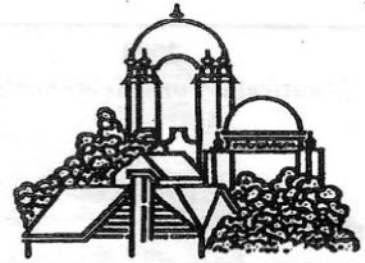


MONTICELLO PARK

NEIGHBORHOOD ASSOCIATION NEWSLETTER



January 2004

NEXT MEETING

MONDAY

January 26, 2004
7:00 PM

Grace Presbyterian Church
950 Donaldson Avenue

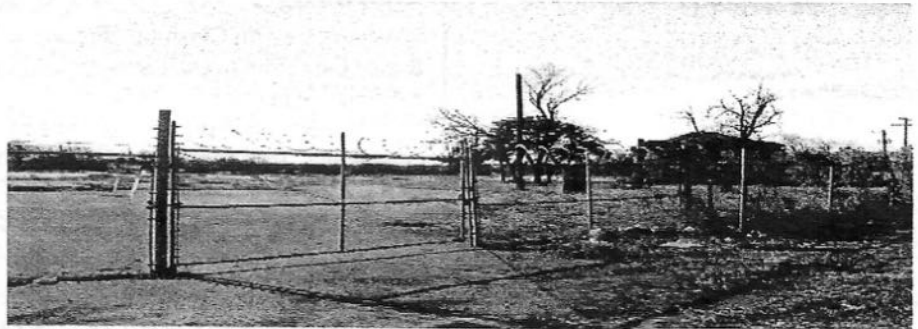
Future Meetings:

General Assembly-

- March 29
- May 24
- July 26
- September 27
- November 29

Board-

- February 9
- March 8
- April 12
- May 10
- June 14
- July 12
- August 9
- September 13
- October 11
- November 8



A COMMUNITY CELEBRATES

By
Eric F. Lane

Barely four months ago Southwest Housing, a Dallas-based builder and manager of affordable, high-quality apartment communities for seniors, approached the Monticello Park neighborhood with a proposal to build a retirement community on the vacant Massey property. Many community members were skeptical.

Not too long ago, certain quarters in this city were cursing the Monticello Park Neighborhood Association, and the Massey property subcommittee in particular, for putting up very stiff resistance to development on the property. The Massey property, located between Quentin Drive and Fredericksburg Road across from the Tip Top Café, is the last large parcel of vacant property in the area.

"No one will ever build in your neighborhood!" developers screamed after trying to ramrod one terrible proposal after another on the property. But these were business interests primarily guided by dollar signs, while their

vision was blind to community interests. And they lacked the sensitivity and sophistication needed to build in the inner city, especially in the historic Monticello Park area.

What many of these developers lacked, beyond the inability to listen, was a sense of history in the area. It wasn't too long ago that Auto World, an auto auction business that harassed neighbors with a vociferous sound system and noxious exhaust fumes, was knocked down.

The neighborhood, particularly those folks living on Quentin, North and Kampman, were not about to let just anyone move in. This created a source of understandable friction with the Masseys who owned the property. And so it went for many years, until last fall when Southwest Housing approached the neighborhood. In what could be used as a textbook example of how to present a project for inner-city development,

Continued on page 7...

**2004
Monticello Park Neighborhood
Association**

Board of Directors

President: David R. Logan
734-4549
V. President: Rob Sipes
738-0379
Secretary: Gladys Propes
736-5608
Treasurer: Joe Stehle
735-5032

Board Members

Jesse Cardenas.....735-3848
Robert Espinoza.....738-8528
Jesse Gonzales.....734-2237
Charles Kesl.....738-0191
Roy Muñoz.....736-1051
Enrique Valdez.....734-6857

Newsletter Committee

Editor: Eric Lane
Copy Editor: Kellen Kee McIntyre
Production Manager: Tim Logan
Advertising Manager: Roy Muñoz

Advertisement Prices

1/8 Page (business card).....\$20.00
1/4 Page.....\$40.00

PRESIDENT'S MESSAGE

Happy New Year greetings to all my MPNA neighbors. I am looking forward to serving you as the 2004 president. The board of directors is eager to work for you and make Monticello Park a better place to live and work. So, please provide us with your ideas and concerns. I also want to thank all the officers and board members who served during 2003.

