



# WINDOW on WINDSOR

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

Vol XLI No.08  
August 2022

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, Aug  
13th, 10am**

**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@windsorpark.info](mailto:newsletter@windsorpark.info)

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

## Windsor Village appeal outcome and next steps

*By Jackie Brooks, WPNA President*

A question came to my mind in the late hours of working on the appeal: Is advocating for Windsor Village to remain our neighborhood commercial center, the Windsor Park Library movement of our time? There may not be an airplane threatening to fly through your window like in the Move-it airport advocacy campaign, but the impact of the redevelopment is real. However you might answer that question, the history is still being written, and I hope it eventually reads that the neighborhood gets the intended VMU project it deserves. One thing is for sure, neighbors continue to care a lot about the Windsor Village Shopping Center.

The Board of Adjustment requested a Special Called meeting to provide the necessary time and attention to this case. The Appeal hearing took place on Wed., July 13<sup>th</sup>, in the City Council chambers. The live-stream began around 5pm and lasted a little over 3.5 hours. If you missed it, a replay is available on the city's website here: <https://austintx.new.swagit.com/videos/177102>

Stuart Hersh, pro-bono consultant, presented the case, and members of the working group in attendance (including Jackie Brooks, Ami Davis, Rick Krivoniak, & Lane Hicks) later provided supporting testimony. Fellow Windsor Park neighbors, Julie Montgomery and Harris Qureshi, also attended the meeting in support to share their testimony. In addition, [42 letters in support of the appeal](#) were submitted to be included in the appeal backup documentation. There was a powerful concern shared in Julie Montgomery's testimony that stuck with me. It touched on how this project could impact the trust between neighborhoods and the city – in reference to the neighborhood inviting VMU into this property “to help the city grow in a healthy, responsible, and inclusive way.” Further expressing her opinion on the

approval of the site plan, she said “And to allow, frankly, what I see as a complete abuse of the V designation in this location, I think will not only open the door for it to be abused in other locations, but also what really concerns me is I think it's going to break



trust between the city of Austin as an entity and our communities and our neighborhoods.” This project being an example for other neighborhoods that enter into additional neighborhood planning with the city- “if you open up the door to try and help the city achieve its goals, you don't know what you're going to get...if the thing you were trying to do in good faith is eventually going to get used against you in a way that is not the intent of your neighborhood, and it's not serving either current residents or future residents.” For me, this further articulated some of the feelings that fellow neighbors have shared, and resonated as a very real concern.

Following the Appeal hearing, the Quote of the Day for the Austin Monitor newsletter on July 15<sup>th</sup> read: “Here we are again, dealing with a defunct code that is negatively impacting a large neighborhood.” The quote came from BOA Chair Jessica Cohen with a link to coverage of the appeal in more detail, written by Jo Clifton. The Austin Monitor article was named “[Divided Board of Adjustment rejects site plan appeal](#)”

The denial of the appeal was a very disappointing outcome. So what's next?

Stuart Hersh has generously agreed to continue assisting the working group as a pro-bono consultant, and together, the working group is exploring constructive options and next steps. The goal is still the same – continuing to advocate for compliance with the applicable requirements, and a project that reflects the

intent of both the Neighborhood Plan and Vertical Mixed Use as it was adopted for this site. The good news is, **there may still be opportunities to pursue this goal on phase 1** (which includes the site plan from the appeal). We are keeping in mind the other phases of this site, as well as other VMU sites in our neighborhood and beyond. All indications are that VMU sites are prime for redevelopment, a significant percentage of which are in our neighborhood and district, which means that **this challenge is at our doorstep.**

As we have done in the past, the people of Windsor Park are answering.

