



WINDOW on WINDSOR

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

Vol XXXX No.08

August 2021

**Next
Neighborhood
Association
Meeting**

**Saturday, Aug
14th**

**STREAMING
starts at 10:15
but connect
early for some
visiting!**

**Please see
instructions on
the back page
for attending a
meeting online**

Topics:

**Austin Fire
Department:
programs and
fire prevention**

**Other Topics
TBD**

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

BECOME A WPNA MEMBER - WWW.WINDSORPARK.INFO/MEMBERSHIP

August 2021 Presidents Letter

By Jackie Brooks, WPNA President

After our July meeting, our WPNA membership voted to approve the slate of volunteers for both the Audit and Nomination committees (following the process outlined in our Association bylaws). The newly appointed committees wasted no time hitting the ground running to both plan and get started.

Likely by the time you read this, the Audit Committee will have completed their audit. And the Nominations committee is hard at work connecting with neighbors who might be interested in serving. Thank you to our volunteers for stepping up to help with these important tasks! If you are interested in volunteering for Vice President, or curious about other ways to get involved, please reach out to the nominations committee (contact provided in the Nominations Committee article by Jeanette)

For those of you following the Windsor Village Shopping Center redevelopment, there is an update provided in this newsletter, so please check it out for further details. Thank you for staying tuned and for your participation in our Action Alerts. The first Action Alert delivered by Windsor Park residents was well received by several members of the Parks Board and brought much-needed attention to our cause. The second Action Alert, a request to email our Mayor and Council Members for further support for parkland dedication, is ongoing as I write this.

We hope that your voice will help provide PARD with the further support they need from Council and the Mayor to request an adequate amount of parkland for the Windsor Village site. Thank you in advance for your continued support. We will keep you updated on our progress with Parks and Recreation.

At our last meeting, we also learned that the end of July marked the end of an era. Cement Loop, the last tenant at the Windsor Village Shopping Center (aside from Hanks, which will remain), will be closing its doors. Yasmin, a fellow neighbor and mixed media artist, is saying farewell to her shared studio at Cement Loop and expressed that “it’s been upsetting to have a firsthand seat watching our neighborhood nail salon, barber shop, kids dance studio, music studio, dollar store and taqueria close one by one.” She also highlighted that, “For many artists, Cement Loop has been an important and affordable art studio complex In Austin.” We recognize that our local access to neighborhood services, and affordable space for small businesses is dwindling instead of growing. These final closures at our commercial center puts a tangible point on the removal of that access; something that we hope will not turn into a long-term hole in the heart of our neighborhood as we advocate for a development that will continue to serve our diverse community.

We hope to begin returning to our regular in-person meetings soon! We’re still working through the logistics to make sure we are doing so as safely as possible, and we’ll likely also continue a virtual option. With that in mind, we do not have confirmation on the exact month we will go back to in-person, but we are hopeful it will be sometime this fall (October?), so please stay tuned for further updates.

Meet Your Neighbor - Moon, Nawl and Sweet Melody

Martin Luecke

On May 17, 2017, after nine years of waiting, a refugee family arrived to their new apartment on Berkman Drive at the behest of the United Nations HCR and CARITAS of Austin. Mother Moon, father Nawl and two-year-old Sweet Melody had traveled half way around the world from Malaysia.

“I wanted a better life” Moon says, matter-of-factly. Born into poverty in the country of Myanmar, with little opportunity, Moon tells a harrowing story of being smuggled into Malaysia on a three-day journey with little food or water, hiding in boats and vans with 20 other people crushed together. Eventually she found a good job at an Irish pub, where she met Nawl working as a chef. They married in Malaysia and worked very hard for a decade to pay back family loans and support parents and save a little money for the future.

