



# WINDOW on WINDSOR

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**Next  
Neighborhood  
Association  
Meeting**

**Saturday, Sept  
10th, 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)**

### **Learning, shaping and giving back – growing trees and community**

*By Jackie Brooks, WPNA President*

Cladotopsis. It's not a rare or strange medical condition, but something much more familiar that you've likely witnessed in our neighborhood. If you have a Pecan Tree in your yard, you will know this well. Cladotopsis is the regular shedding of limbs from a tree. I picked up this \$5 word at our August WPNA meeting- something I can now proudly use when describing the amusingly tedious efforts to keep my yard free of sticks.

Thanks to our neighbor and certified arborist, David Boyer, I walked away from the meeting with much more than an expanded vocabulary. The presentation had all sorts of little nuggets, both educational and practical, including easy-to-apply information relative to the health of our trees here in Windsor Park. We discussed the impacts of the freeze in 2020/2021 (freeze damage causing osmotic dehydration- whoa!) and also what we need to be doing to protect our trees during this drought. If you missed the presentation, do yourself a favor and check out the replay on [facebook](#) or our [website](#). Especially if you have Arizona ash trees- we learned that many of these non-native trees are now dangerous trees because of the freeze damage as well as nearing the end of their life. David recommends talking to an expert (arborist) to assess the health of your trees and also provided some great online resources, including: <https://www.austintexas.gov/page/resources-trees> || <https://www.wildflower.org/> || <https://plantclinic.tamu.edu/> || <https://isatexas.com/>

At our August Meeting we also shared a Windsor Village Shopping Center Redevelopment update from the working group. We celebrated the approval of the Appeal fee waiver/reimbursement on the consent agenda of the July 28<sup>th</sup> City Council meeting, as well as some wins as a direct result of the appeal (even though the BOA upheld staff's position). Updates about the commencement of demolition, which includes removing the existing 50,000 sf from our commercial center, was a reminder that we still have important work to do. 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. If you're interested in getting more involved in these advocacy efforts, please reach out to [jackie@windsorpark.info](mailto:jackie@windsorpark.info).

I'll end with some food for thought from our wise WPNA secretary..."The world is a big place with a lot of need. The way I'm able to keep moving forward without getting paralyzed by how much there is to do is to focus most of my volunteer efforts on my local and hyper-local communities." If any of these opportunities to get involved has piqued your interest, please reach out and we'll tell you more. Many of you work with your neighbors every day to make this place better, and the WPNA is where folks like you got together to make it official. We need new officer nominations and could use your participation!



*Jackie*

### **Mueller Update**

*Rick Krivoniak*

On August 11<sup>th</sup>, the final phase of the Mueller's 28.5 acre Southeast Greenway opened to the public, the third and final perimeter park that includes the Northwest Greenway starting at I-35 along the Delwood II neighborhood, and the Southwest Greenway along Anchor Lane and Manor Road to Berkman. That's where the Southeast Greenway picks up and stretches along the big curve of Manor Road all the way around the Zach Scott Street. RVi Planning designed the Southwest Greenway, which also has a large open field, established ponds popular with birders, picnic areas, a small, lighted parking area near Zach Scott at Manor Road, and over 450 trees, including "The Orchard" with numerous fruit and nut trees.

The big news in this last phase is a skate park and cycle pump track, located between Manor Road and Tom Miller on Zach Scott Street. Designed for skateboarders, inline skaters and BMX bikers, there is also a colorful shade canopy that features restrooms and a water fountain. Coming around the time the middle school's completion will be the last section of a trail that will connect with the wide sidewalk along 51<sup>st</sup> Street, creating a walk and bike loop encircling Mueller.

