



# WINDOW on WINDSOR

Published Monthly by the Windsor Park Neighborhood Association • Austin, Texas

Vol XLI No.04  
April 2022

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, Apr  
9th**

**STREAMING  
Connect early  
to visit!**

**Become a  
WPNA member!**



WPNA  
@WindsorPark



venmo

Got something for  
the newsletter?  
Get it in by the 15th  
to newsletter@  
windsorpark.info

**BECOME A WPNA MEMBER - [WWW.WINDSORPARK.INFO/MEMBERSHIP](http://WWW.WINDSORPARK.INFO/MEMBERSHIP)**

## **Onward Together**

*By Jackie Brooks, WPNA President*

What a joy it was to see your smiling faces again at our March WPNA meeting last month! After two long years of being fully virtual, we had our first attempt at a hybrid meeting- where we met in person and also streamed the meeting live (virtually). There were a few bumps, including some delays and technical challenges, but it was a grand effort by some pioneering and optimistic Windsor Parkers. The guest speakers were both informative and inspiring. We had donuts and coffee to fuel the conversations around some very important topics. And the fact that we could do it TOGETHER is what I would consider SUCCESS, my friends. Thank you to all who joined and helped make this happen!

I also want to thank our host, Memorial United Methodist Church (MUMC), for their longstanding relationship and continued support. WPNA monthly meetings have been held at MUMC for many years in the smaller room adjacent to the gym. Following some great suggestions from neighbors to bring back in-person meetings as safely as possible, we coordinated with the church to see if we could move our meetings into the gym. We had met in the gym in March 2020, and knew it would have the space needed to spread out and properly distance. WPNA members also voted to amend the budget to increase our donation from \$300 to \$600 annually to MUMC to offer our support and offset costs associated with the change in venue space. We are grateful that this increase in the budget for 2022 was fully covered by a small business donation.

The room may not be quite as cozy as it felt in the past, now with more room to spread out, but I still felt the “community togetherness” and an energy that was contagious at our last meeting. Especially during the presentation about the I-35 Capital Express Central project, which took a deeper dive into latest plans and prompted great questions from the audience. The lively discussion surfaced so much feedback, that the I-35 team saw value in continuing the conversation directly with Windsor Park in a follow-up meeting. We will coordinate with our Transportation Committee to set this up, and keep you posted on the details to join.

After the I-35 presentation and conversation, Dr. Rodi dusted off his WPNA President’s hat from 1982 to offer some initial observations on the impact of this project on Windsor Park. He followed with, “So it sounds like life today is not that much different than it was in 1982, it’s just a different and much grander collection of problems that the neighborhood is dealing with and will be affected by.” Cheers, Dr. Rodi – you have inspired a long line of Presidents and engaged neighbors that continue the work you helped start 40 years ago. Please put it on your calendars to join us every second Saturday at 10am for our monthly meetings- where we talk about the things impacting our neighborhood!

Also, spring is here! It’s time to get outside with the dancing butterflies and sunshine. We have a great opportunity after our April 9<sup>th</sup> WPNA meeting to get together at Bartholomew Park for a creek clean-up to support our scholarships. The event is in partnership with Keep Austin Beautiful and our scheduled time has been extended from 11am-1pm so that you can attend the meeting and join at the park after!

## Climate Corner – Methane Madness or Methane Progress

Barrett Sundberg

Methane is in some ways a more powerful greenhouse gas than CO<sub>2</sub>, because reducing its emissions can cool the climate much more quickly. Texas is one of the highest methane emitting states, giving us a unique opportunity to affect the climate, so WPNA's upcoming **Climate Conversation on April 20** will focus on Methane in Texas. We'll ask about methane's role in the climate, what the sources of it are, and what can be done about it – plus any questions you would like to contribute.

Panelists for the conversation include Colin Leyden of the Environmental Defense Fund. The event will be Livestreamed on the YouTube channel "Windsor Park Climate Conversation" at 7:00 pm, April 20. If you place questions in the YouTube comments section, we will try to ask them to the panelists live.