Nawl had a UN card and was a registered refugee before they met. Sweet Melody was one year old when they got the call to relocate. “We were given one choice: USA. We had not thought of going to America until that day. We took the chance” Moon recalls with a smile. They did not speak English at the time. It took another year and a half to get here. CARITAS helped them get acclimated to America. “We couldn’t understand how to use google maps or the bus system at first.” Nawl was hired as a chef at the Driskill Hotel and Moon eventually found work at Trinity Child Development Center on Westminster Drive. “After I get to know a lot of people working here, I love Windsor Park!” Moon says jubilantly.



Burma officially changed its name to Myanmar in 1989. The country borders Thailand, China, India, Laos and Bangladesh and has the earliest inhabitants of recorded history going back 13,000 years. In February of this year there was a military coup which has thrown the country into severe chaos and put Myanmar in the news. Moon speaks with her brother when possible. He says more than a thousand people were killed during protests and the military has confiscated hospital equipment and closed sixteen oxygen producing companies in the country. In July he reported that 500 people are dying each day from Covid and there is no oxygen to treat the sick. Myanmar borders have been closed and imports have been stopped. Shipments of oxygen and Covid vaccines were returned to India and Thailand. The population is trapped in their country, and can only get out through smuggling into Malaysia and Thailand. Moon continues to send money to her mother, which must pass through several friends and contacts in multiple countries before it can get home.

The Driskill shut down its restaurant during the Covid pandemic so Nawl found a job at St. David’s Hospital commissary, where he works with a number of Burmese immigrants. Sweet Melody will be starting first grade at Harris Elementary this month, and Moon says they are very happy to live in Windsor Park.

Please send me story suggestions: mwluecke@hotmail.com or 512.536.0465

In Search of WPNA Vice President

From Nominating Committee

Jeanette Swenson, Rick Krivoniak, Alana Carpenter Moore, Peter Struble, and Chito Vela

"All politics is local" and the best chances to make a difference and effect change are engagement in your local neighborhood association. Here in Windsor Park, we face ongoing change from transformation of Windsor Village, to new mobility possibilities.

How can you help? WPNA is in search of a VP to fill the unexpired term of recently deceased VP Jack Lewis. Ideally, the Vice President supports President Jackie Brooks through the next year and a half, then succeeds to Presidency in 2023. Even more importantly, we hope that more diverse leadership of WPNA will reflect our changing neighborhood. Finally, past volunteers, whether they were recruited or stepped up and volunteered, report that it's one of the best and most rewarding ways participate in the community.

Please contact any member of the Nominating Committee to get involved. We want to hear from you and want to talk!

JEANETTE: Jeanetteswenson64@gmail.com ; RICK: Krivon@aol.com ; CHITO: el_longhorn@yahoo.com ; ALANA: alana_50@yahoo.com ; PETER: strublepe@yahoo.com

THANKS TO OUR WPNA SCHOLARSHIP DONORS

As we have celebrated in earlier stories, this year, the Neighborhood Association was able to break records and provide 15 scholarships to graduating Windsor Park High School seniors. Normally, we can offer a few scholarships -but we sent out a call - and you generously responded. We had over 100 donors - and some people contributed multiple times!

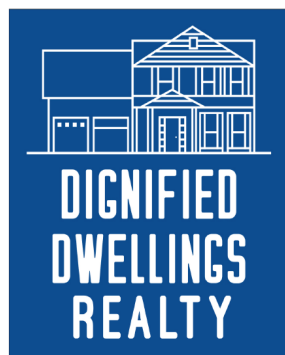
THANK YOU SO MUCH!

Please check out our websites <http://www.windsorpark.info> where we will be recognizing and celebrating donors.

