

Onion Creek Meadows

Est. 1971

September 2023

P.O. BOX 434

MANCHACA, TX 78652



The Sandlot Movie

SUMMER HIGHLIGHTS

ICE CREAM SOCIAL AND MOVIE NIGHT A SWEET SUCCESS!

By Lorna Dean

We are so happy to announce our first Ice Cream Social Movie Night was a success, even though it was hot outside. The ice cream cooled us off while we visited with friends, then watched a movie on the big screen thanks to our neighbors Patrick and Meghan! Cody and Christy let us set up everything and gather in their front yard for a perfect arrangement for all of us.

The ice cream truck came with lots of goodies to choose from and I am proud to say so good most of us went back for seconds! They served huge popsicles, snicker ice cream bars, chocolate, strawberry, vanilla, bombs, creamsicles and just about any kind of cold ice cream you had as a kid and more.

The movie was the Sandlot which I have seen many times with our kids but watching it outside sitting in a lawn chair, eating ice cream, cold beverage and a cool breeze made it memorable.

Thank you all who participated this year and I promise next year to do it earlier before the heat tries to steal our fun!

ROAD AND LAND DEVELOPMENT UPDATES

by Jim Cullen

Travis County staff has told the developer of the Travis South Industrial Project, which would include a 290 bay tractor-trailer truck hub southwest of the intersection of Puryear Road and Old San Antonio Road, that this project cannot be approved because that intersection of Puryear Road and Old San Antonio Road will not allow large trucks to turn safely.

The developer is currently exploring a new plan to change the intersection to accommodate trucks. Any such plan will have to be approved by the county.

Precinct 3 Commissioner Ann Howard does not support the Travis South Industrial Project as it is currently proposed and does not believe this area is suitable for a significant increase in large truck traffic, said Mick Long, policy advisor to Commissioner Howard.

Travis County is also reviewing the proposal for the Estancia West development, a 360-unit multifamily development on property south of our neighborhood, that includes 12 apartment buildings, two site-access driveways (to private streets), private on-site utilities and on-site amenities (including a clubhouse with pool, dog park and pickle ball courts), and other civil improvements. The Travis County Transportation and Natural Resources Department is reviewing this development application to ensure that it is in compliance with applicable regulations. Travis County does not enforce deed restrictions and does not have the authority to regulate land use. In the event that the applicant meets all applicable code requirements, the development permit will be administratively approved.

For comparison, the Sparrow Project at San Leanna Dr and FM1626 is under permitting review by the county. “Unfortunately, a Traffic Impact Analysis (TIA) is not required because this Adult Multi-family complex is not anticipated to generate traffic greater than 1,000 trips a day,” said Commissioner Howard. A TIA can only be required when the development is expected to generate over this number of daily trips.”

“I serve on two regional bodies, CAMPO and CAPCOG and will continue to uplift concerns about congestion and safety and make sure we attract resources to promote mobility and safe roads.”

Texas Children’s Hospital is still planned for the northeast corner of the intersection of Puryear Road and Old San Antonio Road. Austin City Council voted to annex a 24-acre property owned by Texas Children’s Hospital into the city April 21, 2022.

The site was previously in the city’s limited purpose jurisdiction. Annexation into Austin’s full purpose jurisdiction entails extending the city’s municipal services, regulations, voting opportunities and taxing authority to the new territory, according to the city’s website.

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ROAD AND LAND DEVELOPMENT UPDATES

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Texas Children's Hospital purchased the land in late 2019 for a potential future facility. The hospital is planning for future development, according to CommunityImpact.com. No construction plans or development timeline have been disclosed.

Travis County plans to add shoulders on both sides of Old San Antonio Road from FM1626 to Puryear Road to provide bicycle lanes, under the 2017 bond issue. Construction is anticipated to take place from Oct. 30, 2023, to Sept. 30, 2024, with two-way traffic maintained on the road, other than a limited number of weekend or overnight closures required to replace two existing damaged culvert.

