



# WINDOW on WINDSOR

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

Vol XXXVI No.07  
July 2017

**Next  
Neighborhood  
Association  
Meeting**

**Saturday, July  
8th at 10am.**

**Back room at  
Memorial United  
Methodist Church  
6100 Berkman Dr.**

**July  
Meeting Focus:**

Housing and  
amenities in the  
neighborhood.

We will have a  
panel of real-  
tors to answer  
our questions.  
about trends  
in real estate  
and business  
development,  
and how these  
trends will af-  
fect our neigh-  
borhood long  
term.

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

## July Letter from the President

*By Meghan Dougherty*

My husband and I were walking through Windsor Village a few weeks ago, when my heart rate quickened: construction fencing around the old grocery store! Low and behold, something new is finally going into the space! I heard through the grapevine (and Nextdoor.com) that Henri's is opening a new restaurant there. Always curious (and nosy) I contacted the owners, and they have verified that a wine bar/restaurant concept will be coming to Windsor Village, tentatively opening in early 2018.

This is in addition to the redevelopment of the old Fran's off Cameron Road. Cenote (pronounced "seh-no-tay") is locating a second branch of its popular E. Cesar Chavez coffee shop in our neighborhood, opening sometime in July. This recent influx of development has me, and many others in the neighborhood, thinking, why has it been difficult to attract new businesses here, despite the influx of new residents and the constantly rising home prices? [Cont. on p. 2]

## Q&A with Windsor Park Businesses

*Meghan Dougherty*

Many of the businesses that make their home in East Austin have owners who also live in East Austin and are already familiar with the area. Cody Symington and his wife, owners of Cenote, live in University Hills, Amber Nichols of Tunebugz lives in Windsor Hills (just to the north of us), and Stephanie Twohey of Grit lives in East Austin as well. They know this area has lots of diversity, and they see that as an asset. They're also aware that the neighborhood has been largely overlooked by business development, all the activity at Mueller notwithstanding. So they know there's an untapped market here.

[cont. on page 9]

## MEET YOUR NEIGHBOR: DA'MON STITH

*Martin Luecke*

Our neighbor on Cloverleaf Drive since 2010, Da'Mon Stith is a multifaceted martial arts instructor, among other things. Da'Mon is a special ed teaching assistant at Ridgetop Elementary school where he works with his wife Cynthia Ayala, a bi-lingual special ed teacher. They have two girls: Xochitl and Apollonia. Da'Mon is also a member of the stage fighters' guild and provides fight training for actors and



production companies. If that's not enough, Da'Mon is also an entrepreneur and a television host. It's a long way from the asthmatic kid who couldn't breathe after running sprints at football practice.

[Cont. on p. 3]

[President's Letter, cont. from p. 1]

I wanted to learn more about why some businesses are investing in Windsor Park, and also, what might be keeping some businesses away. To find out, I reached out to several Windsor Park businesses for their perspective. The owners of relative newcomers Cenote, Grit (opened its doors in January 2015) and Tunebugz (opened in Spring 2015) were kind enough to take some time and answer my questions. Check out the article 'Q&A with Windsor Park Businesses' to learn more about what attracts businesses to our unique community.

If you're interested in helping us find new ways to attract development here, please consider joining the Revitalization Committee, which meets at the library on the fourth Thursday of each month. The committee is tasked with finding ways to woo small business owners or developers to our side of town.

We've also reached out to some of our local real estate agents to share their perspectives on growth and development of Windsor Park. They will be part of a panel presentation planned for our July 8 monthly meeting. Don't forget, we have our new and

improved meeting format, including coffee chat time in the beginning of the meeting to mix and mingle, and ten minutes allotted for citizens' communication, where you can share your questions, comments, announcements, and celebrations with our community.

In other committee developments, we have identified a new chair for the transportation committee!

Tim Simon originally hails from Wichita, KS, and most recently made his home in Eugene, OR before moving to Austin. He's brand new to the neighborhood, and we're excited that he wants to dive right into volunteering with our community. He brings lots of experience in transportation planning. He has worked in public transportation his entire career, and he's worked on various multimodal plans and studies that involved transit, bicycle, and pedestrian planning.