Scribner's PAINTING COMPANY

AUSTIN'S NEIGHBORHOOD PAINTER
Call, Email, or text to schedule your
free quote today.

www.scribnerspainting.com
scribnerspainting@gmail.com
(512)731-5280



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

**3RD GENERATION
WINDSOR PARK RESIDENT**

**NO OBLIGATION
Property Valuations**

WindsorParkAgent.com



MARKET FLASHBACK

JUNE 2020 AVG Sold Price/Sq Ft
\$302.98...up 48.81%

WINDSOR PARK Market Statistics

JUNE 2021

AVG SOLD PRICE/SQ FT (JUNE 2021) **\$450.87**

OF HOMES SOLD IN (JUNE 2021) **14**

AVG SQ FT OF HOMES SOLD **1,380**

AVG DAYS ON MKT OF SOLDS **5**

ACTIVE LISTINGS ON MARKET **15***

*As of July 13th, 2021 - Single Family Homes.
Request a Detailed Report for Your Section of Windsor Park **



Yard of the Month- August 2021

Sara Jane Lee

The August Yard of the Month winners are Margarito Morales and Brian Grorthues of 5308 Waterbrook Drive. They have lived on Waterbrook for four years.

In the front, Brian and Margarito have a succulent garden carpeted by Silver Ponyfoot. Their front lawn is surrounded by verdant plantings. Their trees include a Blue Palos Verde, a Fig, a Peach and a Mountain Laurel. They thought that the fig and the Palos Verde were doomed by the February storm, but both survived. They also have a Pride of Barbados.

By their driveway, they have Mexican Feather Grass and some Purple Fountain Grass. Near their house they have Elephant Ear, several varieties of Caladium, Sweet Potato Vines, and Helicopter Plant.

Brian and Margarito get much of their inspiration for plants and garden design from Pinterest. They advise anyone beginning a landscape to choose native or low water plants.

Margarito and Brian will get a \$50.00 gift certificate from Shoal Creek Nursery. Shoal Creek has finished remodeling, and they have a good supply of plants, pots, and equipment. It is a pleasure to visit. There are two entrances from the parking lot.

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 even if you do not think that it is perfect. 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.



School Updates

AISD First day of school: August 17th Primer día de clases: 17 de Agosto

Schools are still enrolling new students; contact your local school to learn more. austinisd.org/enroll

AISD Back to School Bash: Saturday August 7th - 9:00-1:00pm (<https://www.austinisd.org/bash>).
Fiesta de regreso a clases de AISD: Sábado, 7 de agosto - 9: 00-1:00pm (<https://www.austinisd.org/bash>).

Andrews Elementary

Audrey Guerrero has been appointed the new principal of Andrews Elementary. Ms. Guerrero most recently served as a principal in Jefferson County Public Schools in Lakewood, Colorado and previously served as an assistant principal of J.J. Pickle Elementary School in Austin Independent School District. We are confident that Andrews Elementary will continue to thrive under Ms. Guerrero's leadership.

Gus Garcia

La escuela está reabriendo con aprendizaje en persona y estamos abiertos para inscripciones (de lunes a jueves) de 8:30-4:00. Si tiene alguna pregunta, comuníquese con la escuela: 513-841-9400. Visite nuestro twitter: @GusGarciaYMLA o nuestro sitio web- <https://garcia.austinschools.org/>

School is reopening with in-person learning and we are open for registrations (Monday-Thursday) 8:30-4:00. Please contact the school for any questions: 513-841-9400. Visit our twitter: @GusGarciaYMLA or our website- <https://garcia.austinschools.org/>



ALLURE
REAL ESTATE



Windsor Park June 2021 Market Report



\$617,500
MEDIAN
SALES PRICE



\$432.45
MEDIAN
PRICE / SQFT



4
DAYS
MEDIAN DAYS
ON MARKET



14
NUMBER OF
HOMES SOLD



\$745,000
MOST
EXPENSIVE
HOME SOLD



\$480,000
LEAST EXPENSIVE
HOME SOLD

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

When will the market crash?

The short answer? I don't see it happening any time soon.

The longer answer? What we're currently experiencing in real estate is a giant market correction driven by low inventory, low interest rates, and an influx of buyers moving out of rentals or relocating to Austin. We're seeing some slow down in the market (fewer offers, longer days on market, less over list price), but the prices are here to stay.