Travis County's Transportation and Natural Resources division has a budget request for fiscal year 2024 to install a traffic signal at Old San Antonio at Twin Creeks Road. If the request is approved in the County's budget, we can anticipate the traffic signal being installed in the summer of 2024. Budget hearings for fiscal year 2024 are taking place at the end of August.

No improvements are scheduled by Travis County for Twin Creeks Road at this time.

NEIGHBORHOOD WATCH

by Art Schneider

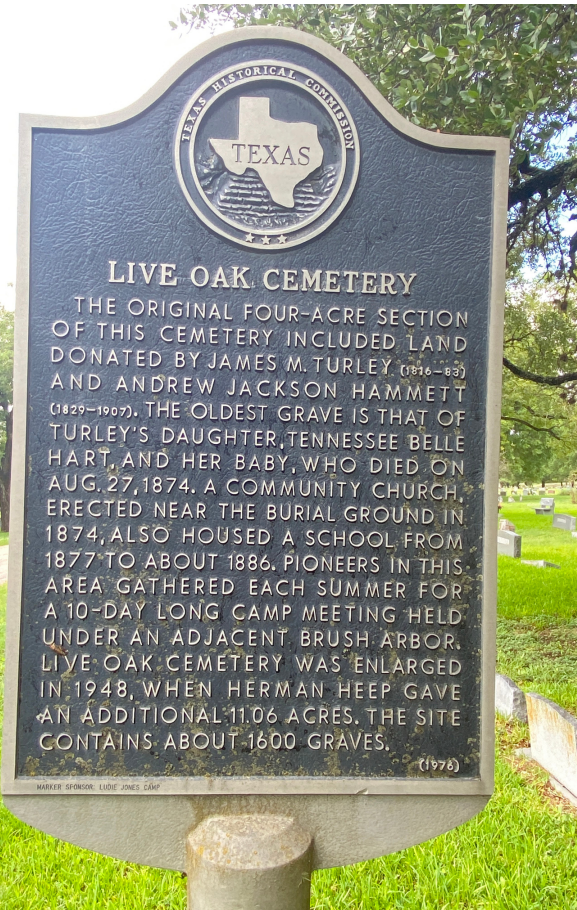
A shout out to all the Block Captains and we welcome Michelle and Tom Rankin to the 13000's block of Onion Creek Dr. We still have opportunities for others to step up and fill some openings along Turley and Old San Antonio. This is a great way to meet your neighbors and provide a critical connection to those around you for safety and friendship. It wasn't something I was immediately excited to do but it did provide me with a reason to get to know the others on my street.

If you're interested in being a Block Captain or just want to find out more you can call or text me at 512-848-0501. Or email me at art@sparklingcleanwindow.com

Here's a quote from Thomas Jefferson "Let the eye of Vigilance never be closed"

ONION CREEK MEADOWS HISTORY CORNER

By Debra Tompkins



I'm sure we've all driven past Live Oak Cemetery on Twin Creeks Road many, many times but have you ever stopped to read the Historical Marker located there?

This marker was written in 1976. James M. Turley's home was located at 110 Turley in our neighborhood. It was built in 1850 but unfortunately burned to the ground in 2003. That home originally faced Live Oak Cemetery. And the school referred to in this marker was the original Manchaca School which was located in the Old Rock Church where Texas Keeper Cider is now located. Live Oak Cemetery has long been one of the principal burial sites for Hays County and residents of Buda. The cemetery, which is just over 15 acres, is one of the largest and oldest cemeteries in this area. As stated in the historical marker, the oldest grave is from 1874 and burials continue to this day.

Located in the southwest corner of Live Oak Cemetery is the McQuiston Cemetery, the two cemeteries were joined in 1970 to honor an "annexation" request by Mrs. William Ransom Hogan, who was the daughter of Edna Turley Carpenter and granddaughter of James M. Turley.

Live Oak Cemetery is just one example of the very historical community we live in.