If you're interested in getting involved in improving transportation in and around our neighborhood (in any of its forms - walking, biking, or driving), please attend a transportation meeting, the third Tuesday of the month at 6:30 pm.



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[Meet Your Neighbor, continued from page 1] Since he was 9 years old, Da'Mon has been studying the ancient fighting arts. It started when his military father was out of town on assignment and Da'Mon chucked his football uniform and took his own money and signed up for karate classes at the youth center.

In those days there were a limited amount of East Asian fighting styles being taught in America: Karate, Jiu Jitsu, Judo. But when Da'Mon moved to Okinawa at 13, he found a book by Bruce Lee which resonated with him; it taught to learn many styles and to build yourself up without formal training.

Bruce Lee said to "be formless, and through that you will find your form." So somewhere along the way Da'Mon, ever curious about ancient fighting styles, decided to look towards the original continent: Africa. After years of research, he found the African/Brazilian martial art Capoeira and other similar fighting styles scattered through the Caribbean, where many African slaves were brought. Eventually Da'Mon traced the fighting styles to Central Africa and discovered horseback cavalry fighting with swords! We've never seen that in a history book!

Da'Mon is now considered one of the only two guys in America who can teach African fighting. He is making panelist appearances at Karate Com conventions. Da'Mon's martial art school is called Sefe Dekote, which means "Silent Sword" (Sefe Dekote is from the Soninke language, an ancient language whose modern variations are spoken in Mali, Senegal and other west African nations). Teaching since 1997, Da'Mon has had many incarnations of studios, and these days his students meet at Mueller Lake Park. ([silentsword.org](http://silentsword.org))



He also manufactures weapons for fighting practice. Da'Mon shows me a bunch of white plastic swords and a beautiful ipe wood sword, along with a bunch of plastic daggers. Da'Mon discovered that there was no one producing these practice weapons, so he went into business.

Now he sells them worldwide to theater schools and companies under the name Street Forge Armoury. As we are speaking, one of Da'Mon's students drops by to pick up a bunch of swords and knives for a training session.



And then, Da'Mon tells me about his television debut on the "El Rey Network" on a show produced by Robert Rodriguez. Yes, that Robert Rodriguez. Catch his next appearance on "Man At Arms: Art of War", Thursday July 13 at 9pm on the El Rey Network (DirecTV, Spectrum and Dish).

At this point his very small niche of being an African Martial Arts specialist who fights with swords is making Da'Mon a very popular person. And I feel a bit safer here on Cloverleaf!

Please send me suggestions for stories: [mwluecke@hotmail.com](mailto:mwluecke@hotmail.com) or call [512.536.0465](tel:512.536.0465)

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*The following resolution is proposed by members of the Briarcliff Alliance for consideration by the members of the WPNA. Please review as members will be asked to vote on this during the July meeting.*

## **Resolution on Improving the Accessible Housing Austin! (AHA) Briarcliff Development**

Whereas the surrounding areas of the proposed AHA Briarcliff are located on a floodplain where additional development will stress the drainage from Peggy St., Wheless Ln., Briarcliff Blvd., and Gaston Pl. as it flows into Little Walnut Creek, increasing the likelihood of flooding of nearby neighborhoods and businesses; and

Whereas the AHA Briarcliff development will need to offer ADA compliant parking for their residents, along with adequate visitor, services, and non-handicap residential parking, which will increase the amount of impervious cover required;

Whereas the proposed 3-story, inward-facing structure of AHA Briarcliff will physically divide the neighborhoods on the north and south sides of the Windsor Park city center, isolate their residents, and set precedent for future development during their 99-year lease;

Whereas the AHA Briarcliff development does not intend to offer structured onsite care and services to assist the low-income residents with disabilities exiting institutions and people with serious mental illness;

Whereas the AHA Briarcliff development does not intend to offer structured onsite care and services for youth with disabilities exiting foster care; and now therefore, be it

*Resolved*, that the Friends of Briarcliff:

1. urge AHA to seek site plan approval from the City of Austin's Watershed Protection Department;
2. urge AHA to offer ADA compliant and code-standard parking that is approved by the City of Austin's Watershed Protection Department;
3. urge AHA to propose a 2-story, LEED certified structure that faces the street and encourages community and sustainability;