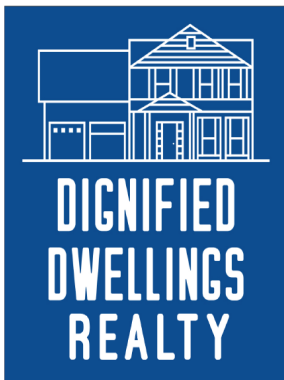
Can we cure the madness and make progress? Join us to find out!

### Scholarship applications being reviewed - time to help fund our scholars!

The 6th annual Windsor Park Neighborhood Association Scholarship is now CLOSED to applications.

We are busy reviewing applications, but as always, we have a goal of funding ALL eligible scholars, if possible. Did you know that, so far, the WPNA Scholarship has never had to turn away a qualifying applicant? **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 <http://www.windsorpark.info/scholarship> to donate.



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

3RD GENERATION  
WINDSOR PARK RESIDENT

NO OBLIGATION  
Property Valuations

WindsorParkAgent.com



### NOTATABLE TREND

STATISTIC :: Average Price Per Sq Ft  
TIMEFRAME :: Jan to Feb 2022

**RESULT :: 24.09% INCREASE**

## WINDSOR PARK Market Statistics *FEB 2022*

AVG SOLD PRICE/SQ FT (FEB 2022) **\$464.66**

# OF HOMES SOLD IN (FEB 2022) **7**

AVG SQ FT OF HOMES SOLD **1,269**

AVG DAYS ON MKT OF SOLDS **4**

# ACTIVE LISTINGS ON MARKET **6\***

\*As of March 14th, 2022 - Single Family Homes.  
Request a Detailed Report for Your Section of Windsor Park \*\*



## Forest tent caterpillars

Wizzie Brown, Texas AgriLife Extension Service Program Specialist

Forest tent caterpillars cause damage in the larval, or caterpillar, stage. Caterpillars are a greyish- brown color with bright blue and yellow stripes running down the sides of their body. The back of the caterpillar has white shoeprint/ keyhole markings. Larvae also have fine white hairs over their body but are not a stinging caterpillar.



These caterpillars, although called tent caterpillars, do not make an actual tent like others in their group. Other tent caterpillars make a web between two branches where they join or split from each other. Forest tent caterpillars make a silken mat on the tree trunk or large branches where caterpillars gather in groups between feedings.

Forest tent caterpillars appear once a year, typically in April. In some years outbreak populations can occur and numerous caterpillars can be seen in certain areas. They chew foliage of trees, usually deciduous hardwoods. Even though the caterpillars eat foliage, many trees can withstand 20% loss of foliage without being harmed. Concern should be when other stressors are apparent along with the caterpillars, such as drought or disease.

If the need to manage forest tent caterpillars occurs, less toxic active ingredients that can be used to treat foliage are *Bacillus thuringiensis* (Bt) *kurstaki* or *spinosad*. Another option would be to treat the silken mat with a pyrethroid product when the caterpillars are resting there.

For more information or help with identification, contact

Wizzie Brown at 512.854.9600.

## Support WP Scholars - Clean the Creek 2022

Jeanette Swenson

We had a great “Trash-A-Thon” fundraiser for the WPNA Scholarships in 2021 – which helped fund 15 graduating seniors, all of whom used their \$1,000.00 scholarships to enroll in colleges of their choice. 50+ bags of trash were collected to clean the creek.

We are doing it again this year! **Trash pick-up along the creek will be on Saturday, April 2 and Saturday, April 9 (with KAB and Ridwell).** How many bags can you gather? In 2022, we will credit **\$10.00 per bag** to the Scholarship Fund in your name for your work to divert “waste” from the landfill. In addition, Ridwell, a new Austin service that picks up and recycles responsibly, is offering participants a month of free Ridwell pick-ups at your house.

Can't join us on the 2nd or the 9th? You can still help by donating directly to the Windsor Park Scholarship Fund, **windsorpark.info/scholarship**, to invest in the future of our WP scholars graduating from AISD schools. When you donate via Paypal, Venmo or check, please indicate **SCHOLARSHIP** in the subject line or in the comment space. If you prefer to remain anonymous, please let us know. Also, if you would like to honor or memorialize someone, please add that to the subject line. Questions? Contact [jeanetteswenson64@gmail.com](mailto:jeanetteswenson64@gmail.com)



Salman Yazzen Turk and mother, 2021 Scholarship recipient, Northeast HS





## Where your family becomes our family.

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

At Texas Children's Pediatrics, everything we do is to ensure your family's tomorrow is a healthier one.

