



Window n Windsor

A LOOK INTO THE NEIGHBORHOOD THAT NEVER GOES OUT OF STYLE

VOLUME

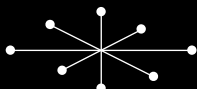
43

NO 08

AUG 2026

NEXT
NEIGHBORHOOD
ASSOCIATION
MEETING

SATURDAY
AUG 8th
10AM
at
MEMORIAL
UNITED
METHODIST
CHURCH



NEXT
MEETING
FOCUS

Backyard
Wildlife

WPNA Bylaw
Updates



Proposed WPNA bylaw updates

BY LAUREL CHESKY, WPNA VICE-PRESIDENT

Windsor Park Neighborhood Association officers have drafted a few key updates to our bylaws. These proposed changes are aimed at improving communication, keeping our finances transparent, and protecting our organization legally.

Here are the highlights:

Add a Communications Officer: This volunteer officer role would manage our overall communication strategy and coordinate content across platforms to ensure that we are effectively reaching all neighborhood members and beyond as needed. (Interested? Email vicepresident@windsorpark.info.)

Clarify fiscal governance: A proposed change establishes a clear process for how officers make spending decisions within the member-approved annual budget. It also creates a mechanism for setting annual limits on the allocation of unbudgeted funds.

Add an indemnity clause: In the unlikely event of a lawsuit, an indemnity clause shields our volunteer officers from personal liability.

Bylaw changes must be approved by the general membership. Details will be presented at the August 8 general meeting and a vote will be held at the September meeting.

Shade Brigade Organizing Meeting August 29

BY MARTIN LUECKE

WPNA Climate Committee is teaming up with Tree Folks again this year to bring free trees to Windsor Park for our Shade The Streets program. We are looking for volunteers to join the Shade Brigade (SB), and also to invite last year's Brigade members to rejoin the effort.

Our first Shade Brigade training session will be at noon Saturday August 29th at the Windsor Park Branch Library. Help us reach throughout the neighborhood and identify all the front yards that could use a shade tree near the street.

Imagine WP with tall trees stretching across every street, creating a massive canopy. Scientific research proves that our collective temperature will drop 4 to 6 degrees with 40% coverage, and WP will improve in other ways, from beautification to stress reduction.

Let me know if you want to join the team. Martin@windsorpark.info 512.536.0465

Upcoming Windsor Park Events

WPNA Monthly Meeting, Aug. 8, 10-11:30am. City of Austin Wildlife Management experts will lead a discussion about dealing with backyard wildlife, including coyotes and foxes. We'll also discuss proposed updates to WPNA bylaws (see article above). Rear of Memorial United Methodist Church. 6100 Berkman Dr.

Windsor Park Free Café, Saturday Aug. 15, 9-11am. Join your neighbors for baked goodies, coffee and conversation. Bring your own mug and a friend. Grab a free coffee and treat and meet your neighbors. See flyer on page 4. Brought to you by the WPNA Enlivenment Committee. Pomerleau Pocket Park, 1906 Patton Ln.

Shade Brigade meeting and training, Aug 29, noon, at the Library.

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

Yard of the Month - 1302 Ridgehaven Drive

BY SARA JANE LEE

The August winner is Jana Alexander of 1302 Ridgehaven Drive. She is new to Austin and has only lived on Ridgehaven about two years. After she retired from a long career in finance in Dallas, she began to do landscape design for a local nursery.

She has always loved plants and has a working knowledge of native plants and their water, light, and soil conditions. She used this knowledge to choose her plants on Ridgehaven. In January she hired a landscaper to do the heavy work, such as laying down sod, terracing her front yard, and placing rocks. She kept the Bur Oak and some other plants. She also has Teddy Bear Magnolia and Black Diamond Crepe Myrtle.

She loves the Patio Althea because it is trimmed to look like a powerful bulb. It is the center of a flower bed encircled by rocks. Rocks also outline a bed next to the street and one next to her house.

Jana added the Zoysia Palisades grass, Blackfoot Daisies, Coreopsis, Gregg's Mistflower, Cat Mint, Juncus, Lamb's Ear, Black and Blue Salvia, Silver Ponyfoot, Scaevola, Texas and common or Dallas Lantana, Skullcap, Dianthus, Rostrata Yucca, Hibiscus, Mexican Mint Marigold, Dipladenia, Penta, Feather Falls Carex, Periwinkle, Farfugium [aka Leopard plant], orange Esperanza, Caladium, Begonia, Flax Lily, and Zinnia. Her herbs include Oregano, Basil, Thyme, and Sage.



Jana 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) for Yard of the Month 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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Free Fridge now open at 1713 Patton Lane

BY ALANA CARPENTER-MOORE

Free Fridges are built and maintained as part of a community-action based mutual-aid network- they are not charity. The premise is 'take what you need, leave what you can.' The Fridge in Windsor Park is the fifth pantry in Austin. The Berkman Free Fridge (BFF) is located on the corner of Patton Lane and Hickman Avenue. It's tucked away next to the carport of 1713 Patton Lane, on the Hickman side of the house.

