

ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Spring 2017

In observance of Earth Day on April 22nd, OCMPOA would like to invite you to...



REDUCE REUSE RECYCLE

Onion Creek Meadows POA
invites you to join us in an
Earth Day Neighborhood Cleanup

13420 Onion Creek Drive
Friday, April 21, 5 pm - Saturday, April 22, 3 pm

REDUCE: Trash dumpster will be available for large garbage.
REUSE: Drop off unwanted but usable items for neighbors to peruse.
RECYCLE: Drop off items like batteries and paint for recycling.

Contact Trudy at trudy_richards@hotmail.com or 512-560-7543 with any questions.



Please join us for the...

OCMPOA Annual Meeting

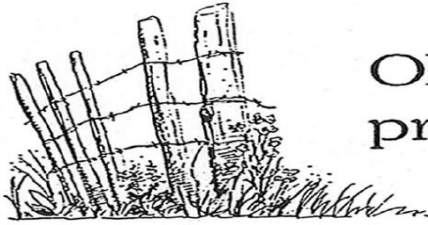
Sunday, May 7

2:00 – 4:00 PM

The annual neighborhood meeting will be held Sunday, May 7th at the Manchaca VFD Fire Station on FM 1626 from 2 to 4 p.m. The following presenters have been invited:

- County Commissioner – developments surrounding the neighborhood
- Barton Springs/Edwards Aquifer Conservation District – water resources

We hope you will participate in this opportunity to let your voice be heard, learn from the speakers and chat with your neighbors!



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

A LETTER FROM THE PRESIDENT...

The Onion Creek Meadows Property Owners Association is a voluntary organization, which is a friendly way to go about representing our mutual interests. Some neighborhoods require property owners to pay annual — and in some cases even monthly — dues and may fine residents for failing to keep their lawns maintained, leaving the trash cans out too long, adorning their homes with “objectionable” features or even letting the wrong kind of flowers grow on their lawns. That’s not our way. Our annual dues are \$20 (and memberships expire July 1, so make sure you renew!), and we don’t have a paid staff to harass residents about the appearance of their house or lawn.

However, every resident of 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).

The first rule is that “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.” (There is an exception for the Manchaca Fire Department garage.)

As a practical matter, this doesn’t stop you from operating an office in your home or keeping a service vehicle in your driveway, as long as you don’t have a sign advertising your business, you don’t generate traffic to your house and you don’t use your house for staging business operations, which are likely to generate complaints from neighbors.

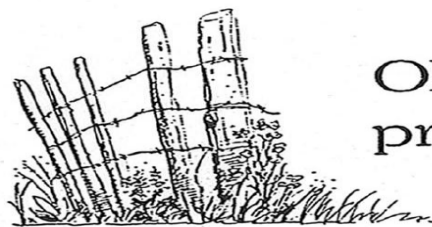
The second rule is “Only one single family dwelling, not to exceed two stories in height, shall be erected or permitted to remain on any of said lots. No duplex or multifamily residences permitted.”

The third rule is “No residence erected on any of said lots shall have a ground floor living area of less than 1,150 square feet, exclusive of garages, carports, and porches, on two bedrooms, or 1,250 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 percent (50%) masonry.”

Residences that fail to meet these requirements may be challenged in county court and owners may find it difficult to transfer the property title in case of an attempted sale.

The deed restrictions also set minimum building setbacks and prohibit mobile homes on lots and have a few other stipulations.

The sixth rule, which also provokes some controversy, states, “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.”



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Despite this clear admonition, it appears that chickens are kept on some lots, in various states of privacy. Neighbors may choose to overlook a few hens; however, a rooster on the property strains the delicate balance between the letter of the law and the spirit of forbearance, and may cause a neighbor to complain of a nuisance.

In the case of a nuisance complaint, the deed restrictions provide that "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."

When we were looking at houses a dozen years ago, we noted that some neighborhoods not far from here advertised their aggressive enforcement of deed restrictions. We hope that common sense among our neighbors will prevent that from becoming necessary in Onion Creek Meadows.