Where *Tomorrow* gets better.

Make an appointment with Dr. Shauna Butler or Dr. Ana Avalos at [texaschildrenspediatricsaustin.org/location/windsor-park](https://texaschildrenspediatricsaustin.org/location/windsor-park).

1928 Gaston Place Dr. Ste. C | Austin, TX 78723  
512-600-2234



## April 2022 Mueller Update

*Rick Krivoniak*

KUTX will rock the amphitheater at Mueller Lake Park again this spring and summer with a new set of free, family-friendly Friday concerts. Apologies for not getting this out sooner, as the first was March 25<sup>th</sup> -- concerts will also be held on April 8<sup>th</sup>, May 13<sup>th</sup> and June 3<sup>rd</sup>. Starting with a kid-oriented set around 6:30, the grownups get a set at 7:30. Come a bit early to secure your spot on the lawn (blankets are okay, chairs aren't) and grab your dinner from a food truck. There will be coloring for the kids at the Mueller tent, additional activities from our sponsors, and cold beverages for the grown-ups. Parking is at the McBee Garage or metered street spaces for \$1/hour. For the bands, rain dates and more info, check <https://kutx.org/live-events/kutx-events/rock-the-park/>

Barring the unlikely occurrence of some huge calamity (and hey, we've mostly made it through a major pandemic), the Mueller Master Developer Agreement between the City of Austin and Catellus calls for the public-private partnership between the two entities to end on December 2, 2024, now less than two years away. Other than the UT Medical/Research block bound by E. 51<sup>st</sup> Street, Lancaster Drive, Barbara Jordan and Mueller Boulevards, it is quite possible the project will be in the final phases of its initial build-out by that time. The Mueller Commission, the City of Austin, Catellus, the Mueller Property Owner's Association, Mueller Neighborhood Association, and residents in and around Mueller all have concerns about how Mueller will transition. I'll be covering those issues as we start winding down twenty-plus years of Mueller Updates!

The next Robert Mueller Municipal Airport Plan Implementation Advisory Commission meeting is Tuesday, April 12<sup>th</sup> 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](https://austintexas.gov/rmmapiac)

## Seeking volunteers to deliver WoW newsletters

We are looking for volunteers to help deliver WoW every month. We have several open routes – we are highlighting one below, but email [newsletter@windsorpark.info](mailto:newsletter@windsorpark.info) to learn about others.

**Open route:** Waterbrook Dr from Westminster to East 51st St and consists of 33 homes. It would only take about 30 minutes of your time once a month.

It can be a no contact experience by simply dropping a newsletter at the front door. Get some exercise and have some fun delivering WoW! And perhaps meet a neighbor if you're so inclined.

If you are interested in volunteering for this route and making a contribution to your neighborhood, please contact Rusty Barfield on [rusty1@me.com](mailto:rusty1@me.com) or 512-577-7877.



## April 2022 Yard of the Month – 1311 Berkshire Drive

*Sara Jane Lee*

Sometimes we choose a vegetable garden as Yard of the Month. This is one of those times. Jane Churchill and her husband, Brian Graham, grow both vegetables and flowers in their front yard. They have lived at 1311 Berkshire Drive since 1983 and are members of WPNA.

Brian and Jane get many ideas from the Lady Bird Johnson Wildflower Center and “**Grow Green**” published by Texas A&M AgriLife Extension Service and the City of Austin. It is free at some independent nurseries; Jane considers it a bible. Jane also advises visiting Zilker Park and Lady Bird Johnson Wildflower Center – and, of course, observe what grows well in your neighbors’ yards.

When I visited them, they had a utility room full of tomato plants that were waiting to plant. By the time you read this, they will have three raised beds each of tomatoes, peppers, and eggplants. They also have herbs galore including two beds of basil, one for the kitchen and one for the bees. They use soaker hoses to water their beds. Their Salvias include both culinary and ornamental. Other plants in their yard include Bay Laurel, Bush Germander, Carolina Jessamine, Rosemary, Globe Mallow, Roses, Flame Acanthus, Coralberry, Rock Rose, Chile Pequin, Copper Canyon Daisy, Mexican Mint Marigold, Plumbago, and Yellow Bells (Esperanza), some Agaves, Red Yucca, Pride of Barbados, Gulf Muhly, Purple Fountain Grass, and Catnip for their six cats.

