



# Window <sub>N</sub> Windsor

A LOOK INTO THE NEIGHBORHOOD THAT NEVER GOES OUT OF STYLE

VOLUME

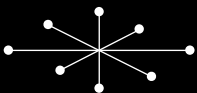
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NO 07

JULY 2026

NEXT  
NEIGHBORHOOD  
ASSOCIATION  
MEETING

SATURDAY  
JULY 11th  
10AM  
at  
MEMORIAL  
UNITED  
METHODIST  
CHURCH



NEXT  
MEETING  
FOCUS

Potential  
AISD  
takeover



## Our 2026 Scholarship Recipients

BY ALICE GRAULTY, SCHOOLS COMMITTEE

At our June meeting, the Windsor Park Neighborhood Association recognized 34 neighborhood students at our annual Rebecca Lowe Scholarship Breakfast. The \$1,000 scholarships will help students attending their first year of college this coming year.

It was an honor to learn about and get to know students committed to helping their community in countless ways. This was our largest cohort of scholarship recipients ever--thanks very much to donors, volunteers, and the WPNA Schools Committee for making the scholarships possible.

If you are able to donate to help keep the scholarship sustainable for future years, visit [windsorpark.info/scholarship/](http://windsorpark.info/scholarship/)

Congratulations to the following students:

- Rhiana Hardaway
- Eva Del Rios-Lee
- Desiree Martinez
- Isabel Urbina
- Aubrey Lopez
- Benazir Shir Mohammad
- Shogufta Yousafzai
- Angel Garland
- Eleni Abraha
- Raquel Alvarez- Fuentes
- Sandy Riley
- Jose Emilio Araujo
- Giselle Diaz
- Naidelin Jordan-Gomez
- Ginesys Hyder
- Nallely Guerrero Tovar
- Summit Flowers
- Isela Gonzalez-Patino
- Anayeli Guerra



[The 2026 Rebecca Lowe scholarships awardees, flanked by WPNA Schools Committee Chair Heather Wong (far left), and AISD School Board Trustee Candace Hunter and WPNA President Chad Cotton (far right).]

- Dadrian Johnson
- Hezekiah Hunter
- Esperanza Rodriguez-Ochoa
- Eric Mathews
- Dulce Velazquez-Trejo
- Lila Brotherton
- Jiselle Edgley
- Jose Ignacio Araujo
- River (Soren) Margrave
- Evelyn Jenkins
- Sage Flowers
- Casey Pineda Hernandez
- Mareli Saucedo-Jaramillo
- Heidi Gomez Garcia
- Elise Garza



[Eva Del Rios-Lee celebrates with her parents]

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

# Six Garden Activities for July

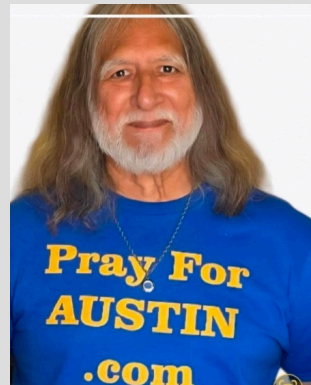
BY CHRIS WINSLOW, via the WPNA Enlivenment Committee

- 1. Vegetable Garden** The timing always feels a bit strange, but this is actually the month to renew your vegetable garden for the fall harvest season. From seed, plant snap and lima beans, sweet corn, Swiss chard, cucumbers, summer and winter squash (my favorite), black-eyed peas, okra, cantaloupe, pumpkin and watermelon. For transplants, it is the right time for tomatoes and peppers.
- 2. Tomatoes** Be sure to plant determinate varieties with reputations for heat survival. (Spot the clues in their names.) My favorites are surefire, solar fire, solar flare, celebrity, heatwave, sunmaster, and BHN444 (healthy surprise).
- 3. Water** Your plants will need this to survive. Not just a splash on the surface... but rather a profound watering. This will give them a more established root system and a better reservoir to draw from. Try to water on a 4 to 5 day schedule. Don't run automatic sprinkler systems during the day. (Loss to evaporation is too great.)
- 4. Mulch** Keep all flowerbeds, vegetable gardens and trees mulched. This will conserve water, cool the root zone and generally relieve heat stress.
- 5. Mow High** Choose the highest setting for your mower. Longer grass blades will help shade the roots and conserve water.
- 6. Survive** Want to avoid heatstroke? Three rules for central Texas gardeners: A. Wear effective sunscreen and a large-brimmed hat. B. Garden early in the morning. C. Drink gallons upon gallons of water.

## Upcoming Windsor Park Events

**WPNA Monthly Meeting, July 11, 10-11:30am.** City of Austin Wildlife Management expert will lead a discussion of dealing with backyard wildlife, including coyotes and foxes. We'll also discuss the potential state takeover of AISD. Memorial United Methodist Church. 6100 Berkman Dr.

