



# WINDOW on WINDSOR

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Vol XLI No.07  
July 2022

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, July  
9th, 10am**

**Meeting at Gym  
of MUMC 6100  
Berkman Drive  
and**

**STREAMING**

[windsorpark.info/](http://windsorpark.info/)

**Join early to  
visit!**

We look forward  
to seeing you at  
the meeting and at  
the neighborhood  
events!

Got something for  
the newsletter?  
Get it in by the 15th  
to newsletter@  
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## Appealing for, and with, your help

*Jackie Brook, WPNA President*

Happy July, and hope you are staying cool, neighbors! We had an informative June WPNA meeting following a Scholarship Breakfast honoring our twenty (20) Scholarship recipients. Thank you to all of the students and families who attended, as well as our special guests! Emily Vitris did a smashing job leading the ceremony, and the culinary contributions from our Schools Committee did not disappoint. With full bellies and full hearts – the gratitude for the generous support from Windsor Parkers was beaming as bright as the futures of these graduates. Read more about their talents and achievements in the Scholarship article on page 5!

After a follow-up conversation about the I-35 project with TxDOT, we also provided an update for the Windsor Village Appeal at the June meeting. Please watch the meeting video replay on our website ([windsorpark.info](http://windsorpark.info/)) for more. Appeal highlights are below:

The Austin Mennonite Church (AMC), with the help of Stuart Hersh (pro bono consultant), is appealing the project with full support from both the Windsor Park Neighborhood Association and The Windsor Park Neighborhood Plan Contact Team.

Further details about the Appeal and process were provided by Elaine Ramirez, the Board of Adjustment Liaison, and will be shared via the WPNA email listserv. Our understanding is that interested parties (those located within 500' of the property) will be notified of the appeal and can testify at the meeting. Since we understand that the process doesn't always cover all the details that you might want to know, we are inviting neighbors to join the WPNA meeting on July 9<sup>th</sup> to hear from us about the appeal

and answer any questions. The team will discuss why we are appealing (what it's about, why it's important to us) and then open it up for Q&A.

If you are not currently signed up for our email listserv to receive or share updates, below is a reminder for how to join.

- **To subscribe:** -send an email here: [windsorparkatx+subscribe@groups.io](mailto:windsorparkatx+subscribe@groups.io)
- **To write an email/post to everyone (once subscribed):** write like a typical email and address to: [windsorparkatx@groups.io](mailto:windsorparkatx@groups.io)

The Interpretation Appeal of the administrative site plan approval at Windsor Village will be presented to the Board of Adjustment during a special called meeting on July 13<sup>th</sup>, 2022.

## **Wednesday, July 13<sup>th</sup>, 2022 BOA meeting will be held**

- Hybrid meeting – both in-person and virtual (via phone)
- **Austin City Hall** - 301 West 2<sup>nd</sup> Street
- **Council Chambers** - 1<sup>st</sup> Floor / Room 1001
- **Begins @ 5:00 PM**, if you wish to participate in-person please show up after 4:30p.m. but before 5:00p.m. as the Board will more than likely begin promptly.
- The meeting will be broadcasted live and can be publicly viewed live at: <http://www.aus-tintexas.gov/page/watch-atxn-live>

**Seeking Nominations Committee volunteers** – we are looking for folks to help recruit our next officers. It's a rewarding (and important!) task – and we need your help! If you're up for it, please email me: [president@windsorpark.info](mailto:president@windsorpark.info)

*Jackie*



## July 2022 Mueller Update

Rick Krivoniak

Brian Dolezal of Catellus presented an “ecological” update at the RMMAPIAC July meeting. Mueller is a bit over 700 acres, of which 140 acres are green space. Along with several large medians and the Dell Children’s Healing Garden, there are a dozen publicly accessible parks, ranging in size from the 30-acre Lake Park with its 6.5-acre lake and 1000+ seat amphitheater, to small pocket parks like Paggi Park with the Bocce Ball court. Over 15,000 trees will be planted, and all Mueller homes will be within 600’ of a park or open space. Mueller was the first US neighborhood to get Gold LEED certification, and has also been granted Stage 3 Certification from the US Green Building Council. From flora to fauna and beyond, see the full presentation here: <https://www.austintexas.gov/edims/document.cfm?id=385905>

