



WINDOW on WINDSOR

Vol XXXIII No. 12
December 2014

Published Monthly by the Windsor Park Neighborhood Association • Austin, Texas

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Submissions to the
newsletter are due
by the 15th of each
month.

Email them to:

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WINDSOR PARK LISTED AS HOT REAL ESTATE MARKET

by Martin Luecke, WPNA President

The end of 2014 finds Windsor Park in the unenviable position of being the hottest real estate area of Austin, which is the hottest city in America. This is an unofficial statement overheard at a meeting of agents, and could be just one person's opinion, but it appears to be true. I receive no less than five offers a week, in the mail, to buy my house. I have neighbors and clients complaining about real estate brokers and agents soliciting at their homes. If you are a homeowner experiencing this onslaught of marketing, it may be time for a new sign to go up in your yard: HOME NOT FOR SALE.

But that is not going to stop what is really happening here: market growth brought by population explosion. Today the long lines of cars traveling down Berkman and Cameron and 51st during rush hour are testament to the actual changes in our here and now. Who knew it could take minutes to make a left turn? Or to simply cross the street?

It is clear the Austin we used to know is moments away from non-existence, and maybe has been for quite some time. The question is: will it become a city of haves and have-nots? Will the inexorable march to free market value really make Austin a better place, or just those pockets of neighborhoods that happen to be mostly west of I35?

The real reason Windsor Park is hot is that we are still considered a bargain, even at 3 times the per foot cost of just 20 years ago. Imagine how expensive homes will be in 2030 if that rate of value continues? The average home will be worth more than half a million dollars. How can anyone afford to buy them, much less pay the property tax? So I will repeat this again and again: we must get control of our growth, before the middle class is no longer in the middle.

Capitalism at its heart is a boom and bust system. There have been a dozen of these "business cycles" since the 1940s, even with legislation to counter the problem. Rapid growth is almost certainly followed by sudden collapse, and Austin is currently blowing up with high speed growth.

We need to demand from our newly elected City Council a way to control the growth of this town, which is a runaway train headed for either a crazy bust, or a two-tiered society where the haves all move in from somewhere else and the have-nots are forced to sell out, and the middle class lives in Elgin and Manor and Smithville, far away from the center of Windsor Park.

WPNA POT LUCK HOLIDAY PARTY

AT THE NOMAD

Saturday, December 13

10:00am to noon

Live Music

Bottomless Mimosas

Free Coffee

**RENEW YOUR
WPNA MEMBERSHIP!**

December 2014 Yard of the Month

Sara Jane Lee

The address of the December winner is 1302 Ludlow Terrace. It is a rental owned by Lindsey Schell. The tenants are Jake and Grace Petry. Lindsey designed the landscape in 2010 and had her maintenance crew install it. A grassy yard with a broken sidewalk was transformed into a xeric landscape with granite paths and a variety of plants. Though Lindsey's landscape crew does the basic maintenance, the Petrys do the everyday weeding.

Lindsey suggests installing the hardscape first. In this case, it is the concrete blocks that make a new sidewalk and the granite paths that meander through the yard. The latter and the Rosemary hedge are Lindsey's favorite parts of the design. The rest of the yard is covered in small stones.

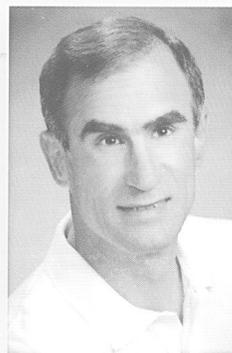
The other plants include Passionflower, Coral Honeysuckle, Mexican Bush Sage, several Agaves, Bamboo Muhly, Turkscape, Mexican Aloe, Butterfly Weed, Globe Mallow, Gopher Plant, Coral Yucca, and Orange Esparanza. The aloes are her favorite plants because a friend and Windsor Park neighbor gave them to her.

Lindsey suggests planning the design, installing the hardscape and planting last. She also suggests using native and climate adapted plants.

Lindsey will receive a \$50.00 gift certificate from our sponsor, Shoal Creek Nursery, 2710 Hancock Drive.

Pictures of the Yard of the Month are displayed on our website, www.Windsorpark.info as well as our Facebook page. Check them out.

Do you like a certain yard, or yards, in the neighborhood? You can nominate more than one. Tell us. We cannot visit every yard in the neighborhood every month. We may not have seen your great yard. Don't be humble. We love to get nominations. To nominate a yard or yards, e-mail me at wpna.yom@gmail.com, call 928-0681 or write WPNA YOMC, P O Box 16183, Austin, Texas 78761.



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Check out the activities coming up at the Windsor Park Library! See the back page.

