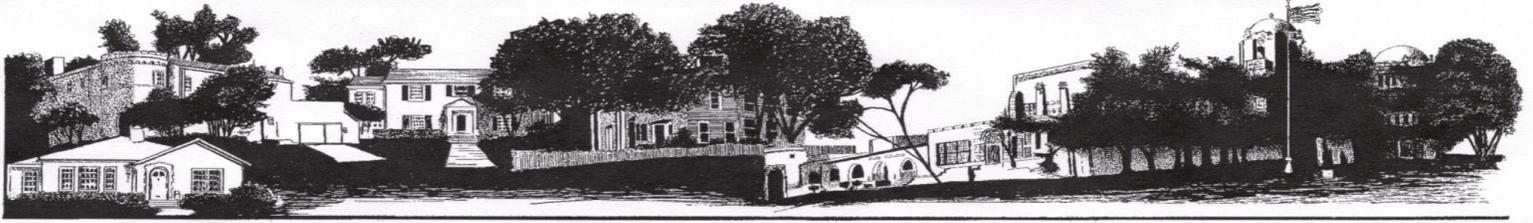


Monticello Park

NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

November - December 2021

Meet the Neighbors

by Jan Peranteau

Neighbors, there will be a Zoom General Assembly on Monday, November 29th, 2021 at 7:00 PM as per the annual schedule. It will be held online because your health and safety continues to be the Board's priority.

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Patrick Sante, Monticello Park's resident master chef

Patrick Sante toddled his way into the culinary world following the steps of three chefs--his great grandmother, his grandmother and aunt. His wife, Sylvia Longoria recalled, "When he figured out, he could pull up a stool, he began cooking adding a dab of this or that to whatever was on the stove. He stirred with glee and his family welcomed the new little chef". He remembered being in the family-owned confectionery in Luxembourg. "The confectionery was my playground. I was always around good food." Smelling and tasting sweet delights must have been a daily occurrence.

Before Sante's birth, the family lived in France and owned bistros and restaurants in both France and Germany. His great grandmother, German Jew, excelled in French cuisine. The war brought the loss of everything. After the war the

family began to rebuild and moved from France to Luxembourg, the tiny country sandwiched between Germany, France and Belgium. His grandmother got the concession for the municipal fair grounds in the town of Saarbrücken, Germany. This commercial and industrial complex, known as Saarmesse, had restaurants, exhibition halls, events such as Ice Follies, the circus, tennis tournaments and more. Often 2000-3000 people came for various conventions. The participants dined.

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President's Message

Our last General Assembly meeting of 2021 will be on Monday, November 29th at 7:00 pm. It will once again be held via Zoom. Please plan to attend. We have a lot of information to share about the City's Bond meetings and projects that MPNA is advocating for on behalf of the community; Bond-related improvements to Thomas Jefferson High School; potential Bond-related changes to the campus of the Young Women's Leadership Academy; and other City initiatives.

We also have MPNA elections for the Board of Directors. Per MPNA bylaws, elections are held during the November General Assembly meeting and voting privileges are extended to all members who have paid their dues by January 31st.

Brush pick up took place earlier this month. Thank you to Bianca Maldonado, Tony Sanchez, and Tom Simmons, for spending more than one weekend walking neighborhood blocks and alleys to notify homeowners of potential code violations. They left hand-written notes informing homeowners about overgrowth in the alley in the days leading up to the City's brush pick-up and offered assistance with clean-up efforts. For anyone who did not have an opportunity to address overgrowth and may not be in compliance with City code, keep in mind that our Code Enforcement Officer deferred any violation notices until after brush pick-up was complete. If your yard or alley has not been brought back into compliance, you may receive a violation notice/citation. Please don't forget that the alleys are our responsibility, and clear, easy to navigate alleys are essential if we want to maintain our garbage, organics, and recycling collection behind our homes instead of on the streets.

On Wednesday, November 10th, several members of the MPNA board attended the Drainage and Flood Management Bond Committee meeting. While there, we had an opportunity to advocate for much needed infrastructure along Kampmann to address flooding concerns. More information about the meeting is included in this newsletter and will be shared during the General Assembly meeting.

I would like to take this opportunity to ask you to join your neighbors in attending upcoming Bond committee meetings to show your support for projects that have a positive and direct impact in improving life/safety of area residents. In addition, there are opportunities to speak up and provide input on how you would like to see American Rescue Plan Act (AAPA) funds put to use. Please visit sanantonio.gov for upcoming meeting dates or contact the office of Councilwoman Sandoval with your suggestions.

Finally, based on the continued decline of active COVID infections, we are planning to hold the January 2022 General Assembly in person; more information to follow in the January 2022 newsletter. Hope to see you on November 29th via Zoom!