The next Robert Mueller Municipal Airport Plan Implementation Advisory Commission meeting is September 13<sup>th</sup> at 6PM in the Austin Energy Building, 4815 Mueller Blvd. Use the Garcia Street to enter the parking garage, which has direct lobby access. Visit [austintexas.gov/rmmapiac](http://austintexas.gov/rmmapiac)

## September 2022 Yard of the Month – 5313 Westminster Drive

Sara Jane Lee

The September Yard of the Month winners are Katy and Jeff McQuitty of 5313 Westminster Drive. First-time homeowners, they have lived on Westminster Drive since 2022.

Jeff and Katy and Katy’s mother searched through Pinterest and Houzz for ideas. Katy’s mother helped them choose perennials able to survive Texas weather. These plants include Red Yucca, Texas Lantana, a White Lantana, Mexican Feather Grass, Cast Iron Plant, Salvia Greggii, Deep Blue Sage, Holly Fern, Stalked Bulbine, Cape Plumbago, Canna Lilies, and Variegated Flax Lilies. In one corner there are two inherited trees.

They spent one weekend laying out a drip irrigation system and planting and mulching the beds. They spent another weekend laying down Zoysia Grass sod. Now they periodically add mulch to their planting beds. Katy and Jeff advise beginners to prioritize drought tolerant natives and to amend their soil.

The McQuittys will receive a \$50.00 gift certificate from Shoal Creek Nursery. While you are there, be sure to greet Chicago. Please send in your nominations for Yard of the Month – we love to hear from you. Send your nomination(s) to WPNA YOMC. P.O. Box 16183, Austin, Texas 78761, call 512-928-0681 and leave a message, or email [pna.yom@gmail.com](mailto:pna.yom@gmail.com).



## Oct 1<sup>st</sup> – Pancake Breakfast

Austin Mennonite Church will be hosting their annual Pancake Breakfast Scholarship Fundraiser on Saturday, October 1st, from 8:30 AM to 11:30 AM. All proceeds will go to the WPNA scholarship fund. There will be pancakes, sausage, and community. If you would like to find out more or volunteer to help serve, please contact Stacy Vlasits at [stacyvlasits@gmail.com](mailto:stacyvlasits@gmail.com) or 330-347-0836.

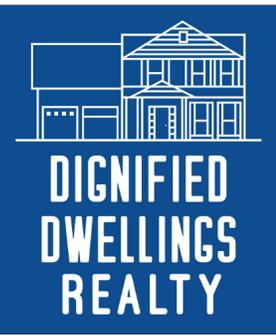
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## Pomerleau Park - opening next summer

### Important Dates / Fechas importantes:

- Late 2022 - Anticipated start of Phase 1 Park Feature Construction, depending on play equipment delivery time
- Summer 2023 - Anticipated opening of park to public.
- Finales de 2022: inicio anticipado de la Fase 1 de construcción de características del parque, según el tiempo de entrega del equipo de juego
- Verano 2023 - Apertura anticipada del parque al público.



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**NOTABLE TREND**  
Inventory Levels are **INCREASING**  
but  
WP Pricing/Values Remain **STRONG**

# WINDSOR PARK

## Market Statistics

# JULY 2022

AVG SOLD PRICE/SQ FT (July 2022)	<b>\$472.88</b>
# OF HOMES SOLD IN (July 2022)	<b>6</b>
AVG SQ FT OF HOMES SOLD	<b>1,428</b>
AVG DAYS ON MKT OF SOLDS	<b>23</b>
# ACTIVE LISTINGS ON MARKET	<b>27*</b>

\*As of Aug 12th, 2022 - Single Family Homes.  
**Request a Detailed Report for Your Section of Windsor Park**




## MEET YOUR NEIGHBOR - BARB SELGESTAD

Martin Luecke

In this 40th year of WPNA I am celebrating some of our most dedicated volunteer leaders. Barb and Steve Selgestad and their three children were our neighbors on Waterbrook from 1989 to 2008. “We chose Windsor Park because we wanted the kids to grow up in a diverse neighborhood” Barb says from her home in Staunton, Virginia.



