

Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

July – August 2018

MEET THE NEIGHBORS

by Jan Peranteau

Exercising in summer takes a bit of creativity and planning. To avoid heat stroke, sunburn, and skin cancer it should be done early in the morning or late in the day when the air begins to cool. Finding an indoor option allows for greater flexibility and can be done throughout the day. But most health reports indicate we should exercise five times a week for at least 30 minutes each day.

A good place to start is the Woodlawn Municipal Pool. The price is right—free! Visiting a Wednesday morning Aqua Zumba class, about 20-25 women and a few men moved in chest deep water. An instructor, Allison Picon, directed movements from pool side. The class is from 8-9 a.m. on Tuesday through Thursday. Other swimmers can do laps across the shallow end of the pool from 7:30-9:30 a.m. on Tuesday through Thursday. With a Get Fit Pass, obtained online from the San Antonio Parks Fitness App, you can earn points each time you exercise and redeem these points

for free prizes including a T-Shirt, backpack, or at the top level, a George Foreman Grill or a blender. If you prefer indoor swimming with a covered roof, the Natatorium is available. The location is across from Lanier High School on Cesar Chavez Drive. Aqua Zumba classes start at 5:45-6:30 p.m. Tuesday, Wednesday, and Thursday. These classes are also free in summer but cost \$40 per month during the winter months.

GENERAL MEMBERSHIP MEETING

MONDAY, JULY 30, 2018

7:00 pm

Grace Presbyterian Church
950 Donaldson

PROGRAM

SAFFE Officer
July 4th Recap
Review of Pocket Park Plans

Traffic Concerns and
SLOW DOWN signs distribution

National Night Out
Awarding of Beautification Awards



Allison Picon gets ready to lead the Aqua Zumba class at Woodlawn Municipal Pool.

Robi Chapman and Zazil Reyes moved to a house on Club Drive three years ago. Reyes is a Professor of Communications at Incarnate Word University and Chapman works from his home as a senior managing director of Fidelity Investments.

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PRESIDENT'S CORNER

Neighbors,

I hope all of you are keeping cool in this record-setting summer heat. With home values rising, Monticello Park has proven to be one of the hottest neighborhoods in the city, but this is just ridiculous!

Your officers and board members continued to work on ways to create a better neighborhood, and we are excited that so many good things are happening in Monticello Park.

HOME VALUATIONS

I have heard from a number of you that you have successfully protested your property valuations, and were able to lower your upcoming taxes as a result. I am very grateful for the way many neighbors have helped other neighbors with this process and it proves once again just what a great place Monticello Park is.

TREE WELLS ON CLUB DRIVE

After over a year of back and forth, the City of San Antonio is now cooperating with us on planting trees in the five tree wells near Club and Fredericksburg. They created these wells during the rebuild of Club Drive last year, but then claimed they never agreed to fill them with anything! Can you imagine? We will wait until later this Fall for the planting, and MPNA has agreed to "adopt" the wells and water the trees on a regular basis. We'll have a celebration once the work is done!

JULY 4TH KIDS AND PETS PARADE

Our 4th of July Parade was a HUGE success, with over 100 neighbors in attendance. Thank you all for participating. See the story and pictures in this newsletter for more details. I promise we'll be back next year and make it bigger and better.

MONTICELLO PARK BOND IMPROVEMENTS

The City has \$300,000 in bond funds dedicated to upgrades in the pocket park near the high school. Come to the General Assembly Meeting to hear officials discuss this plan and to give feedback on the proposal. The Master Plan for the park was never completed, and these funds should help us complete a considerable portion of the plan.

