



Windsor Windsor

A LOOK INTO THE NEIGHBORHOOD THAT NEVER GOES OUT OF STYLE

VOLUME

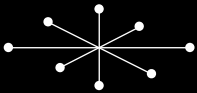
43

NO 01

JAN 2026

NEXT
NEIGHBORHOOD
ASSOCIATION
MEETING

SATURDAY
JAN 10th
10am to
noon
at MUMC
Church



NEXT
MEETING
FOCUS

Home
Weather-
ization
Options



A New Year, A Stronger Windsor Park

BY CHAD COTTON, WPNA PRESIDENT

As we head into the new year, many of us are feeling the pinch of rising electricity costs. If you're looking for ways to keep your utility bills down, we invite you to join us on January 10th from 10:00 AM to Noon for an informative meeting focused on home weatherization resources. You'll learn about programs and practical steps that can help keep the cold out during winter—and the cool air in during summer—making your home more comfortable and energy-efficient year-round.

If you know a neighbor who may be struggling with utility bills, please spread the word and invite them to attend. Sharing information is one of the simplest ways we can support one another.

January also offers a fresh start and new opportunities to care for the place we call home. There are several ways to roll up your sleeves and help keep Windsor Park beautiful:

On Saturday, January 17th from 9:00 AM to Noon, join the Bartholomew Brush Busters at the Bartholomew Pool parking lot for the first scheduled Tannehill Branch Creek cleanup of 2026. This ongoing effort helps protect our waterways and improve green spaces throughout the neighborhood.

Then, on Monday, January 19th from 1:00 to 3:00 PM, Austin Creative Reuse, in partnership with Keep Austin Beautiful, will host another neighborhood cleanup right in the heart of

Windsor Park. If you'd like to participate, meet at Austin Creative Reuse to get started.

Let's kick off the year by learning together, lending a hand, and working alongside our community partners to Keep Windsor Park Beautiful all year long.

Newsletter Routes Need Volunteers

It takes a group effort to get the newsletters delivered door to door each month. Please consider volunteering to walk / roll / cycle a route that is open - those neighbors are not getting the newsletter. A few open routes are below, but please let us know if willing and we will do our best to find you a convenient route.

Delivering takes about 30 minutes a month and can be a great way to say hi to neighbors as you circulate. Email to:

newsletter@windsorpark.info

- Betty Cook
- Jack Cook / Arnold / Viothia
- Vernon / Adalee / Friendswood
- Yorkshire and Devon Circle
- Ravensdale
- Trafalgar / Winward

2026 WPNA scholarship now open for applicants

Calling all AISD high school seniors who live in Windsor Park (and attend any AISD high school) OR who attend a Windsor Park school: LBJ, Northeast (and live anywhere)! The Windsor Park Neighborhood Association Scholarship is now open!

Last year we awarded fourteen of these \$1,000 neighborhood scholarships to outstanding high school seniors who have

gone on to attend colleges all over the state.

This \$1,000 scholarship aimed at students in the neighborhood who are engaged in helping their community is due March 31, 2026. Visit <https://www.windsorpark.info/scholarship/> to read the application eligibility and to apply! Questions? Email schools@windsorpark.info

GOT SOMETHING FOR THE NEWSLETTER? GET IT IN BY THE 15th TO: newsletter@windsorpark.info

Mueller Update - January 2026

BY RICK KRIVONIAK

On the agenda for the January Mueller Commission meeting is an update on the long overdue E. 51st Street Mobility Improvement Project, which stems from a 2011 community vision to promote coordinated redevelopment on each side of the street between Mueller and Windsor Park. At the time, Home Depot had been open a few years at the eastern end of the corridor, H•E•B was starting its most environmentally conscious store on the east side of Berkman that had not yet been extended across 51st Street, and AISD chose a site for its Performing Arts Center on Mueller Boulevard between Barbara Jordan and 51st, though was later moved back from 51st. IBC Bank had just rezoned several lots for a multi-lane drive-thru branch on the north side of 51st at Lancaster Court, as auto-oriented development had been prohibited in the 2007 Windsor Park Neighborhood Plan.

Further intense development was anticipated on the Mueller side, with more streets and driveways into the site between Cameron and Berkman than on all the rest of Mueller's perimeter. The 51st Street Vision concept achieved wide support from area neighborhood groups, was endorsed by City Council in April, 2012, and was added to the November 2012 Mobility Bond ballot, which passed.