Jane and Brian will get a \$50.00 gift certificate from Shoal Creek Nursery – which is wonderful to visit with a great variety of plants and garden enhancements, and very helpful employees.

Do not be shy – we need nominations! If you like a certain yard, or more than one, tell us. We may not have seen your yard, or your neighbor’s yard. Feel free to nominate your own yard even if you do not think that it is perfect. Send 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)



## Parks and Open Spaces updates

Jeanette Swenson

### Bartholomew Park

We had a successful It's My Park Day on March 5<sup>th</sup>. Thanks to Jennifer Murray-Chavez for organizing a successful clean-up of the playground area, landscaping, and creek. Thanks also to Karl Loftis, Waterloo Disc Golf, and Park Rangers for mulching and creek clean-up at the East end of the park.

#### Upcoming events:

- April 2, Clean Tannehill Branch Creek in Bartholomew, 9-12. Trash-a-thon
- April 9, Keep Austin Beautiful city-wide clean-up:
  - 9-11 AM at East end of park, entrance on 51st. Waterloo Disc Golf will be cleaning the Creek.
  - 9 AM-1 PM Register with KAB to clean creek and support **WPNA Scholarship Fund**. Meet at Greenbrook and Berkman. Continue clean-up from 11 AM-1 PM with additional sponsorship by Ridwell and a month's free Ridwell membership.

Parks and Recreation and Watershed Protection are apparently in the process of making big changes through the Park at Tilley and E 51st. Waterloo Disc Golf has been working with them to re-route and restore the disc golf course. They have also discussed with Safe Routes to School a safe bikeway through Bartholomew to Blanton that would link WP with the new Northeast Middle School and beyond. Windsor Park has talked about this for several years, but we hope there will be some community outreach and solicitation of community input to implement the vision as the new middle school plans to open in fall, 2023.

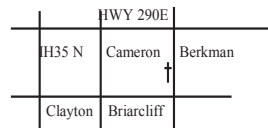
**Pomerleau Pocket Park:** No up-dates. Previously published and funded Phase 1 start date has been pushed back indefinitely from January 2022 because of many code issues that needed to be addressed prior to approval of Planning Commission and City Council. Recently we heard that when Parks and Recreation acquired the land 8 years ago, they did not request a zoning change from single family residence to park land. WPNCT should be the one to sign off on this and has requested a meeting with PARD prior to going to Council.

**Windsor Village redevelopment.** Limited parkland 1.5 acres, bisected by a Westminster Drive entrance to multi-story dwellings, planned and close to approval.

**Neighborhood Mobility Connections:** WPNA is developing a graphic of our vision for two north-south bikeways east and west of Berkman. The Belfast Hike and Bike Trail that crosses Tannehill Branch Creek at Broadmoor and crosses a right of way to Mueller. The Westminster Hike and Bike Trail would connect Pomerleau Park at the north end, pass Harris and Blanton elementary schools, turn on to Greenbrook, then through Bartholomew Park to link to the Tilley Street bikeway and the new Northeast Middle School. [another Community Open Space, on page 7]

You have a friend at  
**MEMORIAL UNITED  
METHODIST CHURCH**

6100 Berkman Drive



Sunday School- 9:15am      Worship - 10:30am  
Office # 452-5796

We would love to see you this Sunday  
**WELCOME ...A PLACE FOR EVERYONE**  
A great place to meet new friends, find needed  
encouragement and discover God's plan for you.