Barb was editor of the newsletter from 1990 to 2003. “I had several mentors in the early days” she recalls, most importantly former WPNA President Carl Siegenthaler. They worked on many things, one being the federal Weed and Seed program that gave grants to neighborhood improvement jobs for local youth.

At the same time her three children were in Blanton Elementary, so Barb became involved in the PTA; she was named the city-wide PTA Volunteer of the Year in 1993.

Barb resigned as newsletter editor to become WPNA President at a very contentious time in the history of the organization. Most central Austin neighborhoods were encouraged to develop neighborhood plans to guide future development, from front porches on your house all the way to retail/residential multi-story buildings on the main thoroughfares like 51st street. This was a comprehensive plan for the whole of the neighborhood, still in effect to this day, which required a great many special meetings and committees and effort. “One of our big things was to be a part of the coming growth of Austin, but in a careful way” Barb says.

During the process the plan drew opposition from a small group of WPNA members who invented their own separate neighborhood association and fought WPNA all the way to the city council. Barb

points out that “it’s important to be inclusive of all the people, not just home owners. We ran into hitches with people who didn’t want any changes, and the city put us in mediation, which lasted for months and months.” It was a difficult time for WPNA, and exhausting for Barb. She asked me to skip this part, but I think it’s important to understand the efforts required to complete this plan, which eventually was passed by the city council as had been originally drawn by WPNA, thanks in no small part to the efforts of Barb. Rick Krivoniak says he was grateful that Barb was President at the time and handled a hard situation well.

Among the many victories during her years with WPNA, the two most visible happened at Bartholomew Park. The Gazebo and Putt-Putt greens were installed to give adults some space at the park, and the biggest win was the installation of a new playground for the kids. Barb smiles at the memory. “Our whole family worked on the playground.” The parks department had invited several families to be involved in the design process, getting feedback from the kids and the parents. This is the same playground we have today. When it was installed, the kids were allowed to speak at the dedication ceremony.

In 2008 Steven was offered a new position from his company which required a move out of state. Barb reluctantly agreed, but two of her children continued to live in the house. These days one of her sons still lives in Windsor Park. It was only in July that they put their house up for sale. “I hated doing it, but with prices where they are.....” That’s a long time to hold on to this neighborhood, I respond. Barb shrugs: “We bought the house and the neighborhood just got better and better.” Part of that is because of all the years of good leadership from people like Barb. Contact me with story suggestions: [mwluecke@hotmail.com](mailto:mwluecke@hotmail.com) 512.536.0465



Photos: Selgestads - Andrew, Barb, Coe, Leslie, Steve // Dolly Lambdin, Barb Selgestad, Gloria Neunaber

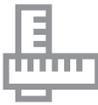


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**Windsor Park July 2022 Market Report**

 <b>\$652,500</b> <small>MEDIAN SALES PRICE</small>	 <b>\$495.71</b> <small>MEDIAN PRICE / SQFT</small>	 <b>6 DAYS</b> <small>MEDIAN DAYS ON MARKET</small>
 <b>6</b> <small>NUMBER OF HOMES SOLD</small>	 <b>\$830,000</b> <small>MOST EXPENSIVE HOME SOLD (WP officially broke \$1mil)</small>	 <b>\$490,000</b> <small>LEAST EXPENSIVE HOME SOLD</small>

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

### Signs that Austin is finding it's floor

Only six closings for Windsor Park last month! It's looking like July may have been our floor, we've seen a slight uptick in sales the past few weeks. August has already had 7 closings, with another 16 currently pending. 30 year fixed interest rates dropped to right around 5% (or under if you buy it down a little) for the first time in 3-4 months. This may have caused a few buyers to get off the fence. The market is still acting very cautious and I expect this slump to continue through the end of the year. There's discussion of property tax rates dropping this year, since assessments went up so much. We'll see how that plays out and if it has an impact on the market, going into the fall. On a personal note, I'm excited to say that I recently earned my Broker's License.



## Where your family becomes our family.

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

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

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RESIDENT

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