



# Window on Windsor

A LOOK INTO THE NEIGHBORHOOD THAT NEVER GOES OUT OF STYLE

VOLUME

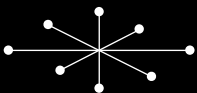
43

NO 03

MAR 2026

NEXT  
NEIGHBORHOOD  
ASSOCIATION  
MEETING

SATURDAY  
MAR 14th  
10AM  
at  
MEMORIAL  
UNITED  
METHODIST  
CHURCH



NEXT  
MEETING  
FOCUS

HEALTH AND  
SAFETY



## President's Message

BY CHAD COTTON, WPNA PRESIDENT

Amplify Austin Day is March 4 at 6 p.m. through March 5 at 6 p.m. I hope you will consider supporting the Windsor Park Neighborhood Association – we are a 501c3 organization and this is our first time to participate in Amplify Austin. Donate at <https://www.amplifyatx.org/organizations/windsorpark> and let us know how you would like to see those dollars invested in our neighborhood by joining us at our meetings.

With spring around the corner, it is a perfect time to appreciate the beautiful open spaces we share and to roll up our sleeves to make them even better. See articles on **page two** and **page seven** outlining ways you can get involved. Join us to enjoy our parks while helping them thrive.

We have also launched a new Business Directory on our website to spotlight local Austin businesses. If you know a business that should be included, you will find a submission link on the directory page at <https://www.windsorpark.info/business-directory/>.

Finally, mark your calendar for our March 14 General Meeting. We will hold a drawing for members who signed up before the end of February, with gift cards from local businesses as prizes. We'll be focusing on Health and Safety in the March meeting. Thank you for being part of what makes Windsor Park such a strong and connected community.

## Scholarship - Apply Now!

2026 will be the twelfth year that WPNA will award scholarships to our graduating high school seniors who plan to attend two- or four-year schools. The \$1,000 scholarships are open to seniors at Northeast and LBJ (regardless of where they live) AND all AISD seniors living in Windsor Park (regardless of which AISD school they attend).

Go to [windsorpark.info/scholarship/](https://windsorpark.info/scholarship/)

SCHOLARSHIP APPLICATIONS  
DUE BY MARCH 31, 2026

To apply, check your eligibility, review the requirements and guidelines on the website, gather your materials, line up your two recommenders, then complete and submit your application prior to the **March 31, 2026** deadline. Parents, teachers, friends, and neighbors of graduating seniors, please encourage them to apply.

[windsorpark.info/scholarship/](https://windsorpark.info/scholarship/)

## Broadmoor Dr Extension to I-35

BY LAUREL CHESKY, WPNA VICE PRESIDENT

As the I-35 Capital Express Central Project progresses, the Windsor Park Neighborhood Association remains actively engaged in advocating for the safety and integrity of our residential streets. A primary point of concern is the proposed extension of Broadmoor Drive to the I-35 feeder road, which will replace the current configuration at 53rd Street. The extension first appeared in the schematics posted on the I-35 project website in August 2025.

In November 2025, following a membership vote, the WPNA sent a formal letter to the Texas Department of Transportation (TxDOT). This letter expressed our concerns regarding the current design and posed critical questions about the potential for increased thru-traffic in our neighborhood. We also offered design alternatives aimed at protecting our community. As of publication, TxDOT had acknowledged the letter, yet we are still awaiting a formal response.

On January 31, at least a dozen Windsor Park neighbors attended TxDOT's Community Connectors meeting to hear the latest updates and review traffic mitigation options should the Broadmoor extension proceed. The options presented raised new questions regarding their effectiveness and practicality for our residents.

[Continued on page 2]

GOT SOMETHING FOR THE NEWSLETTER? GET IT IN BY THE 15th TO: [newsletter@windsorpark.info](mailto:newsletter@windsorpark.info)

# Broadmoor Dr Extension, cont from p. 1

The WPNA has formally requested that TxDOT include neighborhood representatives in future discussions regarding designs that directly impact our neighborhood.

