

Monticello Park

NEIGHBORHOOD ASSOCIATION NEWSLETTER



Birdie's Nook

May – June 2017

On Saturday, May 13, the family of Bertha Tamez held a ribbon-cutting ceremony in Monticello Park to open a little library built to honor their mother. The library, affectionately nicknamed “Birdie’s Nook”, was designed by Overland Partners. Overland was recognized by *Architect* magazine as one of the top 50 design firms in the United States in 2015 and one of the top 50 sustainable design firms in 2016. Inspired by the children’s book, *The Giving Tree*, Overland Intern Coordinator (and Monticello Park resident) Ben Rosas set out in March to invest in the growth of the firm’s aspiring architects, leading them through a small design-build project of a Little Free Library. This project was blessed to have the bright young minds from Overland, especially Jose Lizcano, Lance Brannock, and Brad Schaefer, as well as Italia, Nikhila, Fay, Aaron, Steve, Heath, Alyssa, Nat, and of course, Ben (who happens to be our son). They took this tiny seed of an idea and created this beautiful and meaningful structure that is so amazingly more than we could have ever dreamed or hoped. Without their passion, creativity, and all their hard work, this wouldn't be here today.

The idea for this project started about a year and half ago when I first heard about the Little Free Library concept. I immediately thought of my



*Bertha Tamez, “Birdie”,
inspects the Nook at the pocket*

mom, Bertha, because she is an avid and lifelong reader. Just a couple of weeks ago, I met her at the doctor’s office and had to sneak a picture of her purse because she had two books inside! She is the reason I love to read. When we were kids, Mom would take us to the library all the time: the Westfall branch, the Bookmobile; anywhere there were books, she hauled us there. Maybe it was because we had to be quiet at the library; there were six of us, after all. And with six kids, there are inevitably squabbles and fights, and books were my escape. They showed me other worlds and other times.

Mom and Dad taught us right from wrong, and books like *To Kill a Mockingbird*, *The Chronicles of Narnia*, and *Lord of the Rings*

reinforced those values. Books were a refuge, but they became an inspiration and created a hunger to read more and learn more.

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Please attend the
Monticello Park
Neighborhood Association
General Assembly Meeting

MONDAY

May 22, 2017

7PM
950 Donaldson
Grace Presbyterian Church

Bexar County Appraisal District

Tom Allison
Manager Residential

How your property is appraised,
how to protest, and property
exemptions

President's Message

Greetings neighbors!

So many happenings in the community:

Birdie's Nook- What a beautiful gift to the MPNA community honoring a woman who loves to read! It's located in Monticello Pocket Park at 444 Club Drive and its ribbon cutting and celebration were held on May 10th. Come see this wonderful gift. Leave a book. Take a book.

Beautification and Restoration Awards: Will be awarded during the MPNA General Assembly meeting on Monday! The \$7K award funds were made possible from the MPNA Tour of Homes and a donation from the Jefferson Woodlawn Lake Community Development Corporation. Thank you!

4th of July Children's Parade-a flyer will be delivered the first week in June with details as MPNA will bring the parade back into the Monticello Park community! Stay tuned!

Bexar Appraisal District: The County appraises our homes each year. There are two items to protest regarding a home's value: equity and market value. Protests can now be done online! Also, be sure you have all the exemptions applied to your property! [This is just a small bit of information so please take advantage of the MPNA special meeting on Monday May 22nd to hear additional information.](#)

City Council Elections: District 7 has a new representative: Councilwoman Elect Ana Sandoval. [The oath of office will be administered on Wednesday May 31st and her first City Council meeting will be June 1st.](#)

City of San Antonio Budget input: It's that time of year! The City wants to hear about your priorities for services. Please take the time to let them know what's important to you! <http://www.saspeakup.com/>

Alleys: Reminder, it's City Code for all of us to maintain our alleyways (whether it's open for service or not). It is each homeowner's responsibility to trim from his/her property line to mid-alley and maintain a 11' overhead clearance. Please assist in keeping the alley open for service.

Safety Committee: Patrick Shea has agreed to chair a safety committee within MPNA to evaluate speed humps, stop signs, and speed limit discussions. If you are interested in volunteering, please contact him. Remember, we need your help!

Hope to see you at the upcoming MPNA meeting or Pink Flamingo Social!

