



# WINDOW on WINDSOR

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March 2024

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, Mar  
9th, 10am**

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the back of**

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**Scholarship  
applications  
DUE MARCH  
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## Many Happenings and Updates in the Neighborhood

*By Jeanette Swenson*

There's a lot happening in Windsor Park. In March, I am listing links to follow up on issues that will impact our neighborhood. They show a surprising range of vitality and opportunity for you to make your voice heard and to impact the decisions that are being made that will impact Windsor Park in the future.

First, check your membership status. If you haven't joined or re-joined for 2024, it's past time. [WWW.WINDSORPARK.INFO/MEMBERSHIP](http://WWW.WINDSORPARK.INFO/MEMBERSHIP).

WPNA members can vote on topics raised by membership or at our meetings.

We have already had a February vote about the proposed 104 units of 100% affordable housing at the Bailey at Berkman, 6405 Berkman Drive. This project is applying for federal tax credits and the project team came to the February meeting to outline the project and invite WPNA to register its support or opposition, or decline to take a position.

Using our recently formally-adopted bylaws change, WPNA current members received a ballot to vote online. The votes are in and have been tallied. A total of 42 votes cast with 31 in favor of a letter of support and 11 in favor of a letter of opposition to the project. Therefore, WPNA will write a letter of SUPPORT to the Texas Department of Housing and Community Affairs to accompany the WPNA filing of a Quantifiable Community Participation (QCP). Thank you, members, for voting.

2024 WPNA Scholarship application is open: [www.windsorpark.info/scholarship/](http://www.windsorpark.info/scholarship/). Application deadline is March 31, 2024.

I-35 Expansion project: Nic Barbera of the Texas Department of Transportation provided written responses to questions about the project – these are posted on our website at <https://www.windsorpark.info/ih35-expansion-project/>

The Belfast Bridge & Trail concept has seen progress! From the northeast corner of the 51st and Mueller Blvd. intersection, the portion of the pedestrian/bike trail through the Solomon mixed-use complex has been installed. This leaves just the path and bridge to Broadmoor to be completed by the City of Austin through the easement granted by LifeAustin Mueller.

Transportation Committee member Hector Martell; Nadia Khan, Belfast Bridge & Trail Steering Committee; Roberto Martinez, WP retired Civil Engineer; and I met to discuss the logistics of a bridge over Tannehill Branch Creek. Potential locations for the bridge and alignments for the bikeway to Belfast Drive will be determined by the City. Hector Martel has drafted a few concepts for the bridge's location crossing the creek – see below. We will continue to engage with the City to encourage them to complete this project, as it has not yet been prioritized for completion.



[Continues on page 2]

[President's Letter, continued from page 1]

Hector Martell, Transportation Committee, is preparing a map of proposed WP bike and pedestrian trails, including the following:

- 1) From Cameron Road and Glenwood down Belfast to Broadmoor, over the bridge, to Mueller Blvd. at 51st.
- 2) A trail from Bartholomew at Tilley & 51st Street to Pomerleau, connecting Blanton & Harris Elementary schools, the WP Library and Bartholomew and Pomerleau Parks.

The Enlivenment Committee presented their preliminary ideas for Re-imagine Linda Lane / Shade Project, which will be a part of the proposed trail at Harris elementary. Contact: [Elizkubala@gmail.com](mailto:Elizkubala@gmail.com) for information, up-dates, or to join in the planning.

A play street has been designated and set up on Thames between Gaston Place and Wheless. Contact [Sam@windsorpark.info](mailto:Sam@windsorpark.info) to find out how you can apply for a play street or experience Thames.

WPNA is supporting the Free pantry between the library and Austin Mennonite Church on Westminster. Bring donations directly to the pantry or to the WPNA meetings.

Bartholomew Park Pickle Ball: Recent inquiries about the feasibility of a pickleball court in Bartholomew, possibly adding one or two pickleball courts at the basketball court, are being explored by the Parks Committee.



