

# ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Spring 2019

## CELEBRATE EARTH DAY!!



### REDUCE ... REUSE...RECYCLE

Onion Creek Meadows Property Owners Association

Invites you to join us in an

### EARTH DAY NEIGHBORHOOD CLEANUP

Friday, April 12<sup>th</sup> 10:00 a.m. to 7:00 p.m.

Saturday, April 13<sup>th</sup> 8:00 a.m. to 2:00 p.m. OR UNTIL FULL

13420 Onion Creek Drive (MVFD Driveway)

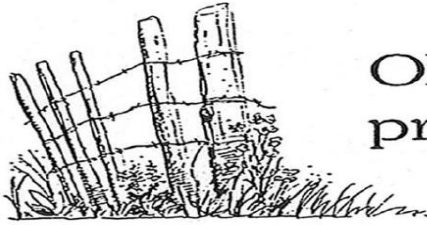
**REDUCE:** Trash dumpster will be available for large garbage

**REUSE:** Drop off unwanted but usable items for neighbors to peruse

**RECYCLE:** Drop off items like batteries and paint for recycling (these will go into a separate container, not the dumpster)

**NO TIRES, CONCRETE, LARGE ROCKS, ROOFING SHINGLES, LEAVES, TREE LIMBS ACCEPTED**

Contact Christopher at [chris@znth.co](mailto:chris@znth.co) or 512.638.0988 with any questions.



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**EARTH DAY IS AN EVENT OBSERVED ANNUALLY ON APRIL 22. IT IS A DAY HELD TO DEMONSTRATE AND PROMOTE ENVIRONMENTAL AWARENESS AND CALLS FOR THE PROTECTION OF OUR PLANET. TODAY, EARTH DAY, 2019 IS CELEBRATED IN MORE THAN 193 COUNTRIES EACH YEAR.**

**WHAT IS THE GOAL OF EARTH DAY? WORLDWIDE, VARIOUS EVENTS ARE HELD TO DEMONSTRATE SUPPORT FOR ENVIRONMENTAL PROTECTION. FIRST CELEBRATED IN 1970, EARTH DAY NOW INCLUDES EVENTS IN MORE THAN 193 COUNTRIES, WHICH ARE NOW COORDINATED GLOBALLY BY THE EARTH DAY NETWORK.**

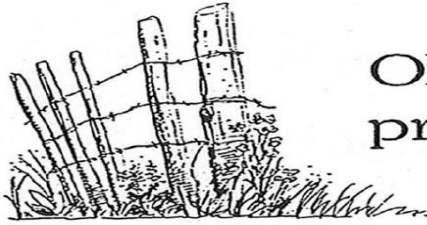
**WHY IS IT IMPORTANT TO CELEBRATE EARTH DAY? THE FIRST IS TO PROMOTE UNDERSTANDING OF IMPORTANT ENVIRONMENTAL ISSUES SO THAT MORE PEOPLE ARE AWARE OF THE CRITICAL ACTIONS WE NEED TO TAKE TO PROTECT OUR ENVIRONMENT. THE SECOND IS TO COMMIT YOURSELF TO SERVICE ON OR AROUND EARTH DAY – PLANT SOME TREES, CLEAN UP A STREAM OR HELP YOUR LOCAL COMMUNITY GARDEN.**

**WHAT HAPPENED ON THE FIRST EARTH DAY? SENATOR GAYLORD NELSON OF WISCONSIN WAS DISTURBED THAT AN ISSUE AS IMPORTANT AS OUR ENVIRONMENT WAS NOT ADDRESSED IN POLITICS OR BY THE MEDIA, SO HE CREATED THE FIRST EARTH DAY, ON APRIL 22, 1970. AN ESTIMATED 20 MILLION PEOPLE NATIONWIDE ATTENDED FESTIVITIES THAT DAY. EARTH DAY IS NOW A GLOBAL EVENT EACH YEAR, AND WE BELIEVE THAT MORE THAN 1 BILLION PEOPLE IN 192 COUNTRIES NOW TAKE PART IN WHAT IS THE LARGEST CIVIC-FOCUSED DAY OF ACTION IN THE WORLD.**

