



Window Windsor

A LOOK INTO THE NEIGHBORHOOD THAT NEVER GOES OUT OF STYLE

VOLUME

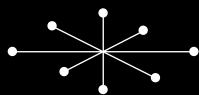
42

NO 10

OCT 2025

NEXT
NEIGHBORHOOD
ASSOCIATION
MEETING

SATURDAY
OCT 11th
10 AM



NEXT
MEETING
FOCUS

Code
Enforcement
and
Nov Tax Rate
Election



President's Letter

BY CHAD COTTON, WPNA PRESIDENT

At our September meeting, the Windsor Park Neighborhood Association voted unanimously (62-0) to add our name as a signatory to a community letter urging TxDOT to adopt more pedestrian- and bicycle-friendly designs for roadways near our neighborhoods. You can read the full letter here: windsorpark.info/support-for-recommendations-to-city-and-txdot.

Looking ahead, the Roots and Wings Festival kicks off on October 18 with events at various locations across the city, culminating in the Austin EcoFest at Bartholomew Park. (See the article on page 3 & 6 for details.)

At our October meeting, we will hear from the City's Code Enforcement about current plans to demolish the two of the abandoned apartment complexes on Patton Lane and one on Wheless Lane (East).

Council Member Chito Vela will join us to explain the upcoming November Tax Rate Election—an important opportunity to stay informed as voters.

Finally, we will call for a vote on whether to donate to our local schools' PTAs.

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



Greening Windsor Park Together

BY NATASHA MARWAH

For the past 18+ years, the Windsor Park Neighborhood Association (WPNA) has worked hand-in-hand with the City of Austin, local non-profits, and countless neighbors to make our parks more vibrant, welcoming, safe, and fun. WPNA formally adopted Bartholomew Park in 1987 and Pomerleau Park in 2018, opening the door to grants and community projects that have transformed these green spaces into neighborhood assets.

A sample of early highlights include bringing the splash pad to Bartholomew Park, complete with a community-designed mural by local artist Cassandra Ramirez; free "Making a Splash"

t-shirts for kids; landscaping funded by an Austin Parks Foundation grant; beautification projects; and parks activation events for the community. Neighbors also came together to raise over \$30,000 to install shade sails over the splash pad, toddler playscape, and swings.

WPNA successfully advocated for improvements to the Bartholomew pool, including a deeper diving chamber and water slide, and supported a lifeguard training program at LBJ High School to create jobs for local teens.

[Continued on page 2]

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

Greening WP Together, continued from page 1

Our neighborhood's green spirit doesn't stop at play equipment. In 2011, WPNA partnered with the National Wildlife Federation to certify over 100 yards as wildlife habitats, earning recognition as the top neighborhood in Austin three years in a row. Volunteers have also led seasonal "It's My Park Day" events, collecting up to 100 bags of trash, planting trees, and maintaining trails.

Most recently, WPNA celebrated the grand opening of Pomerleau Pocket Park in July 2024, a multi-year effort made possible by Austin Parks Foundation grants, city partnerships, and community vision. These achievements were only possible thanks to strong partnerships with the Austin Parks Foundation, Keep Austin Beautiful, Austin Parks and Recreation, Watershed Protection, AISD, and the tireless dedication of Windsor Park neighbors themselves.

What's next?

WPNA is working with small area mobility groups on trail connections linking Bartholomew, Pomerleau, and the future middle school at Mueller, as well as advancing the long-planned Belfast Bridge and Bike Trail to better connect Windsor Park with our neighbors. Through its Parks Committee, the neighborhood is planning activities and events to activate park spaces and advocate for management and improvements that may be needed.

A Community Advisory Group (CAG) selected from the Windsor Park Neighborhood Association (WPNA), Windsor Park Neighborhood Contact Team (WPNCT), and representatives from Pecan Springs / Springdale (PSSNA), and University Hills (UHNA) have been working with the Department of Transportation and Public Works (TPW) on a pilot for a Small Area Mobility Plan to develop a plan for safer mobility for all ages and abilities in our neighborhoods. There has already been considerable public input and TPW is in the process of finalizing our input, preparing for public meetings, and working to establish a workable timeline for implementation. TPW and the CAG will be coming back to you for input on omissions and implementation prioritization.