Key amenities include tree-lined sidewalks, separated cycling facilities, rain gardens, improved drainage, enhanced pedestrian access with reduced intersection crossing distances, and the addition of some on-street parking to encourage store-front development. There is also an Art in Public Places project awaiting installation. Attend the Commission meeting to learn more about the project and its construction timeline, which according to a City website, is scheduled for Summer, 2027.

Briefly, the renaming of Mueller Lake Park to honor architect Girard Kinney has been approved by the Mueller Property Owners Association, but a dedication ceremony and signage are still being planned. And the POA got to host the first NOEL lighting event held at the never previously accessible Control Tower's base, in Roger Lavon Taylor, Sr. Plaza. It was a fun and rousing event, with the traditional appearance of Northeast EC High School's energetic Soul Raider Band Drumline.

The next Mueller Commission meeting is 6 pm, Tuesday, January 13, 2026 at the Austin Energy Building, 4815 Mueller Boulevard. Attendees may park free in the AE garage, using the Garcia Street entry.



BishopDavid
.org
I love what I do.
I would love to
hear your story.
512-650-7171
BishopDavid.org@gmail.com



KNIPPA PROPERTIES
SALES / LEASING
PROPERTY MANAGEMENT
Whether you're buying or selling,
We're here to help you through every
step of the process. Contact us
for a market analysis.
*Northeast Austin
Specialists*

Gary Knippa
512-657-7714 Mobile
gary@knippaproperties.com

Clayton Knippa
512-870-7311 Mobile
clayton@knippaproperties.com



If you're looking for a place to explore faith in community this year, you are invited to join our fully inclusive Christian church.

ALL ARE WELCOME

@5801 Westminster Drive
visit austinmennonite.org for more info



Debby Reynolds
REALTOR®

512.699.2130



Debbyreynolds512@gmail.com

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

debbyreynolds.alluretx.com



ALLURE
REAL ESTATE

Windsor Park

Hahl Homes Real Estate Report

Jef Hahl

10+ Year Windsor Park Resident
Broker Associate & Realtor

GRI, ABR, RENE, SRES, TAMS, RESA, PSA

Jef@HahlHomes.com

512.796.6750



\$498,190

AVERAGE
SALES PRICE
NOVEMBER



\$323.82

AVERAGE
PRICE / SQFT
NOVEMBER



114

AVERAGE
DAYS ON MARKET
NOVEMBER



10

NUMBER OF
HOMES SOLD
NOVEMBER



42

NUMBER OF
AVAILABLE HOMES
MID-DECEMBER



88%

AVGERAGE
SOLD PRICE VS
ORIGINAL LIST PRICE



Scan to see what your
home could be worth

In my opinion, 2025 remained a buyer's market in Austin. We're currently sitting on about five to six months of inventory, and it will likely take some time to return to a more balanced market. We've seen some softening in interest rates, which is helpful for both buyers and sellers. While it may not be enough to significantly shift the market just yet, any improvement is a positive sign.

Sellers need to carefully consider what will make their home stand out, which in many cases comes down to pricing. New construction continues to offer strong incentives, and builders have been adjusting prices as well. Overall, it can be a good time to buy for those who can comfortably afford current rates and plan to hold the property long term.

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

Please Adopt a Baby Tree to Shade the Streets

BY MARTIN LUECKE

The Climate Committee and Shade Brigade recently planted 20 trees on Blanton Drive behind Blanton Elementary School. They are a gift from Tree Folks during Eco Fest. Most are Desert Willow and some are Pecan. There is one Mountain Laurel and one Cedar Elm that came from the yard of WPNA President Chad Cotton which I have nurtured for two years in my back yard.

These trees need to be watered once a week for three years. Adopters must carry water to the site. In the beginning they only need a couple gallons per week. Later on they will need more. Each of the new trees has a numbered white tag. To adopt a tree just contact me at martin@windsorpark.info and tell me the number of the tree. Remove the tag and take it with you so that no one else tries to adopt it. You are allowed to adopt two trees. Please mark the tree locations so that you don't get mixed up and water the wrong trees.

This completes the Blanton Drive section. In the future the Shade Brigade will be planting trees in other city owned locations which will require adoption and watering. Stay tuned.