At the General Membership Meeting on Sunday, May 7, at the Manchaca Fire Station on FM 1626, we will discuss neighborhood issues and three seats on the nine-member board of directors will be up for election.

Members whose terms are expiring are Temple Gossett, Trudy Richards and Janie Richards. Trudy and Janie have said they don't intend to seek re-election and Temple was undecided. Anyone who is interested in serving on the board can get information from Janie Richards, the nominations chair, phone 210-262-3201 or email elizabeth-richards@hotmail.com.

Whether you want to serve on the board, or not, we hope you can come and meet your neighbors. If you'd like for us to enforce our deed restrictions more aggressively, let us know, but be aware that you might be asked to head up our deed restriction task force.

Thanks for your support.

Jim Cullen
President

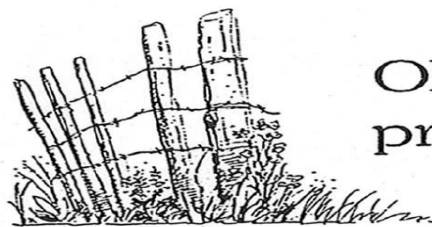


NEIGHBORHOOD CONNECTIONS

onioncreekmeadows@yahoogroups.com – online forum (to join, as well as communicate with neighbors, send an email to this address)

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.



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

HISTORY CORNER WITH DEBRA...Education in Manchaca

For this newsletter history article, we're going to leave the neighborhood and talk about education in Manchaca. If you live here and have kids, most likely they attend or attended Manchaca Elementary School. Even if you didn't have students at this school, now you'll know the history of this property as you drive by the corner of FM 1626 and Manchaca Road.

My kids attended Manchaca Elementary School between 1995 and 2006. I knew the school had a long history, but it wasn't until I discovered a 100th Anniversary Program in the school's archives that I realized just how long of a history it had. I learned that the current Manchaca Elementary School, which opened in 1976, was previously located, from 1883 until 1976, across Manchaca Road, in the buildings now belonging to Redeeming Grace Lutheran Church and that it was called, and spelled Manchaca School. Before that, local children were schooled in a one-room schoolhouse near Onion Creek, located next to Live Oak Cemetery. When the current school was opened in 1976, AISD changed the name to Menchaca Elementary. Here is a reprint of the document I found in the school's archives:

History of Manchaca School (author unknown)

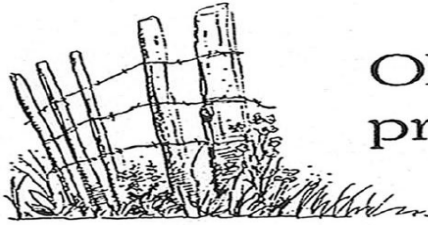
In 1877, a one room wooden building located on Onion Creek served as the school for pupils in the Manchaca area. Tuition was required then and it seems there was no "starting age."

Three years later the Onion Creek district's first public school came about. Learning now took place in the Old Rock Church. According to Edna Turley Carpenter, who attended this institution "We sat on the church benches, which had backs, but we used our laps for desk tops. We were put into groups according to our reading ability. We weren't required to do much except read, spell, and figger. School was fun for me especially when we sang "Shoo Fly", "Baa Baa Black Sheep" and "All Around the Maypole."

In 1883 a new public school in Manchaca replaced the one in the Old Rock Church. The new school had 2 teachers with double desks for the students. It graduated students from what would now be the 9th or 10th grade.

The first principal of Manchaca School was Professor Decherd. However, he was soon to resign when he was unable to pass a new state teacher's exam. According to Mrs. Carpenter "Taking his place was an ineffectual man, Mr. Robinson." She then lists 3 that followed: "Old Man Whitehead, Mr. Dawson, and Professor Syler."

After her teacher's training at Sam Houston Texas State Normal School in Huntsville, Mrs. Carpenter returned to Manchaca and was appointed principal. Her salary for the six month term was \$60 a month. Students who were either too young or too old to legally attend paid \$1.50 or \$2.00 a month to be taught.