There are several goals the association should achieve this year. They all start with active committees filled by you. Monticello Park has taxpayer money allocated to provide help in building the much anticipated gazebo, and a leader is needed! Tour of Homes, Newsletter, Social, Scholarship, Alley Clean-up, Graffiti Clean-up, Fredericksburg Rd., and Membership are just a few of the committees. I hope you will join with the new board and truly make a difference in our neighborhood.

I have one promise to you all that the meetings will be informative, educational, fun [door prizes, maybe] and respectful of your time. JOIN US!

David R. Logan
MPNA President

FROM THE EDITOR

The one constant in life is change. And that is exactly what is happening at the Monticello Park Neighborhood Association. We are changing. A Newsletter Committee has been formed.

The first reason we formed the newsletter committee is to prevent the president of the association from going insane. In the past, the president of MPNA has been responsible for just about everything, including the newsletter. That was an impossible burden. The second reason for the newsletter committee is that, hopefully, with a good group of volunteers, we can put out a newsletter that is informative, entertaining, and that keeps Monticello Park residents abreast of events and occurrences in our "hood."

In this spirit we are looking for newsletter committee volunteers. These would be folks like yourself who enjoy writing and would like an opportunity to put that interest into practice. Topics of interest include a continuing column on houses in the neighborhood, new neighbors and current events. Call me.

We also would like to highlight those who live in our neighborhood and are involved in community events. It's a wonderful opportunity to bring attention to your event and to show how varied the interests of our neighbors are and how involved many of them are in the greater San Antonio Community. Let us know if you are involved in a community project or event.

Finally, nothing we do is worthwhile without your input and involvement. This is our neighborhood. This is where we live. If you can help, either on our newsletter committee, or on any of the other committees David has highlighted in his President's message, we would not only be delighted but truly grateful for your contribution. We need the help and the input. And, because we are all volunteers with active personal lives, we all understand how important time is. We will put it to good use and not waste one second of it.

In the spirit of eternal change, I wish you all a terrific New Year and hope to see you involved, in one way or another, in our wonderful association.

Eric Lane

ATTENTION!

Writers needed. If you have ever felt the need to inform or entertain the public, now is your chance. Please contact the editor, Eric Lane, (732-6564, eflane@swbell.net) if you are interested in contributing to the newsletter.

DINING IN THE DECO

Los Colorines Restaurant

Reviewed By:
Eric Lane



You don't just walk into Los Colorines. You amble. Or stroll. Or saunter. Because once the threshold is crossed, once the ambiance begins to soak through your harried and rushed existence, it dawns on your subconscious that you've entered upon a unique dining experience. And this experience should be lingered over like the fragile scent of a Texas rose or the exquisite bouquet of a well-aged Chateauf-Du-Pape.

Who would ever have guessed that chips and salsa could be the portals to a restaurant's soul? But, at Los Colorines, that is exactly what you experience. The chips are delicate and thin and I will argue that they are the finest in the city if not in all of the land! I dare you to eat just one.

The real problem comes after the chips. What to have? I have found myself over the last few years going through phases. At first I was a Ropa Vieja Plate kind of guy. A marvelous shredded beef in a sauce that reminds me of flavors I think I've known but just can't remember where. Maybe it was in a past life.

I've gone through the Asado de Puerco phase, tender bites of pork in a wonderful red chili sauce. The Tacos al Pastor phase—tacos filled with pork meat and generously garnished with diced onions, cilantro and, yes you are hearing it right, pineapple—was punctuated by little bits of sweetness that still send me to an epicurean paradise.

For a long time I was in the Brisket Plate phase. Who ever would have guessed that a Cuernavacan transplant could make the Texas national plate, well, better than the nationals? José Louis Castro's brisket is so tender and tasty that you'll probably go through this phase for quite sometime.

Recently, I've been in my Beef Chile Relleno phase with momentary lapses into both the beef and cheese enchiladas. But the Carne Asada con Cebollitas and the Puntas de Filete constantly beckon with their siren songs of gastronomical delights.

Let me close this very short review with the word beans. As in Charro beans. Most of us who live in south Texas are one-note Johnnies when it comes to beans. It's refried beans with hefty spoonfuls of more refried beans. Take it from me. Go wild. Try the Charro beans. You'll discover that there is a whole world of beans out there that you know nothing about. Just the Charro beans are worth a visit to Los Colorines.

Beware! Sometimes the service is pre-high tech age. So amble, don't race. Stroll, don't sprint. And saunter into a dining experience that, if you haven't been to Los Colorines in a while, is definitely worth the visit. Buen provecho!