January in the Garden

BY CHRIS WINSLOW VIA THE ENLIVENMENT COMMITTEE

1. Plant a fruit tree. Many fruit tree varieties will arrive in local nurseries this month, and in February and March. Try apples, peaches, plums, persimmons, and pears.
2. Prepare spring vegetable garden. I would recommend the solarization method to get rid of weeds. Till your garden with a mechanical tiller or a garden spade and water the area thoroughly. Cover with a clear plastic film and secure the perimeter with rocks or soil. The sun will raise the temperature in the garden soil to levels that will kill weeds and seeds. Allow the film to stay on for a month to six weeks. When removed, your garden will be weed free.
3. Turn off sprinklers. Automatic lawn sprinklers should be set at a minimum or simply turn them off. (Turf grass is dormant.)
4. Plant a tree. There is still time. Maybe you purchased a living tree for the holidays. Find that perfect spot, plant it and water it in.
5. Catalog browsing. Find a comfortable armchair, and get to work! January is a good time to look through garden and seed catalogs to decide on varieties you want to grow in 2026. Starting a garden journal is a simple way to keep track of what you plant and what has been successful.
6. Plant asparagus. Now is the time to prepare beds and plant. Three year asparagus crowns will arrive in local nurseries early this month. Beds should be dug deeply and filled with rich organic compost. Three year crowns will put you closer to harvest than seed grown.
7. Onions are still possible; you can still produce large onions this year. Also you can plant turnips, collards, and radishes. This article was provided by the Austin Garden, a free newsletter published twice a month. To sign up, visit austingarden.org

Handyman and Remodel Services by **Martin Luecke**

- ♦ Building Austin for 20 years
- ♦ Windsor Park resident
- ♦ Big or Small Jobs
- ♦ Free Quotes
- ♦ Reasonable Rates
- ♦ Witty Repartee

512.536.0465





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

3RD GENERATION
WINDSOR PARK RESIDENT

NO OBLIGATION
Property Valuations

WindsorParkAgent.com



WINDSOR PARK

Market Statistics

LAST 90 DAYS

Trends to Note

Number of SOLDS remains stable since last reporting.

Active Inventory levels remain unchanged.

WP's Go-To Source For Market Statistics since 2010

AVG SOLD PRICE/SQ FT (Over Last 90 Days) **\$354.88**

OF HOMES SOLD (Over Last 90 Days) **24**

AVG SQ FT OF HOMES SOLD **1,559**

AVG DAYS ON MKT OF SOLDS **65**

ACTIVE LISTINGS ON MARKET **41***

*As of December 5th, 2025 - Single Family Homes. Request a Detailed Report for Your Section of Windsor Park

studio a

An innovative musical experience

Specializing in piano instruction for all ages and levels
Developing complete musicianship from the very beginning
Interactive student-centered learning environment
Creative and varied performance opportunities

To arrange a free demo lesson contact us at
info@StudioApiano.com



www.StudioApiano.com

January 2026 Yard fo the Month - 1515 Westmoor Drive

BY SARA JANE LEE

The January winners are Anna and Anthony Lepine of 1515 Westmoor Drive. They have lived there twelve years. One of their neighbors nominated them.

Walking and driving around Austin and its surroundings helped them figure out what they liked. Anna found out that she was particularly fond of purple and blue-green plants. Her favorites are a Purple Smoke Tree, Lavender, and Texas Sage. She also likes bulbs, herbs and natives.

The bulbs include Oxblood Lilies and Rain Lilies, natives which pop up after rain. Their herbs and natives include the previously mentioned Lavender and Texas Sage. They also have Lemon Balm, Upright Rosemary, Echinacea, Gregg's Mistflower, Snapdragons, Artemesia, Fall Aster, Silver Ponyfoot, Texas Sotol, Chile Pequin, Flame Acanthus, and a white Miniature Rose. Their trees include a Bur Oak, a Lacy Oak and the afore mentioned Purple Smoke Tree.

The Lepines have been working on their front yard for about three years. Many of their plants are drought-tolerant, a fine quality since they lost the use of their rain barrels in a carport remodel. They recommend potting new plants, then when they are larger, planting them in your yard. They warn you that puppies can innocently harm your plants.

The Lepines will receive a \$50.00 gift certificate from Shoal Creek Nursery on Hancock Drive. It has great collections of plants, seeds, pots, and garden paraphernalia including gloves in various sizes. While you are there be sure to greet their cats and admire the waterfall.

Do not be shy. If you like a certain yard, or more than one, tell us. We cannot visit every yard in the neighborhood each month. We may not have seen your yard, or your neighbor's yard. Feel free to nominate your own yard. 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.



Small Area Mobility Plan (SAMP) Survey

**BY JEANETTE SWENSON AND RODNEY AHART, COMMUNITY
ADVISORY GROUP (CAG)**

On December 18, 2025, the Transportation and Public Works Department (TPW) released a new survey that refined the information gathered by WPNA, the CAG and early summer community meetings.

Once again, we ask for your input before the final project is presented to the City Council. The link to the survey is: <https://publicinput.com/samp-central-northeast>.

