



# WINDOW on WINDSOR

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

Vol XXXX No.05

May 2021

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, May-  
8th**

**STREAMING  
starts at 10:15  
but connect  
early for some  
visiting!**

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

**See you at our  
May meeting!**

**Topics:  
WPNA Scholar-  
ship  
WP Library  
Windsor Village  
Redevelopment**

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

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## **May 2021 - President's Letter**

*Jackie Brooks, WPNA President*

Spring is in full swing, and this past month we've had a mix of absolutely beautiful weather (hello sunshine, 75 degrees with a cool breeze) and our first hail storm of the season that put its mark on the neighborhood as I've seen many new roofs on my walks.

The spring rains also put a damper on the original plans for the neighborhood Trash-a-thon event, but thankfully the following weekend was beautiful, and the clean-up perfectly aligned with Keep Austin Beautiful Day. We ended our neighborhood meeting early in April so we could get outside and participate. Jeannette Swenson did a heck of a job organizing and advertising the event to raise scholarship funds for the WPNA Schools Committee. Her grandson, Phoenix, is credited for the idea (who himself pulled in 10 bags of trash!). The event was a smashing success – make sure to check out Jeannette's Creek clean-up & Scholarship update in this issue to find out more about the event and how you can continue to help support the scholarship fund- Thank you to all the volunteers and sponsors who participated!

I want to thank our new APD district Rep, Officer Andre Black for joining us at our last neighborhood meeting to introduce himself and connect with our community. Safety continues to be a top-of-mind conversation both City wide and in our neighborhood. As the [Reimagining Public Safety](#) Task Force proceeds with reform [recommendations proposed to the City Council](#), it is critical that we engage in this process to both understand and inform the impacts of these proposed changes as they ultimately become policy. Many neighbors have noticed an uptick in crime and are eager to address concerns and be part of the conversation – thank you to those who have already reached out. Would you, or someone you know, like to volunteer to take charge of organizing recurring Safety Committee meetings to make this happen? Having someone committed to help organize and activate this committee is where we really need help. Please reach out to [president@windsorpark.info](mailto:president@windsorpark.info) if you are interested!

The Windsor Village Shopping Center redevelopment is also something top of mind for many that will have significant impact on the neighborhood. The Windsor Village working group (made up of members of both the WPNA and The WP Contact Team) diligently continues to follow the proposed project. After engaging with the community, developer, and city staff on multiple occasions to discuss concerns and clarify the vision outlined in our City-adopted neighborhood plan, the working group is recommending action. Rodney Ahart, Chair of the Windsor Park Neighborhood Plan Contact Team has provided an update on these recommendations and will share more about why the Contact Team voted during the April 12<sup>th</sup> meeting to write a letter officially opposing the proposed project. I would like to encourage the WPNA to take action as well. As a member of the working group, I can attest to the deep desire and sincere effort to work collaboratively with the developer to support a successful project. The Windsor Village working group and Contact Team strongly supports the addition of housing to this commercial property and points out that the neighborhood opted into VMU specifically for this reason, however it cannot be at the cost of losing our Neighborhood Urban Center. Please read Rodney's summary in this month's newsletter, and stay tuned for further updates and opportunities to participate.

There continues to be a great many important things happening all around us. And I am optimistic that as a neighborhood, a community, and an engaged group, we can keep our voices heard and stay informed by continuing to collaborate and work together.

## Windsor Village Shopping Center Update - Opposition

Rodney Ahart

On April 12, the Windsor Park Neighborhood Plan Contact Team (WPNPCT) **voted unanimously to oppose** the updated site plan submitted by Transwestern Development Company to redevelop the Windsor Village Shopping Center. The WPNPCT strongly believes the current site plan ignores the approved Windsor Park Neighborhood Plan, fails to consider and evaluate the full potential of the Windsor Village Shopping Center and the surrounding community in an equitable and fair manner, and strips residents of vital neighborhood commercial services.

