



# WINDOW on WINDSOR

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

Vol 41 No.10  
Oct 2023

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, Octo-  
ber 14, 10am**

**Meeting at Me-  
morial United  
Methodist  
Church on Berk-  
man**

**Expected  
Guests:  
Lloyd Doggett**

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

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)**

## President's Letter – Oct 2023

*Jeanette Swenson*

I do hope that you are enjoying the cooler weather with a bit of rain. It's been a long siege, and I fear it's not the end. Climate crisis is real. Thanks to Martin Luecke and the Climate Committee for raising the many manifestations of the crisis globally and to pointing us towards options of what we can do as individuals right here in Windsor Park to conserve and improve. Also, Gloria Neunaber posts frequently about recycling possibilities in WP. What do you do to reduce the stress on our resources? Changing out your natural gas stove for induction cooking to lessen the methane pollution in your living space and the atmosphere? Converting to gray water capture? Planting and caring for native trees? Reducing (eliminating???) single use plastic? Using alternative modes of transportation like walking, biking, busing, converting to electric vehicles? Installing solar panels? What else?

We are making progress on recruiting and getting a slate together for the November election of WPNA's 2024 officers. Local advocacy is the best way to make a difference in our quality of life. So, if you'd like to be involved, please contact me at [President@windsorpark.info](mailto:President@windsorpark.info). **Can't wait to hear from you!** Come to a WPNA meeting and find out what your neighbors and your neighborhood association is doing. At the October 14 meeting, we are expecting Congressman Lloyd Doggett to attend. Hector Martell, Transportation Chair, will give an overview of mobility challenges and opportunities that impact our neighborhood. What are the challenges and possible actions in your corner of Windsor Park?

Community building opportunities happen right here in Windsor Park. Attend or host a **National Night Out** gathering on Tuesday, October 3. Attend the **Austin Mennonite Church Pancake Breakfast** on Saturday, October 7 to meet your neighbors and support our Windsor Park NA Scholarship fund. **Memorial United Methodist Church is hosting a game day** every 2nd and 4th Thursday from 10:30-12:30 beginning Sept. 28. Volunteer at **It's My Park Day** on Saturday, November 4 at Bartholomew, Pomerleau Park, or Belfast Bridge at Pomerleau. Registration opens October 4 at [austinparks.org](http://austinparks.org) for the Fall IMPD. Then, head to Pomerleau for a celebration potluck picnic. I look forward to seeing old friends and new neighbors at one or more of these events!

## Remembering Stephen Rodi

Stephen Rodi died at his home in Austin on September 11, 2023. He was 82. Many know of him as the first President of Windsor Park Neighborhood Association, a very involved advocate for our Branch Library, and a professor of Math at Austin Community College.

His Austin memorial service will be at Weed-Corley-Fish funeral home at 5416 Parkcrest Drive in Austin on Friday, October 6, at 3:00 p.m.

The visitation, requiem mass, and burial for Steve will be at Lake Lawn Cemetery in Metairie, Louisiana, on Saturday, October 14, with visitation at 1:00 p.m. and mass at 2:00 p.m.

**Rebecca’s Pancake Breakfast  
Benefitting WP Scholarship Fund  
Saturday, October 7, 2023  
8:30 – 11:30 a.m. -- 5801 Westminster Drive  
(next to the WP Library)**

For the 9<sup>th</sup> year, the Austin Mennonite Church community is sponsoring their Pancake Breakfast with proceeds going to the Windsor Park Neighborhood Association’s Scholarship Fund. The event is named in memory of Rebecca Lowe, an involved community member whose idea established this important scholarship.

All are invited to this fun outdoor event to enjoy freshly made pancakes, (includes the option of gluten free pancakes), coffee, juice, and sausage (veggie and meat.) There is a large grassy area where there will be space and games for kids after they eat.

If you would like to volunteer to help serve, please contact Stacy Vlasits at 330-347-0836 or [stacyvlasits@gmail.com](mailto:stacyvlasits@gmail.com).

The WP Schools Committee continues to raise local donations to provide \$1,000 scholarships for seniors at Northeast and LBJ High Schools or who live in Windsor Park attending any AISD school and who will be attending a 2- or 4-year college. Over \$35,000 total has been given from our wonderful community.


