

# ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

Fall/Winter 2021



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

*Isn't it amazing that Fall weather arrived on the day of the Autumn Equinox?! So wonderful! Makes it so much more enjoyable for our walks (and working in the yard)!*

*Since a newsletter did not go out in July, this newsletter will be our Fall/Winter Newsletter and will include information on our Christmas Lighting Contest.*

*Our OCMPOA Annual Meeting on Sunday, May 2<sup>nd</sup> had a great turnout. Thank you to all that were able to make it. We truly appreciate the participation and getting to know our neighbors better. We love hearing from all our neighbors and any ideas or suggestions are always welcome.*

*The new County Commissioner Precinct #3, Ann Howard, was our guest speaker. It was good to get to know her and to introduce her to our neighborhood. Since she is so new, she fairly unfamiliar with this area so was very grateful for the invitation. Her assistant is Mick Long and has been very helpful when we have issues we would like addressed and will be our go-to guy with any concerns. Several issues of concern were discussed: speeding traffic on Mystic Drive and the need for either a 4 way stop or speed bumps, increased traffic on Old San Antonio Road and the need for widening and/or shoulders.*

*The main topic of discussion was the issue of Restrictions. We have had several complaints from neighbors and as your OCMPOA Board, are dealing with each complaint as fairly as possible. We thank you for notifying us of any restriction violation and we also appreciate your working with us when we come to you to discuss that violation. Our job as a Board is to uphold those restrictions. We understand that these restrictions have been in place for many years and several Restrictions need to be addressed and revised as times have changed.*

*However, we do need YOUR support in getting that done. Lorna Dean, one of our newest Board Members, will be putting together a Membership Drive to not only increase our membership but to also reach out to each household to inform them of the Restrictions that we would like to change, add, or delete. It will take 51% of the HOMEOWNERS (not just the MEMBERS) vote in order to make any changes. If you are interested in being a part of this committee and helping us get this done, please email [OCMPOA@OCMPOA.org](mailto:OCMPOA@OCMPOA.org) and we will get in contact with you.*

*Thank you so much for your support, it is appreciated. Have a safe and wonderful Fall and Holiday Season!*

*Karen Jellison, President OCMPOA*

## **DEED RESTRICTION UPDATE**

Our neighborhood is governed by deed restrictions which were registered with the clerk of Travis County in 1987. These revised earlier deed restrictions dating back to the foundation of our subdivision in 1971. For the past half century, these restrictions have been enforced by the OCMPOA, as required by our founding charter. Last year, during the pandemic, we held a virtual annual meeting public for all neighbors and launched an initiative to file a third updated set of deed restrictions. Voting is online and can be found on our website (OCMPOA.ORG). We are specifically trying to update 2 items, regarding the ownership of chickens on our properties, and clarify whether AIRBNB type short-term rentals are allowed. We will be adding additional items for the revised deed restrictions in the coming months regarding a variety of issues, for instance secondary homes (“mother-in-law” suites or “tiny homes”) and the use of RVs as residences, as examples.

If you have any additional ideas or improvements to our rules, please contact us through the website and share your thoughts. The neighborhood requires homeowners to file complaints with the OCMPOA to begin processing deed restriction violations. We do not seek out violations; we require formal complaints. If you know of someone who is possibly in violation, conducting construction or other behavior that endangers our families, harms public safety, or negatively impacts property values - please don't hesitate to share with the OCMPOA. We are a volunteer organization. Both the homeowners, who voluntarily pay their dues, and the board members themselves who sometimes put in long hours to maintain and improve our community. As a volunteer organization, we do not receive income and have no interest other than the preservation of what we all consider to be the best little corner of Manchaca, full of history, life and wonderful families. When we receive a complaint, we investigate. If we agree, we discuss as a board and vote on next steps. If you would like to be a member of the board or to help volunteer, please let us know.

