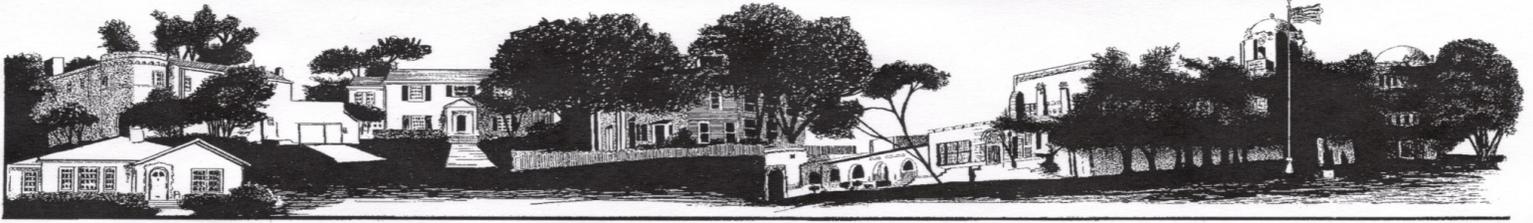


# Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

May - June 2019

Please attend the  
Monticello Park  
Neighborhood Association  
**General Assembly  
Meeting**

**MONDAY**  
**June 3, 2019**  
**7:00 PM**

950 Donaldson, Grace  
Presbyterian Church

## PROGRAM

Update on construction  
projects in the MPNA

3-1-1 Team of the City of  
San Antonio  
and the new APP

## MEET THE NEIGHBORS

by Jan Peranteau

Bunco has been around a long time but then so has drinking, smoking, gambling, and other vices. According to Wikipedia, it was imported to San Francisco from England in 1855 as a gambling activity. Bunco Parlors were established. After the Civil War the game evolved to a popular parlor game. During the 1920s and Prohibition, Bunco was re-popularized as a gambling game, often associated with a speakeasy. Recently in the 1980s Bunco again has had a resurgence as a family or group game.



*Anna Deosdade*

"The Monticello Park Bunco Club formed around 1985 after the Neighborhood Association had been established," reported Anna Deosdade. "We sat sipping warm coffee on a cool May morning in her kitchen. "Nobody is left from the original group." She began naming people. "There was Oralia Tijerina, Aida Villalon, Alia Herrera, Sylvia Ramirez, Alice Elisondo, Hope Reyes, Janie Ortega, Maggie Alaniz, and Liz Schnettler." Those were some, but most have died." She said they originally met in homes. Membership was limited to Monticello Park residents. "We had to pick up the tables and chairs, prepare the house for a party, and make a dessert.

At the end of the party, the tables and chairs had to be returned. It was a lot of work."

Deosdade said, "It is easier now because we meet at Denny's. The party host is in charge of bringing game materials and getting subs if needed. Denny's makes the coffee and desserts and the host simply pays the bill." Membership is not limited to Monticello Park, but rather to whoever is interested in becoming a member.

.....continued on page 5

# President's Message

My how green our grass does grow! Isn't it amazing the difference recent rains have had on the appearance of our neighborhood? It is lush and vibrant. I only hope that we can hold on to this look and feel in Monticello Park just a few weeks longer, don't you?

But, just as sure as our mild weather gives way to increasing heat and we all seek relief indoors, the relative peace of our neighborhood is just the precursor to change in our future. Get ready for the sounds of jackhammers and scrapers and dust on our cars and homes. Please read the articles regarding: 1) major street and sidewalk work schedule to begin along Furr Drive this fall 2) updates on the Monticello Park improvements which are also scheduled to begin soon and 3) the next phase of renovations and other improvements on the Jefferson HS campus.

The next two years will impact the immediate vicinity of these projects but, as the work shifts, will also affect other Monticello Park neighbors so, read all about it and be informed!

Our neighborhood loves to gather, and, in this newsletter, you'll learn more about the local bunco group as well as summer activities to celebrate the Fourth Monticello-style!

And, we've included the Application for the MPNA Beautification & Restoration Award. Please read it carefully and fill it out. If you can assemble your documents into a simple PowerPoint, that's terrific. Email to my personal account at [cmteague1957@gmail.com](mailto:cmteague1957@gmail.com). You can also deliver your application and supporting documents to any board member. You have until the end of June to submit for projects you undertook in 2018.