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210-643-4760
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Scott Gustafson
Ben Hirt
Ron Hubbert
Jaime Jasso
Tony Sanchez
Cathy Teague

Visit MonticelloParkNA.com

Or

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

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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

...PRESIDENT'S MESSAGE continued from page 2

SLOW DOWN SIGNS

I am so happy to see so many families with kids in the neighborhood, and I also continue to see cars speeding on many streets. This is a dangerous combination. So, MPNA is giving away "SLOW DOWN, KIDS PLAY HERE" signs to the first 100 neighbors who request one. We'll be giving them away at the General Assembly Meeting on July 30th, so please plan on attending. Let's send a clear voice to those speeders to slow down on our neighborhood streets.

Gary Hudman
President

Proposed Land Use Categories by Drea Garza

For the last three years, San Antonio has been working towards a comprehensive plan, known as SA Tomorrow, to guide the city's future growth and development. In order to accomplish implementation of the plan, sub-areas, which are comprised of regional centers, corridors, and community plans are being developed and implemented in phases.

Land use is central to the planning and development process; it is the foundation for zoning, which guides how land is developed. Ultimately, land use and zoning tells us where we live, work, and play.

On June 21st, City Council was scheduled to vote on the proposed changes to land use, but delayed the vote for additional public engagement/participation. Why is the city making changes to the land use categories? Right now, land use categories differ based on the area of town where we live because of the various community and neighborhood plans that have been incorporated over the years. Drafting new land use categories would provide consistency as San Antonio moves forward in its comprehensive planning.

Under the most recently revised proposal for land use changes, broad categories would be implemented that would remove individual zoning designations. For example, R-6, which is commonly found within our neighborhood, would be eliminated and replaced with a single category – for example, Urban Low Density Residential or Urban Mixed Use. Under an Urban Mixed Use, the allowable use and density could include single-family homes, duplexes and tri-plexes, but also higher density apartments and commercial districts. For some communities, the proposed land use categories, if passed as proposed, could erode single-family neighborhoods.

Although land use has yet to be approved, many of the proposed categories are already being utilized and considered within the Regional Plans for Midtown, Downtown, Brooks, UTSA, and the Medical Center and the Community Plan for the Westside, all of which are already underway.

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....*Meet the Neighbors continued from page 1*

Since Reyes has the summers off and Chapman works from home, their exercise schedule is flexible. Chapman takes early morning runs to Woodlawn Lake and usually makes a couple of laps around the lake before returning home. He said his runs are 3-4 miles each time.

Reyes prefers walking after 9 p.m. when it is cooler. When they walk together, they often go to Phil Hardberger Park for their walks. They also like active vacations in which lots of hiking is involved. Last year they hiked in Colorado and this year, they head to Idaho for cool mountains and refreshing streams. Chapman said, "We try to walk an hour every day or every other day."



Left, Robi Chapman and Zazil Reyes relax before heading out to run or walk.

Right, Basil Scaljon practices martial moves at his home in Monticello Park.



Basil Scaljon described his love of Aikido as exercise that is akin to art or ballet. "The moves are graceful, like a dance. It is a martial art that uses your opponent's energy to redirect them into hand locks, wrist locks, and throws. It is powerful, graceful movement and is more than kicking and punching." He works out at Tri-Point YMCA at St. Mary's and 281. He studies under Sensei Noel and Sensei Angel three days a week for 1-1 ½ hours each session. The cost is \$70 for members and \$80 for non-members. He also boxes with a private trainer three days a week.

Yoga instruction is offered three days a week at Jefferson United Methodist Church, 758 Donaldson Ave., in Jackson Hall. Certified yoga instructors teach Slow-Flo Hatha Yoga on Mondays and Thursdays from 6:30-7:30 p.m. A third class is offered on Tuesdays from 6:15-7:30 p.m. in Restorative Yoga. Before taking this class, the instructor, Paula Earl-Orozco, also a certified teacher, advises talking with her before starting the class. The email address is paulaorozco@sbcglobal.net. For referencing, the group name is "We R Yoga". This instruction was founded five years ago by Joe Rivera. He wanted to make yoga affordable for all, hence there is no set price per session. The suggested amount is \$3-5 per session. The money is used to pay for rental space, utilities, as well as for general props needed for class.