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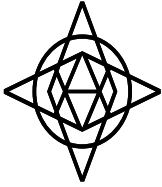
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### Windsor Park January 2024 Market Report

 <b>\$557,500</b> <small>MEDIAN SALES PRICE</small>	 <b>\$361.98</b> <small>MEDIAN PRICE / SQFT</small>	 <b>40</b> <small>DAYS</small> <small>MEDIAN DAYS ON MARKET</small>
 <b>6</b> <small>NUMBER OF HOMES SOLD</small>	 <b>\$825,000</b> <small>MOST EXPENSIVE HOME SOLD</small>	 <b>\$340,000</b> <small>LEAST EXPENSIVE HOME SOLD</small>

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

### Later Spring/Summer Market in 2024

We only 6 closings in January and as of this writing, we currently have 8 Windsor Park properties under contract and 19 homes on the market. The biggest differences between this year and last is our 40 median days on market vs last year's 13 and more listings sitting, meaning supply outpaces demand. Buyers have more to choose from and are pickier about what they want. Interest rates have dropped, but are still sitting in the mid 6%. I still feel that it will pick up more if interest rates drop another point or so.

For what it's worth, this is what a more balanced market looks like, which we haven't seen in a while.



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## Yard of the Month – 5207 Robinsdale Lane

*Sara Jane Lee*

The March winners are Carolyn and Neil Altuna of 5207 Robinsdale Lane. They have lived there about a year and a half. They liked the way their yard had been landscaped, so they have kept the landscaping with few changes. About a third to half the yard is grass, the rest is river rock or landscaping gravel. This yard is truly a xeriscape.

They have a pink Crape Myrtle that they like and two Hackberry trees that they tolerate for the shade. There are several Agaves and Yuccas scattered throughout the rock part of the yard, many near the driveway. Close to the house, they have an Upright Rosemary Bush. There are two Mexican Feather Grasses near one of the hackberries. Near the driveway there is a raised bed of yellow Irises that Carolyn brought from her grandmother's yard in Missouri.

The Altunas will receive a \$50.00 gift certificate from

Shoal Creek Nursery on Hancock Drive. While you are there be sure to greet their cats and admire the waterfall. Do not be shy. If you like a certain yard, or more than one, tell us. We cannot visit every yard in the neighborhood each month. We may not have seen your yard, or your neighbor's yard. Feel free to nominate your own yard. People have won that way. 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).



## LeafcuttingAants

Wizzie Brown, Texas A&M

AgriLife Extension Service Program Specialist

Texas leafcutting ants, *Atta texana*, are fascinating ants native to Texas, Louisiana, and parts of Mexico. Leafcutting ants create large, extensive colonies, often with multiple mounds clustered in a single area. Mounds are volcano or crater-shaped with a centralized opening and may be mistaken for fire ant mounds, but fire ant mounds do NOT have a centralized opening.



Usually, worker ants of this species, who forage for food, are the most commonly seen leafcutting ants, but in spring it is possible to see reproductive ants, or swarmers. Workers are relatively large ants, reddish-brown in color with three pairs of spines on the thorax and one pair of spines on the back of the head. Workers come in various sizes but can be up to ½ an inch long. Reproductives look similar to worker ants but are much larger in size, with female swarmers being over an inch long. Mated queens have a special area within their mouth to carry fungal spores used to create a fungus garden in the newly founded nest.



Leafcutting ants typically forage when temperatures are cooler, such as at night or in the morning. They can sometimes cause complete defoliation of plants or small trees overnight. These ants remove leaves and buds from plants in the landscape which they chew and get some nutrition from sap, but mainly place chewed leaves in an

underground garden within their colony and use it as a base to grow fungus that they eat. Leafcutting ants tend a particular species of fungus and weed out any other fungus from their garden.

Colonies may exist for years and can exceed over two million ants. It is not unusual for a single colony to cover an acre of land. Colonies are usually found in well drained, sandy or loamy soils and are more common in Central to East Texas than other parts of the state.



