



# Window on Windsor

A LOOK INTO THE NEIGHBORHOOD THAT NEVER GOES OUT OF STYLE

VOLUME

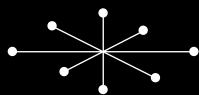
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NO 09

SEP 2025

NEXT  
NEIGHBORHOOD  
ASSOCIATION  
MEETING

SATURDAY  
SEPT 13th  
10 AM



NEXT  
MEETING  
FOCUS

PARKS



## Back to School in WP

BY CHAD COTTON

September marks the return to school for students across Austin. In August we had Dr. French, Director of Planning Services speak about the review of Schools across Austin and address some of our concerns in and around Windsor Park. If you missed it, check out the presentation on our website.

As families settle into new routines, please be mindful of increased pedestrian and bicycle traffic near schools. Remember to slow down in school zones, watch for children crossing, and avoid distracted driving, and, as always, look for pedestrians at the crosswalks on Berkman.

If you would like to support our local schools, many campuses have teacher wish lists or volunteer opportunities. Even a small gesture—donating supplies or mentoring a student—can make a big difference. All the public schools from the Elementary schools through the High Schools would appreciate your help.

## Spotlight: Students & Schools

BY THE WPNA SCHOOLS COMMITTEE

Do you know a talented student in an AISD school who loves to write, draw, or dream big? Window on Windsor wants to showcase their creativity! We're seeking poems, comics, short stories, and more from students in our neighborhood public schools.

Have a great story about something inspiring happening at your child's AISD school? We'd love to hear that too! From science fairs and school plays to acts of kindness and big achievements, help us celebrate the amazing things our neighborhood kids are doing.

Submit your student work or school story idea to [schools@windsorpark.info](mailto:schools@windsorpark.info) and your idea could be featured in our next newsletter!

## Rebecca's Pancake Breakfast - Oct 4th

BENEFITTING THE WPNA SCHOLARSHIP FUND

Saturday, October 4, 2025

8:30 – 11:30 a.m.

5801 Westminster Drive (next to the WP Library)

For the 11th year, the Austin Mennonite Church community is sponsoring their Pancake Breakfast with proceeds going to the Windsor Park Neighborhood Association's Scholarship Fund. The event is named in memory of Rebecca Lowe, an involved community member whose idea established this important scholarship.

All are invited to this fun outdoor event to enjoy freshly made pancakes (includes the option of gluten-free pancakes), coffee, juice, and sausage (veggie and meat) – your donation goes directly to the scholarship fund. There is a large grassy area where there will be space and games for kids after they eat!

If you would like to volunteer to help serve, please contact Stacy Vlasits at [stacyvlasits@gmail.com](mailto:stacyvlasits@gmail.com) or 330-347-0836.

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

# Meet Your Neighbor - Candace Hunter

BY MARTIN LUECKE



Our neighbor on Briarcliff was elected to the Austin School Board in 2022 and is on a mission: make sure teachers, students and families have a voice in AISD.

A history teacher in Austin from 1997 to 2015 at Webb, Pearce, and Sadler-Means, Candace and husband Victor have raised their children John-Mark and Hezekiah in Windsor Park since 2010. Candace currently works in teacher certification at ACC. Membership of the school board is a volunteer position.

Candace and the WPNA school committee organized a public feedback event at our August neighborhood meeting which included At Large board members Arati Singh and Fernando Lucas de Urioste along with neighbors from Pecan Springs and University Hills. Results from our event will go to the school district office for consideration.

Such meetings go against the wishes of the Texas Education Agency. "The State of Texas does not want school board members to do outreach, to visit schools, to have community meetings and listen to parents and students. There's a whole organization called TASB that sets the rules for board members and all of it is geared to almost rubber stamp the superintendent and stifle independent thought."

The recent Texas legislative session created a massive number of new laws for school districts. One of the immediate policy issues is eliminating student cell phones. Another more controversial law regards trans students. "We can no longer socially transition a student. That means we can't use their pronouns or their transition name. If Mario wants to be called Maria, a teacher can lose their job using the new name."

There are also new rules for the School Board members. "We have I think 107 things we have to do, and go down the list and check them off. We have a board coach that was brought in by the TEA called Lone Star Governance. You will see during the meeting board members receiving a text that's telling us we are not asking the right kinds of questions."

