

Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



September -October 2015

MEET THE NEIGHBORS

By Jan Peranteau

We dream of our vacations. They sustain us through the drudgery of everyday life. They nourish our souls. They are a bit of paradise that we go to when we need a lift. But we all envision our vacations differently and that is where this story begins.



Tom Simmons (left) and Mark Skruhak relax in their Monticello home

Mark Skruhak and Tom Simmons began their sixth year in Monticello Park Neighborhood in August 2015. Simmons remembered, "We closed in August 2010. We began working on the house and still lived in Manke Park." After two years, they moved into the residence on Club Drive. But the yard needed a total revamp, so they postponed a vacation to put in a yard. Mark added, "Oh we did little things like go to a B&B in Fredericksburg, where we take Mom each year. " Mark said, "She just celebrated her 84th birthday." This year is different. Simmons celebrates his 50th high school reunion in San Francisco. He grew up there after his dad retired from the military. Mark pops in, "We are taking the train, The Sunset Limited to Los Angeles. From there we get on the Coast Starlight into the San Francisco area. We leave on a Thursday, September 17 and arrive in San Francisco on Friday evening."

.....continued on page 8

ATTEND THE
Monticello Park
Neighborhood Association
General Assembly Meeting

Monday,
September 28

7PM

950 Donaldson
Grace Presbyterian Church

Program:

TCI and Capital
Improvements will give us
updates on the streets in need
of work within the MPNA

(This was a hot topic in our
last meeting.....you won't
want to miss it!)

President's Message

Many activities and issues continue in Monticello Park, and these are just a few:

By-law Amendments: Please note that during the upcoming MPNA General Assembly Meeting, we will vote to adopt the recommended amendments. The changes were proposed to allow flexibility to change meeting dates, update language to reflect the MPNA 501 (c) (3) status, and allow for 4 year term limit for President, Vice President, Secretary, and Treasurer. (Board Members have no term limits)

Pecan Street Blues: SAWS has launched a pilot program for 3 years. I am one of 300 volunteers SAWS will be monitoring and collecting water usage data. The information is purely to research and to allow SAWS to better understand habits and provide instantaneous feedback. The water meter will report water usage via wifi and my iPhone will have an app to show water consumption. This program will allow for early leak detection and assist in better understanding how much water I use during specific events: washing clothes, flushing the toilet, taking a shower, watering the yard, running the dishwasher, etc. I'll keep you posted on this adventure and what I learn during the process.

TCI-Transportation and Capital Improvements will be attending the general assembly to provide an update on the streets in need of work within MPNA. This is a Part II.

Wilson and Thespian Island 2012 Bond Improvements: The project is nearing completion. As of 9/19 the project was 90% complete. Crosswalk markings, lamps from CPS, and clean-up are the outstanding items. I am disappointed that the full scope of the project was not completed: ADA ramps at Wilson/Club and Wilson/Donaldson are required to be brought up to code when street improvements are made and trees in the Wilson median were not planted.

Tree Challenge: MPNA is still slated to participate and plant 25 new trees. We are waiting on the City to release the 2015 application. More details to come.

.....continued on page 3

President: Bianca Maldonado
385-6188
V. President: Gary Hudman
286-9212
Secretary: Ressie O'Connors
210-284-0092
Treasurer: Richard Weik
512-748-2609

Board Members

Drea Garza 210-643-4760
Laura Reid 215-9589
Tony Sanchez 210-269-2886
Patrick Shea 614-214-0736
Tom Simmons 210-701-4300

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

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

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

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

HELPFUL PHONE NUMBERS

District 7 Council Office 207-7044
SAWS 724-7097
CPS 353-2222
Officer Joey Vidal 218-6546
207-1363
SAPD, West Substation 207-7420
SAPD Emergency 911
SAPD Non-emergency 207-7273
SAISD Police 271-3124
SAISD Truancy Office 223-2360
VIA Transit 362-2019
Code Compliance 311
Animal Control 311
Office of Historic Preservation 215-9274
Ron Meyers 219-2093
Historic Building Enforcement Officer

.....*President's message, continued from page 2*

MPNA Garage Sale: With the construction ongoing at TJHS, MPNA will not have a garage sale until 2016. Limited parking, limited site visibility for pedestrian/vehicular mobility, and heavy construction traffic does not allow MPNA to have a safe and successful event. We apologize for this inconvenience.