Please join the MPNA Board on Monday, June 3, for our General Assembly where we'll have a presentation on 3-1-1. This important city service helps citizens address issues whether it's a growing pothole on your block, graffiti on a vacant building or the date for the next neighborhood brush pick up. I use 3-1-1 all the time to report the little things that can become big things in Monticello Park and along Fredericksburg Road. After our General Assembly, maybe you'll do so too!

Cathy Teague  
President  
Monticello Park Neighborhood Association

President: Cathy Teague (Furr)  
210-415-6670  
Vice President: Gary Hudman (Mary Louise)  
210-286-9212  
Secretary: Drea Garza (Furr)  
210-643-4760  
Treasurer: Tom Simmons (Club)  
210-701-4300

## Board Members

Scott Gustafson  
Ressie O'Connors  
Tony Sanchez

Visit [MonticelloParkNA.com](http://MonticelloParkNA.com)

Or

Check us out on Facebook  
[Facebook.com/groups/MonticelloParkNA](https://www.facebook.com/groups/MonticelloParkNA)

## Newsletter Committee

*Editor:* Ferne Burney

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or email [ferneburney@hotmail.com](mailto:ferneburney@hotmail.com)

For ad pricing information, call  
210-734-2445 or visit [monticelloParkNA.com](http://monticelloParkNA.com)

## MPNA

Mail to: 501 Club Drive  
San Antonio, Texas, 78201

## HELPFUL PHONE NUMBERS

District 7 Council Office.	210-207-7044
SAWS	210-424-7097
CPS	210-353-2222
Officer Vincent Cano	210-207-0803
(Cell)	210-394-1398
<a href="mailto:Vincent.cano@sanantonio.gov">Vincent.cano@sanantonio.gov</a>	
SAPD, West Substation.	210-207-7420
SAPD, Non-emergency.	210-207-7273
SAISD Truancy Office.	210-223-2360
VIA Transit	210-362-2020
Code Compliance	311
Animal Control	311
Office of Historic Preservation	210-215-9274

Historic Building Enforcement Officer  
[report@sapreservation.com](mailto:report@sapreservation.com)

# Monticello Park Neighborhood Association

## 2019 Beautification & Restoration Award Application

The Monticello Park Neighborhood Association (MPNA), with a donation from the Jefferson Woodlawn Lake Community Development Corporation, is proud to announce \$4000 for the 2019 MPNA Beautification and Restoration Award. Please complete the application below.

Projects eligible for Beautification and Restoration award must be visible from the street. Some examples: wood window restoration, wood door restoration, roof, exterior masonry repairs, wood screen restoration, painting and new landscaping. New construction projects will not be considered.

**Application is due by Sunday, June 30, 2019 and can be turned in to any MPNA board member or mailed. Projects must be completed between 1/1/2018 and 5/31/2019**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Please provide a description of the scope of the project. If you need more lines, feel free to answer this on another sheet of paper and attach it to the application. Please write or print legibly.

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### **All Applications MUST include the following documentation:**

1. Certificate of Appropriateness from the City of San Antonio's Office of Historic Preservation.
2. Itemized list of all expenditures associated with project for award consideration.
3. Copies of receipts that show proof of payment with detail of the scope of project and materials.
4. Photos of "before" and "after" the project.



.....Continued from page 1

Deosdade talked about why she enjoys Bunco. "It is a chance to find out what's going on. We can catch up on what people are doing and what trips they have taken. In the past we invited our husbands to come once a year. We had dinner and then all played Bunco. That was when we were still having Bunco in our homes. Now for Christmas, we go to the Menger Hotel for a Brunch." She said it is harder because sitting at long banquet tables makes visiting more difficult.

But Bunco in the neighborhood needs rejuvenation. Currently the roster of members included 15 names, but a couple have dropped out due to health reasons. She said there is also a need for subs available on a given night. "Sometimes we only have 10 people to show up. We need 12 people to play." According to the rules of the game, there are 4 Bunco tables with 4 people at each table. So, calculating the math, they are short.

Wikipedia further describes the game as a social dice game involving 100% luck and no skill (there are no decisions to be made), scoring, and a simple set of rules. Members of the Bunco Club take turns hosting, providing snacks, and refreshments. Each member brings \$3.00 to put into the pot for prizes at the end of the game. Deosdade said the club awards prizes for the highest score, the lowest score, most buncos, as well as 2nd and 3rd place winners. The top prize is \$7.00, so it isn't like winning the lottery. But Deosdade says, "Everyone gets so excited about winning and then there is always the catching up to do with one's neighbor." That is the secret in this saucy neighborhood game.

