive to Buda for us in OCM. Hopefully, a park and ride lot will be available too



Of BLACK Fire Hydrants Turning RED

KXAN Evening News reported on September 4th that black fire hydrants in parts of Kyle and Buda were repainted red to show they were ready for fire suppression use. "The painting project stemmed from a state law that took effect this week that utilities must provide a sufficient water flow for hydrants." stated the KXAN news anchor Leslie Rohde. Hays Free Press on September 11th wrote that this law (actually a directive) demands all fire hydrants everywhere in Texas provide a fire flow of 250 gallons a minute for two hours with water pressure of 20 pounds psi. *Not quite!*

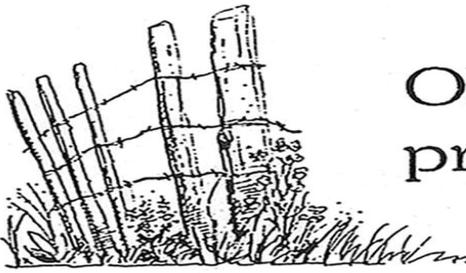
Because Onion Creek Meadows has black hydrants to alert responders of insufficient water flow, and certainly a legitimate concern about fire suppression because of our significant history of losing homes to fire, we queried MVFD Fire Chief Chris Barron about this new "state law." We thank Chief Barron for his response:

"Somehow Hays County/Buda was able to get a bracketed law passed that only applies to their area. I don't know how they were able to get it passed since there was such an uproar for the law requiring hydrants to be painted black. From my position with the State Firemen's Association, I will be looking at taking their bracketed law and getting it expanded state wide next session."

Although the newly painted hydrants actually always had sufficient water for fire suppression, they were blackened in 2007 by private water supplier Monarch as a hedge against the potential for an uncapped lawsuit if there was loss of property or life, according to Gary Rose, director of the operations which supply water to Kyle and Buda. However, while Monarch was protecting itself from litigation, this placed frustrated customers in peril and financial risk due to the *perceived* lack of fire protection, retorted Kyle Mayor Lucy Johnson.

Stay tuned.

Halloween isn't even here yet, and yet we are talking about
**OUR ANNUAL
HOLIDAY LIGHTING CONTEST**
Mark your calendars. Judging this year will be on
December 17th and 21st.



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Like us on
Facebook

Onion Creek Meadows now has a **FACEBOOK** presence. Just log onto facebook.com/ocmpoa and you'll see our community page. Hit the "LIKE" button and join in, post a message or share a favorite photo, or just keep up with what your neighbors are saying.

We thank **Trudy Richards**, an OCMPOA Board member, for setting up and maintaining our FACEBOOK page.

(paid advertisement)

Pride & Groom



Pet Salon

Where our family takes care of yours

1107 FM 1626 just past Manchaca Road

Find more information about services and prices*
on our website: www.prideandgroompetsalon.com
Or call @ 512-413-3835 for an appointment

Owned and operated by Vicki Koonce, Onion Creek Meadows resident for 11 years

*Offering free pick-up and drop-off (with purchase of bath or groom) for Onion Creek Meadows residents (\$35. value)

HANDY PHONE NUMBERS

Police/Fire 911 Non-emergency Police 311
OCMPOA President Jim Cullen 512-447-8201
Aqua Texas emergency calls 877-987-2782
Non-emergency Sheriff calls 512- 974-0845

We appreciate our **VOLUNTEERS** who deliver this newsletter to your door: **Ryan and Andrea Bright Fontana** who handle distribution to delivery-persons: **Marilyn Buckland, Debra Tompkins, Sherry Krupinski, Emma and Nathaniel Duhon, Robin Haralambous, Robert Walker, and Tony and Lucy Lopez.**

Life's Rhythms

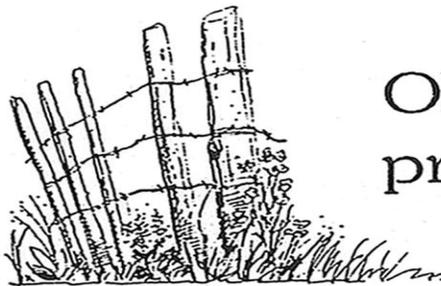
When **ROBERT WALKER** on **Onion Creek Dr.** was profiled in our March newsletter, he was looking for his Eagle Scout project. His mother **JENNY MORRISSEY** updates us with:

"Robert has started his Eagle Scout project at Manchaca United Methodist Church. He is putting an irrigation system in at the community garden there. The garden is currently using chlorinated city water that the church pays for. He is going to tap into a well that sits on the property distributing fresh water to irrigate the 100% organic garden. He has been going to local businesses asking for donations and supplies to help fund the project. So far he has been doing fairly well. He has put in quite a few hours."

OUR DEEPEST SYMPATHY goes to **Joellen Simmons** whose sister **Mary Patrice Chaney, R.N.** of San Marcos died unexpectedly of leukemia on August 30th in Austin after a very brief illness. Joellen and Ron retired to Rockport in April after living on the creek for over 35 years. If you want to reach out to Joellen, she has shared her address: 307 Windjammer, Rockport TX 78382.