LIVE OAK CEMETERY HISTORICAL MARKER

The original four-acre section of this cemetery included land donated by James M. Turley (1816 - 1883) and Andrew Jackson Hammett (1829 - 1907). The oldest grave is that of Turley's daughter, Tennessee Belle Hart, and her baby, who died on August 27, 1874. A community church, erected near the burial ground in 1874, also housed a school from 1877 to about 1886. Pioneers in this area gathered each summer for a 10-day long camp meeting held under an adjacent brush arbor. Live Oak Cemetery was enlarged in 1948 when Herman Heep gave an additional 11.06 acres. The site contains about 1,600 graves. (1976)

By Karen Jellison



Greetings Onion Creek Meadows Neighbors!

What an incredibly HOT summer!! Record breaking heat wave and temperatures, but hopefully you and your family has been able to enjoy the summer at the lake, in the pool, or maybe Colorado?? But alas, Fall is soon on the way (September 23rd) and we all hope for much cooler temperatures!!

I'm sure everyone has noticed we have quite a few homes for sale in the neighborhood and sales are slow due to economy and higher interest rates. However, two empty lots sold, both

on Onion Creek Drive and a house is being built on one of those lots (at Onion Creek Drive & Easley). I spoke with the new owner and he and his wife are so excited to be a part of this wonderful neighborhood! Evidently he and his wife already know many of our neighbors as they walk their dogs here.

The Earth Day event in April was a great success and neighbors filled the dumpster full! The Summer Social in June was so much fun...we met some new neighbors, visited with current neighbors, cooled off with ice cream and a box fan(!), and enjoyed a movie under the stars. A real Americana moment! We are discussing having another Neighborhood Yard Sale in the Fall since the one in the Spring was so successful. We'll keep you posted (need cooler temps!) and hope you'll join us at our next activity!

Our Annual Onion Creek Meadows Meeting was held Sunday, May 21st and despite the rain (we just moved it inside my home) it was a great meeting with a good turnout and lots of discussion. Thanks to all who attended and for your valuable input. These meetings are so very important as they keep us in touch with our neighbors, with issues affecting us and to understand what we can do to better this neighborhood. Betsy Heep Urban, her son Stahl Urban, and County Commissioner Ann Howard's Assistant Lucy Oglesby joined us at our Annual OCM Meeting to discuss the Travis South Industrial Project on Old San Antonio Road. Please read the update on the Travis South Industrial Project in Jim Cullen's Neighborhood Developments Report. He goes into detail about what it is and where it stands, as well as status of other road and development issues.

The Onion Creek Meadows Property Owners Association is a voluntary organization, which represents our mutual interests. Although membership in OCMPOA 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). Chris Mitchell is in charge of fielding complaints of violations of deed restrictions.

On June 22nd, I celebrated living in this home for 48 years. Unbelievable how time goes by so quickly! Raised five children here, celebrated every Easter, Thanksgiving and Christmas with all their families here (13 grandchildren) and so many cherished memories in this house and yard and with neighbors. I am so grateful to have found and be a part of this great neighborhood and Manchaca Community. We are all so blessed.

Stay cool, try to keep your plants and trees alive as best you can, say hello to your neighbors, and always help those in need. Your support is appreciated.

MEMBERSHIP RENEWAL TIME

Hey neighbor!

It's time membership **JOIN or RENEW** time for the Onion Creek Meadows Property Owners Association (OCMPOA), **2023-2024 year**. As reminder, your \$40 annual POA dues will go towards:

- Neighborhood Wide Cleanup Dumpster rental on Earth Day
 - Christmas Lighting Contest Prizes
 - Quarterly Neighborhood Newsletter
 - Annual Meeting Refreshments
 - Deed Restrictions Enforcement
 - Neighborhood Activities and Gatherings
- OR** any other suggestions **you'd** like for OCMPOA to consider

There are 247 lots in our neighborhood. With all the development going on around us, we are often called upon to advocate for our neighborhood with the City of Austin and Travis County. But to be a strong advocate we need a majority of the property owners to be members, currently that is not the case **SO** we need **YOU** to join or renew your membership to make this happen!