If you are unable to join us on the 7th, please consider going to the Windsor Park Neighborhood Association’s website, click on ‘Neighborhood Association’ and select ‘Scholarships’ from the drop-down menu. Direct link: <http://www.windsorpark.info/scholarship/>

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**Safety Committee needs you!**

WPNA Safety Committee has been defunct for a while and we could use some one(s) to revive it. If interested, please contact [president@windsorpark.info](mailto:president@windsorpark.info)


**WE NEED MORE VOLUNTEERS for  
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**ALLURE**  
REAL ESTATE



**Windsor Park August 2023 Market Report**



**\$547,000**  
MEDIAN  
SALES PRICE



**\$369.21**  
MEDIAN  
PRICE / SQFT



**12**  
DAYS  
MEDIAN DAYS  
ON MARKET



**12**  
NUMBER OF  
HOMES SOLD



**\$781,550**  
MOST  
EXPENSIVE  
HOME SOLD



**\$319,000**  
LEAST EXPENSIVE  
HOME SOLD

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

**Sell in the fall/winter or wait until spring?**

I’ve always said “Sell when you need to and buy when you can, don’t try to time the market.” That being said, I’ve been advising people to wait until spring IF they can. In past articles, I’ve talked about how sold data is always a month or two behind the current market. While we had 12 sales in August, it doesn’t show that we have 26 active listings and 8 pending as of this writing. Falls & winters are historically slower. We saw a bump this spring and it worked out well for the clients I gave the same advice to last year. The exceptions are: If you’re moving into a new build or if you simply can’t wait that long. Builders are offering interest rate buy downs and great incentives that may not be there in the spring. If you absolutely must sell in the fall or winter, we should talk about the best strategies to make you home stand out!



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### September 2023 Mueller Update

*Rick Krivoniak*

An affordable housing update was the major item on September's Mueller Commission agenda. The goal of making 25% of the housing at Mueller affordable has been met ever since the first homes and apartments became available in 2007 - 2008. That has only been possible because the City owned the site and could discount land costs.

Affordability has a Federal HUD definition: Housing where the occupant is paying no more than 30% of their gross income for mortgage or rent, fees, taxes, insurance, and utilities. That gets adjusted for a geographical area when housing costs are high, so for Austin, 80% of Median Family Income for home ownership, and 60% MFI for rental units is considered affordable. The Austin area's current 80% MFI for a family of four is \$93,450, and our 60% MFI for a 2-person household is \$56,100.

Initially, the Master Development Agreement between the City of Austin and Catellus only called for 1-year of affordability for home ownership, and 5-years for apartments, but all involved realized quickly that longer terms were needed. The early complexes held 10% of their units at affordable rates, but subsequently, all are offering 15% at lowered rents. Negotiating with developers, Catellus, the Mueller Foundation and affordability advisors managed to extend the rental affordability to 40 years on the Jordan tax-credit complex, and 50 to 99 years on all other apartment projects. Providing affordable homes for sale at Mueller has been more of a challenge, partly due to its unanticipated success. Affordable detached homes became a casualty of skyrocketing land costs, though their inventory

has remained steady. Some row-homes and condominiums continue to be offered at affordable prices.

Counting down the remaining 12 meetings of the Robert Mueller Municipal Airport Plan Implementation Advisory Commission meetings, the next will be on Tuesday, October 10<sup>th</sup> at 6PM in the 1<sup>st</sup> Floor Shudde Fath Conference Room, Austin Energy Building, 4815 Mueller Blvd. Enter the parking garage via Garcia Street. For the RMMAPIAC agenda and other information, visit [austintexas.gov/rmmapiac](http://austintexas.gov/rmmapiac)

### Join the Merry Makers for games and fellowship

**Thursday, Sept. 28th, 10:30am**

September 28 and going forward every 2nd and 4th Thursday will be game day at Memorial United Methodist Church! We will meet in the Faith, Hope and Love room (at the back of the gym) from 10:30am. -12:30pm. Everyone is invited! We will play games such as: Scrabble, Dominoes, Cards, Bunco, and more. In addition, we will take a monthly trip to see things like the painted churches or Christmas lights. Coffee will be provided and bring your lunch if you like. Please contact Alberta Shelton (512)300-3796, Connie Tatum (512)923-3977, or Betty Sanders (737)216-2813, or just show up!