Deosdade concluded, "We welcome new members. If you are interested, contact Drea Garza." 210 643-4760 or email--[andrea@jdgassociates.com](mailto:andrea@jdgassociates.com)

## **Fourth of July Neighborhood Fun Kiddie's Parade**

Bring your strollers, bring your bikes, your pooch and wear your best red, white and blue as we kick off what is a BIG activity in our neighborhood, the Fourth of July Kiddie Parade. Last year, under the leadership of former neighborhood president Gary Hudman, we brought this wonderful event back to Monticello Park. At that time, no one knew what to expect. So, we were overjoyed to welcome a ton of new families and their kiddos to this tradition. It convinced the Board to do it again this year!

So, Thursday, July 4<sup>th</sup>, be prepared to join us again beginning at 8:30 AM in our pocket park (Kampmann and Club) as we hand out beads and bling and decorate our favorite mode of transportation in patriotic colors. Wanna put a friendly dog in a stroller? We're good with that too! For those who are young at heart, bring a chair and pick a spot along the parade route, the park's walking trail, and enjoy the show. The parade kicks off at 9:00 AM and includes a cool treat at the end of the route!

## **Fourth of July Evening Fun**

For grown ups there's a party for you too on the Fourth! Rain or shine, please join us at the home of Tom and Mark, 501 Club (corner of Club and Kampmann catty-cornered from Monticello Park) for a backyard celebration. Bring your favorite adult beverage (water and lemonade is provided) and something good to eat and share with friends. The party begins at 5:00 pm and lasts until the fireworks are over. It's another great Monticello Park tradition and one you won't want to miss. See you there!

## **Furr Street Improvement Project Draws Closer 2017 Bond Dollars Being Spent in MP**

On March 18<sup>th</sup>, after our previous newsletter had gone to print, a meeting was held at Grace Presbyterian Church between Transportation and Capital Improvement (TCI) project leaders and those homeowners who live along Furr Drive to discuss the upcoming work related to the upcoming 2017 bond project. You may recall that Furr Drive and its sidewalks will get a major facelift like Club Drive two years ago.

From Fredericksburg Road west toward Kampmann Drive, the street's poor, cracked, sinking condition will be scrapped away and removed down to the subgrade. In addition, the slanted, broken and simply dangerous sidewalks will be removed on both sides of the street and replaced.

Beginning in September 2019 and ending in January 2021, this \$3.9 million improvement project will also include wheelchair ramps, new driveway approaches for each residence and new curbs. Some work relating to surface water meters may be undertaken by SAWS but, that's a minor part of this project.

Naturally, the city's arborist and the Department of Historic Preservation will be reviewing the plans, which still must be shared with the neighborhood at least one more time prior to final approval. City Council will also approve final contracts and the timeline.

Furr Street residents should prepare by photographing the easement between the curb and the sidewalk, which will be impacted at a minimum of one foot on either side. The city says it will replace damaged landscaping and grasses with like plantings. Also, any existing irrigation in the easement must be capped while the construction on your easement takes place. Homeowners will be required to bring irrigation systems up-to-code (permits needed) so plan accordingly. There will also be periods when Furr Street neighbors will need to park on side streets and other locations while major work is being performed.

Another public hearing will take place in late summer and final construction details will be shared at that time.



## Speaking of Walking Low Hanging Limbs and Other Hazards



Please take a minute to examine the landscaping around the sidewalks and street of your property. If you live on a corner, can drivers approach that corner without having to creep into it because your hedges are overgrown? Is a walker at risk from your cactus garden or low hanging tree limbs? It's easy for landscaping to grow quickly every spring and you might not realize how it is impacting neighbors using our sidewalks and streets. Please walk your property near the sidewalks and curbs and take the time to trim and remove anything that might be in the way. Your neighbors will thank you for it!

## Panaderia Jimenez

This is an immigration story. It began a generation ago with Frank Jimenez's father. "My dad came to the U.S. as an immigrant from Mexico. He ended up in Lubbock, TX. He was by himself in a new country, working in the fields. " He left all that was familiar and his family behind to make money to send back home. Jimenez talked about his father getting sick. " He got sick and went to a doctor in Lubbock. The doctor wondered why he had come." "What are you doing here?", the doctor asked.

