



# WINDOW on WINDSOR

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

Vol XLI No.01  
January 2022

**BECOME A WPNA MEMBER** - [WWW.WINDSORPARK.INFO/MEMBERSHIP](http://WWW.WINDSORPARK.INFO/MEMBERSHIP)

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, Jan  
8th**

**STREAMING  
starts at 10:15  
Connect early  
to visit!**

**Please see  
instructions on  
the back page  
for attending a  
meeting online**

**In January,  
meet the  
candidates for  
City Council  
District 4**

Got something for  
the newsletter?  
Get it in by the 15th  
to newsletter@  
windsorpark.info

## Letter from the President – Jan 2022

*By Jackie Brooks*

The WPNA got into the holiday spirit for our annual WPNA Holiday Party this past December. Thank you to all the neighbors who joined and brought delicious breakfast items to share! After a hiatus in 2020, many Windsor Park neighbors were overjoyed to gather together again, and we even had Santa and the elves with their festive reds and greens mixing and mingling. We also saw a good number of candidates attend who are vying for upcoming elections – evidence once again that WPNA is a group that our elected officials pay attention to! Thank you to all of the volunteers who pulled this together, and our neighborhood hero's and committees for giving us something special to celebrate. I also want to give a huge thank you to our wonderful hosts, Miguel and The Knomad crew, and Cenote for generously providing coffee for the party.

For the holiday party, we tested a hybrid virtual + in-person approach, and learned a few things. We are hoping that keeping a virtual component for future in-person meetings will provide better access for those who might not be able to attend in person. This February we are planning to go back to in-person meetings at MUMC, in the gym (with a little more room so we can still spread out). We look forward to seeing all of your smiling faces again (and DONUTS!!) every second Saturday of the month @ 10am. We will continue the experiment of including \*virtual\* so long as it is helpful for neighbors.

This January we will still meet virtually for our monthly meeting on Saturday, January 8th. We are planning to invite the seven District 4 candidates seeking to fill the seat of Council Member Greg Casar for the remainder of his term. We will also have a guest speaker from Austin Independent Citizens Redistricting Commission (ICRC) to speak about the new ICRC District maps, annexations, and how they will be used in the upcoming 2022 elections (special and other). The District 4 special election will take place on Jan. 25th, 2022, with early voting available from Jan 10-21. Come to our January meeting to be informed on this important election for Windsor Park's Representative at City Council.

For years, Windsor Parkers have been coming together to inform one another, share moments of joy for the holidays, and advocate for a thing or two. For 40 years to be exact. This year we get to celebrate a tremendous milestone for the WPNA. One way we're celebrating is to share with you stories about our history and the creation of WPNA.

In this issue, Martin shares a story about the very first president of the neighborhood association, Stephen Rodi, who still lives in the house he bought in 1976. Mr. Rodi was a math professor at ACC and Director of the math department. He was instrumental in the creation of WPNA. He has several funny and ironic stories about dealing with city of Austin departments over the early years of the neighborhood association in pursuit of changing our library from a bookmobile to a rented space in Windsor Village to the freestanding building we have today.

As the celebration continues, we look forward to sharing more about the WPNA and how it all began, but also with an eye toward where we are headed. You are the future, neighbors- what's next for the WPNA? I wish you a very Happy New Year in 2022, Windsor Park. We are ready to celebrate all year long, so don't miss it – become a WPNA member today and celebrate with us!

## WPNA Schools Committee letter regarding book banning

The following letter was drafted by The WPNA Schools Committee to Dr. Elizalde, Board President Rodriguez, Board of Trustees, and District administration:

The Windsor Park Neighborhood Association (WPNA) Schools Committee is writing today to thank you for standing firm in the face of censorship and discrimination, and to encourage you to continue to do so.

In a recent Twitter thread, author of the now- banned book Out of Darkness, Ashley Hope Perez (@ashelyhopeperez), stated in no uncertain terms how deeply important these issues are,

“The recent attacks on diverse, relevant, complex literature in schools are, at bottom, a proxy war on students who share the marginalized identities represented in the challenged books... When school districts and school boards disregard their own content review policies and remove books on the sole basis of parent complaints, it wrongly elevates the questionable judgment of a few parents over the training of librarians, and above the needs of students.”