## **HOW CAN WE KEEP OUR EARTH CLEAN?**

**HERE ARE A FEW EASY AND EFFECTIVE WAYS YOU CAN CHOOSE TO REDUCE YOUR DAILY IMPACT AND MAKE A WORLD OF DIFFERENCE:**

- 1. BRING A BAG. ...**
- 2. INVEST IN A REUSABLE WATER BOTTLE. ...**
- 3. BRING YOUR OWN REUSABLE CUP. ...**
- 4. REFUSE SINGLE-USE ITEMS. ...**
- 5. AVOID PRODUCTS WITH MICROBEADS. ...**
- 6. SHOP IN BULK. ...**
- 7. MAKE SURE YOUR WASTE GOES TO THE RIGHT PLACE. ...**
- 8. COMPOST.**



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## **OCMPOA Annual Meeting**

**Sunday, May 5<sup>th</sup>, 2019**

**2:00-4:00 p.m.**

**13206 Easley Drive**

**We invite everyone in the neighborhood to come out for our Annual Meeting. It's a great opportunity to:**

- **Find out what's happening in Onion Creek Meadows and surrounding areas**
- **Meet your neighbors and your Board Members**
- **Renew your membership or become a new member**
- **Opportunity to join a committee and get involved**
- **Give suggestions, ideas and express concerns**
- **Discuss purchasing another Onion Creek Meadows neighborhood sign to be placed at Turley and Old San Antonio Road**

**County Commissioner Gerald Daugherty has been invited to address:**

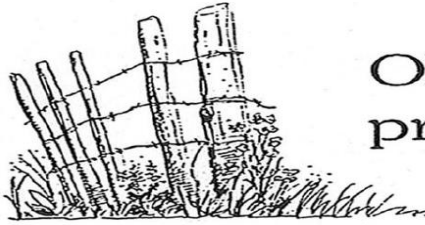
- \* **Roads—Twin Creeks Drive, Old San Antonio Rd, FM 1626, SH45**
- \* **Subdivisions—Estancia phases 2 & 3, Bear Creek Crossing**
- \* **Street Lights—Intersection of FM 1626 & Old San Antonio**

**OCMPOA Board Annual Meeting will be held in the back yard of the Jellison residence instead of the Manchaca Fire Station and make it an Annual Meeting and a Fun Neighborhood Get-Together! We'll be providing:**

- **Grilled Hot Dogs, Chips, Watermelon, Cookies and Bottled Water**
- **Bring your own lawn chair or blanket**
- **Musical jam after the meeting so bring your instrument!**
- **No pets allowed please**

**So, come on out and join us! We look forward to meeting the new neighbors and seeing the ones that have been here a while. This is truly a great neighborhood and we welcome you to help us make it even better!**

**See ya' there! OCMPOA Board Members**



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## ***A LETTER FROM THE PRESIDENT...***

Traffic is increasing around the Onion Creek Meadows neighborhood, as work proceeds on the Bear Creek Crossing housing development off Twin Creeks Road and the Estancia development east of Old San Antonio Road.

In the Bear Creek Crossing housing development, 112 single-family homes are planned in the first phase. The development will have 195 single-family houses when it is completed.

The Estancia development has moved from Phase I development to Phase II, which includes construction adjacent to IH 35 and Puryear Road. When Phase II is accomplished, Estancia will begin Phase III on the complex to our south. This phase should start about a year from now.

Go to <[http://estanciahillcountry.com/residential\\_map.html](http://estanciahillcountry.com/residential_map.html)> and look at Tracts 19 through 22 to see the development schematic as planned.

Travis County is waiting on approval from the Federal Emergency Management Agency (FEMA) to expand Old San Antonio Road bridge over Onion Creek. The county plans to widen the roadway from one lane to two lanes and elevate the road above the 100-year floodplain. The county had expected to get approval in 2018 so they could seek bids on the project, and they hoped to be well into construction on the project by now, but the county has been answering a series of questions from FEMA, which has delayed the project. The county also plans to expand Old San Antonio Road to include bicycle lanes from FM 1626 to the Hays County line.

In other nearby projects, Travis County has asked the state Department of Transportation to put a traffic light on FM 1626 at Old San Antonio Road to handle the expected increase in traffic from the Estancia multi-use development, which will include retail and commercial uses as well as residential condos and apartments, and Bear Creek Crossing, but the intersection is in state right of way, and the Texas Department of Transportation has to decide if and when a traffic light will be installed at that location.