Operating as a group of retail stores and service establishments with approximately 105,000 square feet of commercial space, the Windsor Village Shopping Center is the heart of Windsor Park and uniquely arranged to draw people together. It is a site that was designed to serve the community and has done so for over half a century with a focus on convenient and accessible neighborhood commercial services that are still relevant today. In stark contrast, Transwestern Development Company is seeking approval to redevelop the property with only 2,702 square feet of commercial space, which is less than 1% of the total 399,486 square feet of the buildings proposed in their plan for the site. The property is zoned Vertical Mixed Use (VMU) which requires a mix of residential and commercial uses within the same building, a concept several developments within our community – Highland Mall, The Triangle, and Mueller – have successfully achieved. While we strongly support the addition of housing to this commercial property and opted into VMU specifically for this reason, it cannot be at the cost of losing our Neighborhood Urban Center.

Windsor Park residents worked hard during the neighborhood planning process to ensure that the Windsor Village Shopping Center would remain a pedestrian-oriented Neighborhood Urban Center with a wide range of commercial services. In addition to the 2,702 square feet of commercial space mentioned earlier, Transwestern Development Company proposes to construct 388,427 square feet of multi-family housing (106 studio units, 210 one-bedroom units, 89 two-bedroom units); 1,608 square feet of leasing office; and 6,749 square feet of amenities. It seems the **current amount of commercial square footage proposed for the site does not meet the minimum requirements (not to mention a drastic reduction in commercial space of over 100,000 square feet)**, and there are **critical questions that still remain unanswered** on how the VMU Building guidelines are being interpreted for the site plan approval process. In addition to drafting a letter to Austin City Council expressing opposition to the site plan, the WPNPCT also requested that the city delay the approval of the site plan and the issuance of any demolition permits until a full review of the case is performed and the vital neighborhood commercial services are restored.

**How can you help?** Contact Mayor Adler and the Austin City Council Members to express your opposition. Sample message: I oppose the site plan for Windsor Village. The plan strips the families of Windsor Park of its convenient and accessible commercial services and Neighborhood Urban Center. Please delay approval of the site plan and the issuance of any demolition permits until a full review of the case is performed and the vital neighborhood commercial services are restored. Be sure to include the case number in the subject line: **Case 2020-093520-SP**

**Email or Call** <https://www.austintexas.gov/email/all-council-members>

- Mayor Steve Adler: (512) 978-2100      District 1 – Natasha Harper-Madison: (512) 978-2101
- District 2 – Vanessa Fuentes: (512) 978-2102      District 3 – Sabino “Pio” Renteria: (512) 978-2103
- District 4 – Gregorio “Greg” Casar: (512) 978-2104      District 5 – Ann Kitchen: (512) 978-2105
- District 6 – Mackenzie Kelly: (512) 978-2106      District 7 – Leslie Pool: (512) 978-2107
- District 8 – Paige Ellis: (512) 978-2108      District 9 – Kathy Tovo: (512) 978-2109
- District 10 – Alison Alter: (512) 978-2110

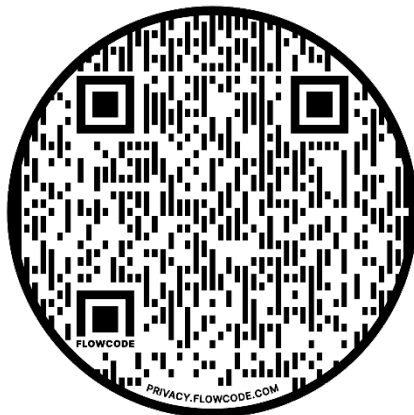
The WPNPCT will continue to advocate for the vision established in our neighborhood plan, pursue every option available to retain our convenient and accessible commercial services, and stress the importance of this site to the future of our community. For more information, please contact Rodney Ahart at [rodney@windsorpark.info](mailto:rodney@windsorpark.info).

## Help Us Fund ALL 15 Windsor Park Scholars!

The WPNA Schools Committee received a record number of applications this year - 15! Each application was strong and deserving of a \$1,000 scholarship from their neighbors. That's where you come in. You can make a lasting impact in their future today by giving to the WPNA Scholarship Fund. We're so close - we just need your support! Every gift matters.