Walking into this class is a calming and relaxing experience. Lights are dimmed and soft music is playing. Earl-Orozco speaks with assurance about positions of sitting and stresses that exercise is strenuous but should not hurt. She talks about centering ourselves—listening to the music, smelling scents in the air, feeling our skin, and noticing our breathing. "Notice thoughts, notice heart beats, notice your breathing." In general, this reporter felt life slowing down.

So whatever you do, get out there and try something. There are many more options available. JUST MOVE.



Yoga is offered each week at Jefferson United Methodist Church in Jackson Hall.



Monticello Park Holiday Home Tour Set for December 2, 2018

The Monticello Park Neighborhood Association's largest fundraiser is our biennial Home Tour, and this year, we will continue with the Holiday theme we began in 2016. Proceeds from the tour support our mission to create a better neighborhood and help us support college scholarships for local high school students.

The tour will be held Sunday, December 2, 2018, allowing homeowners to showcase their festive Holiday decorations and give our guests a chance to see the entire neighborhood decorated in its Holiday finery. We expect to see hundreds of guests that day, so please help us highlight our Holiday spirit by having your Holiday decorations completed by this date. We truly appreciate your help.

Our goal is simply our best home tour ever. In 2016, we featured ten fantastic homes with a variety of architectural styles, ranging from English Cottage to Mid-Century Modern. Expect more amazing homes this year as well. We have identified five houses so far, and still need a few more.

Please consider allowing us to showcase your home. This is a great way to help us raise the funds needed to support our neighborhood initiatives.

We also need a few volunteers to help us sell tickets and work with homeowners on logistics. Please consider donating a few hours of your time for this worthy endeavor.

Save this date in your calendars and let all of your friends know about the tour. Your support helps us make "At Home in Monticello" the premier home tour in the city. You won't want to miss this tour!



10th Annual Historic Homeowner Fair Showcases Help to Renovate Your Home

Ever wonder how to get started renovating your historic home? Need some guidance for window repairs? Looking for sources of antique hardware, unique tiles, or special woodwork?

Join the Office of Historic Preservation (OHP), preservation professionals, and your neighbors at the 10th annual Historic Homeowner Fair to learn how to maintain your home!

The Historic Homeowner Fair is a FREE event that brings together owners of aging and historic homes with local professionals, services, and solutions and educates homeowners about caring for and maintaining their properties.

HHF boasts a carefully curated Exhibit Hall located in the Pearl Stable, designed to provide the most relevant resources for homeowners such as design services, construction professionals, and purveyors of goods such as tile, metal fixtures, paint, and salvaged materials. Homeowners have the opportunity to learn hands-on skills at our workshops and learning sessions, held throughout the Fair. From restoring wood windows to retrofitting homes for energy efficiency, the topics of our educational programs are designed to meet the needs of the DIY renovator. There will also be door prizes, opportunities to speak with OHP about your historic home, and a keynote speaker.

Monticello Park Neighborhood Association will have a booth at the HHF, promoting our neighborhood alongside other historic neighborhoods, and selling tickets for our upcoming Monticello Park Holiday Home Tour. Please visit the HHF and drop by the booth to say hello!

**Tuesday, October 2, 2018
6-8 PM**

Join us at the Monticello Pocket Park
Near Thomas Jefferson High School

We'll have hot dogs, drinks, and all of the trimmings
Bring a side dish or dessert to share with your neighbors

Bounce House for the kids, cold drinks, and great fellowship

Every year, we are visited by a number of city and county officials, so this is a great time to
interact with your elected officials

Come help us build a better community!



POLICE • COMMUNITY PARTNERSHIPS

Bringing Back the Fourth of July Fun
by Cathy Teague



On a sunny, Wednesday morning, the organizers of this year's July 4th Kiddie Parade at Monticello Park had no idea what to expect. Would some of our youngest neighbors show up and help us restore a favorite tradition? The answer was YES!

