



WINDOW on WINDSOR

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Vol XLI No.03
March 2022

**Next
Neighborhood
Association
Meeting**

**Saturday, Mar
12th**

**STREAMING
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to visit!**

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WPNA member!**



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the newsletter?
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Updates and renewed energy for the WPNA - celebrating 40 years

Jackie Brooks, WPNA President

At our February WPNA meeting we went virtual again – my sincere apologies for any confusion regarding the last-minute pivot. Perhaps I was a bit over-optimistic in my last President's letter (a motivational speaker once told me you could speak things into existence, ha). I'd like to extend a big thank-you to Jeanette Swenson for going to the MUMC gym to help direct anyone who may not have heard the update, and for providing a note on the door. We are hoping to move forward with the in-person/hybrid for our next meeting, but please stay tuned to our Facebook, website, and emails/listserv for updates. We'll be assessing the local situation and making our call at our Executive Committee meetings (about 2 weeks before the monthly meeting).

In case you missed the meeting, we had two guest speakers share about new resources in Windsor Park: 1) Texas Children's Hospital- Windsor Park Clinic, who came especially to our diverse neighborhood to provide resources for families in need and is supporting the community in more ways than one (thank you for becoming an annual Newsletter Sponsor!) & 2) Ridwell – which is a company working to reduce waste and provide convenience with a household pickup service for reusable and hard to recycle items.

We also heard from our WPNA Committees, and members voted to approve our Audit Committee volunteers for this year (thank you Alana Carpenter-Moore, Sheryl Cheatham, and Cam Russe). Members also voted to approve an ad-hoc committee for 2022: Communications Committee- which will focus on WPNA marketing and communication; especially in time with the 40-year anniversary of WPNA. This committee seeks to provide a broader understanding of the benefits the WPNA brings to our neighborhood. Thank you Miranda Molen, for volunteering to Chair this committee.

The ad-hoc committee is already at work, as we celebrated a recap of WPNA accomplishments from the 40 years in 40 days campaign. As a new neighbor, Miranda shared what she has learned about the WPNA, and wanted to share with others who might not know what the WPNA does. She creatively synthesized the work of WPNA (powered by you, neighbors!) into these 3 buckets:

What does the WPNA do?



Foster a sense of
**community, belonging
and connection**
amongst neighbors



Improve the **quality of
life** in our neighborhood



Unify the **voice of the
community** for
advocacy

[President's Letter - continued from page 1]

As I reflect on this moment of celebration, I can see that these achievements come from countless hours of time and energy. Some efforts, like the Move-it campaign that Rick Krivoniak shared, are why Windsor Park is still a neighborhood and not a runway today for the Mueller airport. Or the fact that this newsletter has been published and delivered right to your doorstep every month, for 40 years, by one of your neighbors.

The gratitude I have for what others have done before me gives me the energy to take up the baton where I can, and be a part of what the WPNA does today and tomorrow. If you have a spark inside you and want to get involved, please reach out to our committees today and become a member. We're especially in need of someone to help lead our social committee and organize our block party this year (it's our 40th, we have to have a party!). Don't forget, you won't be alone, we just need someone to help organize and lead the planning effort.

In other news, we officially have a new Council Member for District 4 – congrats to a fellow Windsor Parker, Chito Vela, on winning the election! We hope the forums we hosted and shared were helpful, and look forward to connecting with Chito on items that are important to Windsor Parkers.

THE WPNA SCHOLARSHIP IS OPEN & ACCEPTING APPLICATIONS SEE PAGE 7

Windsor Park Neighborhood Association



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Windsor Park January 2022 Market Report



601,000

MEDIAN
SALES PRICE



\$375.13

MEDIAN
PRICE / SQFT



10
DAYS

MEDIAN DAYS
ON MARKET



NUMBER OF
HOMES SOLD



MOST
EXPENSIVE
HOME SOLD
(MY CLIENT!)

\$680,000



\$441,000

LEAST EXPENSIVE
HOME SOLD

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

Back into the Spring Swing

After a little bit of a slowdown this past fall, the spring market is back in full swing. We're seeing more offers, higher over asking price, and LOTS of investors. I feel like a bit of a broken record, but what's driving our market is low inventory, higher costs to build, and population growth (everyone wants to move to Austin these days). Some are predicting that with interest rates going up, this will pass. While I think rising rates will have an impact, I'm seeing so many people putting 20-50% down, that I don't expect it to have a major swing. A 1% rate increase could mean an additional \$200-\$300/mo in payments. So if you were thinking about moving, I would try to do it before rates go up any more.



Where your family becomes our family.

We're excited that our newest location is in Windsor Park and hope you come and join us!