2202 Fredericksburg Road: Please see article on page 4.

EZ-Pawn: The San Antonio *Express News* reported that the company, based in Austin, is looking at closing 30 locations in San Antonio. There are exactly 30 locations, and one is in the Monticello Park community at the intersection of Fredericksburg Road and Club Drive. More details will be forthcoming. When I called the store regarding the story, no one was aware of any closures.

National Night Out: Hope to see you on October 6th at 6PM. It's the best social event in the community, and a great time is had by all!

Being SAFE in Monticello Park: Please use your instincts and report anything you feel is suspicious to SAPD non-emergency. Non-emergency (210.207.7273) is available 24/7, and SAPD wants to hear from you and you should NEVER feel as though you are inconveniencing SAPD. Remember, SAPD SAFFE Officer Joey Vidal can provide free home inspections to assist with securing your property.

MPNA Facebook: Please join, it's a great way for MPNA to provide instantaneous information to you. One requirement to join the FB page, everyone must respond to a message sent by the MPNA FB administrator(s). It's not an automatic approval as we do not want spammers on the FB page and want to maintain integrity of the intention of the page.

Please be safe and see you soon!

Regards,
Bianca Maldonado

DECO     

MERCADO DAYS  

FARMERS' & ARTISAN MARKET

EVERY THIRD SATURDAY 9AM TO 2PM

SAVE THE DATES:
JULY 18 * AUGUST 15
SEPTEMBER 19 * OCTOBER 17
NOVEMBER 21 * DECEMBER 19

WHERE:
1800 Fredericksburg Rd.
Deco Building Grounds
210-432-1896
www.centrozatlan.org

ART 

MUSIC 

    

FREE & OPEN TO PUBLIC!

2202 Fredericksburg Rd: What is, What could have been and What will likely be....

by Bianca Maldonado

On Thursday, August 13th, City Council voted AGAINST initiating a finding of Historic Significance for 2202 Fredericksburg Road. The property was supported for Historic Significance by the City's Office of Historic Preservation, the City's Historic Design and Review Commission, San Antonio Conservation Society, Monticello Park Neighborhood Association, Jefferson Neighborhood Association, Woodlawn Lake Community Association, and Jefferson Woodlawn Lake Community Development Corporation.

What is: (Photo#1) Councilman Trevino was invited to a MPNA board meeting as we received a call 7 days before the 13th of August from the broker to meet. Present: OHP, MPNA, WLCA, San Antonio Conservation Society, and D7 on 8/10. This was presented to JNA board on 8/11 as their GA meeting was on 8/10. Councilman Trevino did not RSVP but attended and promised to follow up after the meeting regarding concerns. It was not until after the council lunch break where Councilman Cris Medina indicated a contract had been made between Councilman Trevino, Mike Koebke (2202 Fredericksburg Rd owner), and the developer who had a contract on the property.

Councilman Trevino was thanked by Kauffman for his more than three visits to the site and in meeting with developer. The contract between city, land owner, and developer has not been made public. Some excerpts were read for the record: 1) preservation of the dome on current structure and 2) positioning of the dome on new structure to be the same as current. No community input was allowed into stated agreement.

What could have been: (Photos #2 and #3) The broker was honest during the meeting, stating that neither he nor the developer were evaluating restoration/rehabilitation tax credits. Furthermore, when asked if a contract existed between Starbucks and the developer, we were told “yes and no”. It's a six step process they were in with Starbucks, and Starbucks would never own the development at 2202 Fredericksburg Road. In Los Angeles, CA Starbucks purchased and rehabilitated a vacant art deco gas station, costing them \$3M. In the meeting, we were told that this is not possible in San Antonio (since Starbucks will lease location), and no numbers have been done to see feasibility with new TX state tax credits (returning up to 45% of investment), local, and federal tax credits. Starbucks was previously working with another developer on this same site, but time on the contract lapsed.



