



# WINDOW on WINDSOR

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Vol 42 No.04  
April 2024

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, April  
13th , 10am**

**Come join us at  
the back of  
Memorial  
United  
Methodist  
Church**

**Focus:  
Personal ac-  
tions for the  
Climate**

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)**

## **Celebrate the Eclipse and Ruby Taylor's 102nd Birthday on April 8!**

### **Care for Our Earth Locally & Globally** *Jeanette Swenson*

In honor of Earth month, the April 13 General Meeting will feature WPNA action to protect and heal our climate. The Climate Crisis Committee, Zero Waste, the Yard of the Month Committee, Enlivenment Committee and YOU will all be sharing our ideas, strategies and actions to restore our planet. Best of all, come and enjoy your neighbors' company over a mug of coffee.

- 1) How are you addressing climate change on a local level?
- 2) What are some specific actions have YOU taken in your life and at your home to lessen climate change?
- 3) Win a \$50.00 H.E.B gift card. Walk, bike, scooter, drive your EV or hybrid to the meeting. Let us know when you check in. If you are a 2024 WPNA member, you're entered. If you join at the April meeting, you will be entered in the drawing. Park your scooters, bikes in the gym. MUMC might be considering bike racks at the church!
- 4) Bring your surplus plants, preferably Native or Native-adapted, to the meeting to share with your neighbors. No trees at this point - that comes in the fall.
- 5) Front and back yard gardeners: bring your surplus starts or harvest to the meeting to share with your neighbors. Hyper local really tastes best.
- 6) Bring your worn-out running shoes to be recycled and reused.
- 7) Check out the proposed Park to Park Trail and Belfast Bridge Trail as a safe way to reduce your dependence on your car.
- 8) Scout out your street for unshaded rights of way and be prepared to nominate for tree planting an unshaded, exposed section or yard. Shaded walking in WP is a summer safety issue.

- 9) Prepare for November 2024 tree planting.
- 10) For more ideas or to join the Committee, contact Martin Luecke, Climate Crisis Committee.

<http://www.windsorpark.info/climate-crisis-committee/>

[https://www.youtube.com/@](https://www.youtube.com/@windsorparkclimateconversa5286/streams)

[windsorparkclimateconversa5286/streams](https://www.youtube.com/@windsorparkclimateconversa5286/streams)

## **Windsor Park Entrance Sign Update** *Rodney Ahart*

In 2019, the Windsor Park Beautification Committee was awarded a City of Austin Neighborhood Partnering Program Grant to install a Windsor Park Neighborhood sign at the intersection of 51st Street and Berkman Drive.

Over a year ago, the solar lighting system that illuminated the Windsor Park Neighborhood sign was stolen. We're thrilled to announce that the Windsor Park Entrance sign has been re-illuminated, thanks to the generous support of Slate Properties of Highgrove and Crescent Communities of 51st and Cameron Road. Through a relationship developed by the Windsor Park Neighborhood Plan Contact Team, both companies donated a combined total of \$2,600 (\$1,600 from Slate Properties and \$1,000 from Crescent Communities) towards the restoration of the solar lighting and the installation of an anti-theft device for the sign.

We extend our huge gratitude to Slate Properties and Crescent Communities for their generous contributions to our neighborhood and for restoring a beloved symbol of Windsor Park Pride.



## April 2024 Yard of the Month - 1419 Westmoor Drive

Sara Jane Lee

The April winners are Andrew Berger and Teri Silvi of 1419 Westmoor Drive where they have lived for the last seven years. Like our March winners, they were able to start with a good foundation.

Andrew and Teri focus on native plants, getting inspiration from local parks and from their neighbors. They have rocks, not grass, in their yard. Their favorite plant is their inherited Oak Tree. They also love their Purple Heart groundcover. They also have many Agaves, some Irises, some Red Tip Photinias, a potted Prickly Pear Cactus, a Pittosporum, and a Texas Sage. Unlike most sages, the Texas Sage is not a salvia; it blooms when the humidity increases - that is why it is considered a portent of rain. Sometimes it is.

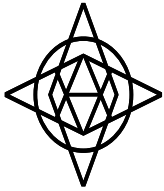
Andrew and Teri have tried many plants, not all have survived. They consider their yard a learning experience. If a plant does not survive, they try another. They

enjoy working in their yard and getting compliments from their neighbors walking their dogs.


Teri and Andrew will receive a \$50.00 gift certificate from Shoal Creek Nursery on Hancock Drive. Go by the Nursery to greet their cats and admire the waterfall.

