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VOLUME

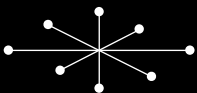
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MAY 2026

NEXT
NEIGHBORHOOD
ASSOCIATION
MEETING

SATURDAY
MAY 9th
10AM
at
MEMORIAL
UNITED
METHODIST
CHURCH
PARLOR



NEXT
MEETING
FOCUS

Central
Northeast
Austin
Trans-
portation
Plan



President's Message

BY CHAD COTTON, WPNA PRESIDENT

May is shaping up to be an exciting time for cyclists of all ages in Windsor Park! Whether you're a seasoned rider or just curious about biking around the neighborhood, there are plenty of opportunities to get involved, build confidence, and connect with fellow neighbors. If biking is not your thing, Pecan Springs Neighborhood Association is offering an Emergency Preparedness Planning Workshop on May 16th from 10:00 am until Noon at the Hope Lutheran Church. You can learn to build an Emergency Preparedness Plan for your families and the neighborhood.

Community Bike Ride & Bike Commuting Workshop
May 2 | 10:00 AM - 12:00 PM
Bartholomew Park Splash Pad (Greenbrook Pkwy)
If you've ever considered commuting by bike or riding on city streets but want to feel more comfortable, join the Windsor Park Neighborhood Association and The Peddler Bike Shop for a hands-on workshop and short ride. Participants will learn the basics of navigating traffic and gain practical tips to make everyday biking safer and more enjoyable.

Bike to School Day - May 6
The Ghisallo Cycling Initiative is partnering with schools across AISD to make this year's Bike to School Day bigger, better, and safer. Schools in the Windsor Park area—including Blanton ES, Harris ES, Andrews ES, Pecan Springs ES, Sadler Means YWLA, Winn ES, and Marshall MS—are invited to participate. Ghisallo is offering route planning, safety presentations, and a comprehensive resource pack to support each campus. Families can learn more at <https://bikemonthatx.com/biketotoschoolday/> or by emailing cycleacademy-atx@ghisallo.org.

Bike to Work Week & Day
May 11-17 | Bike to Work Day: May 15
Celebrate biking as a commuting option during Bike to Work Week. On May 15, two local fueling stations will welcome riders from 9:00-11:00 AM: one at the Windsor Park Branch Library (5833 Westminster Dr.) and another hosted by the Windsor Park

SCHOLARSHIP CELEBRATION JUNE 13TH -
MARK YOUR CALENDAR

Neighborhood Association at Berkman Drive and Greenbrook Parkway near the Bartholomew splash pad.

For those seeking camaraderie, Derek Hansen of the Ghisallo Cycling Initiative will lead a casual northeast Austin Group Ride to City Hall for the official celebration May 15. The group departs the University Hills Library at 7:00 AM, stops at the Windsor Park Library around 7:30 AM, and continues through Mueller to downtown. Expect fun stops, breakfast treats, and a celebratory group photo. Later that evening, the festivities continue with a free Happy Hour (4:30-6:30 PM) and Benefit Concert (7:00-10:00 PM) at Central Machine Works.

Windsor Park Bike Bash for KIDS
BartholomewParkSplashPad|May23rd|9:00-11:00AM
Perfect for families, this fun ride—hosted by the Ghisallo Cycling Initiative, Windsor Park NA, and The Peddler Bike Shop—includes bike safety instruction, a relaxed neighborhood ride, and a pizza party. Bring a bike, helmet, and water. Youth under 14 must be accompanied by a parent, and all participants will sign a waiver. The event is funded by Get There ATX, an initiative of the City of Austin Transportation & Public Works Department. Sign up here: <https://www.windsorpark.info/bike-bash-for-kids/>

Join your neighbors this May and experience the joy of biking in Windsor Park!

Location Change for May WPNA Meeting

The upcoming May WPNA meeting will not be held in the gym at Memorial United Methodist Church as usual. Instead, we will be meeting in the Parlor. Enter through the set of double glass doors on the northeast side of the church (doors face Berkman). Parking is available near the portico—take the walkway to the entrance. Once inside, take your first left down the hallway to find the Parlor.

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

Berkman Development Updates

BY AMANDA ROSE

A few changes along Berkman herald some long-anticipated developments. At Patton, close to the 290 access road, the new stoplight was activated late April. This should make this intersection much safer both for pedestrians crossing Berkman, folks going to Pomerleau Park and vehicles entering or leaving Patton.