It is imperative for school district leadership, Board of Trustees, and administration to stand with students, teachers, and librarians against this pressure to ban or remove books from our libraries and classrooms, as well as against the self-censorship that often comes with threats of this nature. At some point, it may not be enough to simply ignore this issue. Our students, teachers, administrators, and librarians will need to know the District and its leadership stand fully with them.

Please know that a great many citizens around Austin, including this committee, stand with those advocating to allow students and families to choose the books they will read, not politicians or ideologues.

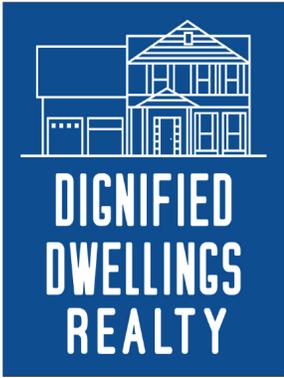
A student, responding to Northeast ISD’s decision to pull more than 400 books for review, said, “Our literature and the stories in our school libraries need to reflect diversity simply because that’s the truth of the world we live in.” (source: <https://www.expressnews.com/news/legislature/article/North-East-ISD-temporarily-pulls-over-400-books-16680099.php> )

In solidarity, The WPNA Schools Committee



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**November 2020 vs 2021**

Prices have increased :: 22.29%

Highest Sold Price Per Sq Ft :: \$506.85

## WINDSOR PARK

### Market Statistics

# NOV 2021

AVG SOLD PRICE/SQ FT (NOV 2021)	\$395.99
# OF HOMES SOLD IN (NOV 2021)	19
AVG SQ FT OF HOMES SOLD	1,478
AVG DAYS ON MKT OF SOLDS	27
# ACTIVE LISTINGS ON MARKET	7*

\*As of Dec 19th, 2021 - Single Family Homes. Request a Detailed Report for Your Section of Windsor Park \*\*




## Post-holiday Environmental Tips

Here is a reminder from the City of Austin:

- Plain wrapping paper is accepted in your blue recycling cart. However, wrapping paper with glitter or foil is not accepted in your blue recycling cart. Consider reusing this material for future gifts or other creative projects (otherwise, it is trash).
- Tape left on the wrapping paper can be recycled (but try to use as little as possible while wrapping your gifts!)
- Tip: Before purchasing new wrapping paper, consider wrapping your gifts with reusable materials such as newspaper or using reusable gift bags this holiday season.

Ribbon and bows are not accepted in your blue recycling cart. However, these items are the easiest to reuse, so hold onto them and reuse them for future gifting. You may also donate them to Austin Creative Reuse or other places that will accept them.

## January 2022 Mueller Update

*Rick Krivoniak*

Austin Modern Lofts will soon break ground at the southeast corner of 51st Street and Mueller Boulevard, just north of the AISD Performing Arts Center parking garage. Designed by MWM Design Group and built by Pyramid ATX Construction, the four-story project will have ground-floor retail or restaurant space, and will feature 31 condominiums (6 of which will be available to families who earn up to 80% of the Austin's median family income), and 8 shop homes with additional ground-floor commercial space. The developer anticipates welcoming the first residents by the first quarter of 2023, weather permitting.

One block to the south, AMLI will develop a mixed-income, multifamily complex on Aldrich between Barbara Jordan and Garcia Street. With 326 units, 15% will be preserved for renters earning up to 60% of the Austin's MFI. AMLI's latest offering is expected to break ground in early 2022, with the move-ins starting in early 2024. Upon its completion, it will bring the total number of apartment units to approximately 3,190 at Mueller. A total of approximately 6,900 owned and rental residences will ultimately call Mueller home.

After the construction start was impacted due to delays in the land transaction with the City of Austin, the AISD northeast middle school now has structure visible above the fence! Per AISD's website, completion is anticipated to be in March of 2023, opening for classes in the fall of that year.