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Mrs. Carpenter goes on to say that the Manchaca School was still some years from dividing pupils into grades. Under the non-graded school system, the bright students advanced according to their abilities and the ones who refused or didn't learn usually withdrew after a time and went to work.

In the early 1920's, the age for youngsters to start to school in Manchaca was 7. The superintendent around that time was J. W. Peeler.

The building was still two-story at that time. The cafeteria and auditorium, including a stage, was located on the top floor, with "home cooked" meals provided by various local ladies. There was no limit on servings and home-baked bread and honey were always available. The lower floor served as schoolrooms and was divided by a wide hall. On one side were first, second, and third grade pupils, and on the other side were fourth, fifth and sixth grades. Children who worked hard and finished assignments were rewarded by being allowed to help in the kitchen with the cooking or clean-up.

Sometime during the mid 1960's, the top story of the school was deemed unsafe and was removed. The remaining portion became the cafeteria and office area, and also contained one classroom. At this time a new wing of classrooms was built on the east side of the school. By 1972 the school had an enrollment of almost 250 and five portable buildings were added to house the library, music room and additional classrooms.

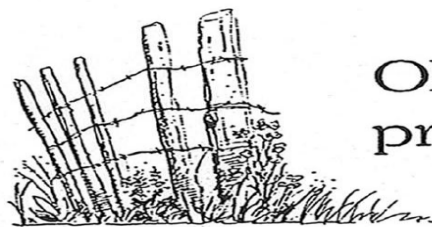
Manchaca School became a part of the Austin Public School system in 1966. Prior to this time it was under the supervision of the county.

All information in this report concerning the early history of Manchaca School was taken entirely from the book "Tales of the Manchaca Hills" by Edna Turley Carpenter.

This article made me curious about early education in our community. At the time, I had a 5th grader who was a member of the Manchaca Community Leadership Team (MCLT). With the school's approval, I took the 12 MCLT members on several field trips to the Austin History Center to research the school's history. They also interviewed people in the community who attended schools in Manchaca. This history gathering process continued over several years. It wasn't until September, 2003 that the MCLT had enough data to submit an application for a Texas Historical Marker for the school.

Our original request was turned down as the Texas Historical Commission requested additional information. The MCLT continued to do research, but eventually the project was turned over to the Manchaca Onion Creek Historical Association (MOCHA). Thankfully, after more research by MOCHA, a historical marker was finally dedicated in 2010. Several of the original MCLT students and myself attended the dedication, it was very special.

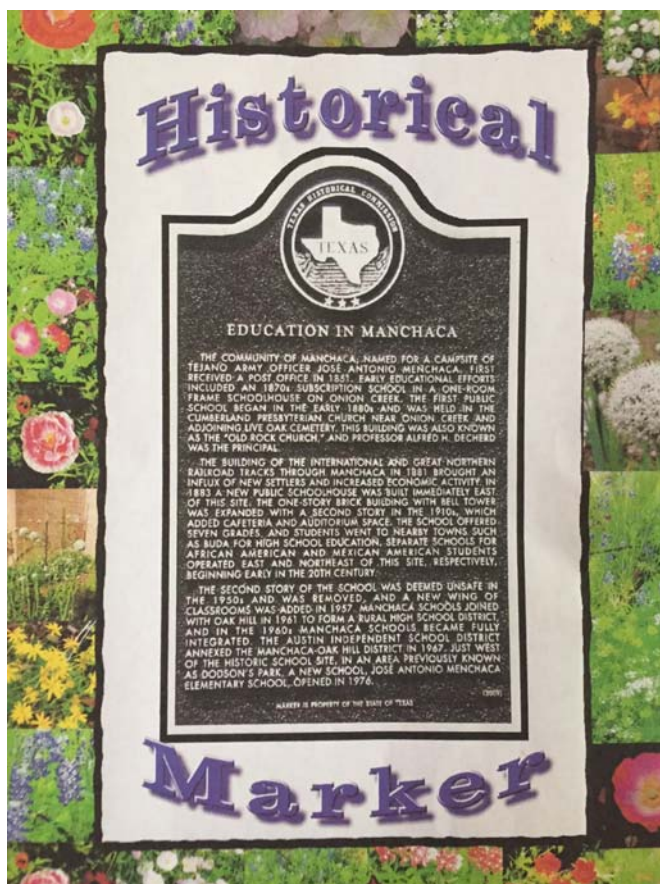
The Community of Manchaca, named for a campsite of Tejano Army Officer Jose Antonio Manchaca, first received a post office in 1851. Early educational efforts included an 1870's



