



# WINDOW on WINDSOR

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June 2022

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, June  
11th**

**Meeting at Gym  
of MUMC 6100  
Berkman Drive  
and**

**STREAMING**

[windsorpark.info/](http://windsorpark.info/)

**Join early to  
visit!**

We look forward  
to seeing you at  
the meeting and at  
the neighborhood  
events!

Got something for  
the newsletter?  
Get it in by the 15th  
to newsletter@  
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## **Investing in our future Funding record scholarships and SOS! (Save our Shopping Center)**

*By Jackie Brooks, WPNA President*

The WPNA is embarking upon a journey into uncharted territory in 2 big ways—

- 1) By supporting an appeal of the administrative site plan approval at Windsor Village (going where no appeal in Austin, to our knowledge, has gone before – VMU)
- 2) And funding another record number of deserving scholarships this year: 20! (which we look forward to celebrating on June 11<sup>th</sup> at our next monthly meeting)

I am proud of how much Windsor Parkers care about our future, and are putting their full support behind it (no matter the challenge).

### **S.O.S – Save our Shopping Center!**

The Windsor Village working group has been “all hands on deck” since we received notice of the administrative site plan approval on May 2, 2022 for the redevelopment of a portion of our historic neighborhood shopping center. The news came as a bit of a surprise after the City’s project website had listed the project as expired for several days, which prompted the group to check in on the status. The working group has been researching and following the project since 2020, and recently began preparing for a potential appeal by verifying requirements with City departments and the Board of Adjustment (BOA) liaison. An appeal to the Board of Adjustment is currently the only option to challenge the interpretations of an administrative site plan approval.

It was a sprint following a marathon, and some last minute hurdles – including a change in appeal eligibility requirements (that is nowhere to be found in the Land Development Code, of which was extensively researched in preparation). City Staff communicated the update via email, referencing a state statute that further narrowed the interested party eligibility to within 200’ of the project site, and that a neighborhood organization was no longer eligible. We sought guidance from our Council Member, Chito Vela, whose team helped us navigate the confusion and support our next steps.



Based on our understanding of the new requirements, we learned that we could place our support behind the Austin Mennonite Church, represented by Larry Abraham, which (with the support of many in our neighborhood) has filed an Interpretation Appeal of the administrative site plan approval at Windsor Village.

### **Supporting the Appeal**

Both the WPNA and WPNPCT (Windsor Park Contact Team) provided a letter of support for the appeal. The Windsor Village working group pulled together an extensive outline of supporting documentation that highlights the compliance concerns for the BOA to consider. CM Vela and Conor Kenny connected the team with Stuart Hersh, who has generously volunteered to share his extensive expertise and act as a consulting agent for the appeal, pro bono.

[continued on page 2]

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**BECOME A NEWSLETTER WALKER! TAKES APPROX 30 MIN EACH MONTH**  
 SEVERAL ROUTES AVAILABLE  
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Supporting the SOS Appeal, continued from page 1

WPNA members voted at the May meeting to expand their support to cover the appeal fee up front so that there was some flexibility in the fundraising to meet the tight deadline. CM Vela's office is also pursuing a fee waiver to reimburse the appeal fee (which will go through City Council Approval processes).

We don't know how the appeal will ultimately turn out in the end, though we are hopeful, and have taken seriously the responsibility to advocate for a project that fully complies with the applicable requirements. Our efforts today stand by the hard work of all neighbors who took part in the neighborhood planning process to ensure the Windsor Village Shopping Center would remain a Neighborhood Urban Center with a wide range of commercial uses.

The resilience and resolve of our neighborhood is sometimes tested, and in these moments, I am so grateful to be surrounded by neighbors that give a darn, and channel that passion through partnership and purpose.

*Jackie*

Climate Corner - Electric Lawnmower Contest

Martin Luecke

The WPNA Climate Committee is pleased to announce that we will be giving away a battery powered Kobalt brand lawnmower on our next Climate Conversation Youtube program

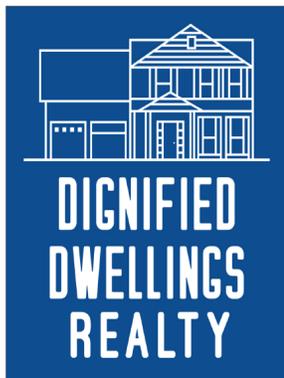


Wednesday June 22 at 7pm.