Construction is progressing at 5812 Berkman for Counter Culture restaurant, which is slated to open later this summer. Neighbor Sue Davis is excited to re-open her vegan restaurant in the heart of Windsor Park. To learn more about her story and the build out, check out the webpage which includes a link to a Kickstarter campaign to support this project. <https://countercultureaustin.com/>

Construction has commenced for the Bailey at Berkman project at 6405 Berkman Drive which will bring 104 efficiency / studio apartments of supportive housing. The original house has been demolished, and dirt works are progressing. This project was brought to WPNA by National Community Renaissance (CORE) and Structure Design back in February 2024 to request support from the neighborhood association. It was the first such development in Austin for CORE, one of the nation's leading nonprofit developers of affordable housing. After reviewing the proposal and voting, the WPNA sent a letter of support for this project. <https://www.windsorpark.info/results-of-the-vote-on-bailey-at-berkman/>

Anticipated completion date for the Bailey at Berkman is Summer 2027.

Subsequently, CORE also got approval to develop a project called Bailey at Stassney which will be located at 5516 Humming Bird Lane. That project will also have 104 units of supportive housing.

- <https://nationalcore.org/national-core-announces-its-first-ever-construction-of-an-affordable-housing-community-in-texas/>
- <https://nationalcore.org/communities/bailey-at-berkman/>
- <https://nationalcore.org/announcing-our-2nd-new-construction-in-austin/>
- <https://nationalcore.org/communities/bailey-at-stassney-2/>

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by **Martin Luecke**

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Hahl Homes Real Estate Report

					
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AVERAGE SALES PRICE MARCH	AVERAGE PRICE / SQFT MARCH	AVERAGE DAYS ON MARKET MARCH	NUMBER OF HOMES SOLD MARCH	NUMBER OF AVAILABLE HOMES MID-APRIL	AVGERAGE SOLD PRICE VS ORIGINAL LIST PRICE



Scan to see what your home could be worth

Should you protest your taxes if your tax assessment went down? YES!!!

A client recently asked this exact question. They received their assessment and it had gone down, so they assumed it wasn't worth protesting it. Remember, your tax assessment is **not** an appraisal! It has **zero** impact on the market value or potential sales price of your home. It is always in your best interest to keep that number as low as possible.

You can protest on your own or hire a company to handle it for you. I personally use a company that works on contingency. They charge 25% of whatever they save you, and nothing if they can't. Feel free to reach out if you'd like their information!

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

Mower Accident at Tiny Forest Fells Baby Trees

BY MARTIN LUECKE

The Blanton Tiny Forest took a major hit in March when the mowing contractor from Watershed Protection accidentally cut down almost a dozen of our new baby trees (pecan and desert willow) located on Blanton Drive behind Blanton Elementary. We are hoping some will regenerate and survive.

The new trees were planted a few months ago by the Shade Brigade following Eco Fest. The trees were donated by Roots and Wings from the City of Austin Urban Forest Department. The season for planting trees is late October to early March. Replacement trees will have to wait.

Since the accident I have installed large marker posts and pulled lots of weeds from around the trees so they will not get lost again. Sarah at Watershed Protection promises to speak with the mowing contractor and offered to replace the trees. Several of the surviving trees are available for adoption. They are marked with a numbered white plastic tag. If you want to adopt a tree, contact me with the tree number and take the tag. The tree needs five gallons of water a week for the first year and then ten gallons after that for two more years.

I transplanted a 2-year-old cedar elm in place of a severed pecan. He has super bright green leaves. I have been growing him in a pot from a tiny stick, without knowing where he would wind up. This is a good lesson for anyone who finds a baby tree seedling growing in your yard. Transplant that baby into a pot using that same dirt, and eventually you will have a native tree available for future planting projects.

The Shade Brigade is currently on the lookout for new places to plant trees. We need open spaces, near the street, maybe an intersection. The idea is to plant trees where they can create shade for the neighborhood, to cool and beautify the streets. Please contact me if you have a viable location. martin@windsorpark.info 512.536.0465

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Yard of the Month - 1410 Larkwood Drive

BY SARA JANE LEE

The May winner is Kristen Henn of 1410 Larkwood Drive. She has lived there since 1999. A few years ago she ordered some free mulch from Chip Drop; it buried half of her front yard. After giving much of it away and spreading the rest, she began to work on her yard. A neighbor nominated her for Yard of the Month.