The state Department of Transportation has plans to expand FM 1626 into a five-lane road west of Manchaca Road. Expansion of FM 1626 east of Manchaca Road is expected to come later.

Austin ISD is proceeding with plans to replace the current Manchaca Elementary School, which was approved in a November 2017 bond issue.

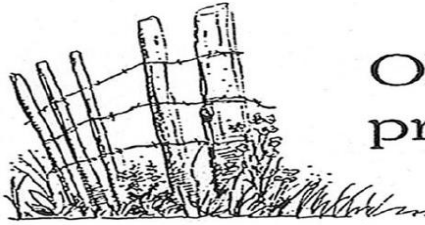
A new Buda Elementary School is nearing completion on Old San Antonio Road with a capacity of 900 students in grades k-5. It is projected to open in August 2019.

A new fire and rescue station is nearing completion at the intersection of FM 1626 and Old San Antonio Road for the Austin Fire Department and Austin/Travis County Emergency Medical Services. When the new AFD station opens, it will house two fire vehicles and an ambulance with full-time crews.

Currently, emergency medical technicians serving Onion Creek Meadows are based in the Manchaca Fire Rescue/Travis County Emergency Services District 5 during the day, with ambulances responding in off-hours from an Austin fire station on Ralph Ablanado Drive.

When the new fire station is finished, ambulances will be responding to Onion Creek Meadows 24/7 from the new station, with backups from Ralph Ablanado Drive. Austin Fire Department crews also will be available for backups to the Manchaca Fire Department.

Manchaca Fire Rescue, formerly the Manchaca Volunteer Fire Department, now employs 12 full-time firefighters, driver/operators and officers staffing the fire department 24 hours a day, seven days a week, under the auspices of the Travis County Emergency Services District No. 5. (It still uses volunteers as firefighters, EMTs and support roles.) Manchaca Fire Rescue will continue to be first responders to fires in Onion Creek Meadows.



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Dispatches are coordinated on a 24-hour basis through the Austin Fire Department, and all personnel have radio communication/notification devices. Much of Travis County Emergency Services District No. 5's funding is derived from property tax receipts and a 2% sales tax on goods and services sold within the service district.

We're pleased once again, thanks to the efforts of board members Debra Tompkins and Chris Mitchell, to provide a dumpster, which will be available for disposal of household trash from residents' spring cleaning on April 12 and 13 (no tires, please). See details elsewhere.

The Onion Creek Meadows Property Owners Association is a voluntary organization, which represents our mutual interests. Our annual general membership meeting will be Sunday, May 5, at 2 p.m. at the home of Activities Chair Karen Jellison, 13206 Easley Dr. We welcome your input on issues that affect our neighborhood. Among other things, we will vote on whether three members of the board of directors should be re-elected to the board, including me (Jim Cullen), Karen Jellison and Lauren Brumley. To vote, you must be a member and annual dues are \$20. (Memberships expire July 1, but you can renew your membership for the following year at the meeting.) If you are interested in running for one of the seats, you may contact Secretary Beverly Hetrick, phone 361-882-8514, for information on how to proceed, but basically you can show up at the meeting and put your name up for election.

Although membership in Onion Creek Meadows Property Owners Association is voluntary, every property owner in 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](http://ocmpoa.org)). Chris Mitchell is in charge of fielding complaints of violations of deed restrictions.

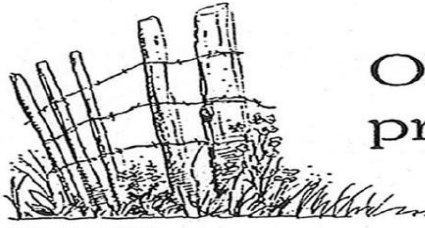
Thanks for your support.