Best Regards,
Bianca Maldonado

President: Bianca Maldonado (Club)
385-6188
V. President: Gary Hudman (Mary Louise)
286-9212
Secretary: Drea Garza (Furr)
643-4760
Treasurer: Tom Simmons (Club)
701-4300

Board Members

Scott Gustafon (Club)
Ron Hubbert 215-5875 (Quentin)
Jaime Jasso 818-4593 (Kampmann)
Laura Reid 215-9589 (Club)
Tony Sanchez 269-2886 (North)
Patrick Shea 614-214-0736 (Club)

MonticelloParkNA.com
or check us out on Facebook
facebook.com/groups/MonticelloParkNA/

Newsletter Committee

Editors: Ferne Burney article and event
submission please call 734-2445 or email
ferneburney@hotmail.com

For ad pricing info call 734-2445 or visit
monticelloparkna.com

MPNA P.O. Box 5851
San Antonio, TX 78201

HELPFUL PHONE NUMBERS

District 7 Council Office	207-7044
SAWS	724-7097
CPS	353-2222
Officer Vincent Cano	207-0803
394-1398 (cell)	
vincent.cano@sanantonio.gov	
SAPD, West Substation	207-7420
SAPD Emergency	911
SAPD Non-emergency	207-7273
SAISD Police	271-3124
SAISD Truancy Office	223-2360
VIA Transit	362-2020
Code Compliance	311
Animal Control	311
Office of Historic Preservation	215-9274
Historic Building Enforcement Officer	
report@sapreservation.com	

SHORT-TERM RENTALS

The City of San Antonio is beginning the process of evaluating Short Term Rentals. Currently, the City's Unified Development Code does not have guidance for short-term rentals operating in residential properties. A taskforce has been created to bring a balanced discussion on developing recommendations for an ordinance to City Council. Also, public meetings are scheduled after each taskforce meeting to present drafts section by section. All meetings are open to the public and will have time designated for citizens to be heard.

The City has been directed by Council to evaluate the following:

- Research if short-term rentals impact property values and neighborhood safety statistics
- Review how cities have updated municipal code or ordinances to allow this industry to operate
- Review options on how registering hosts with the City, and if a permit should be required
- Research if short-term rentals should be required to remit hotel occupancy taxes to the City
- Determine policies and procedures to enhance public safety in the short-term rental industry.

During the initial public meeting, the City confirmed individuals operating a short-term rentals are required to remit Hotel Occupancy Taxes to the City and State. While some might debate whether it should be paid it's currently state law and local ordinance. The City's Finance Department reported only 150 of the estimated 1100 short-term rentals operating within San Antonio are registered and paying the HOT tax. Penalties and interest can be accessed for unpaid taxes collected by the Finance Department: City of San Antonio (9%) Bexar County (1.75%).

Additional information may be found here about Short Term Rentals:

<http://www.sanantonio.gov/DSD/Resources/Codes - 176642678-short-term-rental-ccr>



LEAVE A BOOK AT BIRDIE'S NOOK!

Or take a book. Birdie's Nook joins at least two other "Little Libraries" in Monticello Park. This newest location is conveniently located in the pocket park, Monticello Park, at the corner of Kampmann Boulevard and Club Drive.

Join the fun, and read!



SIGN REVISIONS

MPNA voted during the March General Assembly to support the following additions to the City of San Antonio's Sign Revisions. The results were from stakeholder meetings over the past 18 months however, the stakeholders were out numbered by industry representatives. [MPNA requested during the Council meeting on May 4th to support the following additions for Fredericksburg Road Protection, BOA opportunities, and additional Buffers.](#) Unfortunately, NONE of the items were added as amendments by City Council.

The items requested:

- 1) The sign ordinance stakeholders recommended only retaining protection for Scenic Corridors which new billboards are not allowed to be erected and/or relocated to these designated areas. Once a billboard comes down, a new one may not be erected or relocated in a scenic or urban (Fredericksburg Road) corridor. The stakeholders recommended allowing new billboards to be relocated to Urban Corridors, Fredericksburg Road, in the new ordinance.
- 2) Handle unique requests for signage through board of adjustment instead of making them part of the code. This would allow neighbors and the public to comment. The new sign ordinance will allow exceptions in the code and eliminating a BOA opportunity.
- 3) No buffer exists for signage from adjacent property lines and therefore the recommendation in the sign revisions was for every 1' in height there would be a 1' in vertical buffer from a property line. MPNA joined others in requesting for every 1' in height there be 2' in vertical buffer to protect the community from illuminated signage and obstruction. The new sign ordinance adopted the 1:1 buffer scenario.