Send your Yard of the Month 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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### Windsor Park February 2024 Market Report

 <b>\$524,500</b> MEDIAN SALES PRICE	 <b>\$330.04</b> MEDIAN PRICE / SQFT	 <b>108</b> DAYS MEDIAN CUMULATIVE DAYS ON MARKET
 <b>8</b> NUMBER OF HOMES SOLD	 <b>\$916,000</b> MOST EXPENSIVE HOME SOLD	 <b>\$300,000</b> LEAST EXPENSIVE HOME SOLD

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

### Reminder to protest your property taxes!

The county loves to over-assess your property value. It breaks my heart when I talk about listing price with a new client and they find out their county assessment is considerably more than what they can sell for. This applies whether you recently moved to our neighborhood or if you've been living here for years. You can protest them yourself or hire a company to do it for you. I have two companies I've used in the past. Feel free to shoot me an email or a text for recommendations.

It's also important to make sure you have your homestead exemption filed. Last year voters passed an increase on the exemption, lowering your taxable valuation by \$100,000.

### Celebrate Young Children!

The Week of the Young Child, an annual celebration sponsored by the National Association for the Education of Young Children (NAEYC) is scheduled for April 6-12, 2024.

This Week of the Young Child® is a time to recognize that children's opportunities are our responsibilities, and to recommit ourselves to ensuring that every child experiences the type of early environment—at home, at child care, at school, and in the community—that will promote their early learning.

Just within our Windsor Park boundaries, we have over 6 licensed child care centers and one listed family home who care daily for over 350 young children while their parents work. Check out the Department of Family and Protective Services Texas Child Care Licensing WEB site for more information. There are also hundreds of children younger than 8 being served in our public schools and in homes. Please join the nation and our neighborhood in remembering and celebrating all children ages 0 through 8, their parents and guardians, their caregivers, and teachers. IF you know early childhood educators and caregivers, be sure you thank them for choosing an often-undervalued vocation that is so very important!

This year the Round Rock Express will be celebrating the national event with the Texas Association for the Education of Young Children on Friday, April 12 at 7:15 pm.





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**Longing for connection? Seeking community? Wanting a place to explore faith in God and ask hard questions?** There is a gathering every week right here in the Windsor Park Neighborhood where you can find all these things and more! You are invited to come see for yourself. We are Austin Mennonite Church, located at 5801 Westminster Drive. We meet together for worship at 11AM. We also have Faith Formation classes at 9:30AM. Want to check us out online? Go to our website at [austinnennonitechurch.com](http://austinnennonitechurch.com). (The site is being updated at this time, but it will give you an idea of what we are about.)

Wondering if you are *really* welcome here? You are! All are invited: We affirm that people of any racial or ethnic identity, sexual orientation, gender identity, ability, age, and economic status are welcome to full participation in our congregation. In all that we do, all that we are, we seek to serve Christ *simply, peacefully, together.*



# Wesley School

## NOW ENROLLING!

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**Children: 6 weeks - 5 years old**  
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- 1) Texas Rising Star 4-Star
- 2) Texas School Ready
- 3) -in process for NAEYC

- PLAY-BASED  
- FROG STREET CURRICULUM

# TALENT Show

Silent Auction



Silent Auction

CUTE KIDS, HOT DOGS, FUN!

FRIDAY, APRIL 19, 2024

6:00 PM

GYM

## Mueller Update - Trail Connections

Rick Krivoniak

At last month's WPNA meeting, a presentation by the City's Watershed Protection Department regarding the Bartholomew Park segment of a trail connecting Blanton Elementary and Marshall Middle Schools led to questions about other trails south of 51st Street. Mueller has a perimeter trail through its Southwest, Southeast and Northeast Greenways, connecting to the wide sidewalk along 51st Street. But between 51st at Tilley and Manor Road at Zach Scott, Mueller's perimeter gets much less defined, and not all of the trail is yet finished.