*Jim Cullen*

President, OCMPOA

## **Do you know what your dues pay for?**

- Enforcing deed restrictions
- Printing & mailing the neighborhood newsletter
- Providing food & refreshment for neighborhood gatherings
- Awarding winners for the annual Holiday Lighting Contest
- Renting a roll-off container for a neighborhood clean-up
- Printing signage to alert residents to meetings
- Producing neighborhood signs to subdivision entrance



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## NEIGHBORHOOD CONNECTIONS

[onioncreekmeadows@yahoo.com](mailto:onioncreekmeadows@yahoo.com) – online forum (to join, as well as communicate with neighbors, send an email to this address)

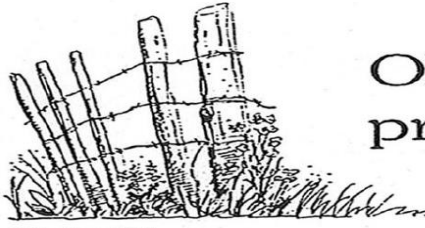
[www.ocmpoa.org](http://www.ocmpoa.org) – NEW & IMPROVED neighborhood information, announcements, newsletters, POA information

[www.facebook.com/ocmpoa](https://www.facebook.com/ocmpoa) - announcements, neighborhood information

[www.nextdoor.com](http://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.

## OCMPOA BOARD MEMBERS 2018-2019

<b>Jim Cullen</b>	Board President, Database, Membership	512-447-8201	jcullen@austin.rr.com
<b>Debra Tompkins</b>	Board Vice President Welcome, Chair Nominations	512-282-2380	dltompkins4@gmail.com
<b>Lauren Homann</b>	Board Treasurer	713-304-2364	lolobrumley@gmail.com
<b>Beverly Hetrick</b>	Board Secretary	361-882-8514	beverlyswims@gmail.com
<b>Karen Jellison</b>	Board Member, Newsletter, Activities Chair	512-565-5621	karenjellison@austin.rr.com
<b>Kelle Villarreal</b>	Board Member Neighborhood Watch	512-745-3310	Karatekelle13@gmail.com
<b>Lance Farley</b>	Board Member, Webpage Admin., Bear Creek Crossing Development	512-573-7300	honkydrum@yahoo.com
<b>Christopher Mitchell</b>	Board Member, Deed Restrictions	512-638-0988	chris@znth.co
<b>Ron Ralph</b> <b>John Van Mater</b>	Estancia Development Board Member	512-280-9648 512-820-7508	ronralph@austin.rr.com johnvanmater@att.net



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## ANNUAL MEMBERSHIP FORM (July 1, 2019 through June 30, 2020)

NAME(s) \_\_\_\_\_

ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ CELL PHONE(s) \_\_\_\_\_

EMAIL(s): \_\_\_\_\_

**PROPERTY OWNER MEMBERSHIP - # OF LOTS\*** \_\_\_\_\_ x \$20.00 = \$ \_\_\_\_\_

\*Multiple lot owners may choose to pay (1) the minimum \$20 dues for a single lot and one membership vote or (2) \$20 for each additional lot which also entitles you to an additional vote for each additional lot.

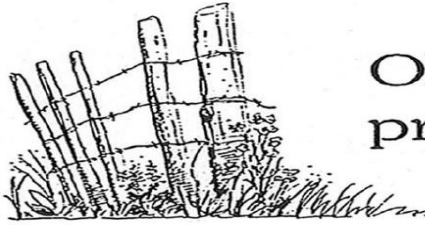
**RENTAL PROPERTY?** – I am renting this home but would still like to donate \$20.00 towards supporting the Onion Creek Meadows Property Owners Association and participate in neighborhood events including receiving the quarterly newsletter. \$ \_\_\_\_\_

**NEW TO THE NEIGHBORHOOD?** – I’ve never been a member of OCMPOA and would like to receive the complimentary first year membership **FREE!** (Even if you’ve been here for a while, please select this option if you’ve never officially been “Welcomed” to the neighborhood.)

Please return this completed form along with your check payable to “Onion Creek Meadows POA” and mail to:

**Onion Creek Meadows POA  
PO Box 434  
Manchaca TX 78652**

**THANK YOU FOR JOINING THE NEIGHBORHOOD ASSOCIATION!**  
Membership questions? Call Debra Tompkins at 512-282-2380 or email [DLTompkins4@gmail.com](mailto:DLTompkins4@gmail.com)



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## MEMBERSHIP UPDATE

Hey Neighbors!

Thank you to EVERYONE who has joined or renewed your dues in OCMPOA. **We currently have 100 members**, that's the highest it's been in over 9 years!

We have 247 lots in our subdivision so we **still need another 24 members** to be over 50% membership. With all the development going on around us, if we are called upon to advocate for our neighborhood, it would be good if we had a majority of our property owners as members.

**So please consider joining us TODAY!** Just complete and mail the enclosed membership form. If you have any questions, please call or email me.

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

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