Topic of the show is the climate science and technology of yard equipment. Panelists will include Austin climate activist Scott Johnson who created the lawnmower switch program, trading gas powered mowers into electric.

Gasoline powered lawn equipment produces extremely high rates of air pollution and CO2 compared to automobiles, and it is our intention to illustrate why it is imperative to remove such engines from use.

Tune in to Windsor Park Climate Conversation Wednesday June 22 at 7pm on Youtube for your chance to win!



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**NOTABLE TREND**

Days on market are trending upwards,  
but there are no signs of market pricing  
cooling off...for now!

**WINDSOR PARK**  
**Market Statistics**  
*April 2022*

AVG SOLD PRICE/SQ FT (April 2022) **\$480.44**

# OF HOMES SOLD IN (April 2022) **14**

AVG SQ FT OF HOMES SOLD **1,523**

AVG DAYS ON MKT OF SOLDS **25**

# ACTIVE LISTINGS ON MARKET **13\***

\*As of May 13th, 2022 - Single Family Homes.  
Request a Detailed Report for Your Section of Windsor Park





## June 2022 Yard of the Month – 5204 Knight Circle

*Sara Jane Lee*

Dorothy Mandell and Rouke Mulder of 5204 Knight Circle are the June winners. While it was not an “official” nomination, the yard was mentioned in a conversation with a neighbor.

Rouke and Dorothy were inspired by walks around Windsor Park. Also, they use “Grow Green,” a free local publication, as a plant guide. They have plants blooming from spring through fall and attracting many butterflies, humming birds, and bees.

These plants include Artemisia Texas Lantana, Jerusalem Sage, Missouri Primrose, Texas Sage, Mexican Bush Sage, Esperanza, Creeping Germander, Santolina, two new Mexican Sycamore trees, Crape Myrtles, and Wax Myrtles. The Missouri Primrose is one of their favorites because in the spring its beautiful yellow flowers attract pollinators. Later in the year the Mexican Bush Sage keeps the butterflies and the bees happy.

Dorothy and Rouke have a neat, compact yard much of it consisting of mulched beds nesting in a rectangular rockscape. When Dorothy and Rouke moved to Knight Circle seven years ago, they started working on their yard. Two years ago they lost a large tree. They had to radically change their plants because areas that had been shady were now sunny. Since their plants

are native or adapted to the Austin climate, they only have to water in extremely hot weather with exceptions for new plants like the Sycamore trees. They built a French drain to move water from the house to the mulched beds. Weeding takes most of their time.

Dorothy and Rouke will get a \$50.00 gift certificate from Shoal Creek Nursery. Their employees are helpful and friendly. It is a pleasure to visit and they have “Grow Green.”

Please send us nominations for Yard of the Month - if you like a certain yard, or more than one, tell us. Consider nominating yourself! 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).

**BECOME A WPNA MEMBER**

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## Mueller Update

*Rick Krivoniak*

The Master Developer Agreement between Catellus and the City of Austin expires in December of 2024. Brian Dolezal of Catellus gave a brief update on that coming transition, though it's possible a short extension could be granted should the need arise. All interested parties are working to make that transition smooth and to ensure that Mueller's Property Owner's Association will be in a strong financial state as it takes over many of the operations and events from Catellus.

Just off of Manor Road at Zach Scott Street, the Southeast Greenway's skatepark plaza and pump track should be completed by this fall. Pump tracks were originally created for mountain bike/ BMXers as a circuit of banked turns and features designed to be ridden by generating momentum with up and down body movements instead of pedaling or pushing. Pump Tracks are also used by skateboarders and accessible to wheelchair users.

The Origin Hotel, just across the Paseo from BD Riley's, hopes to be open by mid-June.

The next Robert Mueller Municipal Airport Plan Implementation Advisory Commission meeting is June 14th at 6PM in the Austin Energy Building, 4815 Mueller Blvd. Use the Garcia Street to enter the parking garage, which has direct lobby access. For the RMMAPIAC agenda and other information, visit [austintexas.gov/rmmapiac](http://austintexas.gov/rmmapiac)

## Andrews Elementary

*Elizabeth Morales, Community School Facilitator*

Andrews ES will be home to the PK-K Multilingual Summer Program and summer school throughout June.

Enroll at Andrews Elementary for the 2022-2023 school year! Andrews ES offers a PK3 half-day AM/ PM program for the upcoming school year. Enrollment is also open for the Two-Way Dual Language Program in PK4 and Kindergarten.