We didn't take an official count, but there were clearly over one-hundred neighbors gathered. We had dozens of pint-sized patriots, their parents, and grand parents decked out in their finest red, white and blue clothing, hats, strollers and wagons for a parade around our park. And, after marching, strolling, and being pushed and pulled around the park, we topped off our efforts with cool, refreshing paletas.

For those who missed it, well, we missed you and hope you can join us next year. A special thanks to Richard Weik for the gazebo decorations. A big thanks to the talented Adam Tutor, son of our new neighbors on Furr Drive, who provided sound and patriotic band music for everyone to march to, and to the Monticello Board and its members who organized the Kiddie Parade. The biggest response from participants was "what's next?" Well stay tuned. We want to build on this success and find other fun ways to gather, get to know one another, and make the next generation, the young families of Monticello Park, feel right at home!



Alley Maintenance Is Up To You

by Cathy Teague

What? That was my first reaction upon finding a code violation tag stuck on my front door. I had been in my home for less than 60 days. As a first-time owner, one of my first purchases was an electric lawnmower and modest weed-eater. Good for me; however, it wasn't lawn maintenance that had Code Enforcement shaking their finger at me. It was alley maintenance.

That's right, all of us who live in neighborhoods with alleys are responsible for the maintenance of the area directly behind our home. What does that mean? In simple terms, it means cutting the grass, trimming the trees and vines and removing the obstacles that would prevent the city (trash, organic and recyclable collections) and utility services from being able to drive down the alley and do their job.

But, that's not my rug! That's not my mattress! Doesn't matter. Even if these items have been dumped in the alley behind your home they need to be removed. That's not the neighborhood association's rules, that's the rules of our city. Failure to keep an alley clean of debris, tall grasses, overhanging tree limbs, fallen fences, etc. can result in your collection services being moved to the front of your home. Moving those large collection containers to the curb is a chore and one we want to help you avoid.

Many alleys have been improved and some have utility work underway. Many alleys have neighbors who go beyond what's required and pick up trash, straighten fallen cans and even cut limbs behind vacant homes or those whom we know have elderly residents living in them. Thanks for being so neighborly!

Once Code Enforcement misidentified a weedy alley site as being directly behind my home. Mistakes can happen. Simply notify Code Enforcement and give them a chance to re-survey the area. If you find drug paraphernalia or items that look like they may have been stolen, please call non-emergency immediately and let the police know. A clean alley makes it less likely that it can be a place where mischief takes place. Thank you for doing your part in keeping all of Monticello Park *bella*.

Quality Streets and Sidewalks Are Responsibility of Everyone

Your Monticello Park Neighborhood Association has successfully lobbied the city for many improvements to our sidewalks, alleys, and streets. Last year, the city rebuilt the sidewalks and resurfaced the street on Club Drive, and there is an upcoming bond project to rebuild the street, sidewalks, and curbs on Furr Drive. This infrastructure had deteriorated over time and needed to be replaced, but did you know these structures can last longer with some simple lawn care tips? Yes, that's right. What you do when you mow your lawn actually can extend the life of the streets, curbs, and sidewalks!

We can help maintain the health of our streets by doing a few very simple things. Water is the single most damaging element to street pavement. When it is allowed to get into the pavement through cracks, it can get into the underlying base. This softens the base and allows the pavement to shift. That speeds up the deterioration of the street and curbs and shortens their lifetime.

KEEP GRASS OUT OF THE STREET

DON'T allow dirt and grass to accumulate on your curb. Accumulated dirt allows grass and weeds to grow into the pavement. The roots of the plants work their way through the pavement, causing it to crack or break into pieces. Water can then get under the pavement and cause premature failure of the street.

DO keep your curb clean and clear. Keep your grass edged so that it doesn't grow into the street. Sweep up the grass clippings and either place them in your organics cart or put them on your lawn. Clear out any growth between the concrete and the asphalt pavement. Sweep up any dirt, and put it back on your lawn, so that weeds don't have a chance to grow.