4. urge that the AHA provides continual, structured, and reliable onsite care and services at AHA Briarcliff for their residents with disabilities exiting institutions and those with serious mental illness;
5. urge that the AHA provides continual, structured, and reliable onsite care and life-skills services at AHA Briarcliff for their residents with disabilities exiting exiting foster care;

Mover: Kara Kriegshauser, 512-705-8773

Seconders: Mohan Rao 512-636-4468, Michael Menta 512-554-4022, Susan Menta 512-554-4022, Terry Jungman, Claire Hodgins 512-466-0702, Meg Brooks 512-228-4072

Date: 6/10/17

**Joe Hernandez,**  
**(512) 657-8895**

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References available

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CEILING FANS

LIGHT FIXTURES

HOUSE LEVELING

## **Neighborhood Call for Volunteers:**

**Newsletter deliverers** - , if interested, email [newsletter@windsorpark.info](mailto:newsletter@windsorpark.info)

**Apartment liaisons** - help us spread our message and advocate for more residents in our neighborhood. We need people interested in cultivating relationships with apartment managers, deliver some newsletters/brochures to apartments in our neighborhood, and learning what renters in apartments need from the neighborhood association.

**English-Spanish translator** (for occasional articles/announcements)

**Newsletter Sponsorship Coordinator** - this person will help solicit and manage sponsorships from our local business partners.

Contact at [president@windsorpark.info](mailto:president@windsorpark.info) if interested.



## Update from CM Casar

### Budget season approaching: your feedback is requested!

The City of Austin Budget Office is seeking resident input and feedback on city services and your budget priorities to be used in the budget development process. To have your voice heard, you can complete the online Austin Budget Simulator tool by visiting [atx.budgetsimulator.com](http://atx.budgetsimulator.com).

The Austin Budget Simulator will be available until July 15, 2017. Results from the exercise will be compiled and presented to City Council, and the FY 2017-18 Public Engagement Report will be available to the public in August 2017. If you have additional questions you can call the City Budget Office at 512-974-1380. We are facing a tighter budget year than usual. As we dig in to budget discussions, I'll be focused on keeping the City of Austin's equity initiatives on track to increase affordability and fight economic segregation in Austin.

### What does progressive city management look like?

The selection of the next City Manager is one of the most important decisions this City Council will make. The City of Austin operates under a Council-Manager form of government in which the elected City Council sets policy objectives and the City Manager ensures they are carried out and administered effectively.

The City Council wants to ensure there is clear feedback from the community regarding what kind of City Manager you think Austin needs. There is a task force of community members who are assisting in the City Manager selection process, and they want to hear back from you!

Please take a few minutes to visit [austintexas.gov/city-manager-search](http://austintexas.gov/city-manager-search) to answer three critical questions that the recruiter will use to develop the profile for our next City Manager. Also know that you may also call 311 to provide your feedback in any language. For more information about the task force read here: [austintexas.gov/page/city-manager-search-advisory-task-force](http://austintexas.gov/page/city-manager-search-advisory-task-force).

### Update on Senate Bill 4

Cities and counties across Texas have joined the Summer of Resistance against the anti-immigrant and unconstitutional Senate Bill 4! El Cenizo, San Antonio, Bexar County, Austin, Travis County, Dallas, El Paso, and Houston have joined in challenging Abbott's

SB 4 in court. Mayor Steve Adler, Council Member Garza, Council Member Renteria, and I all filed sworn declarations with federal court to show how dangerous and unlawful SB 4 is. I've strongly opposed SB 4 because it endangers our public safety and our economy by forcing local governments to put discriminatory anti-immigrant policies in place that are against their best judgement. The City of Austin has asked the judge to immediately block the law and our court date was set for June 26th. We'll keep you posted on our progress. Our community is not backing down, so your City Council won't back down either!

### Update from CM Houston

The next District #1 Town Hall meeting will be held Saturday, July 29, 2017, from 10 am - 12 pm, at Millennium Youth Entertainment Complex, 1156 Hargrave Street.