## October 2023 - Yard of the Month - 6008 Belfast Drive

*Sara Jane Lee*

The October winners are Lauren Dest and Jared Boucher of 6008 Belfast Drive. They have lived there three years. To complement the metal panels near their screened-in front porch, they outlined the planting beds near the street and on the corner with metal edging. They had help with the metal edging, but did most of the planting themselves.

Their favorite parts of their yard are the beds near the street because they have desert plants including Gopher Plants, Ghost Plants, Candelilla, Partridge Aloe, and various Agaves. These break up the expanse of grass.

Near the house they have Japanese Aralia, Liriope, and Turks' Cap. In the middle of the lawn there are a Japanese Maple and a large Pecan tree. By the corner, they have Bamboo Muhly, Texas Sage, Pride of Barbados, Flame Acanthus, and Prickly Pear cactus.

Jared and Lauren chose heat and drought tolerant plants and spend a few hours each week maintaining the yard. Their biggest job is trimming the pecan tree. It sheds dead limbs frequently and they must pick them off the

ground. Since the tree is in their front yard, they want to maintain a nice appearance. They advise researching plants that will survive our summers and emulate other people's success. Most importantly, have fun!

Lauren and Jared will receive a \$50.00 gift certificate from Shoal Creek Nursery. While you are there be sure to greet their cats and admire the waterfall.

Do not be shy - let us know of remarkable yards! If you like a certain yard, or more than one, tell us. 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).

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## Meet Your Neighbor - Wilbarger Monument is Leaving

*Martin Luecke*

A few years ago, I wrote a story about the Josiah Wilbarger historical marker standing at the corner of 51st and Berkman in Bartholomew Park. It happens to commemorate the very first historical event in Austin; an event so legendary that it became a Hollywood TV show episode in 1953 titled “The Man Who Would Not Die.”

An effort by WPNA members has led to the imminent removal of said monument to the Wilbarger family cemetery plot in Bastrop County. Kim McKnight, Program Manager of Historic Preservation for Austin Parks and Recreation made an appearance at our August meeting to explain the circumstances of this monumental change of venue.

It turns out this state monument was originally created by the Wilbarger family in the late 1920’s, and was placed in the true location of the event. In the 1980’s a Windsor Park resident created a campaign to move the historic marker to its current location. In the past year there has been an effort by WPNA members to get rid of the monument because of its simplistic telling of the historic event, which leaves out any context of the reason for the Comanche attack against a white surveying team. The monument records the first story of white people coming to Austin, and according to McKnight is eligible to be moved after negotiations with both the Wilbarger family and the State of Texas.

Josiah Wilbarger is the only man in history to survive being scalped. He was on a survey crew of five men which was attacked; two men escaped. Josiah Wilbarger was stabbed, shot with an arrow and a gun, scalped, and left for dead. Wilbarger survived because of a miraculous

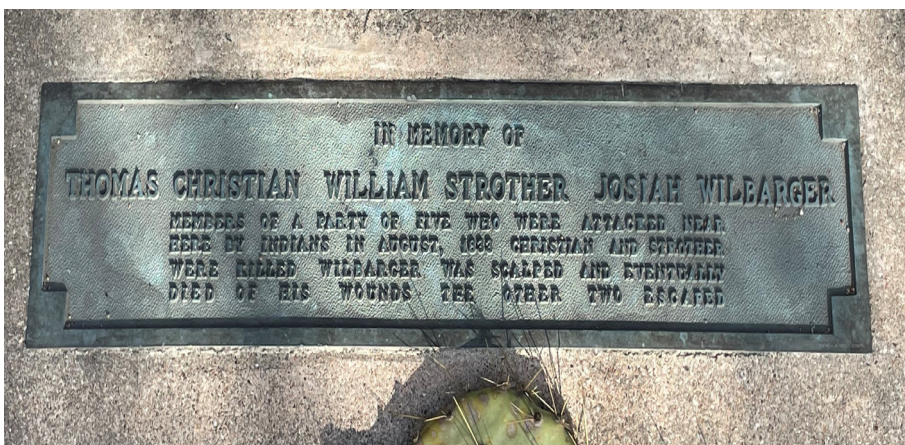
series of events, including the dreams of a rancher’s wife, who described in detail where to find the injured man sitting under a tree, next to a creek.