The doctor wanted to know what he did in Mexico. He told the doctor proudly, "I am a baker." And so, the story begins. Jimenez' dad had no money to pay the doctor, so he baked him some breads. The doctor asked him if he would like to start a bakery. Of course, he would, so in 1968 a bakery opened in Lubbock, Texas funded by the good doctor. Jimenez Sr. had 12 children born in the states and they all became bakers.

One of Jimenez brothers, Ramiro, retired and moved from Lubbock to San Antonio. A niece and nephew bought a building along Fredericksburg Road. The two brothers, Frank and Ramiro, decided to open a panaderia /bakery in the building. With Ramiro as the master baker, Panaderia Jimenez Mexican Bakery and Coffee shop swung its doors open on November 1, 2018.

In describing his place, he said, "We wanted something a little more modern in feel, but to carry authentic Mexican baked goods. Indeed, it is not the usual rainbow-colored room with the bold colors one usually sees. The walls are white, the tables a dark wood, the place feels contemporary and hip. The color comes when one looks at two cases of beautiful breads decorated with colorful icings. There are photographs by Troy Beshears of places around San Antonio mounted on foam board. Little European bistro tables and chairs are outside the shop for early risers who walk up and want to sit outside and enjoy a bit of fresh air. Inside a cousin, Olga Garza Cardona, decorated a wall with brilliant, huge paper flowers to celebrate Fiesta.

.....*continued on page 8*

## Thomas Jefferson Renovation Neighborhood Impact 2016 Bond Project and Parking

Beginning in August and continuing for the next two years, the Thomas Jefferson High School parking lot at the corner of Donaldson and Wilson will be closed and fenced. Instead of cars, this parking lot will house five portable buildings to serve as temporary student classrooms as renovations continue the site.

Technology upgrades, foundation support and a significant cafeteria remodel means major adjustments for students, staff and yes, the Monticello Park and Jefferson neighborhoods.

MPNA President Cathy Teague, Vice President Gary Hudman and Board member Ressie O'Connors were briefed by SAISD, TJHS officials and SAISD Board member Ed Garza on the current plans. Those plans include building a temporary parking lot on school-owned property adjacent to the bus parking lot across the street from the campus. That lot will stretch across the alley that runs behind Jefferson United Methodist Church and end next to our neighborhood garden.

While access on and off the temporary lot will be on Donaldson only, some residents living on Gramercy (in the Jefferson NA and Monticello Board Historic District) are set to be notified of this change. MPNA requested that the parking lot be for teachers and staff as opposed to students to minimize the potential impact for those on Gramercy.

Work on the side of the campus that fronts Club Drive will still impact traffic on this street. MPNA did recommend to the SAISD team that workers and vendors park on one side of the street only to minimize the continued disruption that the parking is Club Drive neighbors living on the west end of the street.

*.....continued from page 7*

Large jars of Aguas Frescas, horchata and iced tea sit on a counter. Several types of coffee are dispensed including Katz Pecan coffee with little bits of pecans ground with the beans. He said, "Café De Hoya is our #1 seller. It is a bit sweet with cinnamon and sugar--delicious!

There are coffees from Mexico and Central America. Also, he makes a mean Mexican hot chocolate. Honestly, this taster did not find one thing to complain about and lots to smack one's lips together and hum mmm-- good.

When asked about his goals for the future, he said, "I would like for this to be a distribution center for other areas of town. He said he wants to expand and have a deli shop with sandwiches. For now, "We are bringing in a food truck in the front of the building that will sell sandwiches. We also have another vacant space in this building where we could put in a restaurant. We are open to ideas from customers." So, come by --sip and eat a bite and share your thoughts.



*The bakery display at Panaderia Jimenez is beautiful and Frank Jimenez is ready to sell some of the delicious items to you!*



## Monticello Park Renovation

For nearly a year now, the MPNA Board has been working with staff with the city's Transportation and Capital Improvements (TCI) Department to complete the vision and improve the usability of our own Monticello Park. A crushed granite walking trail that washed away after major rains, a boring gazebo that could use new life and a sign that had seen better days were just some of the improvements identified as the Board sought to use the \$300K identified in the 2017 City Bond Issue effectively.