Correcting the December Mueller Update: Due to scheduling issues, the Austin Energy Mueller Assembly Room is unavailable for the next two Robert Mueller Municipal

Airport Plan Implementation Advisory Commission meetings. The January 11<sup>th</sup> and February 8<sup>th</sup> meetings at 6PM will be held at the Permitting and Development Center Assembly Room, 6310 Wilhelmina Delco Drive, near the ACC Highland campus. Meetings will resume at the AE HQ in March. For RMMAPIAC agenda and other information, visit [austintexas.gov/rmmapiac](http://austintexas.gov/rmmapiac)

## CLIMATE CORNER - 2022 New Year

*Barrett Sundberg*

Wouldn't it be great if 2022 somehow included community fun, prizes worth hundreds of dollars, and a dollop of climate improvement in our own back yards? Thanks to a surprise donation, we think that can happen right here in Windsor Park. We'll affirm classic conservation watchwords but with a modern twist. Stay tuned for details.

Could our neighbors in Austin somehow reach out to affect both the climate and the global supply chain problem, in one critical project? And could we ourselves align our actions to accelerate its impact? Why yes, follow this space for details on that too. Winter may be here, but spring is coming, and so are articles on all of these things!



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**The WPNA Scholarship starts  
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out our website for details on how to  
apply!**

<http://www.windsorpark.info/scholarship/>

## Meet Your Neighbor - Stephen Rodi

Martin Luecke

In recognition of the 40th anniversary of Windsor Park Neighborhood Association I will produce, over the year, several historical features about the origins of WPNA, and I'm starting with the first President of the Association.

Stephen Rodi and his wife Sue moved into their house on Lazy Brook in 1976 to take a professor of mathematics position at the newly invented Austin Community College. Originally from New Orleans, Stephen spent 7 years in Jesuit training but left the order. He received his PhD in Mathematics from UT in '74.



White flight had begun in Windsor Park in '76 and Stephen says every other house was for sale. The school board redrew district lines and Reagan High School began serving African American East Austin residents. In those days it was called "bussing". It took a few years of dramatic change for neighbors to get organized. Neighborhood associations were a new concept when in late 1982 Stephen found himself in a meeting of an as-yet-undefined Windsor Park group called together by the Presbyterian church intern Bruce Rockstroh. "The first meetings were about drawing boundary lines" Stephen remembers. An interim group of leaders were selected in these early meetings which took place in September, October, November '82. It was decided that a newsletter must be produced along with creating several committees, however, the one true galvanizing issue was getting a permanent library. Back in 1976 there was a book mobile that parked in Windsor Village twice a week. It was literally a van full of books. Then the city leased a space in Windsor Village for a library, but it was small and limited.

Once WPNA had established boundaries and newsletters it was time to approach the question of the library. "Apparently, I made some very sound arguments in a few meetings and when it came time to elect officers everyone was pointing at me to be President" Stephen reports. It's the classic mistake: whoever makes the most sense in neighborhood meetings shall lead the charge. Stephen succumbed to the will of WPNA's 74 members and took the job. [Meet Your Neighbor continues p.7]



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### Windsor Park November 2021 Market Report

 <b>\$543,000</b> <small>MEDIAN SALES PRICE</small>	 <b>\$406.32</b> <small>MEDIAN PRICE / SQFT</small>	 <b>15</b> <small>DAYS</small> <small>MEDIAN DAYS ON MARKET</small>
 <b>20</b> <small>NUMBER OF HOMES SOLD</small>	 <small>MOST EXPENSIVE HOME SOLD</small> <b>\$805,000</b>	 <b>\$420,000</b> <small>LEAST EXPENSIVE HOME SOLD</small>

\*SINGLE FAMILY HOME STATISTICS COLLECTED FROM AUSTIN BOARD OF REALTORS MLS

### Proper Pricing

November looks little more "normal" than October. With 20 homes closing in Windsor Park, we've seen a bit of a mix where half of the homes sat for 20+ days before selling and the other half going in their first week. Every single one of the homes that took 20 or more days to sell had to lower their price or sold for under their list price, stressing the importance of pricing your home property right out of the gate. When homes sit for 3 or more weeks, buyers ask themselves "What's wrong with it?" and you begin getting hit with low-ball offers.