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## Revitalization Committee

*Mohan Rao, chair*

Over the last decade, Windsor Park has welcomed a number of new businesses that showcase our neighborhood's quality-of-life. Nomad Bar, Corona Cafe, Joyce Willett School of Dance and Transform Fitness are examples of businesses that make our neighborhood a lively and interesting place to live. However, Windsor Park residents believe that our neighborhood could support many more unique and valuable businesses. The business world, though, is only beginning to recognize our neighborhood's potential. The Windsor Park Neighborhood Association's Revitalization Committee wants to speed the process along. The Committee has been tasked with reaching out to entrepreneurs and educating them about our neighborhood's changing demographic. Are you interested in helping support existing businesses and attracting new businesses that reflect the diversity and energy of Windsor Park? If yes, please join the Revitalization Committee. Contact Mohan Rao at [geo1mohan@gmail.com](mailto:geo1mohan@gmail.com).

## Upcoming Community Events & Happenings

**AISD 1st Day of School** - August 21

**Austin Achieve 1st Day of School** - 7th August

### **New Neighborhood Walking Trail now open:**

Hope Lutheran Church, 6414 North Hampton, recently installed the "Trail of Hope" on its sports field bordering Colgate and Northeast. Professionally designed and built by the Texas Conservation Corps and American Youthworks, this approximately quarter-mile-long path of crushed granite is intended for the blessing of everyone in our community. Wide enough for family and friends to walk and talk together, the Trail includes three shaded rest areas. Open to all!

## How to contact your local Police District Rep

**IDA 1 (West) - Officer Harold Ristow**

(512) 974-5046 | [harold.ristow@austintexas.gov](mailto:harold.ristow@austintexas.gov)

**IDA 2 (East) - SPO Chris Pitman**

(512) 974-5521 |

[christopher.pitman@austintexas.gov](mailto:christopher.pitman@austintexas.gov)

## Tick Control in the Yard

*Wizzie Brown, Texas AgriLife Extension Service  
Program Specialist*

This article covers what to do about ticks in your yard. I didn't want to make it too long, so I decided to just link to sources giving information on how to treat pets or yourself and family.

Ticks are arachnids with two body regions, eight legs (except the first stage out of the egg has only six legs and is called a seed tick), and no antennae. Ticks come in a variety of sizes depending upon if they are nymphs or adult, male or female, engorged or not. Ticks require a blood meal before molting to the next stage of their development as well as adult females requiring a blood meal before laying eggs.

Since ticks can feed on multiple hosts during their lifetime, including humans and other animals, they are capable of transmitting disease organisms through their bite. For more information on diseases transmitted by ticks see this link: <https://www.cdc.gov/ticks/diseases/index.html>

Ticks await hosts by climbing up vertical surfaces such as vegetation, fences or shrubbery. When a host brushes past, ticks grab on and locate a suitable spot for feeding. To reduce ticks in your yard you can try some or all of the following:

- Keep grass mowed
- Clear brush, weeds, or overgrown areas
- Discourage wildlife
- Remove debris from the yard
- Treat yard with insecticide making sure to go up surfaces as ticks will climb upwards to grab onto a passing host
- Treat pets

For information on how to deal with ticks on your pet(s) see this source: [https://www.cdc.gov/ticks/avoid/on\\_pets.html](https://www.cdc.gov/ticks/avoid/on_pets.html)

For how to avoid getting, properly inspecting for, or removing ticks from yourself or family members see this source: [https://www.cdc.gov/ticks/avoid/on\\_people.html](https://www.cdc.gov/ticks/avoid/on_people.html)

For more information or help with identification, contact Wizzie Brown at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

## June 2017 Mueller Update

Rick Krivoniak

Rathgeber Village is home to the Austin Children's Shelter, the Sally & Mack Brown Rise School, and the currently-under-construction Big Brothers Big Sisters' Bennett-Rathgeber Mentoring Center. They will be joined next year by the Salvation Army's Corps Community and Administration Center. The building's ground-floor will house a chapel (with regular Sunday morning services), gymnasium, multi-purpose room, kitchen and classrooms, while the second floor will consolidate into one location the area's Salvation Army administrative offices now scattered around town. The facility will not house clients, but will assist in some disaster-relief aid. Various rooms are slated to be offered for rent to the public when not scheduled for use by the Salvation Army's programs.