### How you can help:

- Stay informed: We will share TxDOT’s response to our November letter at a WPNA meeting soon as it is received.
- Share your feedback: If you have specific concerns about the Broadmoor extension, please reach out to vicepresident@windsorpark.info.

# Parks Committee Update

BY CASEY BRUNS

In collaboration with Austin Parks Foundation and the City of Austin’s Parks and Recreation department, your WPNA has been busy planting trees at Bartholomew! The last of 4 planting events will be Wednesday March 11th from 9:00am-12:00pm. Come join in on the fun as the last of the 140 trees meets their new home.

WPNA & City of Austin’s Tree Ambassadors are hosting “It’s My Park Day” projects Saturday March 7th from 9:00am-12:00pm at Bartholomew (near the Splash Pad) and Pomerleau (at the Pavilion). We’ll be giving our parks some love and some mulch. Hope to see you there!

Sign up for Tree Planting and “Its My Park Day” can be found at: <https://austinparks.org/event-calendar/>

The Parks Committee wants to hear from you! What do you want to see in our parks? What are your thoughts and feedback on our neighborhood’s parks and greenspaces? Please take a few minutes to fill out this brief survey and let us know what you think. Estimated time: 8-10 minutes.



**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

PRECIOUS JEWELS DAYCARE PRESENTS  
**OPEN ENROLLMENT**  
MARCH 16<sup>th</sup> - 20<sup>th</sup>

**SPRING BREAK Blast**

**WE'RE HIRING!**  
Full-Time & Part-Time  
Positions Available  
Call or email to schedule an interview

Nature Exploration, Outdoor Games, Gardening & Planting Fun, Arts & Crafts,  
STEM Spring Challenges, Kite Making & Flying, Spring storytime, AND MORE

**CALL OR STOP BY TO SECURE YOUR SPOT NOW!**  
FOR AGES 3-12 YEARS

ALL-INCLUSIVE  
**MEALS & SNACKS  
PROVIDED**

LIMITED SPOTS AVAILABLE

**Spring Break Hours are March 16<sup>th</sup> - 20<sup>th</sup> 6:00 AM - 6:00 PM**

(512) 215-0407 | info@preciousjewelsdaycare.net | 6414 N HAMPTON DR, AUSTIN, TX 78723

# The WPNA scholarship helped me and can help you!

BY JOYCELYNE E. WILLIAMS-GEORGE

My name is Joycelyne Williams-George and I am a former WP scholarship recipient. I grew up in the area my entire life and went to Blanton Elementary and Northeast Early College High school. I was convinced to apply for the scholarship by my family and AVID teacher, and I'm so happy that I did.

As a Windsor Park resident, I always felt at home in the area. This scholarship helped me in college more than I could imagine. I received the scholarship in 2022 and was able to attend The University of Texas at San Antonio for 6 semesters, I am now at Texas State University for Early Childhood Education. With this degree, I hope to teach where I grew up.

So, if you're a student in the area, I encourage you to apply to local scholarships like this one! It'll help you more than you know. I'm thankful for my WP community and I'm excited to see what we can do together in the future.

Go to [windsorpark.info/scholarship/](http://windsorpark.info/scholarship/)




**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](mailto:info@StudioApiano.com)



[www.StudioApiano.com](http://www.StudioApiano.com)










**ALLURE**  
REAL ESTATE

# Windsor Park

## Hahl Homes Real Estate Report

**Jef Hahl**  
 15+ Year Windsor Park Resident  
 10+ Year Broker Associate & Realtor  
GRI, ABR, RENE, SRES, TAMS, RESA, PSA  
[Jef@HahlHomes.com](mailto:Jef@HahlHomes.com)  
 512.796.6750