Who are these bright scholars? They are college course takers, engineers, deep and critical thinkers, writers, volunteers, and organizers. They are from the U.S., Mexico, Iraq, Somalia, and other far-flung places. They have spent their final year of high school in a pandemic, and many have worried about their families throughout. Most have jobs, some have second jobs. All are giving back to their communities in a myriad of ways. They are bright and they bring us hope.

Scan the code to donate or give today at: <http://www.windsorpark.info/scholarship/>



## CLEAN THE CREEK TRASH-A-THON = \$1,475 for Scholarships

*Jeanette Swenson*

On April 10, 2021, fifteen (15) volunteers collected 52 bags of trash, 8 shopping carts (returned), 2 tires, and a gas canister from Tannehill Branch Creek from Berkman to just East of the swimming pool. Sponsors recognized their efforts with donations to the Scholarship Fund of \$5 per bag of trash collected. For the first time, we separated recyclables from trash and John White delivered these to dumpsters provided by Austin Resource Recovery / Keep Austin Beautiful and Speedy Stop. Thank you all for your active involvement in Windsor Park: 19 donors for the Scholarship fund - \$1475; 15 volunteers at Trash-a-thon; support from Keep Austin Beautiful and Speedy Stop.

In fact, we had so much fun that Trash-a-thon will repeat on **May 1**. Hopefully, we can work upstream from E. 51st Street parking lot, over the earthen bridge, and to the pool. We will also try to go upstream from Berkman to Broadmoor Pocket Park. Join up with your neighbors on May 1 and support the Windsor Park Scholarship Fund for WP graduating seniors.

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## MARCH 2021 Windsor Park Market Statistics

AVG SOLD PRICE/SQ FT (MARCH 2021)	<b>\$328.30</b>
# OF HOMES SOLD IN (MARCH 2021)	<b>10</b>
AVG SQ FT OF HOMES SOLD	<b>1,479</b>
AVG DAYS ON MKT OF SOLDS	<b>8</b>
# ACTIVE LISTINGS ON MARKET	<b>2*</b>

\*As of April 14th, 2021 - Single Family Homes.  
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## Andrews Elementary

*Elizabeth Morales, Community School Facilitator*

Andrews Elementary is in the process of selecting a permanent principal. The selection process began late March and will conclude mid-May. Author Silvia Lopez shared her book, "Queen of Tejano Music: Selena" with students and families at Andrews Elementary during a read aloud and Q&A. Puestecitos, an annual Andrews event, will be held in May to celebrate cultural diversity. Each grade level will host a booth with foods and crafts from various countries.

Become a Gator! Enrollment at Andrews Elementary for the 2021-2022 school year is open. Andrews offers full-day, dual language, PreK-3 and PreK-4 programs, outdoor learning opportunities, after school programs, and more. Join the Andrews Elementary PTA at [jointpta.org](http://jointpta.org).

## Blanton Elementary

*Karon Smutzer*

Registration is open for all students, new and returning. Parents can register their students for next year at <http://portal.austinisd.org>. If you have questions about enrolling at Blanton, please contact the office at 512 414 2026.

Blanton is registering students for Pk3 (half day) and Pk4 (full day). This year, the PK4 classes will have the same drop off and pick up times as grades K-5, which is an added convenience for families. We have space and are welcoming registrations in Dual Language PK3 and PK4 and English PK4. For more information, visit <https://www.austinisd.org/early-childhood/prek> or call us.

BASE will be returning to Blanton in the Summer of 2021 and is taking registrations for the school year 21-22. Those interested should contact Ms. Karon as soon as possible.

## Harris Elementary School

*Laura Tomlinson, Librarian*

PreK3 & PreK4 Registration Round-Up is continuing at Harris Elementary School. Dual language options are available. For more information call the school at 512-414-2085 or visit <https://harris.austinschools.org/> Beginning in the Fall of 2021, bussing will be available for all students who live 0.4 miles or more from the school.