**Windsor Park Free Café, Aug. 15, 9-11am.** Join your neighbors for baked goodies, coffee and conversation. Bring your own mug and a friend. Pomerleau Pocket Park, 1906 Patton Ln. (see flyer on page 5)



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# Windsor Park

## Hahl Homes Real Estate Report

**Jef Hahl**

15+ Year Windsor Park Resident  
 10+ Year Broker Associate & Realtor  
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**Jef@HahlHomes.com**

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**\$611,066**

AVERAGE SALES PRICE  
MAY



**\$381.27**

AVERAGE PRICE / SQFT  
MAY



**61**

AVERAGE DAYS ON MARKET  
MAY



**11**

NUMBER OF HOMES SOLD  
MAY



**34**

NUMBER OF AVAILABLE HOMES  
MID-JUNE



**96.3%**

AVGERAGE SOLD PRICE VS ORIGINAL LIST PRICE



Scan to see what your home could be worth

Windsor Park's market is trending in a positive direction and performing slightly better than Austin as a whole. Compared to this time last year, days on market have decreased while the number of homes sold and prices have both seen slight gains.

That said, strategy still matters. Accurate pricing from day one, professional staging, and quality photography remain essential. This is not the market for testing the waters with list price. Sellers who price competitively from the start tend to generate more interest, while those who price too high often find themselves reducing and chasing the market for months.

A great example of this played out in May. Two homes sold above list price, something we haven't seen in a while. By pricing to attract demand, they drew multiple offers, ultimately pushing their final sale prices above asking. It's a reminder that the right pricing strategy doesn't mean leaving money on the table, it means letting the market work in your favor.

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

# President's Letter - Cady Lofts Tour

BY CHAD COTTON, WPNA PRESIDENT

On Monday, June 15, I had the opportunity to visit Cady Lofts, an impressive example of what is known as Permanent Supportive Housing (PSH). The City of Austin has invested heavily in PSH through voter-approved bonds, and Cady Lofts demonstrates how effective this model can be when paired with the right support services.

What stood out most during the visit was that the success of Cady Lofts is driven by the comprehensive wrap-around services provided by Housing Support Services Alliance (HousingSSA). Their approach follows a "Housing First" philosophy: the first step in helping people move out of homelessness is to provide permanent, stable housing without imposing overly restrictive requirements about how residents live their lives. Once people have a safe and stable place to live, they are in a much better position to address the challenges that contributed to their homelessness.

The services offered go far beyond simply providing housing. Residents have access to mental health counseling, wellness support, employment assistance, and programs designed to help them build healthy social connections. HousingSSA also organizes activities every day of the week that help residents develop new skills and establish positive routines. Weekly themes include substance use recovery, art, nutrition, sports and exercise, financial literacy, sober social outings, cleaning and housekeeping support, and spiritual development. Residents contribute a portion of their income toward rent, while much of the remaining cost of operating the apartments is covered through housing vouchers.

Here in Windsor Park, construction has begun on a new Permanent Supportive Housing development on Berkman Drive called Bailey at Berkman (see previous article May 2026). As neighbors, we all have an interest in seeing this project succeed—not only for the future residents, but for the surrounding community as well. The Neighborhood Association has been in regular communication with the developer, Structure Texas, to learn more about the project and to build a positive working relationship as construction and future operations move forward. It is clear that the long-term success of Permanent Supportive Housing depends not simply on providing apartments, but on pairing them with high-quality wrap-around support services. We are hopeful that Bailey at Berkman will have a similarly strong model.

As the project progresses, WPNA will continue working with Structure Texas and other stakeholders to help ensure Bailey at Berkman becomes a positive asset for both its residents and the larger neighborhood.



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# Blow flies

BY WIZZIE BROWN, Texas A&M Agrilife Extension Service Program Specialist

All new world screwworm flies are blow flies, but not all blow flies are new world screwworm flies. New world screwworm is a particular species of blow fly. With new world screwworm being the hot topic of the day- month? year?- I thought I would expand out to the larger grouping of blow flies. I'm not delving into the topic of new world screwworm in this article. If you want more information on that species, then see this link <https://agrilifeextension.tamu.edu/new-world-screwworm>.

Blow flies are in the Family Calliphoridae, and looking on iNaturalist, there are over 20 species found in Texas. They have a complete life cycle with four life stages- egg, larva (maggot), pupa, and adult. Eggs are laid in moist organic material where the larvae (maggots) emerge, live and feed. There are three larval instars, with each stage being larger than the last. When larvae are ready to pupate, they leave the moist area to seek out a drier

area. The last larval "skin" is converted into a hardened shell, the puparium, where the pupae develop. Adult flies emerge from the puparium after about a week. Mated adult female blow flies can lay thousands of eggs, usually in batches of 100-300.

Maggots, or larvae, are creamy white and carrot shaped with their head at the pointy end of the body. Adults look similar to house flies but are much more colorful. Blow fly adults are often metallic and come in colors such as blue, bronze, and green.

Management efforts need to focus on the larval stage. Locating and eliminating breeding sources is the best way to suppress fly populations.

- Eliminate any dead animals found on property
- Pick up pet waste at least once per week, seal in a bag and dispose of it in a trash can

- Manage compost areas and keep covered to keep flies from entering
- Use lids on garbage and recycling bins, take them out regularly, and wash cans at least monthly.