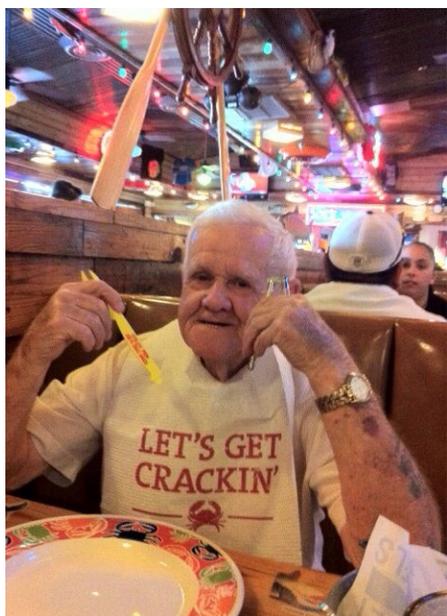
Last month the Historic Design and Review Commission (HDRC) reviewed the city's plans and approved changes to the park. First, the crushed granite will be removed, and a wide, stamped-concrete walking trail installed. Second, the gazebo will be made more accessible for special needs users and decorative ironwork and finials, as originally designed near 20 years ago, will be added to the structure. Finally, new signage in keeping with the 1920s character of our neighborhood will give Monticello Park the shine it deserves.

While we haven't received a final timeline by TCI, we know it will happen after our July 4<sup>th</sup> Kiddie Parade. Our goal is also to host our annual National Night Out (Oct. 1, 2019) event in the park but, plans remain uncertain. This project will take a minimum of three months to complete and as soon as we know more, we will share it on Facebook as well as the next newsletter.



## Ed Bozarth

Ed Bozarth led a full life beginning Sept. 4, 1925 in Seattle, Washington and ending in San Antonio, Texas, May 10, 2019 at 4:25 in the morning. He was surrounded by his family. Bozarth served 28 years in the Air Force as a Senior Master Sergeant, E-8, in Supplies. He was stationed mostly state-side with the exception of stints in Japan, Vietnam, and the Philippines.



Sitting down with his two daughters, Lyn Whitson and Ressie O'Connors, they talked about their dad. O'Connors said, "Daddy came to live with us after Mom died. We were living in Tallahassee at the time. Charlie wanted Daddy to have something to do with his time." They came up with the idea of making birdhouses for the neighbors. A family member gave him a book about constructing birdhouses. Whitson chuckled, "He never looked at the book but just started making houses. He loved that he made duplexes with a partition between the houses." When the family re-settled in San Antonio, Bozarth continued to make birdhouses and found it a good way to get to know his neighbors in Monticello Park. O'Connors said, "He had one stipulation--the houses needed to be placed in the front yard. Whitson said, "Daddy loved for me to drive him around so he could admire all his houses. He got a little upset if someone put them in the back yard as they were harder to locate. "

Another way Bozarth met neighbors was through his dog, Andy, a toy poodle. He took daily walks with his dog and as Bozarth got slower, so did Andy, and the walks became like a pub crawl. Andy loved his owner and sat patiently waiting for treats when Bozarth ate. Bozarth loved animals so the treats flowed-- one bite for Bozarth and one bite for Andy.

O'Connors said she wanted to say one more thing.

"He was a true gentleman and also a gentle man. He loved animals. He was also a jokester and loved a good laugh. "

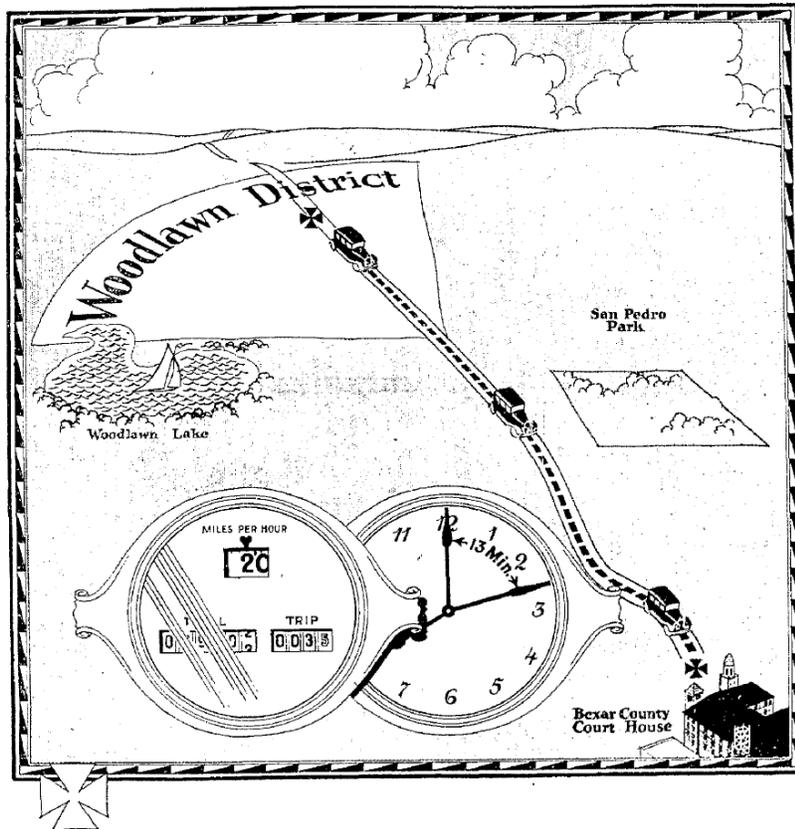
He is survived by his two daughters, Lyn Whitson and Ressie O'Connors and son-in-law, Charlie O'Connors. He has 3 grandchildren, 8 great grandchildren and 8 great, great grandchildren and lots of great pets.