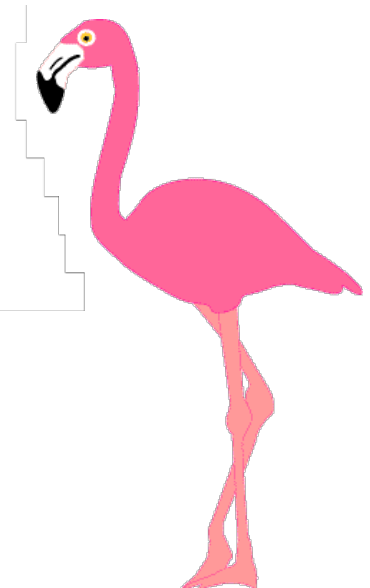
The following members of the stakeholder's sign ordinance committee recommended the above stipulations:

Northside Neighborhoods for Organized Development, represented by June Kachtik
The American Institute of Architects, San Antonio Chapter, represented by David Bogle, AIA
District 9 Neighborhood Alliance, represented by Art Downey
San Antonio Conservation Society, represented by Kathy Kakrnavek
Scenic San Antonio, represented by Kathleen Trenchard

Additional info highlighting the new sign ordinance:

<https://therivardreport.com/new-rules-could-bring-billboards-too-close-for-comfort/>

Join MPNA Neighbors for the
"Pink Flamingo" Social
Friday June 16th 6:30PM
Location: the house with a pink flamingo
402 Mary Louise Drive
Bring finger foods to share with neighbors



Monticello Park Neighborhood Association is a §501(c)3 Non-Profit Organization. Our newsletter reaches 700 homes in the Monticello Park area. Visit our website at www.monticelloparkna.org

MEET THE NEIGHBORS

By Jan Peranteau

The San Antonio Film Festival is coming to town and Adam Rocha is excited. He is Director and his wife, Susan Ranjel is Producer, and this Mom and Pop non-profit is in its 23rd year of production in San Antonio. Ad where the offices? An address of 8452 Fredericksburg Road was given to this reporter, but that is only for mail. The real office is in the home of Rocha and Ranjel and their respective computers. Films come in through email. On top of it all, Rocha teaches at Marshall High School, full-time---Video Production, of course. So life is busy.

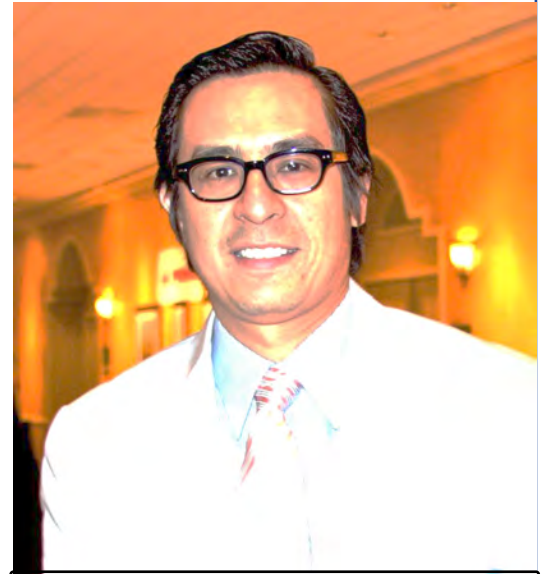
"We will produce a 32-page program a month and a half before the festival," Rocha said in a recent interview. The festival runs from August 1 through 6. The films will be shown at the Tobin Center for the Performing Arts. He said, "We don't have an advertising budget, so it is really word of mouth and our reputation." As to how many applications he has received, he said, "I don't know. They are still coming in. We have extended the deadline to May 26."

The genres of production include animation, narrative (Hollywood-type),

documentary, and experimental. When asked who enters, he said, "All ages, beginning with teenagers and from all over. One year, a person from Yugoslavia entered and won a bicycle. But we didn't have money to ship the bicycle overseas, so he gave it away. Every year, it is different."

The festival is now at the Tobin, but here has it been in the past? Rocha said, "We travel around. Before the Tobin, it was on the Southside at City Base Cinema. But location varies. We have been at the Tobin for four years." When asked if he had shown any film that became well know, he said, "Last year, we featured 'Hell or High Water'. It became a big Hollywood film."

As a military child, Rocha grew up everywhere. When it came time for college and film school, Rocha said, "I felt I didn't have money for film school. So I decided I would get films produced through the students I taught." He added, "I have produced my own films, but mainly it is through my students. We enter contests and we win," he described the process of working with students. He said, "On the first day of class, I give them a camera and say, 'Now go make a film'" "It is a language and you learn it slowly. But kids are fearless at that age." He continued, "This is the art of figuring out who this person is and what they think." But what about censorship---in a school setting? Is he afraid that they will produce something that is too ??? He answered, "I do tell them not to get me fired."



Adam Rocha, Executive Director of the San Antonio Film Festival



He talked about his belief in his students. Having taught at Thomas Jefferson, Sam Houston, and Marshall, he has 14 years of experience on the subject. "I was that kid painting the garage," though he didn't actually do it. He said he thinks kids are kids wherever and they are good. "Knowledge is power," and he pointed his finger like a gun at the reporter and smiled.