Another neighbor, a former Yard of the Month winner, shared many native seeds and small plants with her. Kristen added more natives. Before long she had a native landscape filled with complementary groups of plants. These plants include Bee Balm, Texas Sage, Mealy Blue Sage, Foxtail Ferns, Cone Flowers and many others. In the last couple of years, she has replaced the dying Red Oaks with more oak trees. These include a Chinquapin Oak, a Bur Oak, another Red Oak, and two Monterey Oaks. Her favorites are the surprise plants that come up from the seeds that birds and other animals drop. Now she is enjoying a Mountain Laurel that just sprouted near her driveway.

Kristen's yard is always changing, and that is the way she likes it. Periodically she moves the rocks in the yard and sets up vignettes starring her goose and duck figures. Because most of her plants are natives, she does not have to water much.



Kristen 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.



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32 <small>(at time of reporting)</small> # of active listings	OVER THE PAST 90 DAYS	25 # of homes sold
\$332.98 avg price/sq ft solds	1,682 avg sq ft of solds	107 avg days on mkt solds

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

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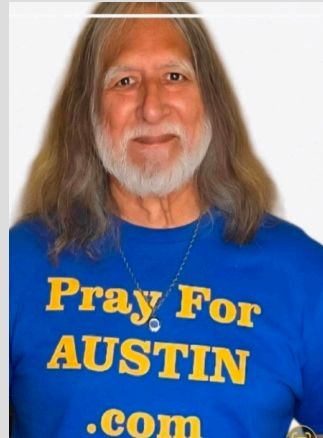


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May in the Garden

BY CHRIS WINSLOW (VIA WPNA'S ENLIVENMENT COMMITTEE)

1. Plant flowers: This is a perfect time for flowering annuals and perennials. Begonias, zinnias, marigolds, moss-roses, purslanes, and vinca are all good choices. Perennials might include lantanas, salvias, and verbenas.
2. Vegetable garden care: Remember to water deeply to encourage a deep, drought tolerant root system. Still time to add a few warm season crops: sweet and hot peppers, green beans, okra, eggplant, and black-eyed peas. Fertilize tomatoes.
3. Mulch: Place around all plants to conserve water and keep the temperature around the plant roots comfortable. Mixing some compost with the mulch will help replace nutrients as the plants grow.
4. Care of roses: Dead-head spring flowering roses to encourage a new flush of flowers. Apply fertilizer to produce new flowers. Watch for powdery mildew, black spot and western flower thrip. Treat with organic sprays: Neem oil and wettable-sulphur.
5. Move houseplants outside: Put them out for a spring breather. Move them slowly towards their new light exposure. Too much sun too fast will burn the leaves. This is also a good time for transplanting.
6. Insect control: All this new spring growth is attractive to every kind of critter imaginable. Be nice to the environment (and to yourself) and only use organic sprays. If you have larvae (caterpillars) eating holes in your plants and trees, look for products that have B.T. as the main ingredient. If sucking insects like aphids, spider mites, whitefly, scale, and mealy bug are the problem, use Neem oil or Spinosad.
7. Maintain irrigation: If you own an automatic sprinkler system, it would save water and money to have it tuned up. Set the controller for deep, infrequent watering to encourage a deep, drought-resistant root system. Install rain sensor.
8. Fertilize lawn: Use an organic blend with a 3-1-2 ratio. Ten pounds per 1,000 square feet of turf area should be adequate.
9. Feed the birds: With lots of new birds in the area, keep those feeders full.
10. Grow basil: The top herb for the summer months is basil. With the nights getting warmer, this wonderful herb should finally have the temperatures it needs to take off.