Unfortunately, leafcutting ants can be difficult to manage, and almost impossible to eradicate completely. Prized plants can be temporarily protected by using spray adhesives around the base of the plant, but adhesives need to be refreshed often when dirt or debris accumulates. Temporary protection can also be provided to prized plants by utilizing contact insecticidal sprays or dusts labeled for “ants”. These insecticidal products can also be used along foraging trails and openings where the ants go into the ground. If mounds are present, Amdro Ant Block, which is the only product labeled for use against leafcutting ants, can be broadcast with a hand-held spreader in the mound area. You do not want to use ant bait and residual dusts and sprays in the same area as pesticidal dusts and sprays can contaminate bait and cause the ants not to pick it up.

When managing leafcutting ants, set expectations at managing, not eradicating. Often when you treat, you’ll knock back a portion of the worker population, but the colony will remain.

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



# WINDSOR PARK Monthly Market Statistics

## January 2024



AVG SOLD PRICE/SQ FT (January 2024) **\$374.33**

# OF HOMES SOLD IN (January 2024) **6**

AVG SQ FT OF HOMES SOLD **1,584**

AVG DAYS ON MKT OF SOLDS **57**

# ACTIVE LISTINGS ON MARKET **19\***

\*As of Feb 6th, 2024 - Single Family Homes.  
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### NOTABLE REAL ESTATE INFO

**The recent consecutive interest rate drops have been felt in the market. Buyers are getting back out there, should be an interesting Spring!!**

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# Piano *with* Elise

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## March 2024 Mueller Update

*Rick Krivoniak*

Approximately 14,200 people now call Mueller home, living in the 2,740 homes and 2,520 apartments now completed, with 1,300+ more living units currently in the works. Another 11,200 folks work in the 655,500 s.f. of retail and 3.84 million s.f. of commercial and institutional spaces operating at Mueller. 122 acres of parks (including Isamu Taniguchi Park opening soon) and green space have also been developed. Those numbers are surprisingly near the predictions made circa 2002 when the Mueller Master Plan was completely revamped after the State of Texas withdrew its intent to buy 282 acres of Mueller for State office buildings. Though the City felt that land purchase would provide a kick-start for Mueller's redevelopment, it turned out to be quite a blessing to not have 1/3 of the site essentially empty outside of 8 to 5 office hours.

For several months, the Mueller Commission has requested an update on the E. 51st Street Mobility Project, a 2012 City of Austin bond issue to revamp the street from Cameron Road to Berkman Drive, and on UT's 2004 lease (for 99 years) of 14 acres bounded by 51st, Lancaster, Barbara Jordan & Mueller Blvd. Unfortunately, the long-delayed 51st Street project seems to be bogged

down in the City's own permitting process, so a start date is still in limbo. And the lease is not a part of Mueller's Master Development Agreement and therefore outside of the Commission's purview, though UT is out of compliance with their lease, which required three of the planned four buildings to be built by now. We will continue to seek information on both of these issues.

The Robert Mueller Municipal Airport Plan Implementation Advisory Commission next meets on Tuesday, March 12th at 6PM in the Shudde Fath Conference Room, Austin Energy Building, 4815 Mueller Blvd. Access the AE parking garage via Garcia Street. For the RMMAPIAC agenda and other information, visit [austintexas.gov/rmmapiac](http://austintexas.gov/rmmapiac)

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**Austin Police Department  
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 Windsor Park**

Officer Andre Black:  
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[andre.black@austintexas.gov](mailto:andre.black@austintexas.gov)

**Windsor Park Library  
 5833 Westminster Dr.**

**Monday: 9:00 AM-8:00 PM**  
**Tuesday: 9:00 AM-8:00 PM**  
**Wednesday: 9:00 AM-8:00 PM**  
**Thursday: 9:00 AM-8:00 PM**  
**Friday: 9:00 AM-5:00 PM**  
**Saturday: 10:00 AM-5:00 PM**  
**Sunday: CLOSED**

**Upcoming events:**

[https://library.austintexas.gov/  
 events?loc=184&date=](https://library.austintexas.gov/events?loc=184&date=)



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