The Robert Mueller Municipal Airport Plan Implementation Advisory Commission meeting does not meeting in July. The next meeting is August 9th at 6PM in the Austin Energy Building, 4815 Mueller Blvd. Use the Garcia Street to enter the parking garage, which has direct lobby access. For the RMMAPIAC agenda and other information, visit <http://www.austintexas.gov/rmmapiac>

## WINDSOR PARK CONTACT TEAM

Want to learn more about the development projects coming to Windsor Park?

The Windsor Park Contact Team meets virtually every second Monday of the month at 6:30 PM. For more information contact [rodney@windsorpark.info](mailto:rodney@windsorpark.info)

### Join Zoom Meeting

- Access from your computer: <https://us02web.zoom.us/j/84521918109>
- Access from your phone: +1 346 248 7799
- Meeting ID: 845 2191 8109

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**NOTABLE TREND**

The market has **SHIFTED...** at time of reporting interest rates were above 6% and sellers were reducing prices.



## WINDSOR PARK Market Statistics MAY 2022

AVG SOLD PRICE/SQ FT (May 2022) **\$473.29**

# OF HOMES SOLD IN (May 2022) **12**

AVG SQ FT OF HOMES SOLD **1,339**

AVG DAYS ON MKT OF SOLDS **16**

# ACTIVE LISTINGS ON MARKET **18\***

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





## Yard of the Month - 2211 Vanderbilt Lane

*Sara Jane Lee*

This month's Yard of the Month winners are Dina and Ted Matthews of 2211 Vanderbilt Lane. The Matthews will receive a \$50.00 gift certificate from Shoal Creek Nursery.

Ted and Dina have lived on Vanderbilt for three years. Wanting to keep their water usage and maintenance low, they consulted the Lady Bird Johnson Wildflower Center, the Fort Worth Botanic Garden, and *Neil Sperry's Complete Guide to Texas Gardening*. They also learned from their friends' and neighbors' landscapes and fields of wildflowers.

Though they have a large expanse of lawn, they love their flower beds. They have two large beds in their front yard and plantings near their house. Their corner yard has nothing but flowers. They also have two large Elm trees and a Fig tree. Flowers surround the elm trees.

Dina and Ted have Rock Rose, Yarrow, Echinacea, Bee Balm, Plumbago, Calla Lilies, Russian Sage, Salvia Coccinea, several varieties of Lantana, including Trailing and Texas, Canna, Dianthus, Indian Blanket, Zinnias in many colors, and several Roses. The Roses include Heritage Graham Thomas, Eutin Floribunda, Soul Sister,

Beverly, and Magnifiscent, a Hybrid Tea. Except for the Hybrid Tea, which they ordered from Jackson & Perkins, they ordered their roses from Chamblee's Rose Nursery in Tyler and The Antique Rose Emporium in Independence, Texas.

To prepare their beds, Ted and Dina worked in organic matter and mulched them. Now they carefully water by hand. Their greatest pleasure comes from seeing tiny plants and seeds thrive and multiply. The Matthews advise observing how much sun you get in your prospective garden. Prepare the soil. When you plant, leave room to add more plants next year. Enjoy the results.

Do not be shy - 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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## WPNA's Enlivenment Committee – some ideas

WPNA's Enlivenment Committee will be on hiatus for much of the summer due to members' travel schedules, but we'd like to share a few ideas we've been kicking around.

**WP KIDS ART TOUR** -- This would work much like the East Austin Studio Tour in which participating artists would be placed on a map and visitors would travel from house to house to meet the artists, learn about their art, and possibly purchase a piece or two. Our intention is to encourage budding artists, foster relationships between Windsor Park adults and children, and provide another opportunity for neighbors to meet each other.