ONION CREEK MEADOWS property owners association

P.O. Box 434

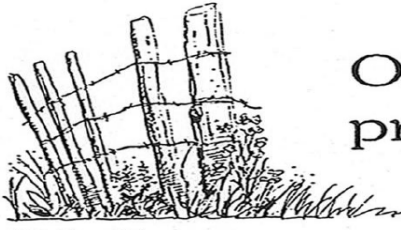
Manchaca, Texas 78652



Historical Marker at Manchaca Elementary School – Dedicated April 30th, 2010

subscription school in a one-room frame schoolhouse on Onion Creek. The first public school began in the early 1880's and was held in the Cumberland Presbyterian Church near Onion Creek and adjoining Live Oak Cemetery. This building was also known as the "Old Rock Church" and Professor Alfred H. Decherd was the principal.

The building of the International and Great Northern Railroad tracks through Manchaca in 1881 brought an influx of new settlers and increased economic activity. In 1883 a new public schoolhouse was built immediately East of this site. The one-story brick building with bell tower was expanded with a second story in the 1910's, which added cafeteria and auditorium space. The school offered seven grades and students went to nearby towns such as Buda for high school education. Separate schools for African American and Mexican American students operated East and Northeast of this site, respectively, beginning early in the 20th century.



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

The second story of the school was deemed unsafe in the 1950's and was removed, and a new wing of classrooms was added in 1957. Manchaca schools joined with Oak Hill in 1961 to form a rural high school district and in the 1960's Manchaca schools became fully integrated. The Austin Independent School District annexed the Manchaca-Oak Hill District in 1967. Just West of the historic school site, in an area previously known as Dodson's Park, a new school, Jose Antonio Menchaca Elementary School opened in 1976.

This historical marker is located in the front circle drive of Menchaca Elementary. The next time you drive by, please stop and read the marker and then pass on this knowledge of history of education in Manchaca to others. Help keep this history alive!

That's all for now, until our next newsletter. Happy History to you!

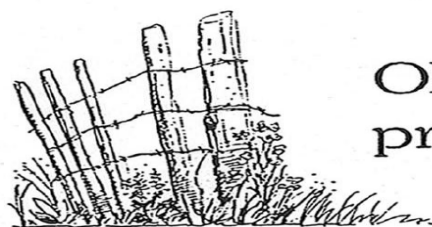
Debra Tompkins

Carpenter, Edna Turley; Tales from the Manchaca Hills: An Unvarnished Memoir; recorded and edited by Jane and Bill Hogan, The Hauser press, New Orleans, 1960, 221 pages.

Manchaca Onion Creek Historical Association (MOCHA). www.mochaonline.org

UPCOMING EVENTS NEARBY:

Buda Farmers Market	Saturdays	Downtown Buda	Local farmers, producers & artisans 9:00 AM – 1:00 PM	www.budafarmersmarket.com/ or www.facebook.com/dbfma/
Southpark Live at The Grove	Saturdays in April	Southpark Meadows	Free Concert Series 7:00 – 10:00 PM	www.facebook.com/pg/SouthparkMeadows/events/
Easter Egg Hunt	April 15	Buda Sportplex	Free egg hunt, inflatables, face painting, train rides, petting zoo, pictures with the Easter Bunny	www.ci.buda.tx.us/403/Park-Events
Easter Egg Hunt	April 16	Texas Keeper Cidery	Free to participate but RSVP on Facebook so they ensure the Easter Bunny hides enough eggs.	http://www.texaskeeper.com/goingson/ RSVP: www.facebook.com/events/1322255427860846/
Buda County Fair & Wiener Dog Races	April 29 & 30	Buda City Park	Wiener dog races, pet parade, arts & crafts vendors, Buda Bee, washer tournament BBQ/fajita cook-off, bake-off	www.budalions.com
Movies in the Park	Fridays in June	Buda City Park	Free Movies 8:00 – 11:00 PM	www.ci.buda.tx.us/Calendar.aspx