Harris Elementary students & staff participated in the Austin ISD Project Reconnect on Saturday, April 10. This was a district-wide event to call our students back to our wonderful east Austin schools. Parents were provided with bussing information, school programs, registration information, swag, and more.

Harris PTA is gearing up for Teacher Appreciation Week, May 3-7, 2021. The PTA is putting together some goody bags for the teachers. We want to encourage our teachers and show them that we value them. If our Windsor Park Neighbors would like to donate any items, please deliver them to the school prior to April 30, 3:30 pm. We thank Windsor Park in advance for their always generous support. The next PTA meeting will be on May 25th at 6 PM. Check the website for more information.

Finally, Harris Elementary will be getting a Wish Tree provided by Creative Action. It will be located in the front of the school near the flagpole. Once the Wish Tree is in place anyone can come and make a wish on the tree. May all your wishes come true!



### Neighborhood Handyman

Sometimes you just need a room painted,  
a fence repaired, a faucet changed or a fan hung.

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Austin Tx 78757

[Capitalamericanshaman.com](http://Capitalamericanshaman.com)

512-386-1872



## Gus Garcia Young Men's Leadership Academy

*Sandra Zachary, Parent Support Specialist*

Gus Garcia is actively Recruiting and registration is now open! We welcome parents/caregivers to come register their son at the school Monday- Friday between the hours of 8:00 and 4:00 pm, or call 512-841-9400. AISD is now offering transportation within a one-mile radius to Gus Garcia YMLA. Tune in to KAZI-FM Radio Station weekdays between 7:00 and 8:00 am and again at 11:45 am to hear Gus Garcia's Recruiting broadcast. Check out our Registration banners at local Elementary campuses.

For existing students, if needed, parents can enroll their child in **twilight for credit recovery** - provides options for grade recovery, grade repair and attendance makeup. <https://www.austinisd.org/twilight> Parents can check student grades & attendance on the Parent Cloud and enroll their child in credit recovery by emailing Bruce.Carr@austinisd.org or calling 512-841-9400.

## Sadler Means YWLA

*Rosalind Oliphant, Phd*

Join us **Saturday, May 15 - event has been updated from the print issue.** Spend The Day With YWLA, Saturday May 15, 10a - 1p! Come visit our beautiful new learning spaces, library, media room, and cafeteria. Meet our teachers through interactive art, science, technology, and humanities table stations. All students, perspective students, community partners and neighbors are invited to learn more our 2021-22 school year and partake in a special tribute honoring the legacy of Mrs. Bertha Sadler Means. Visit our website for more details at <https://berthasadler.austinschools.org>

Art teacher, Ms. Linda Rank and her students are working to beautify and maintain a few of our campus courtyards. Their plant wish list includes: lantanas, birds of paradise, phlox, and plumbago. If you'd like to donate plants or a Home Depot gift card, please contact Ms. Rank at [linda.rank@austinisd.org](mailto:linda.rank@austinisd.org).

Sadler Means will host Summer School for 6th & 7th graders who qualify. Registration is June 3. Classes are June 14-30, Mon- Thurs, from 9am to 12pm. For more info, visit our website or call 512.414.3234.

## Webb Middle School

*Aida Ramirez*

Our 8th grade Assistant Principal, Michael Coyle, is celebrating being one of the runner-ups for the Middle School Assistant Principal of the Year. We are cheering him on as he moves on as a finalist for the Austin ISD Assistant Principal of the Year. On April 17th, Webb hosted our 5th annual Kids Fest – re-envisioned this year to be “on the move” as a drive-thru community fair at Nelson Field at Northeast High School. Webb Community School Bra Bank: Many of our families struggle to buy everyday items. We have started a Bra Bank to assist with this basic necessity. Please let me know if you have any gently used bras, new bras or any other feminine hygiene items you would like to donate. For new, we have an Amazon Wish List Link: <https://www.amazon.com/hz/wishlist/ls/8DVFCL2ZU4OY/> Please get the word out to the awesome women in your circles. Thank you for your support!