-Thanks to all who decorated your houses and yards for the holidays! Driving through the neighborhood, especially at night, was such a pleasure. It was wonderful seeing there was so much holiday spirit in Monticello Park! The lights and the house and yard displays seemed to be much more prevalent this year. It's just another reason to be proud we live in

Randy Rice, Realtor

The Legacy Group/Keller Williams

LEGACY
GROUP



210 • 844 • 0102 Randyrlst8@aol.com

remember me for all your real estate needs

CDC PRESIDENT'S BRIEF

A wide range of exciting projects and initiatives are converging on the Deco District. Many of these will make striking visual improvements to the District.

Redevelopment of the Deco District Building at Fredericksburg/Fulton/Zarzamora:

Progress continues on this landmark project. The selective demolition phase has been completed, which means we are getting a clearer picture of the structural requirements. It will be entering the construction phase shortly. Once the CDC learns more details, I should be able to give a target completion date in my next update. Upon completion of the project there will be almost 17,000 sq. ft. of space available. Anyone interested in leasing can contact the CDC at 732-2238.

Landscape Improvement Project:

This project is also continuing to move forward. The architectural firm of Burton Rose Gonzales and its landscape architect are currently working with a variety of City departments, CPS, TxDOT and property owners in an effort to finalize the locations of the 18 palm trees that will be planted. The 7 date palms and 11 sabal palms will be 18 foot trees and most will have accent lights (similar to the palms along Houston Street in front of the Hall of Horns). The palms will be located along Fredericksburg Road between W. King's Highway and W. Rosewood.

Deco District Signage:

Colleen Frost of ASKEW Design Studio for Urban Youth has completed the tile signs that will be installed between the 1700 and 2100 blocks of Fredericksburg Rd. Her organization worked with art students from Thomas Jefferson High School to produce the 10 double-sided mosaic tile signs. The signs have been completed and are awaiting installation. The first signs will begin going up along the 2000 and 2100 blocks in the next few months. For more information on the sign project or information about the studio, call Colleen at 734-2588.

Graffiti Response Team:

The CDC has begun working with local businesses in an effort to continue fighting the graffiti problem that plagues our area. The CDC, in partnership with the Near Northwest Community Plan, is organizing graffiti response teams. John Davis, a board member of the CDC and VP of the Los Angeles Heights Neighborhood Association, spearheads the effort. Business owners are encouraged to keep on hand matching paint for their buildings to help alleviate the patchwork effect that often occurs when problem areas are painted over. EGAD (Everyone's Graffiti Action Day) meets every second Saturday at 10 am in the Jefferson HS parking lot. Call John at 872-6093 for more information or to volunteer.

CALENDAR OF EVENTS

January

Fridays -10:45 PM.

The OXYMORONS.

All ages. Reservations 738-2872.

Woodlawn Theater - \$8

1/31/04 -10:15 PM.

THE ROCKY HORROR SHOW.

18+. Reservations 738-2872.

Woodlawn Theater - \$10

POLICE REPORT

- 11/02/03 BURGLARY 300 BLK QUENTIN
- 11/19/03 BURGLARY 200 BLK QUENTIN
- 11/19/03 BURGLARY 200 BLK QUENTIN
- 11/21/03 VEHICLE 500 BLK FURR
BURGLARY
- 11/24/03 VEHICLE 200 BLK CLUB
BURGLARY

View Police reports at:
www.sanantonio.gov/sapd

HELPFUL NUMBERS

Animal Control	737-1442
Brush Pickup	522-8831
Code Compliance	207-7230
Councilman Julian Castro	207-7040
Garage Sale Permits	207-8263
Health Department	207-8780
Historic Preservation	207-7873
Jefferson Co-Op	735-9419
Noise Complaints	207-7230
Police West Substation	207-7420
SAWS (San Antonio Water System)	227-6143
Youth Services	207-7191

Business News:

- Café Rosa at 1610 Fredericksburg Rd will soon be expanding its business by moving across the parking lot to a larger building. The owners are excited about staying in the Deco District and are looking forward to being able to provide a larger, updated space for their many loyal customers.
- Architect and designer Andy Simpson has opened a new studio location in the Deco District. The shop/gallery, named Archimedia, is located at 1724 Fredericksburg Road. The purple and black building across from Joe's Gym is one of his recent projects. Architect Simpson has designed schools, restaurants, medical offices and residences as well as commercial and manufacturing facilities. A web site at www.myarchimedia.com tells more about Archimedia.
- Two neighborhood businesses are investigating façade improvements and renovations as part of Operation Facelift, the City's Façade Improvement Grant Program. Deano's Liquor and Los Col-orines Restaurant are interested in making a variety of improvements to their properties, such as neon lighting, façade repair, painting and landscaping. Both projects are in the early stages of the application process; they should be commended for continuing to invest in and improving their businesses. Any businesses interested in learning more about the program may call Abigail Kinnison of the City's Neighborhood Commercial Revitalization Program at 207-3971.