The creek turns out to be Tannehill Creek, which runs through Bartholomew Park, and the

location of this historic event is on the south side of 51st street near Old Manor Road in a patch of urban forest that is a part of Windsor Park on the south side of 51st street. To this day it remains a wooded creek bed, pretty much the same as it was in 1833.

The reason this story is historic is because Josiah’s brother J.W. published a book in 1889 titled Indian Depredations in Texas, which can still be found at most bookstores. J.W., a Methodist minister and pioneer in Austin’s colony near Bastrop, collected almost two hundred firsthand accounts of attacks upon settlers over many years. His brother’s story was unique among them all.

As the unofficial historian of WPNA, I have requested the city replace our historic marker with a new one. McKnight reported there will be future discussions on the creation of said replacement. I think we have a great opportunity to rewrite this story and get a new monument placed in the original location.



There’s a larger story to be told of the eradication of Native Americans from this land that cannot be summed up on a bronze plaque, but I’m confident WPNA will arrive at a collective truth upon which we can all agree and commemorate. It’s rare that Windsor Park, or any neighborhood, gets to be first in history. Stay tuned for further developments.

Please send me story suggestions: [mwluecke@hotmail.com](mailto:mwluecke@hotmail.com)

## GRAY WATER CAN HARVEST STRONGER TREES

Kasey Pfaff

*“Gray water distribution is really, I think, the next big thing for water conservation.”*  
Chris Maxwell-Gaines, Innovative Water Solutions

Picture CNN’s Sanjay Gupta drinking tentatively from a Dixie cup. Gilbert Trejo, the young man standing next to him, wears blue coveralls that read “El Paso Water.” Mr. Trejo sips from a similar cup. It is the fall of 2018 and Sanjay is in El Paso at a plant that turns raw wastewater into drinking water. When he is done with his sip Dr. Gupta says, “It tastes like water.”

Ever since seeing that segment on CNN, I have felt more hopeful about large-scale water reuse and have been thinking about what inspiration I might take from Sanjay’s trip to El Paso. This year, the dual extremes of an ice storm that brought down a million trees in Austin and a summer that broke extended heat records have had me worried for the trees. I’ve had the thought that a found source of water in the summer—that is not subject to drought restrictions—could go a long way toward fortifying Austin’s trees ahead of the next freeze. I’m thinking of “gray water.”



What Dr. Gupta drank, once contained raw human waste. It was “black water.” What goes down your kitchen sink and out your dishwasher is also considered black water. It has high amounts of bacteria, viruses, solid waste, and organic matter. Gray water washes down your shower, bathroom sinks, and clothes washer and contains minimal organic material. The city’s website has an informative section about gray water: <https://www.austintexas.gov/page/graywater>

From my own research, I know that my simplest option is to harvest my washer. The exit pipe is against an outer wall and with some plumbing, I should be able to use it to water the trees and shrubs in my yard. In addition to my greater ambition to help trees, I also have a specific aesthetic goal – I want to nurture the mulberry tree in my yard that has been holding on for years. With gray water, I hope to have excess water to baby the Mulberry, or jumpstart the new drought-resistant trees that I will plant in October. So, I booked an appointment with Innovative Water Solutions (IWS) in Austin. When you Google “gray water Austin,” they are the first installer to pop up.

Chris Maxwell-Gaines, one of the owners, is also an engineer and he comes to the house to do the consultation. He has a great story. Chris grew up on a farm in small-town Cameron, Texas, and learned about harvesting rainwater in the Peace Corps in Suriname. When he walks in, I can tell that he enjoys problem-solving,

Unless you live in a newer green home, your gray water points can be nested in walls, buried in concrete slab, or under a pier-and-beam foundation. In my case, all my gray water exit points are inaccessible, except for my washer drain. There is a large PVC pipe connected to the back of the washer that connects to something mysterious.



Chris examines the washer line and the ground around it. He feathers away some of the cracking dirt with his fingers, and then his whole hand, and then he starts to dig. Very quickly, he lifts a one-inch black cast iron pipe and looks at me. Chris and I both lift our eyebrows. The pipe appears to head straight for my back fence.