The "Free Fridge" concept began in Germany and has spread across the globe into countries like New Zealand, Philippines, Britain, Israel and India. But they are all the same- community members helping neighbors. The Austin Free Fridge program began during COVID. Though the pandemic is over, the need for nourishment continues to grow. According to several studies, food insecurity is defined as not having enough food and not knowing where the next meal will come from. 16% of the Central Texas residents and 25% of children in our area live with this insecurity. The Central Texas Food Bank is a core part of the solution to food insecurity, but the Free Fridge program brings the resources directly into neighborhoods and beyond the open hours of many food pantries.

Rosie and Brando, two residents at 1713 Patton Lane, learned about the Free Fridge program from a neighbor. They didn't hesitate to take on this project, as they both believe in community action and caring for our neighbors. Brandon says the project was a community effort, as some of his friends from the community action network joined in to help.

The two of them know the neighborhood well- Rosie has lived in the area for 9 years and Brando has been on Patton Lane for eight years. Rosie is an artist who believes in human and animal rights, and the Free Fridge project fits within her moral compass. Brando says this project is a calling. He dedicates time to the new Fridge project while managing a flex-shift at a kitchen, enjoying music and working in direct action causes.

Brando and Rosie have been in the area long enough to witness the need for basic items and food by unhoused and struggling families. With friends, they built the shed to house the fridge in one day. The structure includes shelving for canned goods, bread and personal care items. The following week, while waiting for the Fridge to be delivered, they painted the shed a sunny yellow so that it's easy to find. The Free Fridge opened on May 22nd. [story continues on page 4]



ALLURE
REAL ESTATE

Windsor Park

Hahl Homes Real Estate Report

Jef Hahl

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JUNE



\$351.49

AVERAGE
PRICE / SQFT
JUNE



84

AVERAGE
DAYS ON MARKET
JUNE



14

NUMBER OF
HOMES SOLD
JUNE



35

NUMBER OF
AVAILABLE HOMES
MID-JULY



95.8%

AVGERAGE
SOLD PRICE VS
ORIGINAL LIST PRICE



Scan to see what your
home could be worth

I do my best to stay on top of Austin's market. When I check the stats each week, there are always more sellers reducing their price than going under contract. It's been this way for a few years now. One of the hardest pills to swallow right now is that you're almost always better off getting ahead of the market than chasing it. Too many days on market and price reductions can make a seller look unreasonable or desperate.

We've seen signs of things starting to level off, but no one knows for sure if this is our bottom yet. Our inventory has started to come down a little and our pendings have started to increase. But it's still a strong buyer's market with a lot of good deals out there. Most buyers are getting offers accepted under list price and with closing costs.

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

Berkman Free Fridge, continued from page 3

Though the response was slow initially, more people are finding out about this fridge. Initially, only unhoused people used it, but now families have found this resource.

Rosie and Brando monitor the fridge's temperature and keep an eye on available food. They've noticed that the fridge and shelves tend to be emptied on Wednesdays and Thursdays but restocked again by the weekend. Brando and Rosie are also hoping that a few people will step up to help keep the area tidy and clean.

For people who would like to donate please see the list below. Sometimes Rosie and Brando will make sandwiches and leave them in the fridge for people who need a quick snack.

If you want to participate, stop by 1713 Patton Lane. You can't miss that beautiful yellow building. Take what you need, leave what you can and keep the fridge and area tidy for the next person.

NEEDS

- Ready-made meals, noodle packets, tuna, cold cuts (For convenience, please try to focus on items that can be cooked quickly or fast items that just need a little hot water)
- All produce
- Milk products (milk, cheese, yogurt, juices)
- Self-care items (toothpaste, soap, deodorant, feminine care products, wet wipes). Note: Feminine care products are also available at the Windsor Park Library during open hours.
- A neighbor also donated a large metal trash can so that donors can leave pet food and keep it safe from the critters like squirrels and raccoons.
- Water is ALWAYS needed
- NO ALCOHOL AND PREFERABLY NO RAW MEAT PRODUCTS



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WINDSOR PARK MARKET STATISTICS

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31

(at time of reporting)

of active listings

OVER THE
PAST 90
DAYS

42

of homes sold

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avg price/sq ft solds

1,517

avg sq ft of solds

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avg days on mkt solds



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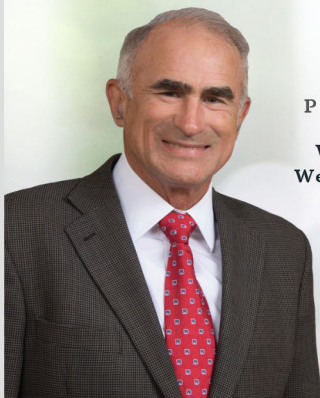


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Folk Music, Magic & Poetry: Talents Abound at Our 4th Open Mic

BY DARREL MAYERS

One June evening, a community of about 35 of us gathered for an open mic celebration of Father's Day, Summer Solstice. . . and, more importantly, WPNA President Chad Cotton's birthday ; -) It was held in Carol Kent's idyllic back garden on Linda Lane. Roosters crowed nearby, kiddos played on the swings, and fortunately the sun was slowly quenched by evening's arrival.