## Yard of the Month – Jan 2022 - 2106 Vanderbilt Lane

*Sara Jane Lee*

The winners for the new year are Reyes and Maria Elisa Ochoa of 2106 Vanderbilt Lane. They have lived there twenty-one years and have young children. Thanks to the Ochoas' hard work, flower beds cover most of their yard. The beds are on both sides of the walk leading to the deck in front of their house and parallel to that deck. Among these beds, they have two fountains.

The flower beds contain a profusion of flowers and a crop of Jalapeno Peppers. These flowers include Plumbago, Zinnias, Pansies, Impatiens, Dianthus, Salvia, Mexican Oregano, Lemon Grass, Rosemary, various Daisies, and Roses. Their favorite plant is the peach colored rose by the fountain.

Working on the front yard took the Ochoa family about three years. Now their hardest work is watering because they collect and use rain water on the plants. The deck is their favorite part of the design because the whole family can be outside together. It is important for Mr. Ochoa to spend time with his family.

The Ochoas will get a \$50.00 gift certificate from Shoal Creek Nursery. Shoal Creek has finished remodeling, and they have a good supply of plants, pots, and equipment. Their employees are helpful and friendly; it is a pleasure to visit.

We love nominations - if you like a certain yard, or more than one, tell us. Feel free to nominate your own yard even if you do not think that it is perfect. People have won that way. Send your nomination(s) to WPNA YOMC. P.O. Box 16183, Austin, Texas 78761, call 512-928-0681 and leave a message, or email [wpna.yom@gmail.com](mailto:wpna.yom@gmail.com).



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## Reading the Feeder Patterns – and Opportunities for Our Input

Emily Sawyer, WPNA Schools Committee

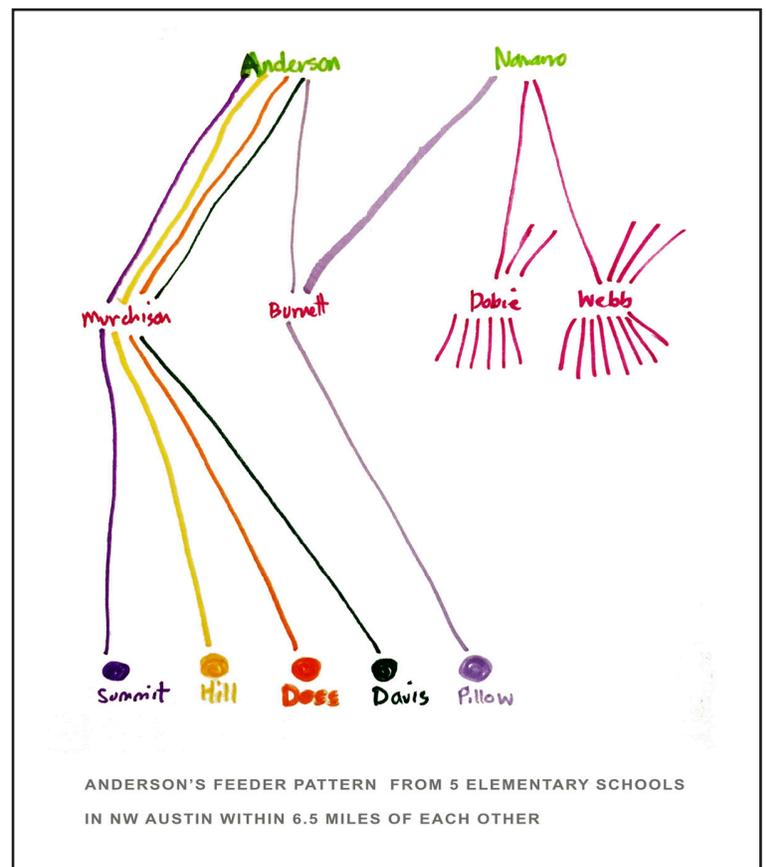
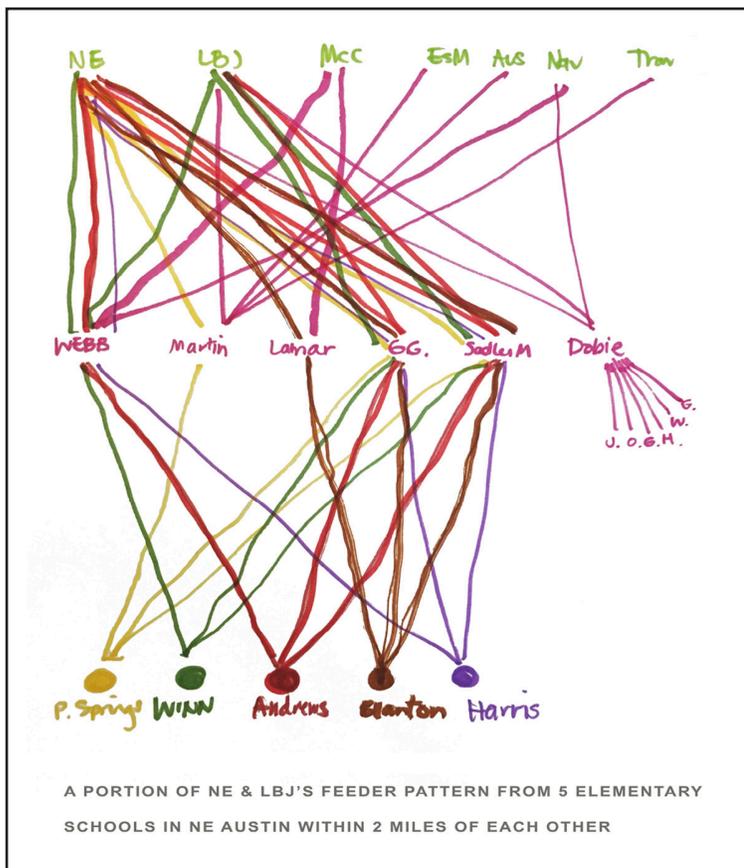
There are many ways to do enrollment design, such as school assignments based on residence, application-based enrollment, open choice lottery, or controlled choice lottery where the desired diversity of the student body is taken into account when making assignments. Such lotteries can be either districtwide or limited to geographical regions within a school district and are usually based on a student and their families ranked choices of schools. AISD currently has both school assignments based on residence AND an almost entirely “open enrollment” system of choice.