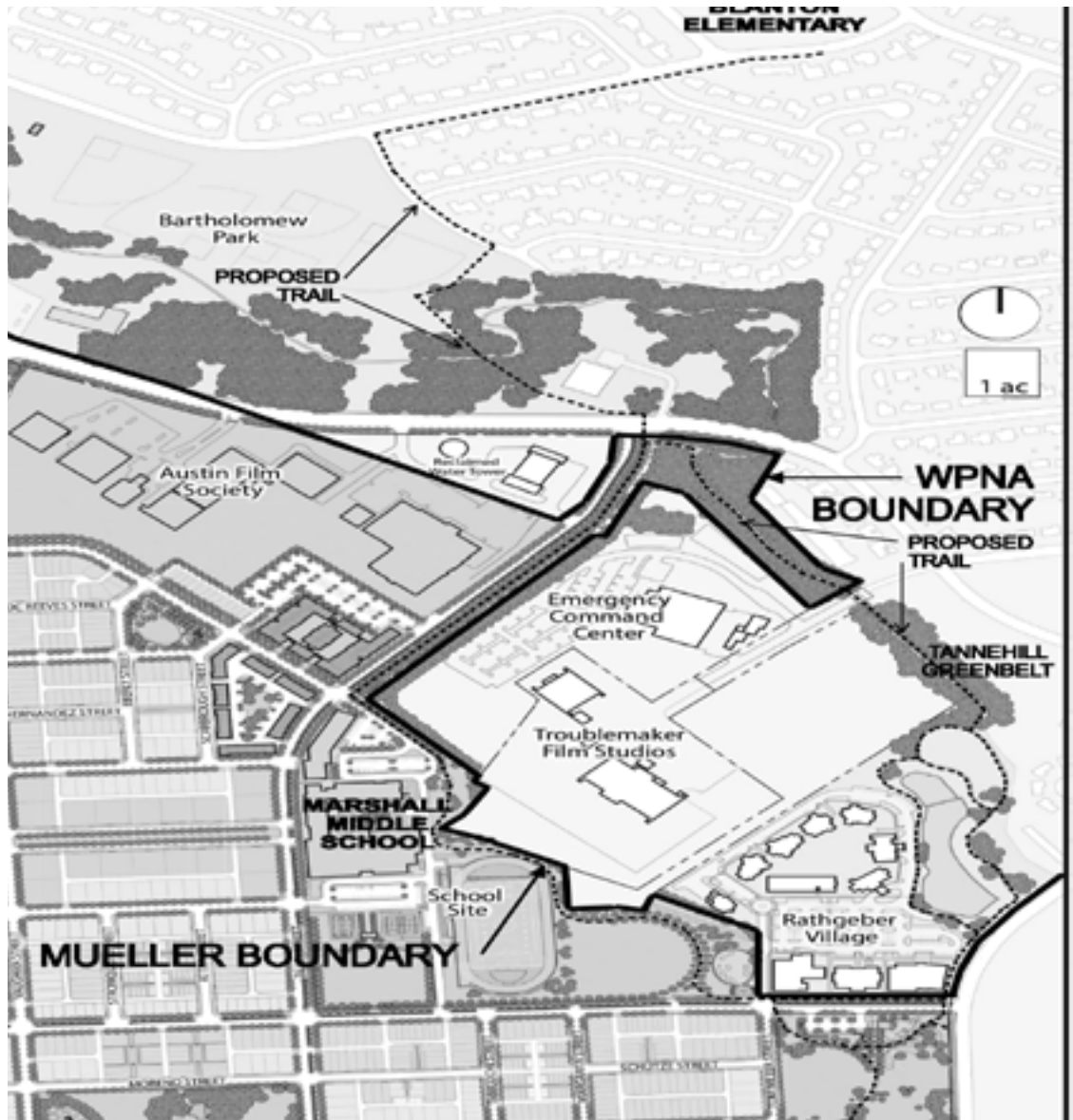
Southwest from 51st at Tilley and on Mueller's eastern edge, a completed part of the trail follows Mueller's border with CTECC up to the Marshall MS property. There, the trail under construction turns southeast as it borders CTECC, Troublemaker Studios, and Rathgeber Village, then crosses Zach Scott Street connecting to the completed Northeast Greenway's trail by the skate park.

Also from 51st at Tilley, Catellus had plans to construct a trail following Tannehill Branch Creek, which is between the APEX Modern Living apartments and CTECC. However, the Watershed Protection has deemed the creek bank in need of major stabilization, increasing the costs so significantly it's unlikely to happen before the Master Development Agreement expires this December.

Tannehill then flows further southeast on the property along 51st purchased in 2002 by the City for an electric substation, which was relocated to Manor Road after protests from Windsor Park. Austin Energy transferred management of the land to PARD, which calls it the Tannehill Greenbelt, not an extension of Bartholomew Park as many thought. No funding for improving this parkland has yet been allocated.

The trail locations depicted may not be exact, but this graphic shows the intended connections and the border between Windsor Park and Mueller.

The Robert Mueller Municipal Airport Plan Implementation Advisory Commission next meets on Tuesday, April 9th at 6PM, Austin Energy Building at 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)



## April 2024 Meet Your Neighbor - Morgan Stout

*Martin Luecke*

If you look up Old School in the dictionary you will find a photo of Morgan Stout, retired Austin Community College professor who moved into Windsor Park by accident fifty years ago, before there was fast food on Cameron Road.



Morgan had been living in Austin for six months when a girlfriend found a little house for rent on Ridgemont Drive. He knew nothing of Windsor Park or East Austin. The girlfriend did not last, but the house did. After a decade of renting, Morgan finally bought the place, where he resides to this day.