### WPNA Scholarships - Profound Thank You & considering other needs

Jeanette Swenson, Schools Committee

WPNA would not have been able to provide fifty-three \$1,000 scholarships since 2015 without the generous and on-going support of our wonderful Windsor Park neighbors. This past year, we had 134 total donors – a good number of these were first time donors! We are so grateful for the support of our long-time and repeat donors, and for the new contributors which show we are growing our commitment and support of our local students. Due to this generosity, we were able to fund 20 scholars this year.

Fundraising events throughout the year offer chances to connect with Windsor Park neighbors whether it's

meeting up at the Austin Mennonite Church for the fall Pancake Breakfast, dropping in at a pop-up bake sale or socializing at a block party. We could not have supported our 2022 scholars without each and every one of your donations. **Thank you all!**

In late June, the Scholarship Committee received an anonymous donation from Windsor Park residents of a new MacBook Pro for one of our 2022 Scholars. We offered 2022 Scholarship recipients a chance to opt in to the raffle. Interest was high, and we selected Genesis Jaimes. She has already submitted her proof of enrollment at Texas State to study Animal Science with her new MacBook Pro. Congratulations to Genesis!



Another oft-suggested idea of the Schools Committee (long-espoused by Gloria Neunaber) “How can we **continue to support** our scholars beyond the initial scholarship award?” Sometimes, the need is modest and or unexpected, but supporting that need can make the difference between remaining in school or dropping out or at least postponing higher education. We have asked students to contact Gloria Neunaber or Jeanette Swenson if they are experiencing specific needs and we will get the word out to you, our Windsor Park community. If you have a donation to offer, please contact Gloria or Jeanette.



**ALLURE**  
REAL ESTATE



**Jef Hahl**  
10+ Year Windsor Park Resident & Realtor®  
GRI, ABR, RENIE, SRES, TAHS, RESA, PSA  
Jef@HahlHomes.com  
512.796.6750

**Windsor Park June 2022 Market Report**

 <b>\$593,750</b> MEDIAN SALES PRICE	 <b>\$414.84</b> MEDIAN PRICE / SQFT	 <b>12</b> DAYS MEDIAN DAYS ON MARKET
 <b>16</b> NUMBER OF HOMES SOLD	 <b>\$901,000</b> MOST EXPENSIVE HOME SOLD (WP officially broke \$1mil)	 <b>\$450,000</b> LEAST EXPENSIVE HOME SOLD

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

### A Return of Adjustable Rate Mortgages

The 30 year fixed rate mortgage has been hovering between 5-6% for a few months now. This is up considerably from the 3% range we were seeing just 6 months ago. The difference translates to around \$600/mo in payment on an average home in Austin. I just had a buyer lock in 10/5 Adjustable Rate Mortgage under 4.5%. We're seeing more and more buyers consider ARMs an alternative to 30 year fixed. A 10/5 ARM means their initial rate is locked for the first 10 years of the loan. After 10 years, the rate adjusts to market value rates and does again every 5 years. If rates are lower in 10 years, their rate goes down. Higher in 10 years, their rate goes up. They can also refinance out of it if we ever see those 3% rates again in the future.

## Yard of the Month - 5359 Westminster Drive

Sara Jane Lee

The August Yard of the Month winner is Mary Bumpas of 5359 Westminster Drive. Though she has lived on Westminster for 37 years, gardening is new to her.

Mary was inspired by landscapes in the neighborhood that used native and adapted plants and by her Tucson, Arizona friend's xeriscape garden. To save water she decided to take out her St. Augustine lawn. Since she is a neophyte, she hired Julie Donie of Fertile Ground Gardens to develop her ideas. The yard is divided into three zones based on the amount of sun each receives. All the plants are now on a customized drip water system.

The sunniest area has hardscape with a crushed granite pathway with stepping stones by the street, Colorado Rainbow River Rocks and her one-ton Moss Boulder. Native and adapted plants are interspersed among the rocks. These plants include Texas Cloud Sage, pink Knock Out Roses, orange Esperanza, red Dwarf Little John Bottlebrush, Foxtail Fern, and Plumbago. Mary has another reason for installing the pathway -- the families



on either side of her house have children who no longer have to go into the street to go to each other's house.