The assigned school attendance paths that our students follow as they rise through elementary, middle, and high school, can form an important root system that builds and supports a strong educational experience and a strong community. But over the decades, changes to school attendance assignments in AISD have left many communities with fractured feeder patterns.

Healthy feeder patterns bring cohorts of students and families together. They reinforce the relationships families form with each other at schools as students largely track together from elementary to middle to high school. This consistency also allows for programming continuity and for educators to teach students with shared educational experiences while receiving widespread community support.

In comparison, a fractured feeder pattern is confusing, disruptive, and divisive. If a class is split up by fractured school assignment patterns when moving from ES to MS or MS to HS, the uncertainty and splintering of grade cohorts feeds enrollment loss, and the community’s ability to advocate and build power is cut off.

Any changes to feeder patterns and school assignments will undoubtedly be difficult work. Feeder patterns, attendance assignments and enrollment design are complicated. Soon, AISD must decide the attendance assignments for the new Northeast middle school in Mueller set to open Fall 2023. The opportunity for the district to get community input before making that decision, as well as to have honest and difficult conversations about the District’s overall enrollment design is now.



[Meet Your Neighbor - Stephen Rodi - continued from page 4]

WPNA found a perfect piece of land next to the Presbyterian church on Westminster (now the Mennonite church) and began lobbying the Library Commission. Suddenly, next door neighborhood University Hills started lobbying for the library to be located on a piece of land that was being donated by their developer Bill Milburn. The fight was on! Milburn was the classic big money developer who financed local political campaigns and he made a power play to benefit his development.

Undaunted, Stephen showed up at the next Library Commission meeting with maps of city demographics, bus routes, and schools, and made the argument that Windsor Park had the better location and would get more use. Stephen even produced a site study which showed the Milburn land was a poor location with shifting ground issues. City council member Sally Shipman argued for the WP site, and all was thoroughly reported by local news. But the ending was pure politics, as Milburn got his library and Windsor Park had to wait another decade.