Rathgeber Village is in the part of Windsor Park that lies south of 51<sup>st</sup> Street and west of Manor Road, where Dick & Sara Rathgeber donated 17.7 acres for a campus of social service agencies. The development volunteered to meet Mueller design standards since it abuts Mueller's Zach Scott Street, which will extend to Manor Road later this year.

Current discussions by the AISD Board of Trustees do not look optimistic for the proposed coed middle school at Mueller to be included on the November 7<sup>th</sup> bond election. All bond issues must be determined by August 21<sup>st</sup>.

Looking back ten years, the Dell Children's Medical Center of Central Texas held its grand opening on June 27<sup>th</sup> of 2007, and reconstruction on the arched Browning Aviation hangar began around the same time, after extensive structural damage was uncovered. Both are now well established institutions for both Mueller and the surrounding community.

PLEASE NOTE DATE & VENUE CHANGE: The Robert Mueller Municipal Airport Plan Implementation Advisory Commission does not meet in July. The next meeting is at 6:00 PM on Tuesday August 15 (*note that this is a Special Called Meeting on the third Tuesday, not on the regular second Tuesday*) at the Britton, Durst, Howard & Spence Building (Chestnut Community Center), 1183 Chestnut Avenue, where the Commission will meet for the foreseeable future. Visit <https://austintexas.gov/rmmapiac> to see Commission agendas, minutes and other documents. Address Mueller questions and comments to [bc-rick.krivoniak@austintexas.gov](mailto:bc-rick.krivoniak@austintexas.gov)

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### MAY 2017 Windsor Park Market Statistics

|  |          |
|--|----------|
| AVG SOLD PRICE/SQ FT<br>(MAY 2017)                         | \$248.15 |
| # OF HOMES SOLD IN<br>(MAY 2017)                           | 17       |
| AVG SQ FT OF HOMES SOLD                                    | 1,720    |
| AVG DAYS ON MKT OF SOLDS                                   | 40       |
| # ACTIVE LISTINGS ON MARKET                                | 12*      |
| *As of June 17th, 2017 - Single Family Homes               |          |
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## July 2017 Yard of the Month

*Sara Jane Lee*

The July winners are Christopher and Marsha Krumrey of 5206 Robinsdale Lane. Although they have lived there over 35 years, Chris told me that they are not finished working on it. The yard is a nomination.

This yard is lush. Chris wanted a tropical landscape to remind him of the Gulf coast where he grew up. Their landscape is full of palms, bromeliads, and ferns. They have Queen Palm, Mexican Fan Palm, Sabal Palm, Pindo Palm, and Mediterranean Palm. The ferns include Holly Fern, River Ferns, and a spectacular Staghorn Fern. They also have Butterfly Iris, Lantana, Hibiscus, Tristar Ginger, Variegated Shell Ginger, Plumeria, Turnera, Passion Flower and several Bromeliads. Their trees include Redbud, Lemon Tree, Cedar Elm, and Magnolia.

Many of their plants are in pots, so that Chris and Marsha can move them in and out of their greenhouse as weather permits. There is actually some room for grass and the groundcover Confederate Jasmine. They have several benches and other garden statuary. Near the street there is a small xeric area with Barrel Cactus, Column Cactus and Succulents.

July and August are Chris's favorite months because then the tropicals thrive. Chris uses soaker hoses and waters by hand when the plants get dry. They do have a rain collection system. It takes them 3 – 6 hours a week to maintain their landscape.

Chris advises anyone starting a landscape to take pictures of plants that appeal to you. Research the plants to confirm that they will work in this area and fit your lifestyle and the time that you can devote to your yard.

The Krumreys will receive a \$50.00 gift certificate from our sponsor, Shoal Creek Nursery, 2710 Hancock Drive.

Do you like a certain yard, or yards, in the neighborhood? Tell us. We cannot visit every yard in the neighborhood every month. We may not have seen your great yard. Send your nomination(s) to WPNA YOMC, P O Box 16183, Austin, Texas 78761, call 512 928-0681, or e-mail [wpna.yom@gmail.com](mailto:wpna.yom@gmail.com).