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## Yard of the Month – May 2021

Sara Jane Lee

The March winners are Tim and Colleen Fischer of 1700 Westmoor Drive. They have lived there ten years and one of their neighbors nominated them. Their house once belonged to Nick and Ailene Krivoniak, Rick Krivoniak's parents. When the Fischers moved in, the yard boasted several Cedar Elms. After a storm took out three of them, the Fischers took stock of the yard and decided to replace much of the grass with wildflowers. Now birds nest in the remains of the largest tree, among the Coral Vine and Passion Vine growing on it.

Poppies! Poppies! Poppies! Red poppies, pink poppies, yellow poppies, white poppies! They are Tim's favorite flowers. These do not look like banks of poppies, but like naturalized plantings. The woman who does much of their gardening brings the Fischers poppy seeds to add to their collection. Though she maintains the plants in the front yard, Tim plants them. These plants include Purple Coneflowers (Echinacea.) And Maximillian Sunflowers. Pepper and Tomato plants are interspersed among the flowers.

Tim waters the plants every morning. Though many of the wildflowers are established, there are always young ones. They have no irrigation system. They also have two round wire bins filled with leaves and other compostable material which they move around the front

yard. Tim advises the new gardener to be patient, search out someone with experience planting natives and accept that it will take several years to figure out what works in your yard.

The Fischers will get a \$50.00 gift certificate from Shoal Creek Nursery (2710 Hancock Drive).

Please nominate a yard - do not be shy; 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, or email [wpna.yom@gmail.com](mailto:wpna.yom@gmail.com).



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### Windsor Park 2020 Market Report



\$450,000  
MEDIAN  
SALES PRICE



\$306.43  
MEDIAN  
PRICE / SQFT



5  
DAYS  
MEDIAN DAYS  
ON MARKET



133  
NUMBER OF  
HOMES SOLD



MOST  
EXPENSIVE  
HOME SOLD  
\$809,000



\$255,000  
LEAST EXPENSIVE  
HOME SOLD

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

### It was an odd year for real estate in an already crazy market.

Since April, we saw a steady decrease in the number of available listings, causing prices to jump exponentially at the end of the year. We normally see offers around 2-4% over list price, but have been seeing many offers 10-20% over in recent weeks.

What does that mean? Buyers are currently bringing tens of thousands in cash to the table, but it's a great time to sell.

Windsor Park saw a median home price jump to \$450k, up from \$395k in 2019. As always, stay safe out there and I'll be here to answer all of your real estate questions whether you're looking to buy, sell, invest, or rent.

## Meet Your Neighbor - Paul Klemperer

*Martin Luecke*

Our neighbor in WP since 1997, Paul is your classic touring musician saxophonist who decided to quit the road and plant some roots and invent his own musical world. These days he lives on Westmoor, where I recently found a driveway jazz concert at noon on a Saturday. I grew up in a jazz household and immediately recognized the massive talent level of this front yard band playing for tips. Only in Austin.



Paul explains later: “All of us in the past year are trying to find a silver lining because there are no gigs, so there are some great musicians available, and I have lived in Austin since the ’80’s so I have a really extended network. Normally when you ask someone to do an outdoor gig in the sun for tips they say “Who is this again?”, but nowadays they say “Yes, how much do I have to pay you?” Paul is joking, of course, but he’s not far off. Musicians have a basic need to perform, and Paul has decided to use his performances for the benefit of his community.

“In the past couple years, I have switched my paradigm from music as a small business to music as community work. Small business doesn’t give you the philosophy for music, I found.” Paul works as a bandleader, teacher, composer and writer, and provides educational classes, workshops, and lectures. Paul earned his master’s degree in Ethnomusicology at the University of Texas in 1991 while touring with The Marsha Ball Band. He teaches private and group classes in clarinet & saxophone, jazz history & theory, and issues in music & culture.