Since January of 2021, the OCMPOA have received three complaints about deed restriction violations of a very serious nature. We contacted the homeowners at these residences multiple times and attempted to pursue some compromise measures to reach compliance. These neighbors refused to work with us, and as a result the OCMPOA board hired legal counsel to communicate with these neighbors, and if necessary pursue potential enforcement measures such as taking a lien on their homes or taking the homeowners to court. We hope it doesn't come to that, and we are working with our legal counsel to ensure that we can negotiate in good faith and avoid such unpleasanties. This is the first time since the late 1980s that the board has had to take such measures. Once we have collectively approved that a deed restriction violation has occurred, we contact the homeowners. We reach out through multiple channels. Sometimes it's hard to locate the homeowners, especially in the case of rental properties. We do everything possible to avoid litigation.

Our POA dues are very small, because the burden under law and our current restrictions is on the homeowners. We will support homeowners who find their neighbors in violation and need to take them to court to handle disputes. We want to maintain a happy neighborhood, and have successfully done so for many decades. However, make no mistake - the OCMPOA is active, and does enforce deed restrictions. We have received claims that the board was inactive, or no longer enforcing claims. This has never been the case, and will continue to not be the case. Our neighborhood is a wonderful place to live. It's up to all of us to keep it so.

Chris Mitchell, Restrictions Committee Chair

## 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

## TRAFFIC ISSUES ON MYSTIC DRIVE

I have lived on Mystic Dr since March 2009. My wife Janie and I considered ourselves so blessed to have found our home here in Onion Creek Meadows. We have met many wonderful and welcoming people out here but there's a serious issue that needs to be addressed and a solution found.

I am sure many of you know how much the traffic on Twin Creeks has increased over the last several years but unless you reside on Mystic Drive I don't think you can really grasp the dangers that your neighbors on this street experience every single week day throughout the year. Impatient drivers will cut through on Mystic with speeds over 60mph at times to try and shave off 30 seconds off of the drive home from work. I have witnessed animals killed, I have personally nearly been hit while raking leaves in my ditch.

It is time that we do something to deter the cut through traffic. The Board would welcome any feedback, suggestions that you may have to help alleviate this problem.

We discussed this issue with Commissioner Ann Howard at our meeting and asked that the county consider putting a 4 way stop at Turley/Mystic which may be easier to get the county to approve over speed bumps from Twin Creeks to Onion Creek Drive. Please contact County Commissioner's Office at 512-854-9386 and voice your concern.

If you have any remarks or can contribute in any way to help facilitate swift action please email [OCMPOA@OCMPOA.org](mailto:OCMPOA@OCMPOA.org).

Kelle Villarreal

## NEIGHBORHOOD CONNECTIONS

[onioncreekmeadows@yahoogroups.com](mailto:onioncreekmeadows@yahoogroups.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](http://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.

## LOTS OF ROADWORK AROUND ONION CREEK MEADOWS

Travis County is preparing to seek bids for a project to add shoulders to both sides of Old San Antonio Road from FM 1626 to Puryear Road, starting early next year. The shoulders will provide bike lanes from FM 1626 to Puryear Road and the expected \$6,382,000 cost of the project was approved in the county's 2017 bond election.

The county has been waiting for utilities to relocate their lines before proceeding with seeking bids for the expansion of the shoulders, which is expected to start in February 2022 and will continue until the end of 2022.

Katharine Hardin, the project manager for Travis County, said she hopes to keep the interference with traffic on San Antonio Road to a minimum, but she apologizes in advance for any road closures that are required during the construction.

The county has finished construction of the new, higher and wider bridge on Old San Antonio Road over Onion Creek.

In other work in Manchaca, the state is widening Manchaca Road, also known as FM 2304, to four lanes with a center turn lane from Ravenscroft south to FM 1626, including bike lanes and Americans with Disabilities Act-compliant sidewalks and curb ramps. Work is expected to be completed in spring 2022.

The county and the state Department of Transportation is widening FM 1626 to a four-lane highway with a center turn lane and a sidewalk and wider shoulder from FM 2304 (Manchaca Road) west to Bear Creek Bridge, 1,100 feet west of Brodie Lane. That work is expected to be completed in July 2022.