This was the Enlivenment Committee's fourth Open Mic event, and it got off to a strong start. Thom the World Poet celebrated "unity in the community" and the joy to be found in higher states of consciousness. Caro from Feet of Animals then spun us into a different Zen dimension, with her enchanting originals "Antaeus" and "Voiceless Flutes,"

Our special guests — the father & son duo the Azarians — then took the stage, with heartfelt songs edged with whimsy and melancholy. ("Hopelessly original, refreshingly out of touch..." wrote critic Gregg Beets about Ethan in the Austin Chronicle.)

We were all swept away by the beauty of "Lost in the Weeds" and "Golden Gate" and others, and what a treat to enjoy the natural musicianship of Ethan's son Francis on keys and vocals. (Next morning they left for a tour of Vermont.)



The Father's Day theme continued with high school student Lily and her dad Ted. They matched harmonies beautifully as they shared classics by John Legend, Bruno Mars, and later on, "Wagon Wheel" (Dylan/Secor).

[Storyteller Forest. Photo credit: Bob Bednar]

The promising young magician Taavi entertained with card tricks; Keith McCormack sang a kind of cool, Cubist version of a Bob Dylan tune on a detuned guitar; Forest told the story of catching a jumping spider; Steve Ashley sang "Billy the Kid" (Joe Ely) and "Not Dark Yet" (Dylan again!). Alan Kubala, with his wife Karen on drums, then delighted us with some of his originals.

Performers... thank you! Kudos also to the audience, for sitting church-quiet as each artist shared their magic. Deep gratitude also to Carol Kent for hosting.



Texas Children's Pediatrics Windsor Park

1928 Gaston Place Dr., Unit C
Austin, TX 78723



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President's Letter

BY CHAD COTTON, WPNA PRESIDENT

At our most recent meeting, we welcomed Heather Wong from ATX116.org, who provided an update on the challenges facing our local schools. One of the most significant concerns is the possibility of a state takeover of the Austin Independent School District, which could result in substantial disruption, uncertainty, and a loss of local control for our schools and administrators.

To learn more, visit ATX116.org. If you're interested in getting involved specifically in Windsor Park, consider joining the Schools Committee by emailing <mailto:schools@windsorpark.info> and asking to participate.

As we look ahead to fall, it's also time to begin planning for the next generation of leadership within the Windsor Park Neighborhood Association. We have several volunteer opportunities available:

Newsletter Distribution Coordinator – This volunteer receives printed newsletters from the printer, organizes them into bundles for sector leaders, delivers the bundles, maintains the sector leader contact list, and communicates with those volunteers as needed.

Sponsorship Coordinator – This role serves as the primary contact for current and prospective sponsors by answering questions, responding to sponsorship inquiries, sending renewal reminders, and maintaining sponsorship records. Most of the work can be completed asynchronously via email or text.

Communications Officer (beginning in 2027, with approval of by-law changes) – This new position will coordinate content and communications across the association's communication channels.

If you have questions about any of these volunteer opportunities or would like to get involved, please contact president@windsorpark.info.



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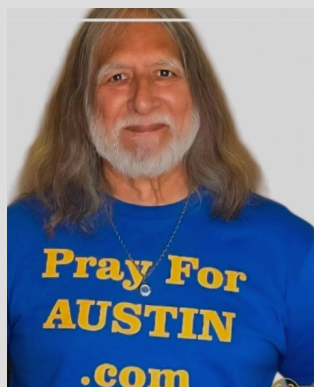
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by age group

10:30AM Happy
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WEB ————— www.windsorpark.info
NEWSGROUP ————— <https://groups.io/g/windsorparkatx>
FACEBOOK ————— Windsor Park Neighborhood Association & Windsor Park Neighborhood ATX

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SPONSORSHIP
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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 August 2026:

- Armchair Detective Audiobook Club Wed, 8/5/26, 1:00 PM
- The Crafty Adult: Homemade Blooms Sat, 8/8/26, 1:00 PM
- Acrylics Painting with Joseph Chen Mon, 8/10/26, 5:00 PM
- WPNA Book Club: The Personal Librarian Tues, 8/11/26, 6:30 PM
- Senior Social Hour Wed, 8/12/26 and 8/26/26, 10:00 AM
- Physical Media Swap Sat, 8/15/26, 1:00 PM
- The Parenting Hour Mon, 8/17/26, 11:30 AM
- Back to School Clothing Swap, Sat, 8/22/26, 1:00 PM
- Seed and Plant Swap Mon, 8/24/26, 5:00 PM
- Yoga Saturday, 8/29/26, 10:30 AM

UPCOMING EVENTS
library.austintexas.gov/events

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