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*The*

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[Windsor Park business, continued from page 1]

Amber opened her music studio for children, Tunebugz, in Windsor Village because she can attract families from around East Austin. As she says: “We are invested in music as the underpinning of Austin culture and the WP community really cares about that...Families are excited to be building community with neighbors and between neighborhoods – we have families from WP, University Hills and Mueller in classes together...”

Cody saw that there isn’t much in the way of affordable, healthy counter service food in a family-friendly atmosphere. As he puts it, “Counter service can be a much easier option when you have restless kids, so we hope to fill a need for a quick and easy family dinner option, which we’ve had a hard time finding ourselves over here.” He also knows that Windsor Parkers are loyal to their local businesses and sees that as a great reason to invest in this neighborhood.

Most of Grit’s clients are located close by as well. Austin traffic and distance make it hard for people to commute across town to work out. Grit is the first strength and conditioning gym in the area, and Stephanie values the connection to a neighborhood of “down-to-earth, authentic people.”

I asked about the challenges of establishing a business in Windsor Park in particular, and Austin in general. Firstly, there’s the problem of finding a space that meets the needs of the business: Cenote is taking Fran’s spot because it was already an operational restaurant. And even though they had the underlying groundwork, they’ve gone over budget on their renovations. It’s hard finding good help in the booming economy, and costs keep going up. There’s also the challenge of being in a gentrifying community. Some parts of the neighborhood still struggle with crime, vandalism and littering. This can be a challenge to a business owner trying to attract clientele to a space. All these owners emphasized their desire to help support the neighborhood with their businesses. For example, Amber seeks opportunities to learn more about at-risk and homeless populations and ways she can help.

All these owners are optimistic about Windsor Park’s future. Says Cody: “I think the sky’s the limit for this area. I hope we are getting in at the beginning of a lot of good change coming to the area. It’s a great diverse area and it’s one of the few areas left that still feels like old Austin to me.” Stephanie believes that “Windsor Park will become even more dynamically local to itself. The connection to Mueller is strong and the businesses there are amazing, yet I envision that Windsor Park will work very hard to stay autonomous and true to its own identity.” Finally, Amber sees “a bright connected community full of hope, empathy, prosperity and LOTS OF MUSIC MAKING!”





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 FACEBOOK: WindsorParkAustinTx

## Contact Us

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

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

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

## WPNA Calendar of Events

[Windsor Park Neighborhood Association meeting](#)  
[July 8, 10-12, Memorial United Methodist Church on Berkman](#)

[Contact Team Meeting](#)  
[July 10, 6:30pm, Windsor Park Library](#)

[Manor Road Clean Up](#)  
[July 15, 8-10 am](#)

[Transportation Committee Meeting](#)  
[July 18, 6:30 pm, Windsor Park Library](#)

[Beautification Committee Meeting](#)  
[July 20 at 6 pm, Cement Loop \(Windsor Village\)](#)

[Austin Neighborhood Council](#)  
[June 26, 7 pm, Austin Energy Building 721 Barton Springs Road](#)

[Revitalization Committee](#)  
[July 27, 6:30 pm, Windsor Park Library](#)

[WPNA Executive Committee Meeting](#)  
[July 31, 7 pm, Windsor Park Library](#)

## Windsor Park Library Updates and Events

### Events and Book Club

**July 3, 2pm:** Hey Lollies Present: Iris Saves the Land of Black and White

**July 5, 12, 19, 26 - 6pm:** Pajama Storytime

**July 6, 13, 20, 27 - 10:15am:** All Ages Storytime

**July 10 - 2pm:** Mariachi Amor

**July 11 - 2pm:** Tween STEAM - Wire Wearables

**July 11 - 7pm:** Book Club: White Trash: the 400 Year Untold History of Class in America by Nancy Isenberg

**July 17 - 2pm:** Power Rangers Glow Party

**July 24 - 2pm:** Bernadette Nason Presents: Stone Soup

**Aug 5 - 2pm:** Saturday Family Movie - Beauty and the Beast (PG, 2017)

### Library hours:

Monday - Thursday: 10am - 9pm

Friday: 1pm - 6pm

Saturday: 10am - 5pm

Sunday - closed

5833 Westminster Dr. • 512-974-9840

<http://library.austintexas.gov/windsor-park-branch>