May 2026 Mueller Update

BY RICK KRIVONIAK

Creative Action is hosting Community Art Saturday at Mueller's Branch Park Pavilion, 2201 Aldrich Street, on May 16 from 2pm to 5pm. Activities include arts & crafts, art installations, digital media, chef tastings, poetry, music production, virtual reality experiences, recycled art, do it yourself creations, sensory activities, screen printing, and much more! The event is free and for all ages, and serves as an introduction to Creative Action, who will be building their new 25,000 square foot home in Mueller at Tilley and Zach Scott Streets, next to Marshall Middle School. They offer arts as a medium to inspire creativity and transform the lives of students of all ages, while being a force for equity, belonging, and joy in our society. Adjacency to the school will allow co-use of facilities for both. Groundbreaking is anticipated this summer, with hopes to move in by September 2027. See creativeaction.org for more information.

The next Mueller Commission meeting is 6 pm, Tuesday, May 12, 2026 at the Austin Energy Building, 4815 Mueller Boulevard. Attendees may park free in the AE garage accessed at the Garcia Street entry.

Next Open Mic Night - June 21

The next Open Mic night will feature The Azarians.

We're excited to feature the talented father-and-son duo The Azarians—Ethan and Francis Azarian—bringing their unique sound to the stage.

Join the Windsor Park Enlivenment Committee for a fun, community-filled evening of music, creativity, and connection!

June 21 - Open Mic night with the Azarians
 Saturday June 21
 6-8pm
 6406 Linda Lane
<https://ethanazarian.bandcamp.com/>

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Red imported fire ants

BY WIZZIE BROWN, TEXAS A&M AGRILIFE EXTENSION SERVICE PROGRAM SPECIALIST

Red imported fire ants are a non-native species that originate from South America. They were accidentally introduced in Mobile, AL in the 1930's. Ships used soil as ballast as a method of stabilization, and it's thought that fire ants were unknowingly in ballast removed from South American ships. From Mobile, fire ants spread in the southern U.S., entering Texas in the 1950's.

Fire ants bite and sting and can sting multiple times. The stinger, located on the tip of the abdomen, injects venom that can cause pain, burning and/ or redness. The sting area develops into a small pustule within a few days. The pustule may itch and is sterile, unless it is broken open by scratching, which then may lead to secondary infection. Some people may develop an allergic reaction to fire ant stings/ venom. Allergic reactions can vary in severity with some causing life-threatening anaphylaxis. If you have concerns over non-typical reactions after being stung by fire ants, seek medical attention.

Ways to manage fire ants can be broken into two basic categories- broadcast treatments and individual mound treatments. Individual mound treatments treat one mound at a time and are labor intensive, requiring you to search and find every fire ant mound for treatment and can result in more pesticide being applied to the environment. Broadcast treatments spread product (granular or bait) over a large area using specialized equipment.

With any pesticide treatment, read and follow all label instructions. Make sure to water in the pesticide if the label instructs you to do so. Failure to water in chemicals when recommended by the label does an inadequate job of killing the ants. Baits should not be watered in or used before a rainfall event; baits will not be picked up by ants if they get wet.

For more information or help with identification, contact Wizzie Brown at cbrown@ag.tamu.edu

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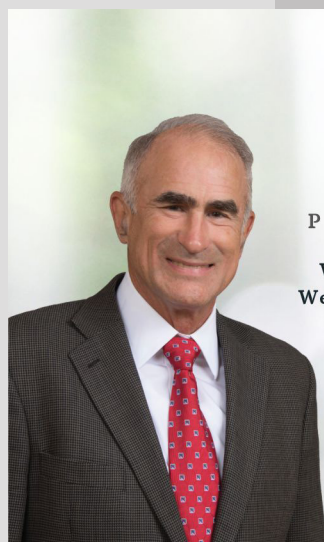
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WPNA MEMBERS Wanted!

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.

Highlights for May:

- Tues, May 5 & May 19, 6:00 - Yellow Bike Workshop
- Wed, May 6 & 20, 9:30 - Senior Social Hour
- Wed, May 6, 1:00 - Armchair Detective Audio-book Club
- Sat, May 9, 2:00 - Yes Ma'Am Brass Band Performance
- Mon, May 18, 5:00 - 7:00 - Plant and Seed Swap
- Sat, May 23, 1:00 - 3:00 - Craft Supply Swap
- Fri, May 29, 10:00 - 11:30 - Kids 1920s Blacklight Dance Party
- Sat, May 30, 1:00 - 3:00 - Ice Cream Social and Summer Kickoff

UPCOMING EVENTS
library.austintexas.gov/events

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MEMBERSHIP FORM

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