LIKE WALKING? LIKE THE NEWSLETTER?  
**BECOME A NEWSLETTER WALKER! TAKES APPROX 30 MIN EACH MONTH**  
SEVERAL ROUTES AVAILABLE  
EMAIL [NEWSLETTER@WINDSORPARK.INFO](mailto:NEWSLETTER@WINDSORPARK.INFO)




## Community Open Space at Hope Lutheran Church

Jeanette Swenson

At the corner of North Hampton and Northeast Drive, Hope Lutheran Church has gradually been creating inviting open spaces open to the community. Over the past several years, they have installed a crushed granite walking trail with benches and emerging shade, made moveable soccer goals available, encouraged use of a toddler playscape, upgraded a baseball field and added a shaded barbecue. Currently in progress is Pickles Place, a fenced community gathering space for dogs. Hope Lutheran has scheduled work days for the park and they appreciate volunteer help and advice. Contact Carl Repp, [crepp@hopelutheranaustin.org](mailto:crepp@hopelutheranaustin.org) for more information, to volunteer, or to schedule an event. This space might be an option for a fall neighborhood block party!

Hope Lutheran welcomes all to a timely seasonal event, the Easter Egg Hunt. It will be on Saturday, April 9 from 11-1. There will be free lunch, live music and fun games in their great community open space. All you need is your gathering basket.

ALLURE  
REAL ESTATE



**Debby Reynolds**  
REALTOR®

**512.699.2130**

Debbyreynolds512@gmail.com

.....

**WINDSOR PARK SPECIALIST AND RESIDENT**

.....

[debbyreynolds.alluretx.com](mailto:debbyreynolds.alluretx.com)

## Windsor Park Neighborhood Association



**PayPal**

**Scan. Pay. Go.**




**ALLURE**  
REAL ESTATE



**Jef Hahl**  
10+ Year Windsor Park Resident  
& Realtor®  
GRI, ABR, RENE, SRES, TAHS, RESA, PSA  
[Jef@HahlHomes.com](mailto:Jef@HahlHomes.com)  
512.796.6750

### Windsor Park February 2022 Market Report

 <b>548,500</b> <small>MEDIAN SALES PRICE</small>	 <b>\$485.62</b> <small>MEDIAN PRICE / SQFT</small>	 <b>4</b> <small>DAYS</small> <small>MEDIAN DAYS ON MARKET</small>
 <b>8</b> <small>NUMBER OF HOMES SOLD</small>	 <small>MOST EXPENSIVE HOME SOLD (MY CLIENT!)</small> <b>\$833,000</b>	 <b>\$465,000</b> <small>LEAST EXPENSIVE HOME SOLD</small>

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

## Staying On Top Of The Market

Real Estate market statistics are usually 2-4 months behind the actual market. For example: I'm writing this mid-March, you're reading it in April, and I'm showing February stats that all went under contract in January (did that even make sense?). Another example: two months ago I talked about "Million Dollar Expectations" for Windsor Park and we just crossed that line. WP had its first official \$1,000,000+ sale, but it won't be reflected until next month's newsletter. I'm happy to provide this data to neighbors every month. But if you're thinking of buying or selling right now, it's important to reach out and learn the CURRENT market not just the market from 2-4 months ago.



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

# Contact Us

President..... Jackie Brooks.....president@windsorpark.info  
 Vice President ..... Cesar Benavides.....vicepresident@windsorpark.info  
 Secretary..... Alice Gauly.....secretary@windsorpark.info  
 Treasurer ..... Josh Pitts.....treasurer@windsorpark.info  
 Inter-Neighborhood.... Peter Struble...ancdelegate@windsorpark.info  
 WoW Editor..... Amanda Rose.....newsletter@windsorpark.info  
 Sponsorships..... Meghan Dougherty sponsorship@windsorpark.info

**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 below**

**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](mailto:sponsorship@windsorpark.info)

## **Make checks payable to WPNA and mail to:**

WPNA, P.O. Box 16183, Austin, TX 78761

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.

- ☐ Student/fixed income — \$5/person
- ☐ 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

Recycled Reads, APL's used book store @ **5335 Burnet Rd**, is having a **HUGE 50% off sale!!!** Children's and Young Adult materials, Graphic Novels, Non-Fiction, Fiction, CDs, DVDs, Blue Rays, Cassettes (YES! Even cassettes!!), VHS, LPs....and more! On sale! Call for hours and info: 512-974-7460

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

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

APL will continue to follow the CDC and APH guidelines. If COVID cases stay low, in-person outdoor storytimes are on the horizon! Look for APL calendar updates or feel free to call the branch and ask us for the latest!!!

## Austin Police Department District Representative for Windsor Park

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