We need your help!

Are you interested in a leadership position? Consider becoming the chair of the Parks Committee! We are also seeking additional committee members to join forces and protect and preserve our neighborhood green spaces. Contact: parks@windsorpark.info; Learn more: <https://www.windsorpark.info/>

October 2025 Mueller Update

BY RICK KRIVONIAK

Asterisk*, a company that designs brand identity, continues work on placemaking signs and other visual cues to make visiting Aldrich Street District, Mueller's activity hub easier to navigate for pedestrians. The goal is to get visitors to park quickly, primarily focusing on the McBee St. and Simond Ave. garages, which both also have entrances off of Robert Browning Street.

Most Aldrich St. retailers validate for appropriate periods, so check for their policies. (Alamo Drafthouse Cinema validates for 4 hours of parking in the McBee Garage.) Non-validated fees are \$2/hour, with a \$10 daily maximum. Metered street parking in the area is \$2/hour, maximum 3 hours, from 10AM-8PM Sunday-Wednesday, 10AM-Midnight Thursday-Sunday. The ParkATX app is required for most payments. Pay attention to the Residential Parking Permit signs on streets near the Pavilion, especially during the Sunday morning Farmer's Market.

The Browning Hangar, with its historic and unique wood, bow-truss structure, is still on the market, to be developed into a use that will allow at least part time public access to it. Historic zoning for the site will be a part of the sale and permitting in order to incorporate the land area or other features that may make the reuse more feasible.

The Robert Mueller Municipal Airport Plan Implementation Advisory Commission will next meet at 6 PM on Tuesday, October 14, 2025 at the Austin Energy Building, 4815 Mueller Boulevard. Attendees may park free in the AE garage, using the Garcia St. entry.



A flyer for the Austin Mennonite Church. It features a logo with a stylized figure in green and blue. The text lists church activities: 9:30AM Classes by age group, 10:30AM Happy Half-Hour coffee, and 11AM Worship w/ nursery provided. It also includes a message about community and emotional support, a list of questions (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!), and the meeting location (5801 Westminster Dr, Austin, TX 78723) and website (visit austinmennonite.org for more info).

Get Free Trees at EcoFest

BY MARTIN LUECKE

The Shade Brigade is canvassing Windsor Park this month to identify houses that could use a tree in the front yard so we can Shade the Streets. If you find a Free Tree flyer on your door, please use the QR code to indicate your interest, then come to EcoFest at Bartholomew Park Saturday November 1 from 10 to 1 to get two drought tolerant native trees. All we ask is that you plant one to create shade over the street or your driveway, and that you water your trees for three years.

EcoFest is a family friendly event with kids arts and crafts, live music, neighborhood food, a fire truck, a performance by the Joyce Willett School of Dance, and appearances by Congressmen Lloyd Doggett and Greg Casar. There will be representatives from local environmental and climate organizations like Sierra Club, Austin Climate Parents and Bat Conservation International. Thanks to Knomad Bar for sponsorship of the Shade Brigade T-shirts.

The Climate Committee will provide a Tree ID tour of Bartholomew Park, seed clusters from the enlivenment committee, free plant swap from Yard of the Month committee, and activities from local schools. [Continues on page 6]

Now Enrolling!

TRINITY
— EST. 1964 —

Choosing a daycare is more than finding a safe place for your child—it's about finding a space where they can grow, thrive, and be deeply cared for.

5801 Westminster Dr, Austin, TX 78723
(512) 928-2212 | trinitycdc.org



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

3RD GENERATION
WINDSOR PARK RESIDENT

NO OBLIGATION
Property Valuations

WindsorParkAgent.com



Trends to Note

**Number of SOLDs dips
30% since last reporting.**

**Off-setting the massive
jump in August data.**

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

WINDSOR PARK Market Statistics

LAST 90 DAYS

AVG SOLD PRICE/SQ FT (Over Last 90 Days)	\$361.96
# OF HOMES SOLD (Over Last 90 Days)	28
AVG SQ FT OF HOMES SOLD	1,519
AVG DAYS ON MKT OF SOLDs	44
# ACTIVE LISTINGS ON MARKET	53*

*As of Sept 9th, 2025 - Single Family Homes.
Request a Detailed Report for Your Section of Windsor Park

Yard of the Month - 5502 Windward Drive

BY SARA JANE LEE

The October winner is Adam Rosenbaum of 5502 Windward Drive. When he and his wife moved there in 2022, they inherited the brick walkway and the double triangle design in the front yard. Though Adam is the winner, revamping the front yard has been a family affair involving Adam, his mother and his stepfather, and his wife Alissa.