For more information or help with identification, contact Wizzie Brown at [cbrown@ag.tamu.edu](mailto:cbrown@ag.tamu.edu).



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# WINDSOR PARK MARKET STATISTICS

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

<b>33</b> <small>(at time of reporting)</small> # of active listings	<b>OVER THE PAST 90 DAYS</b>	<b>39</b> # of homes sold
<b>\$344.49</b> avg price/sq ft solds	<b>1,541</b> avg sq ft of solds	<b>41</b> avg days on mkt solds

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POMERLEAU POCKET PARK  
SATURDAY, AUGUST 15TH 9:00 - 11:00AM

LET'S MAKE WINDSOR PARK EVEN FRIENDLIER --  
ONE CUP OF COFFEE AT A TIME!



## 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!

## Yard of the Month - 1509 Westmoor Drive

BY SARA JANE LEE

The July winners are Cherie Simpson and Nan Finch of 1509 Westmoor Drive. They have lived there since 1986 and are members of WPNA.

Several years ago, Cherie and Nan hired a professional landscaper to design a yard with plants instead of nothing but grass. Since then, they and the weather have changed and continue to change the landscape. Choosing native, drought-tolerant plants allows them to conserve water.

Now they have Turks Cap, Plumbago, Yarrow, Inland Sea Oats, several types of Lantana including Common Lantana, Trailing Lantana, and Yellow Lantana, Heartleaf Skullcap, Milkweed, Oxalis, Sweet Potato Vine, Muhly Grass, Rosemary, and several Salvias including Cherry Sage and Majestic Sage. In the part of the yard still covered in grass, Cherie and Nan have two Red Oak trees.

Cherie loves the varied heights and textures of the different groupings of plants. The butterflies and occasional hummingbirds also bring her pleasure.

To get ideas, Cherie and Nan walk around the neighborhood, talk to friends and neighbors, ask professionals questions, and



peruse the rows at Shoal Creek Nursery. They also get good advice from the employees there.

They 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.

Do not be shy. Nominate your own yard or another you admire. 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](mailto:wpna.yom@gmail.com).



Texas Children's Pediatrics

# Windsor Park

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This summer, bring your crew to experience  
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**July 17-25**

Austin  
Arts, Culture, Music  
and Entertainment

**dadalab**



# July 2026 Mueller Update

BY RICK KRIVONIAK

Big changes are planned for the Ronald McDonald House at 1315 Barbara Jordan Blvd.

The existing 30-suite building, which opened in 2007 on the Dell Children’s Medical Center site, provides a home-away-from-home for families facing medical crises. It has provided almost 10,000 nights of stay and served over 47,000 meals since then. It will be undergoing renovations to all guest rooms and bathrooms, alongside a new family kitchen and refreshed play areas, and groundbreaking is set for a four-story, 28,000-square-foot addition that will add 38 new guest rooms, more than doubling the capacity of this campus.

The organization is also launching a new family room at Ascension Seton Medical Center, tailored for the hospital’s expanded Women’s Hospital and NICU.

The Mueller Commission does not meet in July, so the next meeting is at 6 pm, Tuesday, August 11, 2026 at the Austin Energy Building, 4815 Mueller Boulevard. Attendees may park free in the AE garage accessed at the Garcia Street entry.

## Composting and Recycling Tips

BY GLORIA NEUNABER

Encouraging all neighbors to keep using the green compost carts from the City of Austin! You can put these items in the green carts: tree leaves and branches, all food scraps (including meat, bones, & seafood) pizza boxes, paper napkins, paper bags, popsicle sticks, toothpicks, shredded paper in a paper bag and many other things).

Visit “What do I do”:

<https://www.austintexas.gov/resource-recovery/programs/what-do-i-do>

NO plastic bags in Blue Recycling Carts. Recycle clean and dry plastic bags and film (including food storage bags, plastic wrap, bubble wrap, air pillows, etc.) through your local retail store’s plastic bag and film take-back program. Many local retail stores have plastic bag and film drop-off bins available near the entrance. Pro Tip: Both Target and HEB accept these bags.

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

**What the (bleep) is a Mennonite, anyway?  
Where's your horse and buggy?  
Where are your bonnets and beards?  
Come see for yourself what it really looks like to be Mennonite.**

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



**WEB** \_\_\_\_\_ [www.windsorpark.info](http://www.windsorpark.info)

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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 July:

- Mon, July 6th and 20th, 6:30 - Pajama Storytime
- Wed, July 8th, 6:00 - Build Better
- Thurs, July 9th and 23rd, 6:00 - Astrology of Now
- Mon, July 13th, 4:30 - Acrylics Painting with Joseph Chen
- Tues, July 14th, 6:30 - WPNA Book Club
- Wed, July 15th and July 29th, 10:00 - Senior Social Hour
- Therapeutic Journaling for Teens - Sat, July 18th 1:00 and Mon, July 27th, 6:00
- Wed, July 29th, 3:00 - Book Sale

**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

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- |   |      |   |                 |
|---|------|---|-----------------|
| <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 |   |                 |

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