KEEP CURBS CLEAR FOR WATER

DON'T allow debris to block the flow of runoff. Water can damage pavement. Curbs protect pavement by channeling runoff. It is important to minimize curb blockage so that water can drain freely off of the street.

DO keep your curb clean so water flows and doesn't pond. When you keep your curbs clean, you help to keep water off of the pavement and out of the base material. This helps to extend the life of the street, and will keep our neighborhood looking as nice as possible.

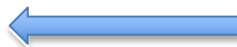
Thank you, neighbors, for doing such a great job on this!

Here are a few surprising tips on how to protect our infrastructure and keep your yard looking neat at the same time:

Power edging enhances your lawn, giving it a neat, manicured look. Power edging removes overhanging grass, creating a clean and defined line between your grass and any concrete surface such as a sidewalk, driveway, or curb.



Poorly maintained curb



Well maintained curb



History Corner
by Gary Hudman

Watermelons Unique Draw to English Village

On July 18, 1928, the developers of English Village used free watermelons as a way to reward visitors to their unique new development along North Drive. Those beautiful Tudor Revival homes are among the most charming houses in our neighborhood, and their sturdy rock and brick construction is still admired by all.

Davidson & English were the builders, and advertised these as "100 Point Homes," a reference to one-hundred high quality construction methods which made their homes stand out from other builders'. Their ads used the descriptive language of the time to convince readers of this high quality.

Today---
Another

100 Point Home

Open for Inspection!

"In the Woodlawn District"

Priced at
\$8,250
Convenient Terms



130 North Drive, In
English Village
The End of Your Search for a New Home

Five large rooms, a screened sleeping porch, nook and enclosed rear porch, provided with every fine appointment that a new home should have, recommend this rock dwelling of "100-point" construction. The exterior is very attractive. The interior will add to your delight.

222 North Drive Also Open—Completely Furnished.

Drive out Fredericksburg Road to North Drive, then half a block west, where 25 "100-point" homes of brick and rock have been built within the last year and a half.

Davidson & English Inc

Realtor - Builders

Brady Bldg. Cr. 1317—Cr. 1154

11—REAL ESTATE FOR SALE
20—Houses for Sale

11—REAL ESTATE FOR SALE
20—Houses for Sale

FREE WATERMELONS

TO OUR VISITORS IN
ENGLISH VILLAGE

North Drive at Fredericksburg Road
200 Block

Come out this evening between 5 and 11 p. m. and enjoy the cool breezes of English Village. Come out and see some new attractive homes just completed and furnished; but be sure to get your watermelon grown on Davidson & English Farms. Just received two carloads of these melons.

DAVIDSON & ENGLISH

.....*Land Use continued from page 3*

Monticello Park is included within the Phase Four Community Plan, which is not scheduled until after 2019, but the adoption of the land use categories, whatever they may be, will dictate how the Near North Community Plan, which we are a part of, is implemented.

That seems far away, but now is the time to get informed. The city has four community meetings planned. The first is scheduled on July 26, 2018 at Roosevelt Park Clubhouse (311 Roosevelt Avenue, 78210, from 6:00-7:30 pm. This is your opportunity to learn about the proposed land use categories. Visit

<https://www.sanantonio.gov/Portals/0/Files/Planning/Land%20Use%20Categories/FLU%20Community%20Meetings%20Flyer.pdf?ver=2018-07-18-104447-253> for a schedule of the remaining meetings.

Remember, City Council is expected to vote on this soon, that does not allow for much time to obtain a solid understanding of the proposed land use categories and see how those categories compare with our existing neighborhood plan. We hope to have more engagement and discussion on this topic and will be requesting a workshop from District 7.

Which San Antonio neighborhood became the first designated historic district in Texas?



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Answer: The King William Historic District