Morgan grew up in Oak Cliff in Dallas and had been working as a draftsman when he heard about an engineer graphics teaching gig at the brand-new Austin Community College. Hired in 1974 by Charlie Perkins (who lived on Northridge Drive), Morgan found himself with the Texas Hippie's dream: A good job in Austin. Morgan said he was too young for a Beatnik and too old for a Hippie, but watching Doug Sahn at the Hole in the Wall meant he was living in Groover's Paradise.

"I loved visiting Austin over the years, so getting a job here was great, but the best part was the music scene." Morgan is one of the original live music loving Austinites from back in the legendary days of The Armadillo, Vulcan Gas Company, and Soap Creek Saloon. He waxes poetically about Butch Hancock and Townes Van Zandt, equally legendary Austin singer songwriters.

You might have heard about this mythical time when Austin was fun and cheap and easy. This was it. Austin was a small city in the 70's and 80's, the hippie refuge of Texas, and rent was stupid cheap. With all the water of Barton Springs and Bull Creek and Lake Travis, and only 250 thousand people, Austin was the sleepy little best thing going in Texas. Morgan was in the thick of it for decades.

There were plenty of brushes with greatness. He went camping with Darden Smith, had a beer with Blaze Foley in the back of his pickup, and often spoke with Townes Van Zandt at Spellman's. Only a true music fan would know these names today, but FYI Townes is considered one of the greatest songwriters ever.

Somewhere in the late 70's Morgan became familiar with Dr. Stephen Rodi, who ran the math department of ACC and would later become the first president of WPNA. "Dr. Rodi was involved in the first teacher pay negotiations with the Community College, so everyone knew him. I would mostly talk with him at the old grocery store" located where Briarcliff Drive becomes North Hampton Drive. Morgan cannot remember the name of the store. Until now I had no idea a grocery store existed there.

Morgan's other passion in life is wilderness backpacking. He has traversed Big Bend more than 200 times, the Grand Canyon ten times, and much of Colorado. Classic, old school Austin environmentalist.

And after nearly 3 decades of dating, Morgan has recently gotten engaged to longtime girlfriend Barbara Haefeli. Why now, I ask? "Why not?" comes the quick answer.

If you find yourself someday soon wishing Austin had not changed so much, just remember Old School Morgan living here back when Weird was invented. The amount of change since then has included the quadrupling of the population, the never-ending explosion of downtown construction, and now you are realizing you had not yet been born when Morgan was keeping Austin Weird, long before it was popular.

Send me story ideas: [martin@windsorpark.info](mailto:martin@windsorpark.info); 512.536.0465



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# WINDSOR PARK

## Market Statistics

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

AVG SOLD PRICE/SQ FT (Over Last 90 Days)	<b>\$337.49</b>
# OF HOMES SOLD IN (Over Last 90 Days)	<b>22</b>
AVG SQ FT OF HOMES SOLD	<b>1,733</b>
AVG DAYS ON MKT OF SOLDS	<b>61</b>
# ACTIVE LISTINGS ON MARKET	<b>24*</b>


\*As of March 13, 2024 - Single Family Homes.  
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## Thames Drive Play Street

*Sam Searle*

Have you noticed “LOCAL TRAFFIC ONLY” barricades in the northeast part of our neighborhood? Thanks to our neighbor, Brittani Kaim, a portion of Thames Drive (between Gaston Place and Wheless) has received a Play Street permit through the City of Austin’s Living Streets Program.

The Play Street program aims to provide space for children and adults alike to gather and play in a local street by allowing residents to partially close a single block to motor vehicle traffic for a few hours per day several days per week. Similar programs date back to the 1930s, when residents in London, England envisioned local streets as a place for play and community interaction.

In the heart of Windsor Park, Thames Drive became the second Play Street designated in the city when permitting was made official in February. Play Street 6000-6103 Thames can be closed to through traffic on Wednesdays (4-8p), Saturdays (9a-1p), and Sundays (2-6p). During those times you can find neighbors (kids and adults alike) socializing outside, riding scooters and bikes, creating chalk art, blowing bubbles, and enjoying each other’s company.

The neighbors on Thames Drive invite all Windsor Park residents to stop by and play when we are out during these hours! To learn how your street can become a Play Street, visit the Living Streets Program website (<https://www.austintexas.gov/LivingStreets>). For any questions on the Thames Play Street, email [sam@windsorpark.info](mailto:sam@windsorpark.info).





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

**Austin Police Department  
 District Representative for  
 Windsor Park**

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

**Windsor Park Library  
 5833 Westminster Dr.**

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



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