The city of Austin has put gates on Old San Antonio Road between Akins High School and South Park Meadows to allow the road to be closed during flooding of the low-water crossing. The city also put a cul-de-sac at the bend of the road to allow traffic to turn around when the gates are closed. The city had originally proposed to permanently close the road to vehicular traffic, but, based on public feedback, the road will open "until further notice."

"Once Brezza Lane is completed and connects Old San Antonio Road to the IH-35 service road, we will reconsider the permanent closure of the low water crossing to public traffic," the city stated at its website on the project. "At that time, we will gather input from stakeholders such as the Akins High School community, local residents and businesses, road users, Austin Transportation Department, Austin Fire Department and the Parks and Recreation Department. To date, only a portion of Brezza Lane has been constructed. A second portion of Brezza Lane at Old San Antonio Road will be constructed by a private developer. The remaining segment of Brezza Lane, which would fully connect Old San Antonio Road to the IH-35 service road, is unfunded at this time.

"The project team explored other options to improve the low water crossing. We are pursuing the cul-de-sac and gates based on cost, constructability and effectiveness."

Traffic on Old San Antonio Road has improved with the installation of traffic signals at the intersection with FM 1626, which at least makes left turns possible onto and off of FM 1626. And you can make it across FM 1626 to the backdoor of South Park Meadows via Old San Antonio Road, at least as long as it isn't raining.

Jim Cullen

## OCMPOA BOARD MEMBERS 2021-2022

<b>Karen Jellison</b>	Board President, Newsletter	512-565-5621	kpjellison@gmail.com
<b>Lauren Homann</b>	Board Vice President	713-304-2364	lolobrumley@gmail.com
<b>Debra Tompkins</b>	Board Secretary & Treasurer Welcome, Chair Nomination	512-282-2380	Dltompkins4@gmail.com
<b>Jim Cullen</b>	Board Member	512-447-8201	jimcullen@austin.rr.com
<b>Alysia Reade</b>	Board Member	813-767-7428	Miniscule75@yahoo.com
<b>Kelle Villarreal</b>	Board Member Christmas Lighting Contest	512-745-3310	Karatekelle13@gmail.com
<b>Christopher Mitchell</b>	Board Restriction Chair	512-638-0988	chris@znth.co
<b>Jamie Beard</b>	Board Member	409-382-3585	Jclark1212@live.com
<b>Lorna Dean</b>	Board Member, Activities	915-204-3326	Lornadean55@gmail.com

### SIMON SAYS

Hello fellow OCM residents!

A quick introduction for those I haven't met yet; my name is Simon, and I've lived at the corner of Greenmeadow and Mystic since back in January!

Despite, or maybe because of, the winter storm, the neighborhood grabbed my heart immediately as I saw my new neighbors help each other out during those freezing few days. During the snow, I met several of my close neighbors and more of you at the Annual Meeting in May. I found it intriguing how many of the residents had lived in the neighborhood for a long time, a very long time in many cases.

I have a deep interest in neighborhoods, particularly how some have changed over time, and yet others seem to change barely at all. In my profession as a realtor, I get to visit neighborhoods all over Austin, so I have some insight into the uniqueness of Onion Creek Meadows, and I'm in search of why it is how it is. I need your help!

At the Annual Meeting, I spoke of an idea that I've been thinking about since I moved to OCM. I would love to have the opportunity to sit down with you and record your experience in the neighborhood. What brought you here and when? What was the neighborhood like? What changes have you seen? I'd like to listen to your favorite neighborhood stories! You don't need to have lived here for a particular amount of time; I'm interested in everyone's input!

Once I've started to gather these oral histories, I intend to publish them, most likely on a dedicated webpage, so that everyone can learn of your experiences, and we can preserve them for time immemorial.

If you are interested in sitting down for a cup of tea or coffee for a chat and help build a resident's oral history of Onion Creek Meadows, please get in touch using my email below. Text or calling is fine too. I'd love to have a sit down with y'all! Oh, and if you'd like to volunteer any skills you might have with simple web publishing, you'd be helping out tremendously!