Please complete the enclosed membership form and return it by mail to:

Onion Creek Meadows POA
PO Box 434
Manchaca TX 78652

You can now pay your dues using PAYPAL (for a small fee) to ocmpoa@ocmpoa.org. Please be sure to list your address in the description.

Total dues per lot through PAYPAL will be \$41.46.

Please join us and lets **ALL** contribute to making this the best neighborhood in Manchaca! Feel free to call or email me if you have any questions about your membership or the neighborhood.

And again thank **YOU** neighbor, for supporting **YOUR** neighborhood! 😊

Debra Tompkins
OCMPOA Membership Chair and Treasurer
(512) 282-2380
DLTompkins4@gmail.com

MEMBERSHIP RENEWAL FORM

(July 1, 2023 through June 30, 2024)

NAME(s) _____

ADDRESS _____

HOME PHONE _____ CELL PHONE(s) _____

EMAIL(s): _____

PROPERTY OWNER MEMBERSHIP*

*Multiple lot owners may choose to pay (1) the minimum \$40 dues for a single lot and one membership vote or (2) \$40 for each additional lot which also entitles you to additional vote(s).

OF LOTS* _____ x \$40.00 = \$ _____

RENTAL PROPERTY – I am renting but would 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. Complete the information above and return this form.)

DONATION FOR NEIGHBORHOOD SIGN – I’d like to make a donation towards a neighborhood sign to be installed at Turley and Old San Antonio Road. \$ _____

Please return this completed form along with your check payable to
Onion Creek Meadows POA (OCMPOA) and mail to:

Onion Creek Meadows POA
PO Box 434
Manchaca TX 78652

OCMPOA INFORMATION

WHAT DO MY DUES PAY FOR?

1. Enforcing deed restrictions
2. Award prizes for annual Holiday Lighting Contest
3. Food and refreshments for neighborhood events
4. Rental of roll off container for annual neighborhood cleanup
5. Signage for events
6. Printing costs for newsletter

NEIGHBORHOOD CONNECTIONS

ocmpoa.org-NEW and IMPROVED neighborhood website with announcements, newsletter, and POA information

facebook.com/ocmpoa- announcements, neighborhood information

nextdoor.com-neighborhood specific social networking; get safety announcements and recommendations

OCMPOA BOARD MEMBERS 2022-2023

Karen Jellison	Board President,	512-565-5621	kpjellison@gmail.com
Art Schneider	Board Vice President, Neighborhood Watch Committee Chair	512-848-0501	art@sparklingcleanwindow.com
Debra Tompkins	Board Treasurer, Membership	512-282-2380	Dltompkins4@gmail.com
Lauren Homman	Board Secretary	713-304-2364	lolobrumley@gmail.com
Christopher Mithchell	Board Restriction Chair	512-638-0988	chris@znth.co
Jim Cullen	Board Member, Road & Land Dev	512-447-8201	jimcullen@austin.rr.com
Christy Grady	Board Member, Newsletter	325-330-2071	Justchill213@gmail.com
Jamie Beard	Board Member, Welcome Committee	409-382-3585	Jclark1212@live.com
Lorna Dean	Board Member, Activities	915-204-3326	lornadean55@gmail.com

ATTENTION NEIGHBORS:

OCMPOA will be having a Fall Neighborhood Yard Sale so start going through closets, sheds, and garages!! We will provide all the advertising for the event (signs, social media, etc.). Each family will hold their own sale at their residence so please call or text me at 512-565-5621 if you are interested in participating and I'll put your address on the list for advertising the event. Last Spring was a great success and we've had several neighbors asking if we'll be doing it again, so....we are!!!

NEIGHBORHOOD YARD SALE

Saturday, October 14th, 2023

8:00 a.m. to 2:00 p.m.



P. O. Box 434 Manchaca, TX 78652