Board members are limited in the most significant way: the superintendent is the only employee they can communicate with directly. "If I see something wrong, I can't technically address it. I have to go to the superintendent, and he then finds someone. It can take months to get something done."

But there is good news. "At the heart of why we show up to work every day is for our students. We have some amazing young people doing some amazing things. We have kids in LASA that are in peer-reviewed journals." Candace brags about LBJ High and its important programs in medicine and firefighting. "They have a medical training suite that is like a hospital." Candace will host more events this school year at several District 1 campuses to continue her mission to make Austin schools better for teachers and students.

You can watch school board meetings streaming live on Facebook and cable Channel 22, or watch on YouTube anytime at Austin ISD.



# Harris Elementary - an update

## BY WPNA SCHOOLS COMMITTEE

If you live in Windsor Park, you've noticed that the Harris Elementary building is on track to finish by the end of the year.

For the Fall Semester, Harris families will still be at the Sims Campus on Springdale. For January 2026, Harris teachers, staff and families are all looking forward to starting off the Spring Semester in the NEW building!

Get to know the Harris community by volunteering, joining the CAC, and becoming a PTA member! Just call the school to find out how! (512) 414-2085. This year, the PTA president is former Harris student (1990's) and current Harris mom, Alice Gaulty. She wants you to know how satisfying her time at Harris has been, from the first time she volunteered to read books to pre-schoolers before she was a parent there, to popcorn and pickles, ride your bike to school, friendship, incredible teachers, a fully bilingual child, and so much more over the last 5 years here.

Before searching for a school, visit the one you zone to! Find someone who goes there and get involved. As a diverse, caring neighborhood, we can show that public schools remain a very important part of our community!



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# Windsor Park

## July 2025 Real Estate Report

**Jef Hahl**

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Broker Associate & Realtor

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Jef@HahlHomes.com

512.796.6750



**\$565,000**

MEDIAN  
SALES PRICE



**\$377.65**

MEDIAN  
PRICE / SQFT



**46**

AVERAGE  
DAYS ON MARKET



**14**

NUMBER OF  
HOMES SOLD



**\$290,000**

LEAST EXPENSIVE  
HOME SOLD



**\$715,000**

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.



# Yard of the Month - 1301 Berkshire Drive

BY SARA JANE LEE

The September 2025 winners are Michael Guzman and Arturo Longoria. They have lived at 1301 Berkshire Drive for six years. Since both Michael and Arturo grew up with parents who had green thumbs, they grew up loving gardens and gardening. They were also inspired by their neighbors' yards, the Wildflower Center, and the TV program, Central Texas Gardener.

They wanted a xeric landscape that was showy and would attract pollinators. They have a patch of grass surrounded by mulched flower beds. Though many of their plants require little or no water, Michael and Arturo have a water barrel. A rain chain directs water from their roof to the barrel.

Their plants include Agave, Texas Betony, Esperanza, Native Milkweed, Hibiscus, Fall Astors, Yucca, Purple and White Trailing Lantanas, Copper Canyon Daisies, Butterfly Bush, Cannas and White Mistflower. They also have several sages including Mexican Bush, Mountain, Autumn, Mealy Blue, and Jerusalem. Most are true Salvias. They inherited two Crape Myrtles and a Bur Oak. Their Fig Tree looks much younger. A Ligustrum hedge along the Cameron Road side of their property lessens noise and gives them some privacy.

Now they have birds, bees, butterflies and moths, and other insects in their front yard. They also have lizards running around their yard. They and their inside cats enjoy the show.



Michael and Arturo 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.

Please send us your nominations for Yard of the Month. If you like a certain yard, or more than one, tell us. 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).



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Keeping an eye on local government

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Former Council Member & Politics Editor of the Austin  
Chronicle



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# WINDSOR PARK

## Market Statistics

### LAST 90 DAYS

AVG SOLD PRICE/SQ FT (Over Last 90 Days) \$344.52

# OF HOMES SOLD (Over Last 90 Days) 40

AVG SQ FT OF HOMES SOLD 1,598

AVG DAYS ON MKT OF SOLD 43

# ACTIVE LISTINGS ON MARKET 51\*

\*As of August 8th, 2025 - Single Family Homes.  
Request a Detailed Report for Your Section of Windsor Park

### Trends to Note

Number of **SOLDS** jumps  
**UP 33.33%** since last reporting.