From the Meadows,  
Simon Studd  
512 709 7286  
[studdsimon@gmail.com](mailto:studdsimon@gmail.com)

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**Get your holiday décor ready!!**  
**Your Onion Creek Meadows Property Owners Association is happy to**  
**announce the.... 2021 HOLIDAY LIGHTING CONTEST!!!!**



**First place: \$175    Second place: \$125    Third place: \$75**  
**Honorable Mention: One year POA membership (\$40 value)**

Judging is done by an impartial panel of three from outside the neighborhood. Judging dates will not be disclosed. For eligibility, lights need to be kept on the evenings of December 11<sup>th</sup> through Christmas Day. Winners will have signs placed in their yard through the holiday season and a check delivered to their door.

**ONLY CURRENT, PAID MEMBERS OF OCMPOA ARE ELIGIBLE**  
**TO COMPETE FOR CASH PRIZES**

Contact Debra Tompkins to check the status of your membership so you can qualify to win!

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## **NEIGHBORHOOD SIGN**



**NEIGHBORHOOD SIGNS UPDATE:** A big THANK YOU to all of you who have made donations for a second set of neighborhood sign to be installed on Turley Drive. To date we've received \$1,762.38 in donations ... THANK YOU neighbors! But wait, there's more good news! At our annual meeting in May, we had a neighbor offer to build a new sign at no cost! Thank you Cody for this awesome offer! The last thing we're working on is securing a location for the signs to be installed somewhere near the intersection of Turley and Old San Antonio Road, stay tuned! Questions, comments or suggestions? Please contact Debra Tompkins or any board member.



October 2021

Hey neighbor!

It's time to **JOIN or RENEW** your membership to Onion Creek Meadows Property Owners Association (OCMPOA) for 2021-2022. As a reminder, your \$40 annual POA dues will go towards:

**Annual Christmas lighting contest prizes 👍 Quarterly neighborhood newsletter 👍 Annual meeting refreshments 👍 Neighborhood wide cleanup weekend dumpster rental 👍 Neighborhood activities and gatherings OR any other suggestions you'd like to see happen in Onion Creek Meadows.**

There are 247 lots in our neighborhood, we generally only have around 100 members. 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 we need **YOU** to join or renew 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**

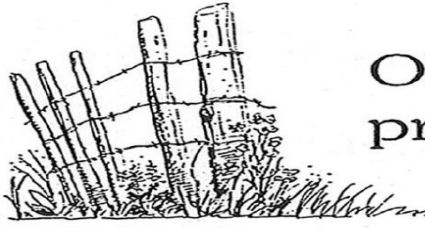
Please join us and let's **ALL** contribute to making this the best neighborhood in Manchaca! Feel free to call or email me if you have any questions about your membership or the neighborhood.

Thank **YOU** neighbor for supporting your neighborhood! 👍

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

*(You can now pay your dues or make a donation for a second neighborhood sign via PAYPAL (for a small fee) to [ocmpoa@ocmpoa.org](mailto:ocmpoa@ocmpoa.org). Please be sure to list your address in the description.)*

*Thank You!!*



# ONION CREEK MEADOWS property owners association

P.O. Box 434

Manchaca, Texas 78652

## **MEMBERSHIP UPDATE FOR 2021-2022**

**Hey Neighbors!**

**We currently have 29 members (including 4 complimentary memberships) for the 2021-2022 membership year. If you haven't joined or renewed your POA membership yet, please complete the enclosed membership form in this newsletter. For your convenience, you can now pay via PayPal to [ocmpoa@ocmpoa.org](mailto:ocmpoa@ocmpoa.org). There is a \$1.46 additional fee for this service so your total dues would be \$41.46. Questions or can't remember if you already paid your dues this year? Call or email me for details!**

***So please consider joining us TODAY!***

**Debra Tompkins, Membership Chair**

**512-282-2380**

**[Dltompkins4@gmail.com](mailto: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!**