Two years ago, he won a grant from the City of Austin Cultural Arts Division to play concerts for residents of nursing homes. He calls it ‘Interactive Concerts for Creative Aging’, building community through music and fighting social segregation of the elderly. It’s a noble cause for sure, although the money is smaller in the upcoming grant. That doesn’t stop him from putting in the effort. “In your 20’s you don’t mind riding around in a van and living off light beer, but when you get older you ask ‘what’s the point of all this?’ and you realize it has to be about community.”

Paul livestreams all his shows on his Facebook page so that he can help inspire others to do something for their community. Besides the ‘Espresso Jazz Brunch’ on his driveway, Paul has upcoming shows at The Sahara Lounge, Kenny Durham’s Back Yard, and Central Market Westgate. “I’ve seen where the little private party driveway show livestream can be the seed to sprout for other people to do the same thing and build their own community through music.” Paul thinks Windsor Park is a great place for his idea of community, with our multi-cultural population and history. “There’s more of a collective voice here that’s connected to Austin.” Paul is doing his part to compliment that voice. Check out his website: [www.pksax.com](http://www.pksax.com) and livestreams from PaulKlempererMusic on Facebook.

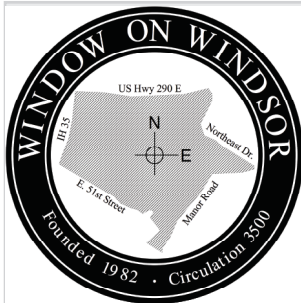
## May 2021 Mueller Update

*Rick Krivoniak*

Groundbreaking for the AISD middle school at Mueller has been delayed due to State laws regulating the transfer of property. While the Master Developer Agreement between the City of Austin and Catellus essentially states that the school property will be retained by the City and subsequently transferred for the development of a neighborhood school at no land cost to the school, (Catellus did negotiate an “infrastructure payment” to offset those costs), State law prohibits the City from giving away assets that belong to the taxpayers for free. The 2017 AISD bond approving the northeast middle school did not include land transaction money.

Both entities have been in negotiations to find a way to legally transfer the property from the City to AISD, and the City has been working within State statutes, actively pursuing a resolution to structure a form of transaction that works for both entities. All involved hope the issue can be resolved quickly. However, it is highly unlikely the anticipated Fall Semester 2022 opening of the middle school will be met. More information is available at [austintexas.gov/rmmapiac](http://austintexas.gov/rmmapiac)





WEB: <http://www.Windsorpark.info>  
 NEWSGROUP: <https://groups.io/g/windsorparkatx>  
 FACEBOOK: WindsorParkAustinTx

## Contact Us

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## WPNA MEMBERSHIP FORM - CUT OUT AND SEND IN

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Add'l Name : \_\_\_\_\_

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Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Referred by: \_\_\_\_\_

## How to attend a 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 Updates

As of press time, Austin Public Library will reopen to the public for limited capacity in-person Express Services on Monday, May 10. **Kelly Overton, from the WP library, will speak at the May meeting to describe the services that will be available.**

The Windsor Park, Carver, and St. John branches will be open for Express Services. University Hills branch is closed for repairs following the winter storm. The hours of service will remain the same at this time: Mon & Tues: noon-8:00. Wed-Fri: 10:00-6:00.

The libraries will open at the top of each hour and close at 45 minutes after each hour for cleaning. At that time, staff will disinfect high-contact surfaces, such as computer keyboards, door handles, and self-check machines. All customers and staff are required to wear masks. We will be following all Library safety precautions.

Zoom - all-ages storytime with the WP Library's amazing youth librarian, Mr. Gabriel, Mondays 10:30-11:00.

<https://us04web.zoom.us/j/78474570554?pwd=UkNvUk9WOXQrcXdRMmt5U3BjUHp6dz09>

Meeting ID: 784 7457 0554

Passcode: 9qeUD5

## Austin Police Department District Representative for Windsor Park

Officer Andre Black:  
 (512) 974-6875  
[andre.black@austintexas.gov](mailto:andre.black@austintexas.gov)