					
<b>\$530,375</b>	<b>\$308.48</b>	<b>127</b>	<b>8</b>	<b>27</b>	<b>87%</b>
AVERAGE SALES PRICE JANUARY	AVERAGE PRICE / SQFT JANUARY	AVERAGE DAYS ON MARKET JANUARY	NUMBER OF HOMES SOLD JANUARY	NUMBER OF AVAILABLE HOMES MID-FEBRUARY	AVGERAGE SOLD PRICE VS ORIGINAL LIST PRICE



Scan to see what your home could be worth

Traditionally, most agents will say, "The best time to list a home is in May." And statistically that makes sense since more homes tend to sell during that month. However, the number of homes sold in any given month is only one part of the equation. Over the past two years, the highest median sales prices have occurred in March, while the lowest inventory levels (meaning less competition) has been in January. This is why it is important to consider the market as a whole and not focus on a single metric.

I always say, "Don't try to time the market. The best time to sell is when it makes sense for you." Every home is unique, and so is every transaction. With the right strategy, it is possible to successfully sell at any time of year. Let's sit down and talk about what works best for your goals and how we can position your home for success.

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

# Yard of the Month - 5200 Ravensdale Lane

BY SARA JANE LEE

The March 2026 winners are Sam and Katie Kinard of 5200 Ravensdale Lane, where they have lived since 2022.

In early 2025, they began to revolutionize their front yard. Their inspiration comes from simple forms, honest materials and a belief that landscape should age gracefully, gaining character and patina over time while remaining functional and dependable.

The yard has been a team effort that could not have been accomplished without Joel Aldridge (Architecture), Taylor Cabal (Carpentry/Welding), Daniel Baugh & Miguel (Landscaping/Irrigation), Javier Arellano (Electrician), Tye Sanders (Handyman, Groundskeeper), Clark Aldridge (General Fabrication), and Forest Croft (Arborist). Working with such talented individuals was the highlight. Their creativity is visible in every detail, and Sam and Katie are thrilled to have built new friendships through this experience.

Some changes include removing Bermuda grass from part of the yard and blocking off the driveway to create a private area enclosed by a short fence. Near the street, the team created a mulched area that contains most of Sam and Katie's plants. This area includes Yaupon Holly, Lambs Ear, Texas Sage, Bulbine, Aloe, Beaked Yucca, and many Cacti and Succulents - including Golden Barrell, Prickly Pear, Bunny Ears, and Silver Ball Cacti and Hen and Chicks Succulents. Starting in March, the Gold Lantana, Desert Willow and many other plants should appear.



Sam's favorite part of the design is the 'Mailbelisk' (a custom mailbox-obelisk hybrid). It serves as the artistic focal point of the hardscaping, pushing the limits of design while still being functional. Like the rest of the yard, the project team custom-built it by hand. It went through the most design iterations, so seeing it finished is incredibly satisfying.

The Kinards will receive a \$50.00 gift certificate from Shoal Creek Nursery on Hancock Drive. The Nursery has great collections of plants, seeds, pots, and garden paraphernalia including gloves in various sizes.

Please nominate your or a neighbor's yard for Yard of the Month. Send your nomination(s) to [wpna.yom@gmail.com](mailto:wpna.yom@gmail.com) or call 512-928-0681 and leave a message or drop a nomination in the mail to WPNA YOMC. P.O. Box 16183, Austin, Texas 78761.



YOUR WINDSOR PARK  
NEIGHBOR & REAL  
ESTATE ADVISOR

Frances Kelley Ozaki  
REALTOR®, CLHMS, GRI, CIPS  
512.826.2238

exp LUXURY






9:30AM Classes  
by age group  
10:30AM Happy  
Half-Hour coffee  
11AM Worship w/  
nursery provided

Looking for community and emotional support?  
Looking for a place to explore faith in God and what that means for how we live?  
Looking for a group of people focused on living justly in an unjust world?  
Come check us out!