"The library commission did not like me" Stephen reports, so it was incredibly ironic that he was soon appointed a member of the commission. A few years later the city had a bond election to raise money for a new library, and Stephen argued that it should be used to build branch libraries in unserved East Side neighborhoods. The library leadership did not support that idea, and instead wanted a new central facility, which Stephen says made no sense because it had been built in 1979 with decades of future use. This time he and other commissioners won the argument and two branch libraries were built on the East Side. At the Windsor Park dedication in July of 2000, Stephen was asked to make remarks for WPNA, and laughs about how the library leadership did not want his name on the building. "Windsor Park is more appropriate" he tells me.

Stephen then points out how WPNA became a real player in local elections by hosting the first candidate forums for city races, with television news cameras capturing Rodi's hosting of mayoral debates. "Windsor Park was a recognized neighborhood back in those days" he says with pride. I can report that things have not changed for WPNA over the years.

In 1984 Stephen was the first recipient of the Northeast Austin Community Service award. The American Statesman article reported "Rodi is well known throughout the city for his position papers, testimony and skills in raising the awareness of the neighborhood." Stephen reports that he was always fighting bad development ideas and showing up to testify in court and commission meetings. Northeast leader Arthur Turner said of Stephen "he'll track down zoning regulations like a bloodhound when pleading a case before the planning commission, and will work unceasingly for the good of Northeast." High praise indeed.

Stephen retired from ACC in 2017, having served as it's Division Director of Mathematics. His beloved wife Sue passed on a few years ago. He still lives on Lazy Brook. His example of leadership set a high bar and a brilliant legacy for Windsor Park.

Please send me story ideas: mwluecke@hotmail.com; 512.536.0465

*Seminar to be offered on teen-age suicides* Austin American-Statesman/Neighbor ★★★ Thursday, September 27, 1984

## Stephen Rodi honored for community service in northeast

Stephen Rodi has been honored by the Northeast Community School Advisory Council as the first recipient of the Northeast Community Service Award. Rodi was selected for his years of leadership and activity in Harris PTA, Windsor Park Neighborhood Association and the Northeast Action Committee.

In his nomination of Rodi, Arthur Turner wrote: "His tremendous impact upon the northeast community comes from his personal philosophy which says, 'Since I live here, I want to help make Northeast better.' It is this philosophy which has made him active, especially on three fronts, and these in addition to his full-time position as division director of mathematics and physical science at Austin Community College."

Rodi is well known throughout the city for his position papers, testimony and skills in raising the awareness level of all of the neighborhood. He goes the extra mile, always doing his homework and his legwork. As Turner said, "He'll sit all day in court, if need be, to testify in a lawsuit brought by area residents; he'll track down zoning regulations like a bloodhound when pleading a case before the Austin Planning Commission; and he'll work unceasingly and unstintingly for the good of Northeast."

Mall and Hancock Center, both close to the neighborhood. Friday from 6 to 8 p.m. the program will be set up in Joske's Highland Mall. Both Friday and Saturday from 10 a.m. to 4 p.m., the program will be available in Hancock Center. Several of our residents are volunteering in this program and would appreciate your stopping by for the timely information.

Those in the V.F.W. Post 8925 in the neighborhood, their fellow members and the ladies auxiliary will sponsor a free blood pressure reading and blood bank drive Saturday from 8 a.m. to 12 noon at the post headquarters on FM 812 next to Austin Speed-O-Rama on U.S. 183 south. Free coffee and cookies will be served. Also, parents, bring your children's bikes so that post members can install reflectors free on each bicycle.

Post Commander John Nowicki reminds everyone about the membership appreciation fish fry Sunday from noon to 4 p.m., which is free to all members who have paid their 1985 dues. Friends, neighbors and interested guests are also welcome. The meal is \$3.50 for adults and \$2 for children under 12. This is a fun event, so plan to be there.

For a couple of months there has been speculation as to possible development of the property adjacent to the... of church control. Lutheran Social Services also decided it needed more land and would need to buy the entire half block, to the residential housing. The building would have to be three stories in on that site.