ONION CREEK MEADOWS

property owners association

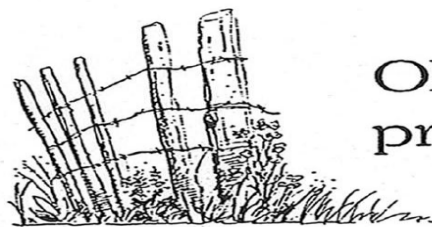
P.O. Box 434

Manchaca, Texas 78652

SERVICE RECOMMENDATIONS

From time to time, neighbors have searched for and recommended service people and companies on our Yahoo Group. Here's a snapshot of recommendations submitted over the last few years:

Type	Person/Company	Contact #
APPLIANCE REPAIR	T&P Appliance Service (<i>OCM resident</i>)	512-282-2638
AUTO REPAIR	Latham Automotive	512-282-8108
ELECTRICIAN	William Duhon (<i>OCM resident</i>)	512-844-5552
HAIR STYLIST	Ambrosia Salon - Kelle Villarreal (<i>OCM resident</i>)	512-745-3310
HAIR STYLIST	D R Salon - Debi Rodriguez	512-657-5427
HOME REPAIRS	Improving Homes 4 U - John VanMater (<i>OCM resident</i>)	512-820-7508
HOUSE CLEANER	Lucy Mancha (<i>OCM resident</i>)	512-292-4218
HVAC	Del's Heating & Air Conditioning (<i>Arroyo Doble resident</i>)	512-448-3484
HVAC	Michael Dowell	512-233-9104
LAWN SERVICE	Robert Walker (<i>OCM resident</i>)	512-786-7768
LAWN SERVICE	Rufino Ponce (<i>Arroyo Doble resident</i>)	512-845-0871
PEST CONTROL	Aardvark Pest Control – Julian Villarreal	512-282-6741
PLUMBER	LM Plumbing & Remodeling – Lucy Moreno	512-825-2892
REMODELING	LM Plumbing & Remodeling – Lucy Moreno	512-825-2892
ROOFER	Jim McLaughlin (<i>Arroyo Doble resident</i>)	512-282-9947
ROOFER	Jay Puckett	512-784-4992
SEPTIC SERVICE	All American Septic Solutions	512-282-3889
TREE SERVICE	Rufino Ponce (<i>Arroyo Doble resident</i>)	512-845-0871



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

MANCHACA IS BUSTLING...



In case you hadn't heard, Austin's only drive-in is now located at 12419 Lowden Lane, just off 1626 in Manchaca. Blue Starlite is a mini drive-in with 50 car spots available nightly. A few interesting features include ordering concessions online, roasting smores at the concession stand, overnight stays (in your own vehicle or in a luxury RV rental) and party rentals. Check them out at www.bluestarlitedrivein.com or www.facebook.com/TheBlueStarlite/.



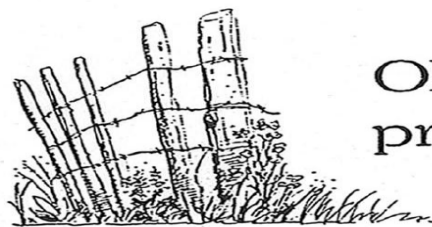
Valentina's is having great success at its new location at 11500 Manchaca Road. The business is best known for its brisket, but pulled pork, pork ribs, smoked corn and breakfast tacos also get rave reviews. Valentina's relocated in January from its previous location on Brodie Lane (now operated by its sister operation, Violet Taco) and will transform into a brick-and-mortar at its current spot by the end of 2017. For more information, visit www.valentinastexmexbbq.com/ or www.facebook.com/ValentinasTexMexBbq/.