Tickets can be purchased at SAFILM.com. The price is \$10-\$15 for a showing. The schedule will be posted sometime in the near future. So look up this site and find a film you would like to see. See you at the Tobin!

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This little library is a tribute to that passion for reading that Mom gave us, but it is also to give an enduring gift in the neighborhood where we grew up. We roamed these streets, we graduated from Jefferson, we have watched this neighborhood grow and change. Mom still lives here, my father-in-law still lives here, and two of our kids live here now as well. Our whole family was a part of this effort: my brothers and sisters and their families, and also my husband Robert – another Jefferson kid, who grew up on Club Drive – and our kids and their families. They have all supported this idea all the way through to the end. We are also grateful for the support from the Monticello Park Neighborhood Association; thank you for being engaged and involved from the beginning. We are also very thankful for the generous donations from



Alamo Concrete, Guido Lumber, Eureka Sheet Metal, Digi Print, and the Jefferson-Woodlawn Lake Community Development Corporation; you made this project a reality.

The artwork on the library was done by one of Bertha's sons, local artist Pauly Tamez, who was there on Saturday to explain the symbolism of the artwork on each side of the library. The cactus has a main heart-shaped base with six shoots representing each of her children. The daisies surrounding

Birdie's family reflects on the gift of reading for Monticello Park.

it represent all of her grandchildren and great-grandchildren. On the other panel is a

tree, which faces the nearby bench. The tree is a place of rest and refuge, just as our house was to all of our friends. Everyone was always welcome in our home, just as everyone is welcome to this library.

I want to come back around to my mom and say thank you to her once again. Thank you for all those trips to the library and for encouraging us to read and for teaching us to give back more than we received. You gave us a gift, and we now give this library to this community to honor that gift and that charge, and we hope that this library will be a welcoming beacon to our community where neighbors will come together and visit a while, find a good book or leave one. As a family we are committed to maintaining this library for this neighborhood. This will always be our home. I want to add that this little library isn't meant to replace the traditional library, but to spur the interest in reading and maybe inspire your own weekend trips to find more of what you love at the "big free library". It was Napoleon Bonaparte who said, "Show me a family of readers and I will show you people who move the world". Maybe this will be the place where you will find that book and move the world!

SIXTH ANNUAL COMMUNITY FOURTH OF JULY CELEBRATION
FROM 5:00 PM TO 10:00 PM TUESDAY JULY 4TH
AT 501 CLUB DRIVE



5:00 PM MEET AND GREET YOUR NEIGHBORS
6:00 PM POTLUCK PICNIC DINNER BEGINS
8:00 PM ENTERTAINMENT (BRING YOUR DANCING SHOES)
9:30 PM VIEW WOODLAWN LAKE FIREWORKS
FROM OUR FRONT YARD

YOU BRING: YOUR POTLUCK ENTRY
CHAIRS FOR YOUR GROUP
ANY SPECIAL DRINK REQUIREMENTS

WE'LL PROVIDE THE GRILLED BRATS, BUNS,
CONDIMENTS, UTENSILS, TEA, AND ICE



CHILDREN ARE WELCOME; ALCOHOL WILL BE CONSUMED.



PLEASE RSVP BY JULY 1ST TO TOM SIMMONS AT 701-4300

WE HOPE TO SEE YOU THERE!

SOLD IN 1 DAY!

Deco District Realtor



We help Renovate



and Stage your home

Your Historic Home Specialist

Most of my listings are on the market less than a week.
Our local Boutique Brokerage sold over 20 homes in the
area in 2015-2016.

We also buy homes cash.



Camille Rodriguez Brigant

Realtor, Rey Garza Real Estate

(210) 802-9797

HomesbyCamille@gmail.com

I hope you received my Holiday card and took advantage of Vee's Hair & Spa Salon's \$10 off coupon!

If you've been considering selling, now is a great time to prepare your home for sale in the spring. I will coordinate contractors and help stage your home.

This month I sold both 219 Sutton and 230 Donaldson in 1 day at or above list price!

Here are some of the homes I have recently sold *just* in the neighborhood:

- 442 Alexander Hamilton
- 225 Alexander Hamilton (Sold in 2 days)
- 2626 W. Huisache
- 1950 W. Gramercy
- 439 Furr (Sold in 1 day)
- 330 Shadwell
- 271 Cromwell
- 1918 Cincinnati
- 219 Sutton (Sold in 1 day)

Sincerely, Your neighborhood Realtor,
Camille