December 2014 Mueller Update

Rick Krivoniak

2014 at Mueller was a busy year. Last December's opening of the Thinkery led to far larger-than-anticipated crowds visiting the great new facility. The HEB also continues to attract customers from well beyond Mueller and Windsor Park, and those living on Berkman have been asking for help with the subsequent traffic. Special-event parking overflow and some other related issues have led the City and Catellus to propose a Parking & Traffic Management District pilot program for Mueller, elements of which will start to be implemented early next year, including a number of metered parking spaces. TXDOT's improvement plans for central Austin proposed closing several bridges spanning I-35 to cross traffic – the “super-street” concept – that Mueller, Windsor Park and other area neighborhoods managed to vanquish.

In February, Residence Inn–University Area finally opened, but no cafe or coffee shop has yet leased their corner space at Lancaster & 51st. Among some other Mueller businesses opening this year were Capitol One, Twin Liquors, Smashburger and Xian Sushi & Noodles, but sadly, Boneheads restaurant did not make it through the year. And lastly - Torchy's Tacos opened on November 20th.

With the failure of a 2013 AISD bond package for a new northeast elementary, Catellus conducted several surveys and public meetings regarding the options for a school at Mueller during 2014, something they will continue to investigate. Infrastructure to the east of Berkman was built this year and the first Mueller homes in the Blanton attendance zone are now under construction. Breaking ground in January and opening in October, the Sally & Mack Brown Rise School of Austin in Rathgeber Village, a part of Windsor Park but south of 51st, provides high quality early childhood education to children with developmental disabilities and to children without disabilities to provide an integrated learning environment. The AISD Performing Arts Center and its parking garage appeared this year, with grand-opening events planned for January 22nd – 24th.

An amendment to Mueller's Planned Unit Development (PUD) is anticipated early in 2015. More information will be forthcoming on that in the new-year.

Council Member Kathie Tovo's RMMAPIAC(Mueller Commission) appointee Jerry Perkins passed away in July. She recently appointed Mueller resident Dennis Mick to the Commission. Terms for all City of Austin Board & Commission members expires in July of 2015. Visit the City Clerk's website for an online application if you are interested in serving.

There is no December RMMAPIAC meeting, so the next meeting is January 13, 2015 at 6PM in Meeting Room 1 of the Carver Library, 1161 Angelina Street. Please send Mueller-related questions & comments to bc-Rick.Krivoniak@austintexas.gov.

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Neighborhood School Updates

Andrews Elementary

Annette Almendarez, Assistant Principal

There are so many wonderful things happening at Andrews this school year! Our Fall Festival was a huge success. We had many families attend this event on a Friday evening. We were also very fortunate to have many volunteers for this event. These volunteers included the Sadler Means YWLA, the UT Neighborhood Longhorn Association, and Tzu Chi.

Our campus will be hosting a Fine Arts night in December which will be an event where we would love have community members attend. Andrews Elementary is also hosting our second annual Career Day on the 12th. We will have representatives from the fire and police departments, the military, and many local Austin businesses. If you are interested in being part of our Career Day event, please contact our school Counselor Ms. Garcia at 512-414-5634.

News from our Librarian, she recently received a \$500 grant for e-books for our school. Congratulations, Ms. Powell!

Bertha Sadler Means YWLA

Ashley Ayala, Parent Support Specialist

Hello Neighbors! It may be cold outside but things are heating up at Sadler Means YWLA. Our Tech Girls club recently visited Samsung and were able to tour their Fabrication area. Those lucky young ladies were also able to meet with a panel of engineers who answered some of our tough questions, but also advised and encouraged our young women to focus on careers in science and technology. We just began our First Annual Food ExtravaCANza, a canned food drive that allows our girls to give back to others. We are so excited to be supporting the community that supports us in so many ways.

We've just met with some students from UT and City of Austin staff as well as staff from Applied Materials and we would like to announce that we will be getting a RAIN GARDEN! This will help serve as an outside learning experience for our ladies as well as a project that all of our community can come together and work on! If you're interested in volunteering, please contact

the school at 512-414-5000. On December 2nd we will be having our Coffee with the Principal and we'll discuss some of the highlights of our year so far. At that time we'll also discuss our Winter Clothes Drive. Our young ladies would appreciate your assistance in donating new and gently used winter wear. Coats, jackets, hoodies, thermal undershirts and tights are all appreciated. We are Bertha Sadler Means YWLA, where our girls are leading the way!

Blanton Elementary

Karon Smutzer, Site Coordinator

Annie Webb Blanton Elementary is a very busy school. The PTA is currently planning our Winter Festival that will include a celebration for our 50 year anniversary. The celebration date is December 5, 2013 and the time is from 6:00-7:30 p.m. Also planned for the event will be performances by the ACE after school students, craft booths, refreshments and pictures with Santa. The community is invited to join us for this very important school celebration. We would also like to mention to the entire community that Blanton has classes for adults most every week...these classes include ESL for English language learning, Zumba for healthy exercise and basic computer...anyone interested in attending a class should contact the school. Feel free to email karon.smutzer@austinisd.org or call 512-841-5678 (leave a message if there is no answer) for additional information about our great school.