The survey will close at 11:59 PM on Thursday, January 29, 2026.

TPW and the CAG are asking that you take the survey to confirm:

- 1) Which projects have strong community support?
- 2) Identify the improvements that have the highest priority in the community

The survey, combined with previous work, will be used to create the final improved mobility plan for our area, which will be presented to the City Council for approval.



Geno Freeman

(512) 929-0585
By Appointment Only

Offset & Digital Printing
Typesetting & Graphics
Binding & Finishing

Become a 2026 WPNA Member

BY CHAD COTTON

A new year is just around the corner, and with it comes another opportunity to invest in the place we call home. Membership in the Windsor Park Neighborhood Association for January 1–December 31, 2026 is now open, and we'd love for you to be part of it.

Your membership supports the work that keeps Windsor Park connected, informed, and thriving. From neighborhood events and safety advocacy to environmental initiatives, infrastructure improvements, and partnerships with nearby communities. Every meeting attended, tree planted, festival hosted, and voice heard is made possible by neighbors stepping up together.

Join us for 2026 and be part of the momentum. Together, we can continue building the Windsor Park we're proud to call home. Join by the end of February and be entered to win a prize in our drawing for members.

<https://www.windsorpark.info/membership/>

Seeking Connection?
Memorial United Methodist Church

<https://memorialumcaustin.org/>



Worship-Sundays at 11 AM
6100 Berkman Dr
All are welcome as
we seek love the way
Jesus loved!



WEB ————— www.windsorpark.info
NEWSGROUP ————— <https://groups.io/g/windsorparkatx>
FACEBOOK ————— Windsor Park Neighborhood Association & Windsor Park Neighborhood ATX

CONTACT US

President CHAD COTTON
512-694-5257
president@windsorpark.info

Secretary KEITH EDWARDS
secretary@windsorpark.info

Inter-Neighborhood REBECCA LEAMON
delegate@windsorpark.info

Vice President LAUREL CHESKY
vicepresident@windsorpark.info

Treasurer SAMANTHA SEARLE
treasurer@windsorpark.info

WoW Editor AMANDA ROSE
newsletter@windsorpark.info



SPONSORSHIP
sponsorship@windsorpark.info

WPNA MEMBERS Wanted!

Come one, come y'all,

Welcome to Windsor Park! A throwback neighborhood with a modern feel. Please join the WPNA - we are stronger and more effective as a local voice for our neighborhood when more neighbors join.

We welcome all neighbors. Come join a meeting and see what's going on in your neighborhood. We'd love to meet you and share what Windsor Park is all about.

See ya soon!



Explore the Library in person, online or via your favorite device to access materials to read, listen to or learn from. Check out the Calendar online for activities for all ages.

Highlights for January:

- Fraud and Scam Prevention for Older Adults Wednesday, 1/7/26 12:30
- Astrology of Now Thursday, 1/8/26 and 1/29/26 6:00
- Sabados en Familia Saturday, 1/10/26 12:00
- WPNA Book Club (featuring Prophet Song by Paul Lynch) Tuesday, 1/13/26 6:30
- Senior Social Hour Wednesday, 1/14/26 and 1/28/26 11:00
- Badgerdog Teen Creative Writing Class Saturday, 1/17/26, 2:00
- All Skills Crochet Group Tuesday, 1/27/26 5:30
- Art in Cahoots Friday, 1/30/26 10:00

UPCOMING EVENTS
library.austintexas.gov/events

BECOME A MEMBER

More members mean our voice makes more impact. Memberships range from \$5 to \$35. Details on our website or use the form here.

BECOME A NEWSLETTER SPONSOR

Sponsors get their message out to over 3500 recipients, and support the newsletter. Sponsorships available for various sizes and durations, starting at \$50. Graphics and payments required by the 15th to sponsorship@windsorpark.info

MAKE CHECKS PAYABLE TO WPNA AND MAIL TO:

WPNA
P.O. BOX 16183
AUSTIN, TX 78761



MEMBERSHIP FORM

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

- | | |
|--|---|
| <input type="checkbox"/> STUDENT/FIXED INCOME \$5 | <input type="checkbox"/> SUSTAINING \$35 |
| <input type="checkbox"/> STANDARD/INDIVIDUAL \$15 | <input type="checkbox"/> NON-VOTING DONATIONS GLADLY ACCEPTED |
| <input type="checkbox"/> FAMILY \$20 | |

MEMBER NAME(S): _____

EMAIL(S): _____

ADDRESS: _____

PHONE(S): _____

CUT OUT + SEND IN