For more information feel free to call me at 240-9020.

Paul C. Stahl
President
Jefferson/Woodlawn Lake Community Development Corp

TREASURER'S REPORT

Hello, my name is Joe Stehle and I am the MPNA treasurer. At 7 o'clock on January 12th, the new MPNA board met at 1616 Kampmann, David Logan presiding.

On January 26th the Association will hold its first general assembly meeting of the new year. Hopefully, all of you will be there. The meeting agenda will include a Massey property and an alley clean up project update.

As treasurer, I am looking forward to a 100% contribution from all MPNA members for both association membership and alley clean up. The \$15 a year recommended homeowner membership dues (\$10 for senior citizens) give each homeowner a newsletter with the good and bad news in the neighborhood. It also helps to fund various, very important projects in our area.

One of those projects is the 'Alley Clean Up' fund that we are creating for alley clean up services. We know many of our members are full-time working people and don't have the time to do the extra duty to maintain their alleys. We don't want alley garbage pick-up service stopped. For an additional contribution of \$5 a year we will make certain that our alleys are the cleanest in the city. All contributions are important to make our neighborhood a better place to live.

My report as of Jan.15, 2004:

Checking Account: \$ 3,232.87

Savings Account: 2,428.05

C.D. Account: 11,329.70

I encourage you to be a part of our neighborhood. If you have any questions, please refer them to MPNA or call me personally at 735-5032.

Make arrangements to attend the January 26th general assembly and meet your neighbors and your new MPNA board.

Joe Stehle

MONTICELLO PARK NEIGHBORHOOD ASSOCIATION

The Monticello Park Neighborhood Association is for everyone (owners and renters).

Recommended annual contributions are \$12.00 per household and \$7.00 for seniors.

Business membership is \$25.00 and includes one business-card-size ad in our newsletter.

Yes, I want to invest in my neighborhood. Enclosed is my 2004 contribution.

Name: _____ Phone: _____

Address: _____ e-mail: _____

I would also like to help on the following committees:

- | | | |
|--------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> Finance | <input type="checkbox"/> Social Activities | <input type="checkbox"/> Park |
| <input type="checkbox"/> Fundraising | <input type="checkbox"/> Safety/Crime Prevention | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Membership | <input type="checkbox"/> Historical Preservation | <input type="checkbox"/> Home Tour |
| <input type="checkbox"/> Directory | <input type="checkbox"/> Commercial Revitalization | <input type="checkbox"/> Newsletter |

Comments: _____

...continued from page 1, "A Community Celebrates"

Brian Potashnik, one of the owners and founders of Southwest Housing, held a community meeting. At that first meeting he explained what his company did and why he wanted to develop a retirement community on the Massey property. He pointed out that Southwest Housing was one of the largest affordable housing developers in the nation but that affordable housing did not mean "housing project." Southwest Housing, according to Potashnik, had redefined affordable housing with lasting quality, curb appeal and the amenities of luxury-apartment living. He also made very clear that he would only develop this project if he had the full support of the neighborhood. The following weekend, Cindy Marquez, the local representative for Southwest Housing, led a group of skeptical Monticelites, including myself, to Austin to view two existing developments. By the time we returned, we all pretty well knew this was the project we wanted for our neighborhood.

The new Massey Property Committee, led by David Logan, began to hold numerous open meetings at Jefferson Bank. At those meetings, many associations were represented by their presidents: Alex Soto of the Woodlawn Lake Association, John Davis of the Los Angeles Heights Association and Justin Rodriguez of the Jefferson Association. Also in attendance were Noel Suniga, executive director of the Community Development Corporation, and Paul Stahl, its present president. From Councilman Castro's office, Jessica Arevalo played an important role in guiding the committee through the political minefield it was about to enter. But high on the list of important committee members were the concerned citizens who showed up at each meeting, neighbors such as Joe Stehle and Jessie Gonzalez. Without their input and support, the Southwest Housing project would never have gotten off the ground.