Diane and Ron Ralph on Wild Turkey attended a family wedding in Sacramento CA in July, and two more family-centered gatherings in August: a trip to South Padre Island and then "to Indian Lodge nestled in the mountains in Ft. Davis State Park. It was built by the CCC in the 30's and is a property Texas Parks and Wildlife is very proud of. It is near McDonald Observatory where we attended a Star Party and another night I got to see the mysterious "Marfa Lights" for the first time," shares Diane.

Margaret Moser on Wild Turkey also road-tripped to Marfa, Fort Davis, Alpine and points between, missing the Ralphs at McDonald Observatory by a week. With her partner **Steve Chaney**, she visited old friends and feasted on the food, music and unique beauty of West Texas.



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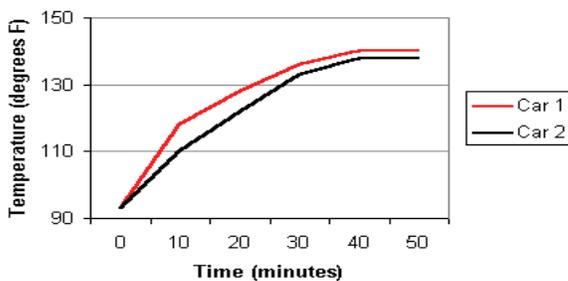
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NEVER LEAVE CHILDREN OR PETS IN A CLOSED CAR SITTING OUT IN THE SUN

Your car acts like a greenhouse when sitting out in the sun. A study by the Animal Protection Institute showed that even moderately warm temperatures outside can quickly lead to **deadly** temperatures inside a closed car.

Look how quickly temperatures rise in just minutes in the graph below!



Car 1: Dark blue, windows closed

Car 2: Light gray, windows open approximately 1.5 inches

WE ARE CURRENTLY UNDER CRITICAL STAGE III DROUGHT RESTRICTIONS.

**If we do not get sufficient rain,
Extreme Stage IV will go into effect in
December.**

**TRAVIS COUNTY'S BURN BAN
EXTENDS TO SEPTEMBER 25 BE-
CAUSE OF LACK OF RAIN.**

RECYCLE ALUMINUM CANS AND HELP OUR LOCAL COMMUNITY GARDEN

You can take your recycled aluminum cans to the recycling shed behind the Manchaca Methodist Church (1626 west of Twin Creeks) basketball court. Funds go toward community garden needs and educational seminars. The community garden folks make it easy for you to do your part in reducing landfill. This is the same community garden where OCM's Robert Walker is putting in an irrigation system as his Eagle Scout project.

Call Bill Palacek [512-280-1369](tel:512-280-1369) for information about how you can participate. Or drop by on a Saturday morning and see for yourself.

Some ABC's of Urban Chickens

According to **Austin's Sustainable Urban Agriculture and Community Garden Program**

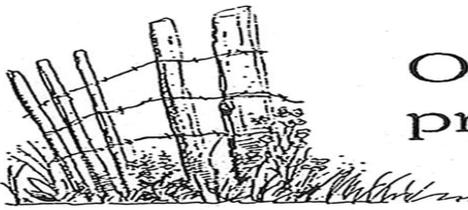


- Keep chickens within a secure enclosure to keep them contained and safe from predators.
- Maintain a coop distance of 50 feet from neighbors' homes.
- Have a coop large enough to house all the fowl.
- Clean the coop and pen regularly.
- Keep only hens. No roosters. (Think "quiet.")
- Use agricultural lime to eliminate odors.
- If possible, work out problems with neighbors face-to-face. (Suggestion: offer them some fresh eggs.) If you can't resolve the problem, call 311 and an inspector will be sent out to investigate.

FACT: Eggs from free-range poultry are not just tastier – they are healthier. These eggs have 10 percent less fat, 40 percent more vitamin A and 400 percent more Omega-3's, according to "[Pastured Poultry Products](#)," a research report available on the Sustainable Agriculture Research and Education website.

The birds that lay these eggs tend to get a more varied and natural diet and are free of hormones, antibiotics and other unnatural feed additives, according to **Jake Stewart**, who manages Austin's Sustainable Urban Agriculture and Community Garden Program. "Raising chickens in your backyard is one piece of a broader sustainable local food movement that is alive and well in Austin," Stewart said.

Chickens are fairly popular in certain parts of the city, said Robert Wright, Sanitarian Supervisor for Austin, Travis County Health and Human Services. Sanitarians inspect urban chicken habitats when they receive complaints from neighbors.



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MEET THE NEIGHBORS

David and Nina Jarrell

After living in South Austin, **David and Nina Jarrell** on Turley Drive chose to settle in Onion Creek Meadows in 1995 because it was "a smaller older subdivision with large lots and not a lot of turn-over residents." (*We hear that often, don't we?*)

An upstate New York native, David grew up in the tiny town of **Montville** (pop. 200), probably best known as the birthplace of our 13th President, **Millard Fillmore**. Coming to Austin in 1980 for college, he graduated from St. Edward's University ('84) and was hired by the **Austin Police Department** in 1985.