## SILENT AUCTION PARTY AND FUNDRAISER -

Neighbors and neighborhood businesses would donate goods and services to be auctioned off (silent-style) at an auction party. If we can find someone to set it up, online bidding might also be possible. This would provide an opportunity for neighborhood businesses (including home-based businesses) to promote themselves and educate neighbors about what they offer. We hope it would also help to foster a local economy in which we keep more dollars in our neighborhood. Proceeds would go to WPNA.

## TRANSFORM AN EMPTY SPACE INTO A HANGOUT --

This is a pie-in-the-sky dream to find a community minded restaurateur to rent the old Pollo Caliente space. They could transform that wide expanse of concrete into an inviting outdoor space with tables, planters, games etc. and potentially defray some of the rent costs by allowing a couple of food trucks to park on the premises. Or we could procure a grant to pay for the space and invite refugees from various countries to cycle thru to cook and sell dishes from their home countries.

We'd love to know what you think about these ideas. Please reach out to the Enlivenment Committee at [enlivenment@windsorpark.info](mailto:enlivenment@windsorpark.info)

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## Celebrating our 2022 Scholarship Winners

At our general meeting on Saturday, June 11, we celebrated the achievements and service of 20 graduating seniors as they prepare to head to college. Congratulations to all our scholarship recipients. Our neighborhood wants to make sure each recipient knows that their community is extremely proud of their accomplishments, especially in challenging times and we will continue to support your efforts in furthering education and service.

We honored the legacy of Rebecca Lowe who proposed the original idea of a scholarship to show support to deserving students in our community. Rebecca's husband Sam and his sister were in attendance. We celebrated the fact that the Schools Committee, with the support of the neighborhood, have provided 53 scholarships through this program. Thank you to all our donors. Thank you to those of you who have hosted pancake breakfasts, bake sales, birthday block parties and more!

Take a look at some of the remarkable achievements of our 2021-22 scholarship recipients. We're certain their work will continue to impact our community in a positive way!

- **Melissa Arriaga-Ramirez**, NE, plans to attend the University of the Incarnate Word and major in Fashion Management. She is a member of the National Honor Society and Gamma Sigma.
- **Kaylah Bridges**, NE, plans to study at Texas State and study art. Kaylah is a leader at her school, studied Japanese at ACC and works outside of school to care for her family.

- **Brenda Espinosa**, NE, will attend Texas State and major in nursing. Brenda earned her CNA certificate last year and was awarded the Trustees Scholar award. She is the President of the Health Occupations Students of America Chapter at NE.
- **Elizabeth Henson**, NE, plans to attend Texas Southern and major in Business. In addition to working since the age of 15, Elizabeth has taken college classes at ACC and volunteers with Inside Books.
- **Aubrey Jackson**, NE, plans to attend Southern Methodist University and major in Psychology. Aubrey is a volleyball player and helps underclassmen with homework. Her sister and mom are also both graduates of NE.
- **Genesis Jaimes-Belmarez**, NE, plans to attend Texas State and major in Animal Science. She volunteers at her church, cares for younger siblings in the home, mentors fellow volleyball players on her team and prepares lessons for kids at her church.
- **Lily Koppen**, Ann Richards, plans to attend Smith College and major in Humanities or Communication. She volunteers at Austin Pets Alive, the Thinkery, is active in the yearbook at her school and is a representative for the Schools Foundation, focused on building pride in the school.
- **Natalie Murphy**, LASA, plans to study at UT Austin and major in psychology. Natalie is a volunteer for the APL teen council.
- **Joel Ordonez**, NE, plans to study at UT Austin. He participates in neighborhood-wide events tailored to community wellness, food security, HOPE Fest, Eagle Scout events and the Northeast Garden Club. Joel is also a member of the National Honor Society. [More winners on page 6]