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Make an appointment with Dr. Shauna Butler or Dr. Ana Avalos at texaschildrenspediatricsaustin.org/location/windsor-park.

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Yard of the Month – in hibernation this month

Sara Jane Lee

March and April are the hardest months for which to choose Yards of the Month. That is because we must choose a winner approximately a month early. For example, we conducted our March Yard of the Month tour January 31st. There will be many beautiful spring yards in Windsor Park, but in late January, February, and early March, these yards may still look bare, with only a few undistinguished green stalks looking like awkward visitors.

Unfortunately, the Yard of the Month Committee was unable to present the Yard of the Month award for March. There was a yard that we had watched for several months that we thought would survive cold weather and look good in March. When we asked the owners, they turned us down. Usually, we have runner-up which would also be a fine winner; this time we could not find a good runner-up. We have had a few people turn us down; it is rare, but it does happen. If you are leaving next week on a six-month expedition to Antarctica, turning us down makes perfectly good sense. If you are just modest about your skills and your yard, please go ahead and accept.

Yard of the Month considers yards of homeowners or renters – any landscape that the residents have maintained for a few months or longer. WE WANT NOMINATIONS. We may not have seen your yard, or your neighbor's yard. If we do not choose your nomination, we may watch it for the next few months. If we think that it is perfect the month that we look at it, we may note to look at it 10 or 11 months from now. 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.

It's My Park Day – Saturday March 5

See the link below for more info and to sign up
<https://austinparks.givepulse.com/group/9012-Its-My-Park-Day-Spring>

There will be at least 2 projects at Bartholomew Park

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HIDDEN IN PLAIN SIGHT – SOMETHING SPECIAL IN THE NEIGHBORHOOD - Let's Eat Austin

Elizabeth Kubala

Perhaps, like me, you've noticed and wondered about the cinder-block wall painted with an ocean wave on Berkman Drive at Chapman Street. Behind that wall is an unassuming house, and inside that house is a . . . drum roll please . . . cooking school. Let's Eat Austin is owned and operated by three easy-going and creative friends who love each other and share a passion for all things culinary.

Chefs Aaron and Megan met in culinary school where they were each turning toward their true passions after burning out in their first careers – Aaron as a chemical engineer in the corporate world, Megan as a religious scholar working in a bookstore. The two were drawn to each other's over-the-top enthusiasm and dedication to culinary excellence. After culinary school they met Whitney, a photographer, videographer, and award-winning cocktail creator whose quirky and collaborative personality was a perfect fit and the three began cooking up plans for a shared entrepreneurial venture.

The school opened in 2017 with a few cooking and cocktail classes in the home of Aaron and his husband, John Paul. Aaron built a garden and started raising chickens. Soon, the school was taking over their home, so just before the pandemic hit, the couple bought a house across the street and fully dedicated the corner house to the cooking school. (John Paul, a realtor in the neighborhood has deep roots in Windsor Park. His grandmother lived here. His parents met here and were in the first graduating class at Reagan High.)

Though they clearly take their craft and their business seriously, the three friends agree that their number-one priority is having fun. That attitude has helped them to build and grow their business through the challenges of the pandemic. And their infectious, fun-loving personalities have surely helped build their clientele. One of their favorite parts of teaching is watching people of all ages and walks of life come together and get to know each other over the stove or cutting board. By the end of many classes people are exchanging phone numbers and making future plans together. Another gratifying experience is seeing people light up after learning the proper way to chop an onion. And speaking of fun, every year on Halloween day, Let's Eat Austin hosts an open house with themed treats and Halloween photo ops in their "spooky garden". This year on April 23rd, they are excited to bring the community together with a Spring Fling Garden Party. Megan is envisioning flowers everywhere including edible ones to garnish the pastries.

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Although the pandemic slowed them down a bit, the intrepid trio are finding that many people who aren't yet ready for a crowded restaurant are thrilled to gather in a small group. When things open up a bit more, they may start a supper club, but right now the focus is on the cooking classes which are offered Tuesdays through Saturdays (lunch and dinner) plus a southern brunch class on Sundays. Among the options are homemade pasta, pizza, paella, sushi and more. You can check it all out and see photos of the food and fun on their website and social media accounts. Also check out Rubbishcook on Youtube The alchemical blend of Whitney behind the camera and Megan in front (not to mention occasional cameos by a taste-testing toddler) makes for a moment by moment, fresh and free-flowing kitchen watching adventure.