HISTORY CORNER

By Gary Hudman

Only Thirteen Minutes to Downtown in 1928

This advertisement for the Woodlawn District is from the August 5, 1928 San Antonio Express. It touts the short drive time between our neighborhood and the Bexar County Courthouse downtown, as a strong reason to buy a new home in our neighborhood. Back then, it took only 13 minutes to make the commute, and though the distance is the same today, it took me almost twice as long on a recent weekday morning, due to the traffic lights, congestion due to city buses, and an increased number of cars on the road. Despite this, we still live in one of the most convenient neighborhoods in the city, with easy access to downtown, the airport, shopping, and recreation.



Mr. A., who lives in Woodlawn District, was called to the Bexar County court house on business. As a matter of curiosity he clocked his journey from the Parkmoor Community Center, Fredericksburg Road and Donaldson avenue, to his destination. Here is the record:

"Exactly 12 noon, left Parkmoor Community Center, 60.0 miles; Fredericksburg Road southeast; 12:05 p. m. crossed Cincinnati avenue, 01.8 miles. Straight ahead 12:07 p. m. reached Five Points, 01.9 miles. Waited for signal light. Straight ahead, crossing San Pedro Creek bridge, bearing right on North Flores street. Followed North Flores street to Travis street. Waited for signal light. 12:12 p. m. crossed Houston street, 03.2 miles. Kept straight ahead, crossing Commerce street and Military plaza. City hall

on right. Turned sharply left into Dolores street one block, 12:13 p. m. reached Bexar County court house, 05.3 miles from Parkmoor Community Center. Exactly 13 minutes elapsed time.

At a speed well within traffic regulations it took him just thirteen minutes from a central point in Woodlawn District to the center of downtown.

High above the city and away from the noise and dust of traffic, San Antonio's finest residential district is within a few minutes of the business and shopping section, over several direct routes, and there are no undesirable areas to be traversed on the way.

Drive out today and let any of the developers listed below tell you more about Woodlawn District.

# Woodlawn District

*The Arc of Opportunity*

Alamo Development Company  
American Building Company  
Beverly Hills, Inc.  
Bobby Building Corporation

Davidson & Enslin  
N. S. Dickinson & Company  
C. M. Furr Company  
Gulansky Building Corporation,  
Developers of Parkmoor Plaza

G. & C. Hagobelin, Developers of  
Woodlawn Hills  
Eco Agronomy Building Materials  
Company

H. J. Schorer  
West End Lumber Company  
Woodlawn Park Development Co.  
Woodlawn Terrace Company

**Buying, Renovating, Staging, Selling - We Do it All!**  
**A portion of all commissions donated back into our community.**



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*Answer: Your neighborhood realtor.*

## **Our Next General Assembly Join us Monday, June 3<sup>rd</sup>**

Friends, due to Memorial Day falling on the fourth Monday of the month, we've moved our next General Assembly to Monday, June 3<sup>rd</sup> at Grace Presbyterian Church. We will have updates on a variety of construction projects (Our school and city bond dollars at work) set to impact our neighborhood beginning this fall. And, we will have a presentation from the city's 3-1-1 team about their new Mobile APP. Using the APP or, if you prefer, calling 3-1-1 is civic involvement at its best and, it takes only minutes. Come learn how to make a difference and use a free service that is the easiest way to improve Monticello Park, one 3-1-1 at a time!