The middle zone is shaded by two large and one small Oak and a Mimosa tree. This area has mulched beds with Dallas Confetti Lantana, Variegated Lilyturf Liriope, Weeping Bottlebrush, Abela, Cordylines and Hummingbird Bush (Texas Firecracker or Firebush). It doesn't care what it's called, it still attracts hummingbirds. Mary also keeps a birdbath for all her garden visitors. Near the house, Mary has Cast Iron Plants, Dwarf Nandina, Purple Fountain Grass, Mexican Feather Grass and Pride of Barbados.

Mary will receive a \$50.00 gift certificate from Shoal Creek Nursery – their employees are helpful and friendly and they have a wonderful selection of plants and gardening items. We'd love to hear from you about other wonderful yards! Please send in your nominations for Yard of the Month 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)

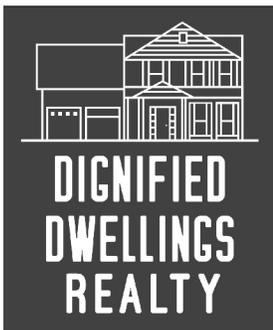
# Scribner's

## PAINTING COMPANY

### Austin's Neighborhood Painter

Call, text or email to schedule your free quote today!

(512) 731-5280 scribnerspainting.com  
scribnerspainting@gmail.com



**John Paul Porter**  
Owner/Broker/REALTOR  
(512) 563-8176  
JohnPaul@DigDwell.com

3RD GENERATION  
WINDSOR PARK RESIDENT

NO OBLIGATION  
Property Valuations

WindsorParkAgent.com



## NOTABLE TREND

We are still seeing stronger sales than pre-COVID time. Rising interest rates are creating more options for buyers.

## WINDSOR PARK Market Statistics

# JUNE 2022

AVG SOLD PRICE/SQ FT (June 2022)	\$412.59
# OF HOMES SOLD IN (June 2022)	16
AVG SQ FT OF HOMES SOLD	1,514
AVG DAYS ON MKT OF SOLDS	17
# ACTIVE LISTINGS ON MARKET	25*

\*As of July 15th, 2022 - Single Family Homes.  
Request a Detailed Report for Your Section of Windsor Park



FROM YOUR NEIGHBOR

### 3 Reasons to Join Ridwell:

Keep hard-to-recycle stuff out of the landfill.



Support local non-profits and reuse organizations.



Save on your trash bill.



"I launched Ridwell in Austin to help address our waste crisis. I believe that together we can make an impact."

MADISON MADDEN,  
WINDSOR PARK  
RESIDENT

Try a **FREE** month:  
[get.ridwell.com/windsorpark](http://get.ridwell.com/windsorpark)

## Ridge's

### Flush Service

**Your Windsor Park Tankless Water Heater Flush Service**

*Don't let your water heater break because of a lack of a simple flush*

20% Off August Special!

(512)-814-6558      [austinflush.com](http://austinflush.com)



## 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.

Where *Tomorrow* gets better.

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

1928 Gaston Place Dr. Ste. C | Austin, TX 78723  
512-600-2234



ALLURE  
REAL ESTATE

**Debby Reynolds**  
REALTOR®

**512.699.2130**



[Debbyreynolds512@gmail.com](mailto:Debbyreynolds512@gmail.com)

.....  
**WINDSOR PARK SPECIALIST AND RESIDENT**  
.....

[debbyreynolds.alluretx.com](http://debbyreynolds.alluretx.com)



**Our mission is to provide clients with a comfortable healing space to efficiently reduce pain and stress through massage**

For  
**Pain relief**  
**Rehabilitation** [www.MerkabaMassageStudio.com](http://www.MerkabaMassageStudio.com)  
**Maintenance**      **(512) 516-7005**