Harris Elementary

Gloria Cano, School Counselor

We had many activities in November for our community to enjoy. The choir led by Ms. Napoles, our music teacher, had an awesome program for Veterans Day. Our PK classes performed patriotic songs and the school choir did an awesome job of leading students in the singing of the national anthem. We also enjoyed time at our annual Literacy Night on November 13. Parents and students got to come out that night to hear stories, participate in activities and share in the love of a good book. On November 18 Harris had another community event promoting staying healthy with exercise and healthy snacks. And last but not least on November 14th fourth and fifth graders learned about many different careers and how their current interests could lead them to

(continued on page 5)

a career in the future. We had a sheriff, clothing designer, comic book creator and hairdresser just to name a few of the people that shared information about their work.

December will be busy as well with our choir touring different places in the community singing holiday songs and leading our sing-a-long here on campus. Volunteers and mentors will be honored with a luncheon just to show our appreciation for all their hard work. Thanks again to ATPE, WPNA, and Memorial United Methodist for your support to our Harris community!

LBJEC and LASA High Schools

Karen Donelan, Librarian

Greetings from LBJEC and LASA High Schools.

November was a difficult month for our Jaguars because we lost one of our own – Varsity football player Jermaine Dillard. He was new this year to the Jaguar campus and instantly won our hearts with his kindness and dedication. He will be greatly missed. The playoff game between LBJ and Vista Ridge was dedicated to the memory of Jermaine, number 64.

Some happenings in November included Homecoming,

LASA Showcase, Varsity Football Jaguars winning District 26-5A District Championship, a tribute to Don Haynes at the Homecoming Game half-time show for his 39 years of dedication to “The One, The Only” LBJ Band. He will be retiring at the end of this school year and will be sorely missed! The LASA Amateur Radio Club K5LBJ, is ranked #1 in the USA! LASA Model UN hosted its first conference. The conference was run entirely by students.

Coming in December is STAAR testing the week of December 1st, Final Exams December 15-18, and the first day for students of the Winter Holidays on December 19. Back to school will be Monday, January 5, 2015. We wish you all a happy and safe holiday season.

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HOLIDAY PARTY**
 AT THE NOMAD
Saturday, December 13
10:00am to noon
Live Music
Bottomless Mimosas
Free Coffee
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OCT 2014 Stats

AVG SOLD PRICE/SQ FT (OCT 2014)	\$208.79
# OF HOMES SOLD IN (OCT 2014)	13
AVG SQ FT OF HOMES SOLD	1,593
AVG DAYS ON MKT OF SOLDS	25
# ACTIVE LISTINGS ON MARKET	26*

*As of November 13th, 2014

HISTORICAL WINDSOR PARK MARKET GLANCE
 OCT 2013 AVG Price/ Sq Ft (14 homes sold)
\$165.36 - up 26.3% Year Over Year



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 To contribute an article, please email newsletter@windsorpark.info (due by the 15th)
 If you are interested in a sponsorship, email sponsorship@windsorpark.info*

*Sponsorship prices found on WoW back page

Median Mulching and Maintenance

Jeanette Swenson

On an invigoratingly cold Friday November morning, a crew of seven spent a total of twenty-six hours picking up trash, weeding, laying landscape cloth, and mulching the recently landscaped portion of the median at 290 and Berkman Drive. Rodney Ahart, Randy Case, Bob Wheelless, Carol Kent, Martin Luecke, Amanda Rose, and Jeanette Swenson were all out there in safety vests transforming the median. We used funds from a Keep Austin Beautiful Grant and Organics By Gosh donated eighteen cubic yards of mulch. Thank you all.

Lesson learned over the summer of 2014: To keep the median looking its best, we need to maintain it on a regular basis. Rodney Ahart, Meghan Dougherty, Janne Zochert, Randy Case, and Jeanette Swenson agreed to water and maintain (read: weed) a portion of the newly landscaped area. Thanks to all of you, but we learned that it does require constant attention and that we need to do more than water the new trees. Are there people or groups out there who would like to adopt the median on a long-term basis? The basic tasks are: picking up trash on the median regularly, weeding to control the Bermuda grass, watering the new trees. If you are interested, please contact Rodney Ahart (rodahart@yahoo.com) or Jeanette Swenson (jeanetteswenson@yahoo.com).



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Did you know...

When you donate to the WPNA, you can choose where your gift goes? Donate to the Playscape Shade Fund or the Reagan High School Scholarship Fund! You can even get cool gear for your gift! Head over to <http://windsorpark.info> to make a gift today!