If simpler barbecue fare is more your cup of tea, you may want to check out Slow Poke's Brisket Shack, located at 737 FM 1626. Barbecue plates, including brisket, brisket chili, pork ribs, top the list. Thursdays, 6-10 PM, you can catch free live blues, along with free beer from Twisted X Brewing Company. Slow Poke's plans to open a bar in the next few weeks. Until then, it is BYOB. For more information on this family- and pet-friendly place, visit, www.facebook.com/SlowestCook.13/.



Texas Keeper Cider's Taproom is now open every Friday 4-9 PM, Every Saturday 12-9 PM and every Sunday 1-7 PM. Along with sampling their cider, they have guest ciders mead and wine. Snacks made at the cidery are available, as well as food from local food vendors, such as Antonelli's Cheese, Cultivo, Anjore and Texas French Bread. The goings-on are endless – live music, local chefs, swing lessons and an upcoming easter egg hunt! Check them out at www.texaskeeper.com/goingson/ or www.facebook.com/txkeepercider/.

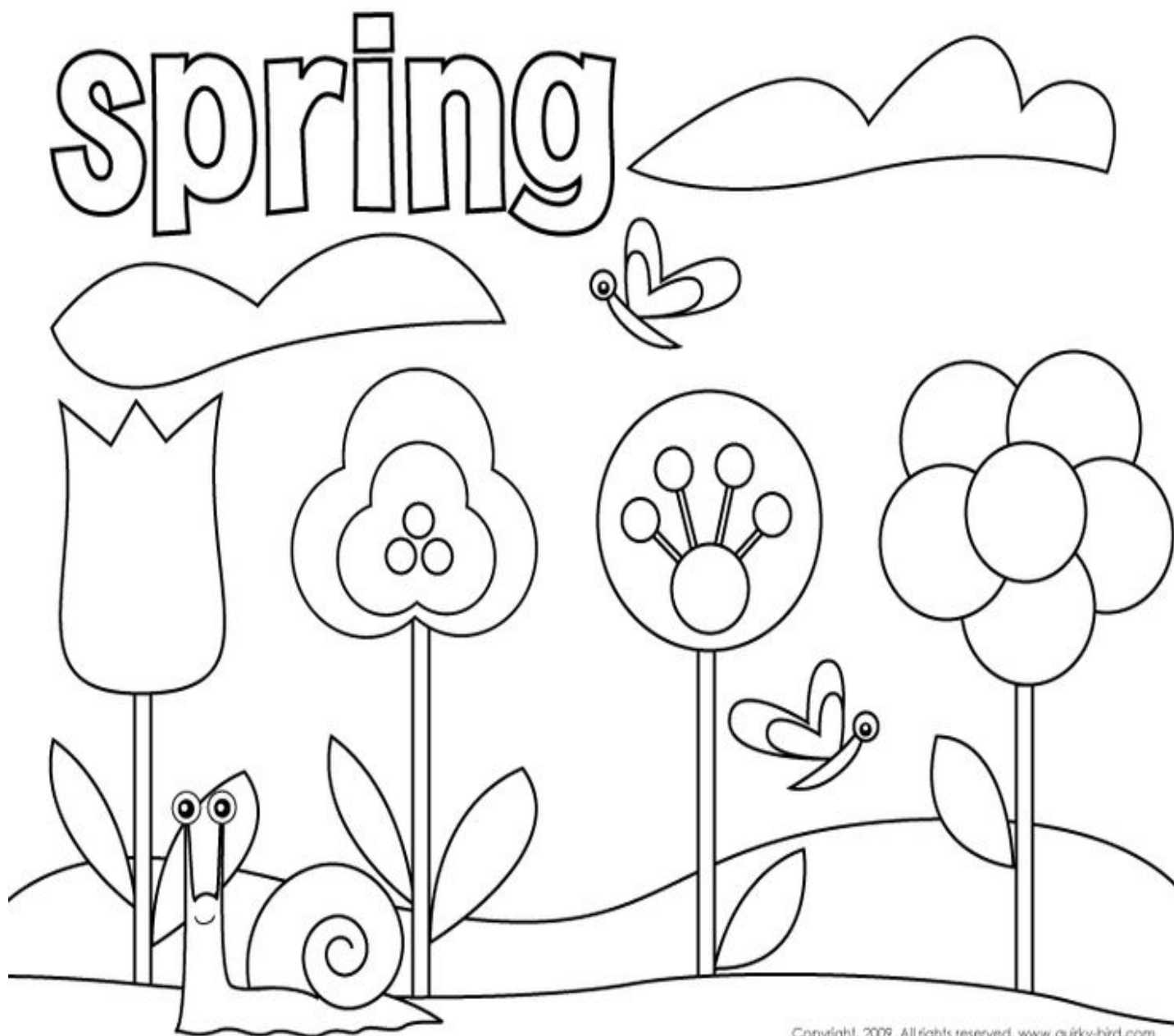


ONION CREEK MEADOWS property owners association

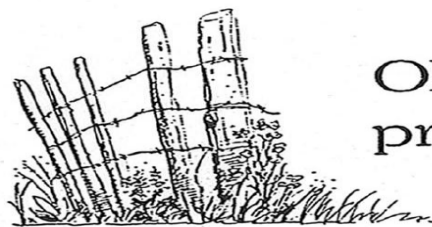
P.O. Box 434

Manchaca, Texas 78652

GIVE THIS SOME COLOR!



Copyright, 2009. All rights reserved. www.quirky-bird.com



ONION CREEK MEADOWS property owners association

P.O. Box 434

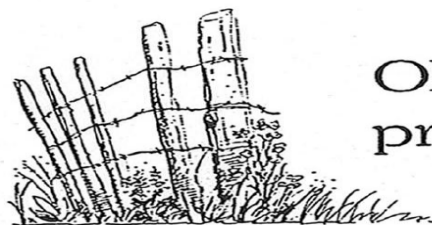
Manchaca, Texas 78652

OCMPOA BOARD & COMMITTEE MEMBERS 2016-2017

Jim Cullen	Board President Database, Membership Deed Restrictions	512-447-8201	jcullen@austin.rr.com
Debra Tompkins	Board Vice President Welcome Chair	512-282-2380	dltompkins4@gmail.com
Jamie Beard	Board Treasurer	409-382-3585	jclark1212@live.com