Website: www.letseataustin.com

Instagram @letseataustin

Facebook: <https://www.facebook.com/letseataustin>

Rubbishcook: <https://www.youtube.com/channel/UC2dzBY6Vm9CmBRyBL6wqWtQ>

March 2022 Mueller Update

Rick Krivoniak

Not only has Austin Modern Lofts broken ground at 51st and Mueller Blvd. for it's 39-unit + first-floor retail project that will "wrap" the AISD PAC parking garage, they've also got a 90-unit project underway at Berkman & Tom Mueller. And just across Berkman, Ryan Companies has started a 345-unit apartment project adjacent to the Mueller Tower. AMLI has a total of 732 units underway, 326 at Aldrich & Garcia, and 406 between Mattie & Aldrich, which will have retail space fronting Aldrich. Pearlstone Partner's 6-story, 200-unit Parkside condos project that includes 8 for-sale ground-floor commercial spaces is underway at Aldrich & Mueller Boulevard.

Across Simond Avenue from Parkside, the "Bravo" building and its garage will soon rise next to its "Alpha" sibling. These two buildings will house the Teacher Retirement System of Texas offices, and provide additional public parking for the Aldrich district's eateries and entertainment.

The next Robert Mueller Municipal Airport Plan Implementation Advisory Commission meeting is Tuesday, March 8th at 6PM to be held at Austin Energy Headquarters, 4815 Mueller Blvd. Please utilize the parking garage entrance off Garcia Street. For RMMAPIAC agenda and other information, visit austintexas.gov/rmmapiac

Sadler Means YWLA - Rosalind Oliphant, PhD

Sadler Means Black History Month's celebration explored the national theme, "Black Health and Wellness," by recognizing the legacy of Black scholars and medical practitioners with special guest speakers, oncologist Dr. Yvette Williams-Brown and dentist, Dr. Christopher Stevenson.

The Sadler Means robotics team, coached by Ms. Crossman and Latinitas, are preparing for their first competition in the First Lego League "Cargo Connect" Challenge this month. The competition includes a challenge for teams to present innovative ideas to improve delivery services within their communities. Go Dragons!

Our new Sadler Means Student Council, sponsored by Ms. Joy Young, is off to a great start. They elected officers, co-sponsored our Valentine's Dance, and voted to make campus beautification, helping homeless residents, and volunteering at an animal shelter among their top goals. If you would like to contribute to their efforts, you can make a Giving Tuesday tax-deductible donation by contacting joy.young@austinisd.org.

Gus Garcia

Gus Garcia Young Men represented AISD at the TABSE (Texas Alliance Of Black School Educators in Dallas) and were recognized for their outstanding leadership.

Spring Break (March 14-18) No school, CAC/PTSA Meeting at Garcia YMLA March 29 (4:15pm). We also have ongoing registrations at school Monday-Friday (9:00-4:00) for the 2022-2023 school year. Come join the brotherhood of leadership!

We are looking for mentors to help support the Cedric Benson Mentoring program at Gus Garcia YMLA. If you are interested, please reach out to Erica.Sterling@austinisd.org

[School updates continue on page 6]



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[School Updates, continued from page 5]

Andrews Elementary - Elizabeth Morales, Community School Facilitator

Registration for the 2022-2023 school year is now open! Andrews Elementary offers a dual-language program, a PreK3/4 program, Communities in Schools, and more. Join the Gator family today by enrolling at <https://www.austinisd.org/enroll>. Our 5th graders are preparing for middle school! 5th-grade boys visited Gus Garcia YWLA while the girls visited with a representative from Bertha Sadler Means YWLA. Students spent time learning all about life in junior high.

Andrews Elementary is has partnered with Texas A&M AgriLife Extension Service to provide nutrition classes, open to the community. The classes will be on 3/23, 4/06, and 4/27 and cover topics such as fad diets, mindful eating, and preventing diabetes. Text Yaniselli Galindo at 817-412-1253 or email her at yaniselli.galindo@austinisd.org to register. Career Day is Thursday, April 14th! Want to help give students an up-close-and-personal view of an array of occupations or know someone who wants to? Contact our counselor, Clelia Parlange at clelia.parlangevaldes@austinisd.org to sign up.

Northeast Early College High School - Raul Rivera, CAC Co-Chair

The Northeast Raider varsity basketball team clinched a playoff berth into the UIL Class 5A bracket.

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WINDSOR PARK Market Statistics JAN 2022

AVG SOLD PRICE/SQ FT (JAN 2022) **\$374.45**

OF HOMES SOLD IN (JAN 2022) **6**

AVG SQ FT OF HOMES SOLD **1,568**

AVG DAYS ON MKT OF SOLDS **14**

ACTIVE LISTINGS ON MARKET **4***

*As of Feb 15th, 2022 - Single Family Homes.
Request a Detailed Report for Your Section of Windsor Park **

The 6th annual Windsor Park Neighborhood Association Scholarship is now OPEN!

Help Spread the word!