If you have questions about today's market or are interested in how to get top dollar and protect yourself in this market, I'm happy to have that no-obligation conversation.

Carousel Lounge - 1110 E 52nd St

Mohan Rao, *WPNA Revitalization Committee*

Carousel Lounge is a unique Windsor Park gem. Step inside and you are transported to a distinctive Austin watering hole back when our city was an eccentric not-so-big college town, back before “Keep Austin Weird” even needed to be coined. Carousel has been serving its clientele since 1963 across two generations of ownership. It has survived the cultural upheaval of the 1960s, several economic downturns, steep increases in real-estate prices (and property taxes) and, most recently, the pandemic.

In late June, I spoke with the owner, **Nicki Mebane**, who graciously took some time off her busy schedule to talk about her establishment.



Nicki inherited Carousel Lounge from her father after he passed away in 1988. At that time Nicki was working in the banking industry and her husband, Bob, worked at IBM. Keeping Carousel in the family meant working the old job in the morning and managing a bar in the evening. Holding on to her father’s creation was a labor of love for both Nicki and Bob.

A key feature of Carousel Nicki was determined to preserve was its friendly atmosphere. She wanted to make sure that everyone felt welcomed and, if so inclined, felt at ease to share their joys and pains with the staff and fellow patrons. Nicki mentioned, with a voice showing satisfaction, that she has come to know some of her frequent patrons quite well. The wall-to-wall murals and the abundant iconic artifacts also contribute to the friendly atmosphere. Another aspect Nicki wanted to keep was holding costs down for the customers. Although Carousel offers a variety of beers and wines, it does not have a liquor license. That means you can bring your own liquor of choice to enjoy.

The establishment even provides mixers to create your own cocktails.



Live music has always had a prominent place at Carousel Lounge. Singer songwriters and bands of all genres are welcome to showcase their craft. Nicki said there is only one restriction: no vulgarity allowed while performing. Go to carousellounge.net and click on the ‘Upcoming Shows’ tab to see the schedule for the next few weeks. Click the ‘Contact Us’ tab at the website if you want to book your own show. Windsor Park has so many talented musicians living within its borders; it would be great to see them perform locally at our very own and unique venue.



Due to the pandemic, Carousel Lounge was closed for a long and difficult 15 months. Nicki pointed out that were it not for the fact that she and her husband own the building they might have been forced to close permanently. Even so, opening back up has been a slow process. They are currently open Wednesdays through Saturdays, and they plan to be open on Tuesdays soon. **Welcome back, Carousel!**

Windsor Village Shopping Center Update

Rodney Ahart

Thank you for all of your Windsor Village Shopping Center Redevelopment advocacy efforts. The last two action alerts sent by Windsor Park residents to City of Austin decision-makers were well received and brought much-needed attention to our case.

To recap, Transwestern Development Company (TDC) purchased Windsor Village and filed a site permit application and subdivision application concurrently to redevelop the property. The site permit application was assigned to a case manager who has reviewed and provided comments to the developer on the changes needed to their plan to meet the requirements of the Land Development Code. Thus far, TDC has updated its plan twice to move closer to obtaining city approval. The most recent plan proposes 388,427 square feet of multi-family housing (106 studio units, 210 one-bedroom units, 89 two-bedroom units), 1608 square feet of leasing office, 6749 square feet of apartment amenities (courtyard, fitness center, and pool), 2702 square feet of ground-floor commercial with adjoining patios, 5600 square feet of Live/Work commercial, an above-ground parking garage, and a 1.25-acre park.

At this time, city staff is awaiting TDC's submission of their third plan update. Furthermore, it appears that TDC has vacated their subdivision application proposing to divide the property into four separate lots. Therefore, it is our hope that the developer is using this time to incorporate more commercial and park space into their plan.

In the meantime, we will continue to encourage the Parks and Recreation Director to ensure that at least 15 percent of the Windsor Village gross site area (1.85-acres) be dedicated to parkland since Windsor Village is located squarely within a parkland deficient area.