Photo #1, What is at 2202 Fredericksburg Road



Photo #2: What could have been



Photo #3, What could have been

.....Continued from page 4

What will be: Photo #4: See rendering done by the developer that was received during 8/10/2015 meeting. The concerns with the contract between the city (Councilman Trevino), current landowner, and developer are enforcement and plan design review to meet stated stipulations in the contract. The public did not have an opportunity to be involved in the contract (BTW this is the second rendition of 2202). If the contract falls through, what will occur? Is there language to protect the property beyond "this deal". Regarding the renderings, the positioning of the building with respect to the corner is of concern. The flat

drive-through side faces Fredericksburg Road while the circular entrance faces Hildebrand. The drive-through should be behind the building and the development should have a more pedestrian relationship with Fredericksburg Road and the community.



As of printing deadline, Councilman Trevino has not provided a copy of stated agreement. 2202 Fredericksburg Road is listed under ID#18674287 at \$950,000. Previously listed for \$1,200,200 under ID#868963.

This is not the end but only the beginning. If HEB listened during development, I am

Photo #4: What will be

hopeful future developers will too.



MPNA residents, Laura Reid (left, dark braid) and Carol Pfrommer (to her right) learn about window restoration in our historic homes.

Many great topics were discussed at this annual event sponsored by the Office of Historic Preservation.

Since HDRC is the commission which will routinely turn down window replacements in our neighborhood, it seems only fitting that they will offer solutions to leaky or deteriorating windows.



Proposed Monticello Park Neighborhood Association Bylaw Amendments:

- 1) Article V Membership, Section 2. All residents, landowners, and businesses within the MPNA boundaries are considered members of MPNA. Voting privileges are granted to all adult MPNA members. **ADD “who have paid his or her dues in that calendar year.”**
- 2) Article VI Board of Directors, Section 3. **Eliminate c) and re-letter sequence:**
 - c) If in the future MPNA’s average annual receipts total \$5000 or more then the board of directors will file for non-profit corporation status with the State of Texas.
- 3) Article VIII-Nominations and Elections, Section 5. Change two to four: No officer (President, Vice President, Secretary and Treasurer) shall hold the same office for more than two **CHANGE to “four”** consecutive years.
- 4) Article IX- General Meetings-Section 1
Beginning each January, MPNA general meetings will be held every other month on the last Monday of the month. **ADD “except when change is deemed necessary by the Board of Directors”**
- 5) Article X- Board Meetings Section 1
Board of Directors will meet no less than once a month. **ADD “except when change is deemed necessary by the Board of Directors”**

Timeline of process:

July 20, 2015 Bylaw amendments approved by MPNA Board of Directors. Process initiated for MPNA Bylaw amendments.

July 27, 2015 Bylaw amendments presented and approved by the MPNA General Assembly.

September 2015 Notification posted in the MPNA Newsletter distributed to all homes within MPNA: bylaw amendments to be ratified by MPNA General Assembly on September 28th.

September 28th 7PM MPNA General Assembly bylaw amendment vote.

Jefferson Community Garden: A Place to Grow and Nurture

By Sarah Rice

This past Spring I became the new Jefferson Community Garden (JCG) Steward, essentially the garden coordinator and point person. Lately, I'd found myself worried about all I need to *accomplish* at the garden. The community garden, a place I loved to go, was becoming a chore in my mind and I hated that! Until September 12 when I witnessed a beautiful reminder that it's more than just lush plants and pretty garden plots that matter. It's what one *experiences* at a community garden that makes it so special.