To prepare the front yard, Adam removed the old plants and tilled the ground. With his mother's help, he planted some annuals and perennials that they found at the nursery and surrounded them with pea gravel. These include Red and Pink Lantanas, Mexican Feather Grass, and Adam's Needle Agave. When Adam and his mother went plant shopping, Adam could not resist the name. He and his mother planned the triangles. His stepfather, Marc, helped him install an irrigation system.

Near the house they have Ruellia, which Adam keeps corralled. They also have inherited a Native Pecan tree which grows close to the house. Outside the triangles they have Zoysia Grass.

Working on the yard is a family effort, with Adam, his mother and his stepfather working outside and Adam's wife Alissa supervising from inside. Adam advises designing your planting beds before you plant anything. Beyond that - enjoy it, even your mistakes. You are learning and you get to enjoy the outdoors.



Adam 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.

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.



THE AUSTIN INDEPENDENT

Keeping an eye on local government

Reliable local news outlet published by Daryl Slusher,
Former Council Member & Politics Editor of the Austin
Chronicle



THE PLACE TO GO IF YOU WANT TO KNOW



theaustinindependent.org



[@the_austin_independent](https://www.instagram.com/the_austin_independent)

- Politics & Government
- Historical Perspective
- Present-Day Impact
- A Voice of Experience



ALLURE
REAL ESTATE

Windsor Park

August 2025 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



\$560,000

MEDIAN
SALES PRICE



\$377.91

MEDIAN
PRICE / SQFT



48

AVERAGE
DAYS ON MARKET



11

NUMBER OF
HOMES SOLD



\$330,000

LEAST EXPENSIVE
HOME SOLD



\$895,000

MOST
EXPENSIVE
HOME SOLD



Scan to see what your
home could be worth

Inventory is at its highest in decades, meaning sellers face more competition. Buyers have more options and are taking their time, which can lead to longer days on market. Now is not the time to "test the market" by pricing a little higher. It's currently a smarter strategy to get ahead of this market, not chase it.

To stand out, sellers should focus on strong first impressions through staging, updates, curb appeal, and professional photography. Expect to offer incentives like closing cost assistance or rate buydowns to help attract hesitant buyers.

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



YA'LL COME !!



Multi HomeYard Sale Greenbrook Parkway

Oct 18....8am-5pm

**off Berkman between Running Brook Dr and
Lazy Brook**



ECOFEST CONTINUED FROM PAGE 3

Surrounding neighborhoods will also participate including Pecan Springs, MLK, East Cesar Chavez, St. John's, and North Loop.

Tree Folks will give away over 500 trees of various species, both tall shade trees and mid-size trees to fit any yard situation. There will be tree planting demonstrations during the event. Free Mulch will be available first come, first serve, and bags will be provided to carry it home.

If you are unable to plant your tree just reach out to me and we will arrange a volunteer to do it for you. If you cannot come to EcoFest, contact treefolks.org and sign up for home delivery. If you want to volunteer to be a member of the Shade Brigade or adopt a tree in the space behind Blanton Elementary school, please contact me at Martin@windsorpark.info.



BROSNAN TREE

We care for the whole tree, from the roots and the soil they grow in, to the tips of the highest branches. Let us know how we can help your trees.

-Windsor Park Resident and ISA
Certified Arborist, Tim Brosnan

512-653-6278

brosnantree.com

Scribner's PAINTING COMPANY

Austin's Neighborhood Painter

Call, text or email to schedule your free quote today!