Temple Gossett	Board Secretary Newsletter Editor	512-745-2617	temple.gossett@gmail.com
Trudy Richards	Board Member Facebook Page Yahoo Group Administrator	512-560-7543	trudy_richards@hotmail.com
Janie Richards	Board Member Nominations	210-262-3201	elizabeth-richards@hotmail.com
Karen Jellison	Board Member Activities Chair	512-565-5621	karenjellison@austin.rr.com
Annette Folmar	Board Member Neighborhood Watch	512-496-0739	dafolmar@gmail.com
Lance Farley	Board Member Webpage Administrator Cebolla Creek Development	512-573-7300	honkydrum@yahoo.com
Ron Ralph	Estancia Development	512-280-9648	ronralph@austin.rr.com
Robin Haralambous	Garage Sale Coordinator	512-569-9850	robin_302@yahoo.com

UPDATE: BEAR CREEK CROSSING

Bear Creek Crossing (formerly Cebolla Creek) is a development slated to be directly north of and bordering Turley Drive. The developer submitted a construction plan to the Travis County Zoning & Platting Commission on February 21st. The plan passed. The design calls for 112 homes in the \$250-\$300k range. It appears that about one acre will remain undeveloped between Bear Creek Crossing and the Turley homes. To view the complete meeting agenda and/or the construction plan, please visit our new & improved website: www.ocmpoa.org. Thank you to Lance Farley for renovating the website as well as taking the lead on keeping us informed on the Bear Creek Crossing project. Lance will continue to post updates concerning the progress.



ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652



MEMBERSHIP/RENEWAL FORM

(From July 1, 2017 through June 30, 2018)

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.

OCMPOA

P.O. Box 434

Manchaca, TX 78652