We meet at 5801 Westminister Dr, Austin, TX 78723  
visit [austinmennonite.org](http://austinmennonite.org) for more info

# Ecological Design & Landscape Experts

## CONVERT YOUR LAWN INTO A WATERWISE LANDSCAPE

- Drought Tolerant 
- Pollinator Friendly 
- Native Plants 

Visit [tierra-sagrada.com](http://tierra-sagrada.com)  
or Call 512.703.0366

GET  
STARTED  
→  
scan code



Tierra Sagrada is on a mission to restore the landscape of Austin, one lawn at a time.

### Our Waterwise Landscape design will help you

- ✓ conserve water
- ✓ minimize erosion
- ✓ re-establish biodiversity
- ✓ improve soil quality



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



**Geno Freeman**  
**(512) 929-0585**  
By Appointment Only  
Offset & Digital Printing  
Typesetting & Graphics  
Binding & Finishing



## WINDSOR PARK MARKET STATISTICS

WP's go-to source for market data since 2010

**25**  
(at time of reporting)  
# of active listings

OVER THE  
PAST 90  
DAYS

**32**  
# of homes sold

**\$328.91**  
avg price/sq ft solds

**1,644**  
avg sq ft of solds

**98**  
avg days on mkt solds



**John Paul Porter**  
Owner/Broker/REALTOR  
JP@DigDwell.com  
512-563-8176  
CALL OR TEXT  
3rd Generation Windsor Park Resident  
Selling Central Texas nearly 25 years

# March in the Garden by Chris Winslow

(VIA WPNA'S ENLIVENMENT COMMITTEE)

1. Cut back roses and shape your shrub roses. Those tall bushes can be trimmed to 1 ½ to 2 feet in height with open centers. Use a sharp pair of pruners and a good pair of leather gloves. Climbing roses should be left un-pruned until after their spring bloom. March is also a good time to add roses to the landscape.

2. Care for fruit trees. There is still plenty of time to spray wintering insects with dormant oil. Pruning to open up the centers will help to reduce disease problems with better air flow. Added sunlight will help to ripen and color the fruit. A few ideas of additions to your orchard: peaches, pears, plums, nectarines, figs, cherries, apples, pomegranates, and persimmons.

3. Tend vegetable garden. The first half of the month is the right time to plant potatoes, asparagus crowns, broccoli, cabbage, cauliflower, Brussels sprouts, mustard and collard greens, carrots, radishes, Swiss chard, and lettuce.

4. Care for lawn. Early March is a great time to cut the lawn close and aerate if the soil has become compacted. A quarter to half inch top dressing of manure-based compost like Dillo Dirt or Happy Frog Soil Conditioner will go a long way to revitalize turf grass with nutrients, microbes, and beneficial bacteria. If the soil below the turf grass is poor, aeration and Dillo Dirt will work wonders. As a top dressing, Dillo Dirt mixed with a little sand can help to level off the low places.

For the second half of the month, with the last average frost date is behind us, we can shift to warm season gardening. Some gardening activities to concentrate on:

5. Fertilize turf grass. This will begin to grow as the ground warms up. An organic lawn fertilizer with a 3 -1- 2 ratio can be applied to the lawn at the rate of 10 to 15 pounds per 1,000 square feet. Be sure to water the lawn fertilizer in thoroughly after applying.

6. Insect control. With new growth from all our trees, flowers, and shrubs... come the insects. Aphids will show up on just about everything. A safe, organic spray, like All Seasons Oil will keep them at bay without harming the environment or poisoning ourselves. Our oak trees will be shedding their leaves and putting on new growth any week. With this change come the oak leaf rollers and forest tent caterpillars. Sprays with organic B.T. should be an effective and safe way to control these damaging insects. Look for products with names like Thuricide and Dipel to do the trick.

7. Planting vegetables. The vegetable garden for the latter half of the month will see an explosion of activity. It's finally time to plant tomatoes, peppers, snap beans, limas, corn, cantaloupes, cucumbers, eggplant, and squash.