## Celebrating our Scholarship Winners, cont from page 5

- **Jackie Ponder**, LBJ, plans to attend Austin College. Jackie served as both Vice President and Secretary for Student Council at LBJ. She has organized several beautification days, tutors her friends and classmates, and has single-handedly cared for grandmother.
- **Arteja Rayford**, LBJ, plans to study at The University of Houston and major in accounting. Arteja tutors classmates during lunch and after school and is involved in Acteens, a community service group through her church. She also volunteers for a local food pantry.
- **Dennise Sanchez**, NE, plans to attend UT Austin and major in Neuroscience. Dennise is on the Drill Team, volunteers with the Food Bank and works as a barista.
- **Elijah Santostefano**, NE, plans to attend Texas State and major in Communication Design. He volunteers through his church to support the homeless and recently started a graphic design business.
- **Amanique Stanton**, LBJ, plans to attend Texas State and major in Psychology. She volunteers through the Travis County Summer Youth Program, which she has been a part of since the age of 14.
- **Austin Sharp**, NE, plans to attend UT Austin and major in Studio Art. Austin is a baseball player and Eagle Scout. He helped to refurbish old laptops with the PTA to help support graduating seniors who needed technology as they head to college.
- **Sui Thawng**, NE, plans to study at UT Austin and major in computer science. Sui is responsible for translating for his parents and being the voice for his family. He is a member of the National Honor Society, a volunteer for Meals on Wheels, Hope Fest and will finish NE with an Associates Degree.
- **Jazmyn Thomas**, LBJ, plans to attend UT Austin and major in Health and Society. She helps to feed the homeless by volunteering with a local church and cares for her nieces and nephews full-time.
- **Melanie Valdez**, NE, will attend UTSA and major in Real Estate. In addition to being an exceptional athlete at NE, Melanie mentored elementary students through the PALS program. She also volunteers in the school garden.
- **Joycelyne Williams-George**, NE, will attend UTSA and major in education. She is a member of the National Honor Society and an AISD Scholar for the past four years.
- **Rebecca Yu**, LASA, plans to study at the University of Washington, majoring in Psychology. Rebecca founded the Beautification Club at LASA. She also participates in Safe SPACE coalition, a non-profit that uses arts to bring awareness to child exploitation and human trafficking.

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### Windsor Park May 2022 Market Report

 <p><b>\$611,000</b> MEDIAN SALES PRICE</p>	 <p><b>\$452.02</b> MEDIAN PRICE / SQFT</p>	 <p><b>8</b> DAYS MEDIAN DAYS ON MARKET</p>
 <p><b>12</b> NUMBER OF HOMES SOLD</p>	 <p><b>\$835,000</b> MOST EXPENSIVE HOME SOLD (WP officially broke \$1mil)</p>	 <p><b>\$407,000</b> LEAST EXPENSIVE HOME SOLD</p>

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

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## Uncomfortable Conversations

I recently had to utter the words that no agent wants to say and no seller wants to hear, "We've been on the market for over 2 weeks, the market has shifted, and I recommend we make a price adjustment." Thankfully, I'd been keeping my clients informed throughout the process, they trusted me and agreed. We adjusted the price, did a marketing push, and had multiple offers by the end of the weekend. We've seen an influx of properties on the market and with mortgage rates at 6%, buyers have pulled back. As of this writing, we have over 2 months of inventory on the market, which has been unheard of in Austin. I've said it before, but proper pricing and paying attention to what the market is telling us is more important than ever.



## Meet Your Historic Neighbor - Rick Krivoniak

*Martin Luecke*

In this 40th anniversary of the Windsor Park Neighborhood Association, I have done a lot of research on the genesis and history of the group and one name keeps showing up, decade after decade. In fact, you will find his name on page 2 of this very newsletter, author of the Mueller Update.

Rick Krivoniak first came to Windsor Park in 1967 with his parents and lived on Westmoor Drive, graduating from Reagan High School in 1972 and then completed UT school of architecture. Rick bought his house on Delwood Circle in 1982, just when WPNA was being invented. “We were members of Trinity Presbyterian Church when Bruce Rockstroh first brought up this neighborhood association idea.” Bruce was the new community liaison for the church, and his job was to get involved with the community. Rick says he doesn’t actually remember that first meeting, which occurred at the church, but he’s pretty sure he attended. Rick says many of the first organizers and officers were members of the church. I inform Rick that he was listed on the first library committee in 1983, which he also does not remember.