Drea Garza

President, Monticello Park Neighborhood Association

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Secretary: Pamela Carpenter
Treasurer: Larissa O'Connors

Board Members:

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MPNA

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San Antonio, Texas. 78201
email: BoardMPNA@gmail.com

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
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

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Grandmother orchestrated the entire process serving French cuisine with an entourage of chefs in tow. Sante's grandmother also converted a villa into a wine and champagne tasting house. Food and wine surrounded Patrick and he grew up tasting a sauce, sucking on sweet delights, and sipping his way into adulthood.

In 1971, Sante came to the United States, and attended St. Thomas University in Houston, TX. After one year he transferred to the University of San Francisco, earning an MBA with an emphasis on Statistical Analysis. During those college years, he wrote home for recipes. He cooked for all his roommates and friends to combat his loneliness for family and home far across the ocean. Though studying a totally different field, the love of cooking remained within him. Sante invited friends over to share meals, first at his Victorian house in the San Francisco area and now at his barracks style long house in San Antonio, Intimate dinners, complete with individually designed name cards and beautiful table settings are the standard. Candles make the house glow and music fills the air. Aromas drift through the rooms, teasing the guests of the culinary delights awaiting them at the table. And there is always a bit of bubbly to encourage conversation and laughter.

Sante and Longoria live at the corner of West Kings Highway and Zarzamora. He continues to prepare delicious meals for friends in the neighborhood. Catering for parties has been a part of their history in San Antonio. Sante explained, "The economic environment has changed. With Covid there have been fewer parties, and fewer opportunities for catering. People are asking for 'to go' meals. We've had to change to meet current demands." Sante is embracing the demands for change and will begin preparing side dishes for Thanksgiving such as gravy, stuffing, and cranberry sauce with orange marmalade and a touch of Grand Marnier. His Cornish game hens with poussins might also grace someone's Thanksgiving Feast.

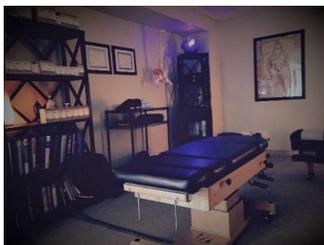
The business, C'est Si Bon,(It's so Good) is located at 3111 N. Zarzamora. His wife added, "Look for the Yellow door around the corner. It is right next to Datapoint Tacos. We will have a set menu with 2 main dishes per day and 2 accompanying sides. These are meals to go." The phone no. to call is 210 823-2345. No website is available at this time, but you can follow Chef Patrick Sante on Facebook & Instagram and order from the menu there.

Lonestar Health Group

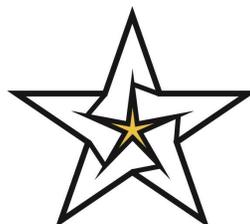
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Advocating for Flood Management Projects

by Drea Garza



On Wednesday, November 10th, several members of the MPNA board and concerned neighbors attended the second meeting of the Drainage and Flood Management Bond Committee Meeting. It was the first meeting that allowed for members of the committee to listen directly from residents and it was our opportunity to again formally request consideration of a drainage/flood management project to address continued flooding concerns along Kampmann Boulevard.

The San Antonio River Authority (SARA) updated the City's flood plain maps in 2010, and several homes adjacent to and near Kampmann Blvd. were placed in the 100-year flood plain as a direct result of the floods of 1998 and 2002. Prior to

MPNA's Board Members engage with Bond Committee to address long-standing flooding concerns in our neighborhood

2010, no homes or properties in the MPNA Community were in the 100-year flood plain. Many elected officials came forth in the aftermath of the floods of 1998 and 2002 and promised our residents and community members that changes would be made to protect the community. The City and the County worked to fund Laddie 1, 2, and 3 detention ponds north of the Kampmann Tributary to control flash flooding, but today Monticello Park residents are still in the 100-year flood plain. Laddie 1 and 2 were funded by the City of San Antonio, and Laddie 3 was funded by the County. Bexar County's Laddie 3 detentions pond fell short from the information presented to our Community which stated when the detention pond was completed the flood plain would be contained within streets and all homes within the 100 year flood plain bordering Kampmann Blvd. would be removed from the 100-year flood plain.

Five years ago, the City's projected budget to mitigate flood concerns along Kampmann Blvd. was between \$40-50 million. We recognize that a project of that scope was not possible given the lack of available funding, but the concern is that since then, no projects have been identified by the City to try to address this life/safety concern. At the Bond Committee meeting, we learned that once again, Kampmann Blvd. seemed to have escaped the City's radar. In addition to the reintroduction of the Kampmann Blvd. project, we offered several potential projects for their consideration, to include alley projects on Leming and Quentin, and deepening existing detention ponds.