(512) 731-5280 scribnerspainting.com
scribnerspainting@gmail.com



LAURA HOKE REALTOR®

512.689.7393
laura@laurahoke.com
Austin since 1991
Windsor Park since 2009

Winner of the Austin Board of Realtors
'Rookie of the Year' Award 2024



October in the Garden

BY CHRIS WINSLOW VIA THE WPNA ENLIVENMENT COMMITTEE

1. Plant fall-flowering perennials Look around and see what's blooming this fall. Some good choices are Mexican bush sage, pineapple sage, Mexican mint marigold, Copper Canyon daisy, and fall asters. Don't forget to check out fall blooming ornamental grasses. Tops on my list are Gulf Coast muhly, big muhly, and maiden grass.
2. Prepare grass for winter Now is a good time to fertilize the lawn. Feeding now will help the roots through winter dormancy. Inspect and treat for brown patch, a disease common with cooling, moist weather conditions. This is also a good time to apply corn gluten for weed control, and to top-dress with manure-based compost.
3. Plant a tree Choose from central Texas's great selection of native and adapted shade and ornamental trees. Plant one of the many oaks or elms for shade. Or add color to your late winter and spring season by planting a redbud, mountain laurel, orchid tree, flowering peach or pear, or a Mexican plum.
4. Plant a vegetable garden Now is the time for broccoli, cauliflower, cabbage, and Brussels sprouts from transplants. Easily grown from seed are collards, spinach, carrots, radishes, lettuce, mustard and collard greens, beets, Swiss chard, spinach, and turnips. Garlic and shallots (multiplying onions) can be planted now with short day onions just around the corner in November.
5. Plant snapdragons These wonderful, winter hardy flowers should be planted now for a showy late winter and spring garden. They almost guarantee a Yard of The Month sign in April. Other bedding plants to choose from are dianthus, violas, pansies, stock and flowering kale, and cabbage.
6. Harvest basil and make pesto Also plant some winter-hardy culinary herbs. Rosemary, oregano, parsley, cilantro, sage, thyme, and chives love winter and can provide fresh cut herbs for the kitchen.
7. Plant winter grass seed If you have a bare spot or would like to get rid of a muddy patch, sow some ryegrass or fescue. Rye grass can also be planted in a vegetable garden area to provide green compost in the spring and soil aeration. Elbon rye seed can also be planted over winter in garden areas plagued by soil nematodes (a disaster to tomatoes).
8. Plant wildflowers These need to be planted in the fall. They will grow leaves and stems while the days are short during the winter and will flower in the spring as the days get longer.
9. Plant fall bulbs For spring flowers, some of the best choices

are daffodils, grape muscari, tulips, jonquils, ranunculus, anemones, hyacinths, and narcissus. When planting, remember to add a little bonemeal to the root zone for some slow release organic nutrition. ♡

This article was provided by the Austin Garden, a free newsletter published twice a month. To sign up, visit austingarden.org



WEB ————— www.windsorpark.info

NEWSGROUP ————— groups.io/g/windsorpark

FACEBOOK ————— Windsor Park Neighborhood Association
& Windsor Park Neighborhood ATX

CONTACT US

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

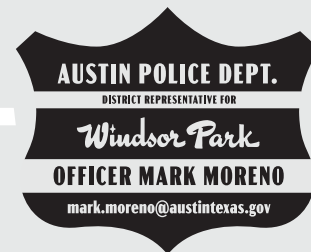
Secretary
KEITH EDWARDS
secretary@windsorpark.info

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

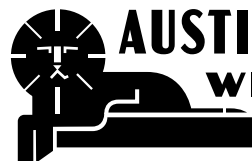
WPNA MEMBERS Wanted!

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!



AUSTIN PUBLIC LIBRARY WINDSOR PARK

5833 Westminister Dr.

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 October 2025:

- October 4th, 1:00 PM - Sewing Machine Maintenance and Repair Workshop
- October 6th and 20th, 2:00 PM - Music and Movement for Kids
- October 8th, 12:00 PM - Small Business Office Hours
- October 11th, 2:30 PM - Hispanic Latino Heritage Month Concert Featuring Mariachi Amor
- October 14th, 6:30 PM - Windsor Park Neighborhood Book Club
- October 20th, 6:00 PM - G-g-g-ghost Stories
- October 25th, 12:00 PM - Día de los Muertos Crafting

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