However, Rick does remember serving in every officer position of WPNA, including two separate times as President. (He’s the Grover Cleveland of Windsor Park). It appears that Rick is the longest serving officer of WPNA (more than a decade), and has held some kind of official position representing Windsor Park since the mid 80’s. “In the beginning we were going to city council meetings to ask them not to close our leased library space in the shopping center” Rick reports. There had been talk of cutting the library budget. This is the first real community action from WPNA, and it worked. The library was not closed, and eventually the city built Windsor Park a permanent facility.

Rick became interested in Mueller airport in 1983 when there was a newspaper story discussing re-designing the airport which showed a lengthened runway that would cross 51st street and end up in Windsor Park. Thus began Rick’s four-decade involvement in the airport, first to move it, then to figure out what to do with those 700 acres. Rick was on the very first Airport Process and Goals Task Force from 1996, which laid the ground work for what we now call the Mueller Development. Rick was appointed to the first Mueller Commission in 2000, upon which he has continuously served and is currently Vice-Chair. If you enjoy the many amenities that have come from the Mueller development, be sure to thank Rick for the 5000 meetings he has attended in the past quarter century which lead to what we see today.

On his voluminous list of accomplishments, Rick was President during the effort to improve WPNA by-laws, which is a tedious but necessary task. There was a long discussion of inventing different categories of WPNA memberships, which included a moment on how to define a “family” for the “family



membership”. Rick, being openly gay, watched with amazement as a room full of straight people came to the conclusion that a family is not just married people with children, but was defined as “whatever we choose as our family.” Rick’s voice cracks while telling this story. “I didn’t know I lived in such a cool neighborhood. It meant a lot.”

In January 2000 it was Rick who was in the room providing neighborhood support for film directors Robert Rodriguez and Rick Linklater as they met with Austin Mayor Kirk Watson to pitch the idea of converting airplane hangers into film studios after Mueller airport had closed. This was a huge step for Austin’s film industry, and put us on the Hollywood map.

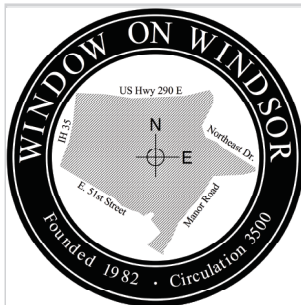
In the most recent events regarding the development of Windsor Village, Rick has been on the team to analyze and organize WPNA’s response to the developer’s rejection of city code requiring significant amount of commercial space in their new design. Rick has again put in lots of time and energy to fight this plan, from speaking to City Council members, attending Contact Team meetings, to helping craft letters and appeals in what is turning out to be the first time in the history of the City of Austin that someone is fighting a proposed VMU project. “We are in new territory” Rick says, “and the city council doesn’t know what to do.” At the moment WPNA has filed an appeal, and the issue will be officially reviewed by the Board of Adjustment. Judging from past experience, WPNA is in good hands when Rick is on the case.

Story suggestions: 512.536.0465 or [mwluecke@hotmail.com](mailto:mwluecke@hotmail.com)



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## 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
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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

Windsor Park Reading Group:

**July 12:** The Code Breaker: Jennifer Doudna, Gene Editing, & the Future of the Human Race by Walter Isaacson

## Library Update

Windsor Park Library is now open Six days a week!

Monday-Thursday 9am-8pm; Friday 9am-5pm;  
 Saturday 10am-5pm

**Closed Monday, July 4th**

- Music & Movement Storytime - Mondays 9:30am
- Pajama Storytime - Thursday 6pm
- All Ages Storytime - Fridays 10:30am
- Strawbitty Yops, Friday, July 15 @10:30 inside the library
- Lego Lab: Duplos and Legos available for challenges and free play! - Tuesday, July 5th @ 3:30pm
- Video Game Free Play - Tuesday, July 12 @ 3:30pm
- Kids Create! - Tuesday, July 19 @ 3:30pm
- Read/Watch/Talk (for adults) - Discussing Snowpiercer by Jacques Lob- Wed, July 20th @ 5:30pm
- Register for Latinitas free summer camp for ages all youth 9-14-- July 25-29th from 10am-1pm @ the Windsor Park Branch

## Austin Police Department District Representative for Windsor Park

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