We acknowledge there is a need to leverage resources and funds if we are to accomplish long-lasting flood management. To that end, MPNA also requested and received a meeting with Bexar County Commissioner Justin Rodriguez to also express concerns over the lack of any discernable progress on drainage matters within MPNA. We appreciate his willingness to listen to our concerns.

Please help us in continuing to call for drainage and flood management improvements in our community. You can attend the next Bond committee meeting and/or contact Councilwoman Sandoval and/or County Commissioner Rodriguez' office.

Zoom into the General Assembly Without Leaving Home

General Assembly Meeting is on for Monday, November 29th, 2021 at 7:00 PM
Safe Distancing Means Time to Zoom Again

Our Monday, November 29th meeting will be held again using the Zoom platform. Anyone with a smart phone, a computer, laptop, tablet, or a hardline phone will be able to access the meeting by following the instructions below.

1. Open your Internet browser and go to www.zoom.us.
2. Look in the upper right corner for "Join a Meeting" and click on it.
3. A screen will ask for your **Meeting ID (862 2874 9445)** and then a **Passcode (676293)**.
4. If you would like, join with both audio and video.
5. Please enter your name when prompted so we know who is attending.
6. If you want to use a cell phone or landline (wired home phone) you may do so by using the phone number 1(346) 248-7799. Please follow the prompts and enter the Meeting ID and Passcode when asked to do so.

Even though the meeting will begin at 7:00 PM, please join the meeting a few minutes early. If you have questions regarding Zoom, please reach out to a Board member for assistance.

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A True Architectural Jewel on Club Drive



The San Antonio Light, May 24, 1927. A jewel of Capri could be no lovelier than this charming Mediterranean contribution to the many beautiful homes in Woodlawn District. The above is the recently completed home of Dr. Thomas S. Roach, at 315 Club Drive, in the North Woodlawn Terrace section of the District.

Dr. and Mrs. Thomas S. Roach purchased the house that May and for the next three years were featured in the society pages, hosting several teas and dinner parties in the home. Unfortunately, the home changed hands at least four times during the next 10 years, likely the result of the very difficult economic times of the Great Depression.

In 2015, the former beauty was in very bad shape, and two veteran remodelers, Lance Williamson and Leo Zappala, purchased the home and meticulously restored the structure and the period details.

Many neighbors may remember when the yard was so overgrown, that the facade was barely visible from the street, and the house was starting to crumble. The new owners found bees in the walls, a severely leaking roof, rotten windows, and non-working mechanical systems. Yet the beautiful front door and stunning entryway tiles beckoned them to spend the time and effort to restore the period elements and give new life to this gorgeous Mediterranean home.

At times they became discouraged, but were reenergized by moments such as discovering koi fish still living deep beneath the weeds, murky water, and muck in the now-restored courtyard pond.

Alongside their hard work, this pair also took the time to find and speak with former families who once lived here, so they could truly honor this old house and “bring back the happiness.”

The restored beauty now has new ownership and is widely seen as a great example of restoration in the neighborhood. What early advertisements compared to “a jewel of Capri” has truly become a jewel in Monticello Park.

During the early 20th Century, revival architectural styles were incredibly prolific, with Spanish and Mediterranean Revival styles proving quite popular in our neighborhood. The amazingly beautiful home at 315 Club Drive showcases multiple elements of these styles, and was carefully restored, after having fallen into severe disrepair several years ago.

Completed in March 1927 by builder A. T. Hayes, this home was advertised in the *San Antonio Light* as a “true Mediterranean type” featuring a “Spanish patio,” reflecting the ease with which these styles were blended in marketing materials and public thinking. Mr. Hayes built this as a spec home, with staging by Stowers Furniture, a company still in business today! A news story in the *Light* relayed that “[t]he crowds that have seen this place have been charmed with its unique arrangement and many unusual features.”

Monticello Park Neighbors Celebrate Halloween Together

As the vaccination rates increased and hospital rates decreased in our community, the specter of COVID-19 appeared to be finally fading in late October 2021. Neighbors in Monticello Park chose to come together in small groups on their front porches and backyards to socialize and distribute candy to children. Continue to stay safe and healthy, and may the holiday season ahead be a joyous one for all!



You pass them every day; architectural features that make Monticello Park unique. Enjoy looking for these unusual elements as you walk or bike through our streets. Do you know where to find this one?

(Last Hidden Corners Answer: Look for an octagonal window near Donaldson & San Antonio Streets.)



HIDDEN CORNERS
by Len McClure

Gentle Reminders About Living in an Historic District Check Before Making Changes

Whether you're repainting the trim on your home or have grand designs for a new addition to your home, remember that there's more than a city permit to secure before the hammers and paint brushes swing into action. All exterior home improvements, especially those which can be seen from the street, must receive a Certificate of Appropriateness (COA) or approval from the city's Historic Design and Review Commission (HDRC) BEFORE the work begins.