Playscape Shade Fund Continues to Grow

Jeanette Swenson

Currently, 70 Windsor Park residents have contributed to the Playscape Shade Fund. Consider donating to the Playscape Shade Fund at the Holiday Party on December 13. I like round numbers, so it would be great to have 30 new donors in the month of December. Of course, repeat donations are much appreciated and more than welcome. So, when you join or renew your tax deductible WPNA membership for 2015, add a few dollars, also tax deductible, to help shade playscapes. Thank you all for your support of the playscape shade project. We are currently at more than \$17,000, with an anticipated \$4,371 match and possible \$10,000 grant forthcoming from Austin Parks Foundation. You may also donate at the Windsor Park website and PayPal or directly to Treasurer Rebecca Carpenter, WPNA, P.O. Box 16183, Austin, TX 78761.

Thank you to our Bartholomew Park Playscape Shades Donors:

Rebecca Lowe/Sam Bertron, Barbara Moore, Corona Café, Doris Hill, Mueller Foundation, Jeanette Swenson, Patrick McGinty, Rick Krivoniak, Aggie Aguilar, Jack Lewis, Sandi Wilcox, Sharon Starrett, Eric Levenson, Sara Jane Lee, Nancy Murrow, Gloria Neunaber, Ken Stewart, Mary Jane Ford, Kiran Thomas, Rodney Ahart, Meghan Dougherty, Steve Spier, David Butts, Amanda Rose/Lotta Smagula, Sheryl Cheatham, Martin Luecke, Dan Otto, Joe Limon, Greg/Sarah Tucker, Jennifer/Eddie Chavez, WPNA, Bennie and Stella Pullin, Andy Brown, Cassandra Ramirez, Keva Richardson, In Honor of Bob Wheelless and Daphne Jeffers, Karen Pagani, Dana Newlove/Alison Kafer, Lisa Chavarria, Ian Prikryl, Carrie/Michael Griffith, Sandeep Parikh, Cecily Johnson, Gill Agency, Nomad, IBC, WPNA (T-shirt donations), Brian Granger, Austin Inspector General (synchronized swim team), Lawnmower Challenge, Grandecom, Jennifer Stephens, Dinah Kinard, Travis and Ashley Holmes, Trevor and Beatriz Rosen, David Keiman, Charters Wynn, Dinah Knape, Lane Hicks, Jose Vela, Marica Del Rio, Carlos Lopez, Vincent/Liz Johnson, Catherine Shattuck, Randy Pereira, Janelle Meyer, Jeffrey Coffey, Dolly Lamdin, Frost Bank, Mark Boyden, Rob Watson, and Dana Johnson

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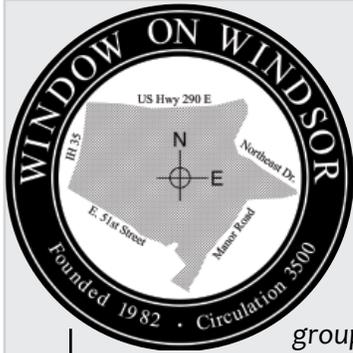
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JOIN WPNA

All residents of Windsor Park are eligible to become voting members of the Windsor Park Neighborhood Association. If you would like to join the association, please send your dues, at the level appropriate for you, to the address below or bring them to a monthly general meeting. Memberships are renewed yearly and expire on December 31 of each year. In order to vote on WPNA positions, you must have been a member for 30 days. Business members are welcome but do not have voting privileges.

The money received for dues is used to produce our newsletter and to support our other neighborhood programs. Because WPNA is a 501(c)(3) organization, your dues and any other donations are tax deductible.

- Student/fixed income — \$5/person
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Or dues may be paid by Paypal through the WPNA website!

**Windsor Park Library
Updates and Events**

Events and Book Club

Fridays at 10:15am: All Ages Storytime
December 6, 2:00pm: Family Movie Matinee: *Gremlins*
December 9, 7:00pm: The Girls of Atomic City by Denise Kiernan
December 10, 3:30pm: Thinkery at the Library
December 16, 3:30pm: Lego Lab
January 6, 7:00pm: Community Cinema: *A Path Appears*
January 13, 7:00pm: Book Club: A Confederacy of Dunces by John Kennedy Toole
January 21, 6:30pm: Gold and Jewelry Evaluation by David Ekstrom

Also coming in January, a partial restoration of hours:
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The Windsor Park Neighborhood Plan Contact Team (WPNPCT)

is a representative group of neighborhood stakeholders charged with being stewards of the Windsor Park Neighborhood Plan and upholding the implementation of the Plan's vision, goals and recommendations, and to review and vote on all proposed amendments to the Neighborhood Plan. Meetings are the second Monday of each month at the Windsor Park Library (subject to change) at 6:30 p.m. Contact WPNPCT Chair Bob Mebane for more information at rem@grandecom.net.

Numbers count! A strong neighborhood association advocates more effectively for Windsor Park! Join us today!

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