Gators closed the year off with tons of learning and fun, participating in field trips, field day, and end-of-the-year activities. Thank you for the support of the Windsor Park Neighborhood Association and our school community for making this year a success.

Elizabeth Morales, Community School Facilitator,  
[elizabeth.morales@austinisd.org](mailto:elizabeth.morales@austinisd.org), 512-414-5654

## Gus Garcia Young Men's Leadership Academy

*Jose Luis Mejia, Principal*

Garcia YMLA will be providing summer school June 6-June 23rd from 8:30-12:00 (Monday-Thursday) for accelerated instruction. Students in 6th-8th grade can enroll. Call the school at 512-841-9400.

Incoming 6th grade transition camps at Garcia YMLA (August 3rd-4th 9:00-12:30)

We are proud of our Gus Garcia Young Men as they transition to their next great level. Follow up us on Twitter: @GusGarciaYMLA or Instagram @GarciaYMLA512



## Where your family becomes our family.

We're excited that our newest location is in Windsor Park and hope you come and join us!

At Texas Children's Pediatrics, everything we do is to ensure your family's tomorrow is a healthier one.

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Make an appointment with Dr. Shauna Butler or Dr. Ana Avalos at [texaschildrenspediatricsaustin.org/location/windsor-park](http://texaschildrenspediatricsaustin.org/location/windsor-park).

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## 20 Scholarship winners for 2022

Jeanette Swenson



Photo celebrates 11 of the 14 Northeast HS winners

WPNA has awarded twenty \$1,000 scholarships to 2022 graduating seniors. This continues the legacy of Rebecca Lowe and her family, and the Austin Mennonite Church. Honoring all twenty of these well qualified, resilient leaders would have been impossible without the hard work of Alice Grauly and Shaleiah Fox in the schools, the Schools Committee’s successful match and generous Windsor Park residents. Thank you all.

At the May WPNA meeting, Treasurer Josh Pitts reported \$21,196 donated to the Scholarship Fund, which makes it possible to award 2022 scholarships to all twenty applicants and leave a small reserve for 2023. Please join us at the WPNA Scholarship breakfast at 9:30 on June 11 before the WPNA meeting and meet the scholars at the WPNA monthly meeting at 10:00. Both events will be at MUMC.

Alice Grauly and Shaleiah Fox, Schools Committee, and WPNA Vice President Cesar Benavides presented certificates to the students from Northeast High School at the school awards ceremony on May 18.

Congratulations to our 2022 WPNA Scholarship Winners!

**Northeast HS (14 winners):** Joel Ordonez; Aubrey Jackson; Austin Tharp; Kaylah Bridges; Eli Santostefano; Sui Thawng; Amanique Stanton; Melissa Arriaga Ramirez; Melanie Valdez; Genesis Jaimes; Dennise Sanchez; Elizabeth Henson; Brenda Espinosa-Martinez; Joycelyn Williams-George

**LBJ HS (3 winners):** Jazmyn Thomas; Jackie Ponder; Arteja Rayford

**LASA (2 winners):** Natalie Murphy; Rebecca Yu

**Ann Richards HS (1 winner):** Lily Koppen

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**Windsor Park April 2022 Market Report**



**\$654,000**  
MEDIAN  
SALES PRICE



**\$475.92**  
MEDIAN  
PRICE / SQFT



**5**  
DAYS

MEDIAN DAYS  
ON MARKET



NUMBER OF  
HOMES SOLD



**\$975,000**

MOST  
EXPENSIVE  
HOME SOLD  
(WP officially  
broke \$1mil)



**\$410,000**

LEAST EXPENSIVE  
HOME SOLD

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

**Rising Rates, High Taxes, and Softening Markets! Oh My!**

Between rising interest rates, tax evaluations, and an insatiable stock market, we've seen softening of the real estate market. A softening in Austin still means a hot seller's market (a balanced market is 4-6 months), but what used to sell with multiple offers and \$50k-\$100k over list price, may get one offer. What used to sell in 3 days, may now take 7-21. I am welcoming the shift as what we've been experiencing was not sustainable. We experienced a similar softening last fall, only to have it pick back up again in Jan-March of this year. I'll be interested to see if this is a temporary softening again or holds out a little longer.

	Hwy 290 East	
IH-35 North	Cameron	Berkman
	Briarcliff	



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Welcome to a place for everyone to meet new friends,  
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for you! We would love to see you this Sunday.