8. Flower garden. The winter flower garden should be in full force. Those snapdragons you planted back in October should be starting their second (and best) bloom. Flowering cabbage and kale should be at their peak. New annuals to set out are alyssum, dianthus, lobelia, phlox, geranium, gerbera daisy, petunias, marigolds, zinnias, and nasturtiums.

9. Perennial care. Keep an eye out for those returning perennials; don't mistake them for weeds and pull them up. Better to surround them with fresh compost and a little mulch. This spring will bring a world of new perennials to plant. Many will be natives that will thrive in our climate with minimal care and minimal water. Some to look for are ox-eye daisy, black-foot daisy, skullcap, rudbeckia and gloriosa daisies. There will be tons of salvia and lantana varieties to choose from.

10. Have fun. Above all, get outside and enjoy yourself. Nothing can be more rewarding than eating homegrown vegetables and enjoying your own beautiful landscape.

## Newsletter Delivery Guidance

We have had a wonderful influx of new volunteers delivering newsletters. Thank you to all who make this community effort work!

A reminder of the do's and don'ts for delivering door to door:

- DON'T leave newsletter in mailbox - this can only be used by postal carriers.
- DO leave newsletter close to door, possibly under mailbox out-going mail flag, rolled between door knob and jam, or on a porch table top if weighted down to prevent being blown away. If the house has a front-yard fence, feel free to find a place to leave the newsletter in the fence.
- DO contact your route leader with any questions - their details are on your package label.
- NO NEED to knock on the door, but have fun greeting your neighbors if they are out and about. If the house is unoccupied or you feel wary about approaching, just move on to the next house.



# Shade the Streets Comes to Bartholomew Park

BY MARTIN LUECKE

Look closely next time you pass Bartholomew and you will see almost 140 young new trees planted in cozy mounds of dark mulch at the four corners of the park. Several native and adaptive varieties of shade trees and small trees are being located mostly on the perimeter of the property.

When the Climate Committee announced Shade the Streets to WPNA two years ago, several committees joined the project, and it was the Parks Committee under the leadership of Jeanette Swenson that brought the shade tree idea to Austin Park and Recreation's Urban Forest Department. After the initial tour of Bartholomew, it was determined that shade could be best affected at the edges.

Volunteers from Windsor Park, nearby neighbors, and Austin Parks Foundation have been working with a team headed by APR Horticulture Supervisor Jesse Neumann every Wednesday morning in February. There is one more planting scheduled for Wednesday March 11. Sign up at <https://austinparks.givepulse.com/event/815767>

The Parks Department is doing the hardest part: watering each tree once a week for a year. Fortunately, they have a big water truck. If only I could get them to help out with our little forest on Blanton Drive. If you'd like to volunteer to water, please contact me at [martin@windsorpark.info](mailto:martin@windsorpark.info)



**DAHLIA MONTESSORI**  
Spanish Immersion School

**Contact**  
 ☎ 512.305.3323  
 ✉ [dahlia2026@yahoo.com](mailto:dahlia2026@yahoo.com)  
 📍 1680 Whicless Lane, Austin, TX 78723



ALLURE REAL ESTATE



**Debby Reynolds**  
REALTOR®

**512.699.2130**

Debbyreynolds512@gmail.com

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

debbyreynolds.alluretx.com



**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**



**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](http://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 March:**

- Pajama Storytime - Mon Mar 2 and 16, 6:30 PM
- Afternoon Audiobook Club - Wed, Mar 4, 1:00 PM
- WPNA Book Club featuring This Other Eden by Paul Harding - Tues, Mar 10, 6:30 PM
- Senior Social Hour - Wed, Mar 11 and 25, 10:00 AM
- Secret Pizza Storytime Party - Fri, Mar 20, 2:30 PM
- Miniature Painting - Sat, Mar 21, 1:00 PM
- The Family Naturalist: Bugs - Mon, Mar 30, 4:00 PM

**UPCOMING EVENTS**  
[library.austintexas.gov/events](http://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](mailto: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