Sergeant David J. Jarrell retired this past January after 28 years with the APD. His career as an Officer took him through Patrol, Narcotics, and Street Crime duties. After promotion to Detective, he worked in Juvenile and Missing Persons units. Later, as Sergeant, he supervised the Fugitive unit and the Executive Protection Unit, covering the time when then **Governor G.W. Bush** was a *presidential* candidate. For the last 13 years, he supervised a Tactical Intelligence unit and the U.S. Marshals Task Force that apprehended the most violent offenders in Central Texas and throughout the country.

Nina, a Houston native and a Southwest Texas (now Texas State) graduate, is a computer engineer currently working for CSC as a contractor for the VA office. The Jarrells have three children: **Paul**, 15, who attends Akins High School, and **Jacob**, 13, and **Leah**, 11, who attend Paredes Middle School.

Retirement for David means spending more time with the family hunting, fishing, RVing and "doing whatever my wife tells me to do." He is involved in **Kids Outdoor Zone** (kidsoutdoorzone.com), a non-profit non-denominational Christian ministry that reaches out to *fatherless* children, using "hunting, fishing, and the outdoors to teach them of God's blessings and to be Warriors for Christ." The group, which accepts donations to sponsor kids on hunting and fishing trips, offers varied outdoor experiences such as working with ranchers to cull does and shoot wild pigs and coyotes.

As we observe National Night Out, America's fight against crime, we thank David Jarrell for his 28 years of service.



SCHOOL IS IN SESSION AGAIN

Please watch out for our children walking to and from school bus stops.

HOME SERVICES RECOMMENDED BY YOUR NEIGHBORS

Computer Service

Matt Phillips "is a computer genius-and makes house calls" [512- 644-9054](tel:512-644-9054) in Kyle

GOOD MORNING TREE SERVICE

All kinds of tree work, prompt, reliable. [512-420-0733](tel:512-420-0733)

HANDYMAN SERVICES

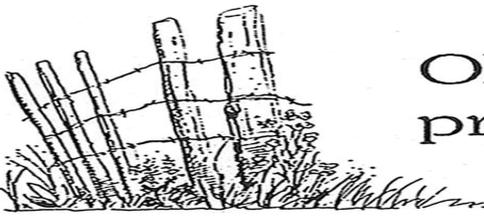
Dean Niday offers all kinds of home repairs, especially plumbing and electrical. He also repairs lawn equipment and does lawn care. Lives nearby in Arroyo Doble. [512-436-6822](tel:512-436-6822)

ROOFING

Keith Carter Perfect Pitch Roofing [512-695-4005](tel:512-695-4005)

WANT TO ADVERTISE YOUR SERVICES?

For \$10. per issue (or \$30. for 4 issues) you can get your message out to your neighbors in a 1/8th page space.



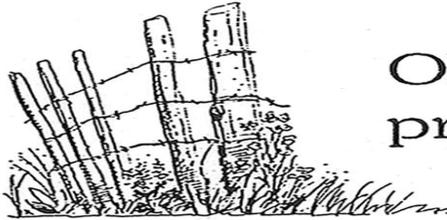
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OCMPOA BOARD AND COMMITTEE MEMBERS

Jim Cullen	Board President Database, Membership	512-447-8201 jcullen@austin.rr.com
Andrea Bright-Fontana	Board Vice-President Deed Restrictions Chair Activities Chair	512-577-6368 abrightfontana@gmail.com
Sherry Krupinski	Board Treasurer Welcome Chair OCMPOA Alert Back-up	512-1144 sherrykrupinski@yahoo.com
Lisa Putman	Board Secretary Deed Restrictions Heep Ranch Development	512-517-5095 lisaatthelake369@gmail.com
Trudy Richards	Board Member Facebook Page	512-560-7543 trudy_richards@hotmail.com
Phyllis Stegall	Board Member, Newsletter Editor, OCMPOA Alert List, Yahoo Group Administrator	512-291-0202 pjstegall@austin.rr.com
Tony Lopez	Board Member Activities, Neighborhood Watch	512-291-4992 lucym165@yahoo.com
Debra Tompkins	Webpage, Nominations	512-282-2380 deblou4@juno.com
Gabe Tamayo	Deed Restrictions	512-282-6529 gabetamayo@austin.rr.com
Robin Haralambous	Garage Sale Coordinator Heep Ranch Development	512-569-9850 robin_302@yahoo.com
Ron Ralph	Heep Ranch Development	512-280-9648 ronralph@austin.rr.com



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MEMBERSHIP/RENEWAL FORM (From July 1, 2013 through June 30, 2014)

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, often very active, on-line forum to share your neighborhood news directly with each other, 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 on. **This site is monitored for content and appropriateness by two moderators** who will edit or delete offensive comments.

Go to onioncreekmeadows@yahoogroups.com and ask to join. We do not share email addresses.

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 we have your email address is on ocmpoalertlist@gmail.com. This is a free valuable service available to anyone living in OCM. Your email address will not be shared with anyone else. Just contact the list by email.

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** to 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, as well as for reporting any unusual non-criminal activity. When you call, wait out the options until a live voice comes on the line. Ask your nearby neighbors to keep an eye on your property too.