**Sunday School 9:15am • Worship 10:30am**

**Kern's flower beetles**

*Wizzie Brown, Texas AgriLife Extension Service Program Specialist*

Kern's flower beetles are a type of scarab beetle, closely related to May and June beetles. These are medium sized beetles, reaching about 1/3 inch in length. There are multiple color variations ranging from all black, to brownish-orange or creamy white with black markings.

These beetles are pollen feeders and can be found in multiple types of flowers. Often you will find numerous beetles in a single flower. Treatment of these beetles is optional as they feed on pollen and typically do not eat the flower itself. If you feel the need to remove the beetles, you can hand pick them and dump them into a bucket of soapy water.

For more information or help with identification, contact Wizzie Brown at 512.854.9600.

*Scribner's*

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## Block Party was a blast!

Brookside Drive was the place to be on May 21<sup>st</sup>. Windsor Park neighbors gathered for a Block Party to celebrate both the 80<sup>th</sup> birthday of Jeanette Swenson, neighbor, longtime Schools Committee member and parks and local schools advocate extraordinaire, and the 40<sup>th</sup> anniversary of the Windsor Park Neighborhood Association. Special thanks to Windsor Park neighbor Donnie Dye for supplying the firetruck and Brad Perkins' Taekwondo studio for their demonstration.

We had an opportunity to welcome new neighbors, and gain new members for the neighborhood association – we also raised funds for our annual Scholarships for graduating high school seniors. Over 200 folks attended. We heard the following comments: “I met so many people I'd never met.” and “My kids set up play dates and maybe can even go to each other's houses unaccompanied.” and “We said that it was too hot to go out, but we are so glad we did.”

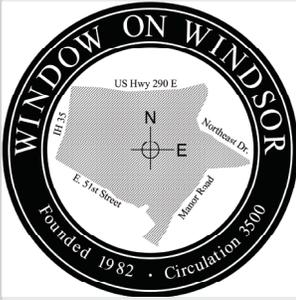




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Highlights were: facepainting by Bella and Pearl, Brad Perkins' Taekwondo Students demonstration, and Donnie Dye's arrival with Engine 36 - folks were able to climb on the truck and get in the bucket which was raised for great aerial views. Neighbors enjoyed delicious baked goods, and the Lemonade Stand from Odin, Luna, Henry and William was a huge success! We really enjoyed the enthusiasm of neighbors providing tables, shade structures, chairs, front yards for gathering and enjoying the day and supporting our WP scholars. We hope that this is a restart to many other neighbor gatherings.



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

**Contact Us**

President..... Jackie Brooks.....president@windsorpark.info  
 Vice President ..... Cesar Benavides.....vicepresident@windsorpark.info  
 Secretary..... Alice Graulty.....secretary@windsorpark.info  
 Treasurer ..... Josh Pitts.....treasurer@windsorpark.info  
 Inter-Neighborhood.... Peter Struble...andcdelegate@windsorpark.info  
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**Make checks payable to WPNA and mail to:**

WPNA, P.O. Box 16183, Austin, TX 78761

Or dues may be paid by Paypal or Venmo

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- Standard / Individual — \$15/person
- Family — \$20
- Sustaining — \$35 or more
- Non-voting donations - gladly accepted

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

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

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

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

**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 Library is now open Six days a week!  
 Monday-Thursday 9am-8pm; Friday 9am-5pm;  
 Saturday 10am-5pm

- Music & Movement Storytime - Mondays 9:30am. All Ages Storytime - Fridays 10:30am
- Literature Live ! Presents: Rumpelstiltskin- Monday, June 6th @ 10-11am
- Lego Lab: Duplos and Legos available for challenges and free play! Tuesday, June 7th @ 3:30pm
- Camp Bluebonnet Monday June 11, 18, 27 from 1-3pm
- Read/Watch/Talk, Jr: Watch movie based on a book and chat about it over popcorn! Saturday, June 18 @ 1pm. Read/Watch/Talk (for adults): Discussing **Leviathan Wakes** by James A. Corey and **“The Expanse”** Season 1

Summer Reading 2022 through the the Beanstack App! Create an account and register for “Austin Completely Booked” to participate.

Register for Latinitas free summer camp for ages all youth 9-14 -July 25-29th from 10am-1pm

Windsor Park Reading Group:

**June 14:** On Juneteenth by Annette Gordon-Reed

**July 12:** The Code Breaker: Jennifer Doudna, Gene Editing, & the Future of the Human Race by Walter Isaacson

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

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