Nothing is worse and potentially more expensive than finding yourself reading a Cease and Desist message from Code Enforcement because of your failure to follow the rules. The color of our street signs (brown as opposed to blue) is a sign that you live in a historic district. Such information is also a part of the listing information you received when you bought your home.

Please contact the Office of Historic Preservation (OHP) at 210-207-8316 and discuss your plans. The application takes minutes to fill out and you will need a scanned copy of your property survey as well as the types of materials you will be using (images help) to share with the reviewer. In most cases, simple routine maintenance work can be approved immediately by OHP staff without having to attend an HDRC hearing.

You can also visit www.sanantonio.gov/historic and there are a variety of resources such as the Rehabber Club and the Application Portal making a drive downtown, in most cases, unnecessary.

Keep in mind that if caught, you and your subcontractor can be fined for failure to secure the necessary permits prior to beginning your home improvement project. Preserving the exterior charm and character of our homes is something the city and your neighbors take seriously so please, just do the right thing and get that COA!



2021 Newsletter Ad Prices to Remain the Same as 2020

The COVID-19 global pandemic has imposed many hardships and tragedies on our community, city, and nation. Knowing that some of our local businesses are struggling just to keep the doors open and their employees paid, the MPNA has decided to keep ad prices for our bi-monthly newsletter at the same rate as 2020. This provides local businesses in our community a very cost-effective way of reaching out to our neighborhood and reminding us of the great products and services they provide. The following pricing schedule will remain in effect for 2021:

Full Page Ad	\$100
Half Page Ad	\$50
Quarter Page AD	\$25
Business Card	\$15 per issue

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- Jefferson High School graduate & resident of Jefferson community for 35 years



Congratulations to Kittiana, Gato Bello de Monticello 2021!

Kittiana actually held royal status long before she was chosen to serve as Gato Bello. Even though Jeff and Mayra Olivarri and their sons Jeff, Maxx and Lucca are the third and fourth generations of Olivarris to live in their home on Kampmann, they did not know when they moved in three years ago that Kittiana already held court there. She claimed the family when they moved in and turned them into cat people and loyal subjects. Consistent with her regal manner, Kittiana is feisty and capricious, only wanting attention on her own terms. However, she is also empathic and provides comfort when her family experiences grief or sadness.

She is also resilient. Two months ago, Jeff accidentally ran over her head while backing out his car. Miraculously, with loving care from the vet and the Olivarri family, she made a full recovery and returned to her job of patrolling the perimeter of her realm every day, often leaping from rooftop to rooftop. She accepts homage from the neighborhood cats Ferris and Gray Boy when they come visiting. Having already survived a painful encounter with a car, she encourages all humans to drive carefully and slowly around the neighborhood and most importantly to keep an eye out for all the feline residents who may be sharing the road.



*Her Royal and Most Majestic Feline,
Empress Kittiana, Gato Bello de Monticello 2021*



*Kittiana graciously accepting her new title, photographed
here with some of her loyal and adoring subjects*

Maintaining Your Alley and Leaf Collections

A special thank you to Charlie and Rescie O'Connors, Tom Simmons, and Tony Sanchez for walking the MPNA alleys in the weeks leading up to the November 1st Brush collection. MPNA reached out to ensure homeowners utilized the brush collection to maintain the alley ways. Please remember you may request up to two (2) Green Organic bins from the City for FREE by calling 311. Also, residents may request two (2) FREE of charge leaf collections for leaves per fiscal year (Oct-Sept) by calling 311 too. 311 can provide all the information on these City Services. <https://www.sanantonio.gov/swmd>

Alley Maintenance: Property Owners' Responsibilities

- **Mow the alley to its center and keep it free of debris** and other obstructions; your neighbor is responsible for maintaining the other half.
- There must be a clearance of at **least fourteen (14) feet high** by fifteen (15) feet wide for vehicles to enter the alley, and the alley bed must be reasonably free of debris and passable to the vehicle.
- Do NOT obstruct the alley with plants or stored items (brush or trash)

(San Antonio Property Maintenance Code: Section 308.1, City Codes 14-10 (d), 14-61 and 14-64)



Jingle & Mingle!



Monticello Park Neighborhood Association

Holiday Party

Saturday, December 11, 2021, 7 pm

Hosted by Wayne Ehrisman

402 "Merry Louise" Drive

Please bring a side dish, dessert, or your favorite beverage to share

Out of respect for our most vulnerable neighbors, we respectfully ask that you be fully vaccinated against COVID 19