Southwest Housing made a concerted effort to quickly address the pressing concerns of the community, particularly in the areas of building height limits and flood and traffic control. Their efforts were met with the resounding roar of broad community support. Once Brian Potashnik and Chief Operating Officer Kent Plemons felt certain the community was solidly behind them, they tackled the political and financial issues facing the project.

Meetings were set up with Mayor Ed Garza who offered his advice and assistance in moving the project forward. From these meetings retail space along Fredericksburg Road was added to the site plan and design ideas were incorporated into how the structures would look. Andrew Cameron, Director of the San Antonio Department of Housing and Community Development, played a critical role in finding matching money to help fund the project. It was a community-supported steamroller that gained momentum every day, until finally, on November 13, 2003, City Council voted unanimously to approve the project.

"It's a terrific example of community collaboration and will be a welcome addition that is not simply going to help revitalize the neighborhood, but enliven it as well," stated Councilman Castro.

In an e-mail I received from Kent Plemons on January 12th, he wrote that "actual site work will begin in one week and that they had just finished up the asbestos abatement on the VCT located on the existing slabs and that the demo will commence next week."

The long battle over the Massey property is over. Those who fought in the trenches, I salute you. Those who helped the process move forward, a heart-felt thank you. And those who will reap the benefits of a new, affordable retirement community in our midst, welcome. Now, let's watch and celebrate the addition of a new chapter to the distinctive history of Monticello Park.



Jefferson
*We're just better
at banking™* **Bank**

9 Banking Centers to Serve You

Alamo Heights	6021 Broadway
Blanco Road.....	14614 Blanco Rd.
Fredericksburg Road.....	2900 Fredericksburg Rd.
Downtown.....	711 Navarro (Travis Park Plaza)
Great Northwest.....	9005 Grissom Rd.
Leon Valley.....	7666 Bandera Rd.
Northeast Loop.....	1777 N.E. Loop 410
Stone Oak.....	19002 Stone Oak Parkway
Sunset Ridge.....	6310 N. New Braunfels

Mortgage Loan Offices

6015 Broadway • 7666 Bandera Rd.
1777 N.E. Loop 410 • 19002 Stone Oak Prkwy.

734-4311

www.jeffersonbank.com



ALAMO PIZZA

Calzones • Subs • Hot Wings

1702 W. Gramercy at Zarzamora

(210) 734-2400

Monday - Thursday

10:30 - 9:00


Friday - Saturday


11:00 - 10:00

Sunday

11:00 - 9:00

All PIZZA is Not the same. Try one of ours and taste the difference.

Whole Pizza(8 Slices)	14"	16"	Pizza by the Slice
Cheese	6.99	8.99	Cheese.....  \$1.99
1 Topping.....	8.24	9.99	1 Topping..... \$2.39
2 Topping.....	9.19	11.50	2 Topping..... \$2.89
NEW Stuffed Crust.....	8.99	10.99	Additional Toppings
Extra Toppings	1.25	1.50	.50

Appetizers	<u>6pc</u>	<u>12pc</u>	<u>20pc</u>
Hot Wings	2.89	5.25	9.99
Bread Sticks	2.25	4.50	7.99
Cheese Bread Sticks	2.89	5.78	9.50
Mozzarella Sticks	2.75	5.25	8.99
Chicken Tenders	2.99 Sm.	4.49 Lg.	
Fried Mushrooms	1.29 Sm.	2.50 Lg.	
Chipotle Poppers 	1.99 Sm.	3.25 Lg.	
Pizzadilla (3 toppings)	2.79 Sm.	4.89 Lg.	
Fried Pickle Wedges	1.29 Sm.	2.50 Lg.	

CarryOut Specials

Monticello Special

**X-Large Double Pepperoni
with 6pc Hot Wings**

for \$13.99

Expires 3/31/04

Offer Not Valid with Other Specials or Discounts

Try our calzone Special

**Any Calzone
and a Drink \$5.25**

Expires 3/31/04

Offer Not Valid with Other Specials or Discounts

Alamo Pizza

Small Family Special

1 Medium 1 topping

6 pc Bread Sticks

& a Free 2 Liter Soda

\$9.99

Expires 3/31/04

Alamo Pizza

Super Bowl Special

1 X-Large 2 topping

1 Large 2 Topping

6pc Bread Sticks and 2 liter Soda

\$23.99

Expires 3/31/04

Alamo Pizza

Large Family Special

2 Large 1 Topping

Pizzas

& Free 2 Liter Soda

\$15.99

Expires 3/31/04