Our \$1,000 scholarship is open to high school seniors who live in Windsor Park and attend any AISD school as well as any high school seniors at Northeast or LBJ no matter where they live. For further details and to apply, visit windsorpark.info/scholarship. Deadline is March 31st, 2022

Help Fund our Scholars!

Give now to help invest in the future of Windsor Parks' bright 2022 scholars today! The WPNA Scholarship Fund is 100% community and neighbor supported. Thanks to the generosity of so many, we were able to award 15 scholarships in 2021, let's do it again! Visit windsorpark.info/scholarship to donate.



March 2022 - Meet Your Historic Neighbor - Alice Jenkins

Martin Luecke

In this 40th year of being a neighborhood organization, I am spotlighting past members of WPNA and today I write about one whose name can be found in the WP branch library.

Alice and Paul Jenkins moved to Windsor Park, along with their daughters Kathryn and Jill, in the late 1950's from London, after being stationed at Bergstrom Air Force Base. Windsor Park had many Air Force residents in those days. At first the Jenkins lived on Berkshire, but then moved to a house on Northridge in 1965 that would one day connect with the library of the future.

Daughter Jill says they were original members of the Windsor Park Presbyterian Church, and in fact helped to build it. Today this is the Mennonite Church next to the library. The first decade of WPNA meetings took place in this church.

Jill remembers visiting the book mobile with her mother and sister in the parking lot of Windsor Village. Jill says her mother also volunteered at Harris Elementary school library, which eventually lead to Alice getting a Master's Degree in Library Science at UT. Alice worked for Materials Resources with AISD libraries.

I found Alice and Paul on the original typewritten WPNA member list from 1982, and Alice was on the first Library Committee in 1983. "Building a permanent branch library was the original organizing principal of the association" said then-president Stephen Rodi. Over the years Alice made many appeals to the city council regarding the library, and was a helpful organizer with WPNA candidate forums. Along with the help of Rodi, who was on the city's library commission, the long term efforts of Alice Jenkins and the library committee finally paid off, and in 2000 the city built our branch library within view of Alice's back yard! It only took 18 years.

Alice passed in 2009, but lived to see the Alice Jenkins Conference Room, which is where the WPNA executive committee would meet before Covid. When asked for an Alice story, Stephen Rodi said he didn't have any stories, just that Alice "moved along sensibly." That is the modus operandi of WPNA in my opinion, and the reason we have so many successes.

Contact me at mwluecke@hotmail.com

512.536.0465



Flanked by City Council Members, Alice cuts the ribbon to the new library, July 2000



WEB: <http://www.Windsorpark.info>
NEWSGROUP:
<https://groups.io/g/windsorparkatx>
FACEBOOK: WindsorParkAustinTx

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Or dues may be paid by Paypal or Venmo

WPNA MEMBERSHIP FORM - CUT OUT AND SEND IN

WPNA is a 501(c)(3) organization, your dues and any other donations are tax deductible.

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☐ Standard / Individual — \$15/person
☐ Family — \$20
☐ Sustaining — \$35 or more
☐ Non-voting donations - gladly accepted

Name: _____

Add'l Name : _____

Address: _____

Phone: _____

E-mail: _____

Referred by: _____

Attend a WPNA meeting online

1. Via facebook (<https://www.facebook.com/WindsorParkAustinTX>) where you can comment and ask questions.

2. Live stream from our website (<http://www.windsorpark.info/>) - available during the meeting

Library Update, Windsor Park Branch

The Windsor Park Branch is open Mon/Tues Noon-8pm & Weds/Thurs/Fri 10am-6pm.

Information about APL's virtual events can still be found at <http://library.austintexas.gov/events>

Story time every Monday @ 10:30am (Online/5 yrs & under): Register at: <https://www.eventbrite.com/e/virtual-all-ages-storytime-tickets-227219608967> to request an invite.

Our very own Mr. Gabriel is co-hosting a rooftop book discussion in partnership with the Austin Contemporary downtown on Congress Ave on Saturday, March 5th @ 1:30pm. They'll be discussing the visually striking graphic novel The Incantations of Daniel Johnston. Be sure to arrive early to explore the exhibition, Daniel Johnston: I Live My Broken Dreams. This is an outdoor in-person event. Masks are required indoors, and social distancing will be observed.

For more info: <https://thecontemporaryaustin.org/event/with-liberty-and-justice-for-all-book-club-4/>

The Windsor Park Seed library continues! Come pick up some seed to grow and then bring back seeds to share with the community after your harvest. Seed library near the front doors inside the entryway.

Austin Police Department District Representative for Windsor Park

Officer Andre Black:
(512) 974-6875
andre.black@austintexas.gov