Please stay tuned to the Windsor Park email listserv and Facebook page for more timely updates and opportunities to influence the process as more information is made available to us from the City of Austin and Transwestern Development Company. For more information, please contact Rodney Ahart at rodney@windsorpark.info.

Mueller Update- August 2021

Rick Krivoniak

Interesting things are coming on the Mueller Control Tower site. Ryan Companies will build 350 apartments (including 53 affordable units) on 4.8 acres of property adjacent to the Tower, with roughly 2,500 square feet of ground floor retail fronting on the McCurdy Street and Berkman corner. Similar to our concerns regarding the proposed Windsor Village redevelopment, Mueller residents are disappointed there is not more commercial space being offered, though another 90 residential units and nearly 5,000 square feet of retail space is underway across Berkman at Tom Miller Street. And there is another half-acre lot to be developed on the Tower block at the corner of Berkman and Sorin that may provide additional commercial space.

The Tower itself has a 1-acre site that will include public space and a structure to incorporate the lower twenty-one feet of bare concrete at the Tower's base that were originally within the terminal structure. Three ideas are under consideration, though all are considered very conceptual at this time. The Austin Towers website has a very good posting about the Mueller Control Tower block proposals here: <https://austin.towers.net/a-brighter-futures-on-deck-for-muellers-historic-control-tower/>

The Mueller Commission will next meet on Tuesday, August 10, 2021 at 6PM. Still meeting virtually, contact Program Manager Matthew Schmidt at 512-974-6415 or Matt.Schmidt@austintexas.gov at least 24 hours prior to the meeting to learn about participation or listening opportunities. More information is available at austintexas.gov/rmmapiac

ALLURE REAL ESTATE



Debby Reynolds
REALTOR®

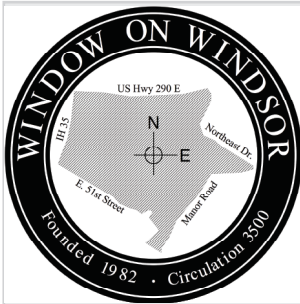
512.699.2130

Debbyreynolds512@gmail.com

.....
WINDSOR PARK SPECIALIST AND RESIDENT
.....

debbyreynolds.alluretx.com





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

Contact Us

President.....Jackie Brooks.....president@windsorpark.info
Vice Presidentvicepresident@windsorpark.info
Secretary.....Alice Gaulty.....secretary@windsorpark.info
Treasurer.....Josh Pitts.....treasurer@windsorpark.info
Inter-Neighborhood.... Peter Struble...anddelegate@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

Make checks payable to WPNA and mail to:

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

Or dues may be paid by Paypal through the WPNA website!

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

Mr. Gabriel, youth librarian from the Windsor Park Branch, has an on-line story time every Monday from 10:30-11:00. Join the Zoom Meeting from this link every Monday morning: <https://us04web.zoom.us/j/78474570554?pwd=UkNvUk9WOWXQrcXdRMmt5U3BjUHp6dz09>
Meeting ID: 784 7457 0554 Passcode: 9qeUD5

In-person programming is returning to the library in August! Some online and hybrid programs will also be happening, so check the Library's events calendar online for details: Summer Reading and Learning is alive and well @ APL! Young people can exchange a completed reading log for a free book from the library all summer long! <https://library.austintexas.gov/basic-page/adventures-your-name-here-summer-2021-759694>

Starting Monday, August 2nd the Windsor Park Branch will be open Mon-Thurs from 10am-9pm, Friday 10am-6pm, and Saturdays from 10am-5pm. And ALL branches (except Cepeda, Pleasant Hill, Southeast, Terrazas, University Hills) will be open for full-service – including weekends! Social distancing is still encouraged and masks, while encouraged, are not required inside the library.

Austin Police Department District Representative for Windsor Park

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