Active Inventory levels  
remain unchanged.

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

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BOOKING FOR  
FALL 2025  
PLANTING  
SEASON



# National Night Out - 7th Oct

BY GLORIA NEUNABER

The Austin Police Department is gearing up for this year's National Night Out event which will be held on Tuesday, October 7th.

National Night Out (NNO) is an annual community-building campaign that fosters positive relationships and communication between community members and police. It encourages community awareness, involvement, and provides law enforcement accessibility to make our neighborhoods safer. For more information about NNO and our Kickoff Party, please visit <https://www.austintexas.gov/departments/national-night-out>.

If you would like to request Austin Police, Fire, EMS, and/or Code Compliance to attend your NNO event, please see the attached flyer for a link and QR code to our party visit request form. Visit requests will be accepted up until midnight on September 28th.



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MENNONITE  
CHURCH**

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

A faith gathering for doubters, questioners, the faithful, agnostics, "sinners" and saints. All are welcome here as we seek the way of love and peace together in a safe and inclusive community.

We meet at 5801 Westminister Dr, Austin, TX 78723  
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# A Little Light Rewilding, part 2

BY PAUL ALFORD, 6809 DUQUESNE DRIVE

Continuing my article from last month, see below my last few tips for rewilding and encouraging wildlife to thrive in our yards.

## 5 Mulberries

A few years ago, I planted a native red mulberry and last year added another. It is the plant that has attracted the most species by itself. This year it reeled in a resident cat bird during the fruiting season, Baltimore orioles kept coming back for more, and even some titmouse that were carrying away whole berries.

## 6 Feeding the Birds and Putting up Nest Boxes

I put up a few nest boxes, although I have only had Carolina wrens take advantage so far. The feeders, however, are a different story, and there has been a huge range of birds taking advantage of the different food I put out. I hang the feeders from invisible wire, which is too thin for the squirrels to navigate and make sure the feeders are 6 feet off the ground and 8 feet from buildings and trees that the squirrels might use as launching pads - it works!

## 7 Valuing the Big Trees

I appreciate and value the big trees that are in our neighbors' yards around the property. Yes, they drop leaves and pollen, and sometimes the seedlings seem never ending, but the payoffs are huge: shade, habitat, different food sources. We have had 6 different woodpecker species through, 3 or 4 almost daily, and on top of that the occasional nuthatch.

If you are looking to do a little rewilding in your yard or even want to create a multi-purpose space with some space for nature, the seven things above are the things that worked for me the best in this location. Good luck and feel free to get in touch if you would like to chat any of this through. Let's make University Hills and Windsor Park a maze of wildlife corridors and battle the concrete!



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

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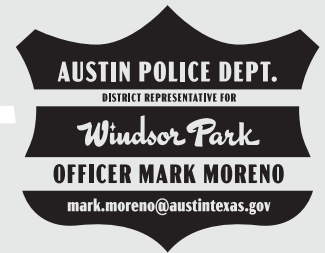
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# WPNA MEMBERS Wanted!

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 for all ages. Highlights for Sept 2025:

- Thursday, September 4th, 5:30 PM Citizenship Clinic Information Session
- Saturday, September 6th, 10:00 AM Hooks and Needles
- Saturday, September 13th, 1:00 PM Storytime with Austin Animal Center
- Friday, September 19th, 10:30 AM MACC Chair Yoga
- Monday, September 22nd, 6:00 PM Film for Thought: Woman at War
- Saturday, September 26th, 1:00 PM Costume Swap

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

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More members mean our voice makes more impact. Memberships range from \$5 to \$35. Details on our website or use the form here.

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**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 | <b>\$5</b>  | <input type="checkbox"/> SUSTAINING           | <b>\$35</b>            |
| <input type="checkbox"/> STANDARD/INDIVIDUAL  | <b>\$15</b> | <input type="checkbox"/> NON-VOTING DONATIONS | <b>GLADLY ACCEPTED</b> |
| <input type="checkbox"/> FAMILY               | <b>\$20</b> |   |                        |

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