After confirming that I want to continue, Chris does some more excavating. The pipe does a slight jog around the trunk of the Mulberry tree, but otherwise it is a straight, single length of metal pipe that ends in a very bizarre contraption. We can see a ragged piece of plastic sticking out of the ground. It looks like mangled trash, but it is part of something remarkable: a large disk, about two-and-a-half feet in diameter. Chris thinks it’s like a rudimentary sprinkler head. Without it, the water flowing out of the metal pipe wouldn’t disperse, but collect in one spot and make a soupy, boggy mess.

[Continues on page 7]

[Gray Water, continued from page 6]

Chris explains, “There’s probably a good number of homes in Austin that probably have this, and the city of Austin [may have] no idea that all these homes are taking the clothes washer water and distributing it somewhere in their backyard.” We can’t stop shaking our heads; even Chris thinks this is a weird one. For me, there will be significant savings to having some basic infrastructure already in place, however kooky. Chris advises that I plant my new trees in October and then IWS can start branching pipes off the discovered main line with the trees in place.





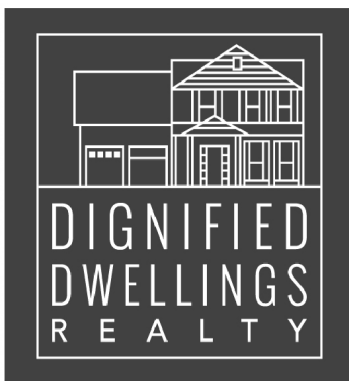
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Chris emphasizes, “The issue with gray water distribution is that if someone wanted to distribute gray water on every square foot of this backyard, it is very difficult. Therefore, if you have point distribution spots—meaning trees—it is so much easier to get the gray water to those few spots rather than trying to get gray water over this whole lawn.” He uses gray water distribution on spot points in his own yard, and he says that he has lush green grass right now.

I urge my neighbors to explore their own yards and consider if gray water might be a good option to help alleviate the stress on your trees – maybe you will have some existing infrastructure that you too can leverage!



# WINDSOR PARK Monthly Market Statistics

## August 2023



**AVG SOLD PRICE/SQ FT**      **\$351.05**  
(August 2023)

**# OF HOMES SOLD IN**      **12**  
(August 2023)

**AVG SQ FT OF HOMES SOLD**      **1,588**

**AVG DAYS ON MKT OF SOLDS**      **57**

**# ACTIVE LISTINGS ON MARKET**      **29\***

\*As of Sept 8th, 2023 - Single Family Homes.  
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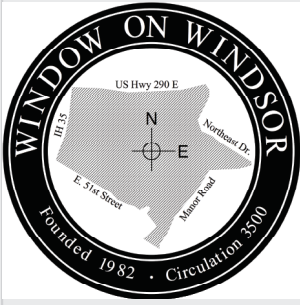
**NOTABLE REAL ESTATE STATS**

**Days On Market are UP!**

**# of Homes Sold UP!**

**# of Active Listings DOWN!**

**(Month Over Month for Windsor Park)**



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

**Contact Us**

President..... JeanetteSwenson.....president@windsorpark.info  
 Vice President ..... David Butts.....vicepresident@windsorpark.info  
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Or dues may be paid by Paypal or Venmo

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- Standard / Individual — \$15/person
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- Sustaining — \$35 or more
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Name: \_\_\_\_\_

Add'l Name : \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Referred by: \_\_\_\_\_

**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 Neighborhood Association Online meetings streamed at [windsorpark.info/](http://windsorpark.info/) and also available on our Facebook page**

**Windsor Park Library  
 512-974-9840  
 5833 Westminster Dr.**

**Too many activities to list them all! A few highlights below - but please come to our website to see more events at your library.**

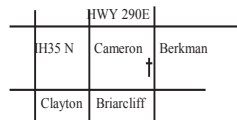
**Eclipse Party: View and Celebrate the Solar Eclipse - All ages welcome - Sat, Oct 14, 10:30am-1:00pm**

**The Crafty Adult: The Art of Alebrijes Sat, Oct 21, 11am-1pm**

**Haunted Candyland @ the library all day on Halloween- Oct 31, 10am-8pm**

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