Dr. Garland O'Quinn, a former Olympic gymnast and currently director of his own developmental gymnastics program, will offer a

The third annual all-city fall fair is Friday from 9 a.m. to 11 at Pearce. Free transportation available from other community schools in the city. Milk is provided, but participants must bring their own sack lunch.

Focus this year will be on child's active participation in mess. Consequently, each exhibit will encourage the visitors to be in the activity. Participation demonstrations will include dance groups, break dancing, fit workouts to music, new games rate and relays. Children will visit booths and exhibits about feedback, safety exhibits by Austin Fire Department, the American Red Cross first aid demonstration, self-defense workout and more. For information 453-7236.

For the holiday next week serve your spot for camping at Drop State Park with the staff of Dotie Jordan Recreation Center. Arrangements can be made any equipment you don't have they need to know now what need and you need to pay your fee so that food can be purchased. Go by the center at 2803 L Lane or call 926-3491 now.

If feeding a crowd during television football-watching weekend is your task, then Drop State Community School has the special for you. Tonight from 9 p.m., come learn about To

University Hills  
Nancy Manning

adopted this method of instruction. The workshop will be Oct. 26 and 27, from 8 a.m. to 4:30 p.m. at Andrews Community School, 6801 Northeast Drive. The fee is \$60 for the course open to physical education teachers, day care and church workers, recreation supervisors or anyone interested in gymnastics instruction for children. Pre-registration is required. For information call 926-5323 or 926-5560.

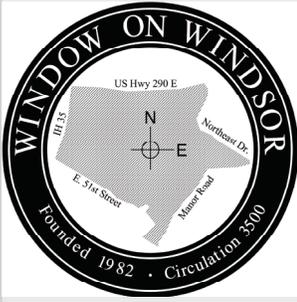
Teen-age suicide is the second leading cause of death among adolescents, after automobile accidents. The horrifying idea that suicidal tendencies may be contagious scares both parents and suicide experts.

The tragedy has reached such proportions that the Federal Center for Disease Control in Atlanta, Georgia has begun an investigation into youth suicides and the clustering theory, after multiple suicides in Plano and Dallas and Westchester County, N.Y.

Pearce Community School at 6401 Northeast Drive is sponsoring a two-part seminar for parents, teachers, counselors and students on teen-age suicide. The seminar



Stephen Rodi, right, is presented with the first Northeast Community Service Award by Barbara Markley.



WEB: <http://www.Windsorpark.info>  
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 Inter-Neighborhood.... Peter Struble...ancdelegate@windsorpark.info  
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**WPNA MEMBERSHIP FORM - CUT OUT AND SEND IN**

WPNA is a 501(c)(3) organization, your dues and any other donations are tax deductible.

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- Family — \$20
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- Non-voting donations - gladly accepted

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**Attend a WPNA meeting online**

1. Via facebook (<https://www.facebook.com/WindsorParkAustinTX>) where you can comment and ask questions.
2. Live stream from our website (<http://www.windsorpark.info/>) - available during the meeting

**Library Update, Windsor Park Branch**

- Story time every Monday @ 10:30am (On-line/5 yrs & under): Head to the APL website (<https://tinyurl.com/APLwinterstorytime>) and register for an Eventbrite invite to be emailed by 9:30am.
- Story time every Wednesday @ 3:30pm (In-person/Outside/5 yrs & under): Join us under the tree between the Library and The Trinity Church every Wednesday afternoon for a fun, all-ages storytime with Mr. Gabriel. Outdoor storytimes will be cancelled if it's raining or below 55°.
- Faxing is now available as a pilot program at the Yarborough Branch.
- The Windsor Park Seed library is up and running! Come pick up some seed to grow and then bring back seeds to share with the community after your harvest.
- The Windsor Park Branch is open Mon & Tues Noon-8pm & Weds, Thurs& Fri 10am-6pm.
- Information about APL's virtual events can still be found on the Library's events calendar: <http://library.austintexas.gov/events>

The Windsor Park Book Club meets over Zoom the 2nd Tuesday of each month from 7 – 8:30 p.m. If you're interested, contact Allen Michie at [allenmichie@gmail.com](mailto:allenmichie@gmail.com).

**Austin Police Department  
 District Representative for  
 Windsor Park**

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