It was the second Saturday of the month and the garden's regularly scheduled workday. I overslept (not hearing my husband turn off the alarm) and ran out the door with a couple of breakfast tacos he made wrapped in foil and only a few sips of coffee in me. I stepped onto our back porch and, as much as I dislike being hungry and harried, I saw it was a GLORIOUS morning to be in the garden - sunny, slightly cool and breezy. I could FEEL the promise of fall around the corner. It felt marvelous.

Shortly after I arrived Ramses and Gabino (two undergraduate students from Our Lady of the Lake University), Mateo (a graduate student from the University of Texas at San Antonio), and Liliana "Lily" Mireles Moreno (neighborhood resident showing her Mustang pride with her red and blue "Jefferson" tank top) appeared. We all agreed we couldn't have asked for more perfect weather for a garden workday, and you could sense everyone was glad to be outdoors experiencing this exquisite taste of fall.

The guys started working on one of the raised beds. It turned out Mateo graduated from OLLU, bringing an instant camaraderie with Ramses and Gabino. They talked about all things college, and their conversation was steady with intermittent laughter. I enjoyed hearing the students discuss similar experiences, and Mateo sharing insights as one just a little further along in his education.

Liliana and I tackled the raised bed next to the guys. We did some catching up on one another's lives including chatting about work. I hadn't realized the guys were listening in, and soon one of the undergraduates started asking Lily a slew of questions about her job as an accounting manager. Next thing I know, Ramses and Gabino stopped working on their garden plot to come over and direct all their attention to this conversation.



At this point, I also stopped my gardening to watch what's going on. In fact, I'm staring at this beautiful back-and-forth, watching Lily share her wisdom and experience regarding the nuances of her field and general career considerations as well as posing thoughtful questions to the students based on their responses. You couldn't have set up a more perfect spontaneous mentor/mentee experience! These guys came to contribute their time to a community garden for school service hours and left with the vocational insights of both a grad student and career professional. I heard one of the students say "Next time" which meant I had a happy volunteer eager to repeat their experience - a garden steward's dream come true!

Around noon the guys left, navigating their way to El Paraiso, keen to try the renowned paletas Lily and I kept raving about, and I hope they had just as good a time there as they did at the Jefferson Community Garden. Because that's really what a community garden is about. In tending the earth together we cultivate relationships that last when we leave.

To learn more about the JCG garden and how you can get involved...

1. Come the 2nd Saturday of the month, 9-11:30am
 2. Email jeffersoncommunitygarden@yahoo.com
 3. Call 210.387.2108
- and/or
4. Check out "Jefferson Community Garden" on Facebook

The Jefferson Community Garden would like to thank:

Green Spaces Alliance of South Texas for its ongoing support, including recruiting student volunteers!

To learn more about Green Spaces and its community garden program visit greensatx.org.

The San Antonio chapter of the Native Plant Society of Texas for a \$200 grant to integrate native plants into the garden.

To learn more about the chapter visit npsot.org/wp/sanantonio/

They will travel 1st class with bathroom facilities down the hall. But there are beds for sleeping and meals are provided in the dining car. Mark said, “ We get on the train where there is good food, good beds, and we are not stuck in a tiny airplane seat. We can sit back and enjoy the view from the observation deck or simply look out the window.”

Meanwhile, Tom retired from the Air Force, is working out his own schedule. “It’s late enough in the year when we can be away from the yard and all the landscaping he has worked so hard to maintain. Tony Sanchez will water the plants and Mark’s nephew will take care of the cats. Simmons rubs his chin, and remarks, “There were 250 in my graduating class. Eighty people are confirmed and coming with spouses. He wonders if they will be the same and hopes some have changed for the better.

Lauren and Humble (Humbie) Cervera like to take mini-vacations, 2-3 days long. “We just returned from the coast. We went to Port Aransas, but we’ve also been to Padre Island. Lauren clarified, “We like to be outdoors and always near the water.” They also visit Barksdale, Texas, an unincorporated community of a few hundred people in Edwards County. “ It is on a creek that feeds into the Nueces River,” Humbie explained. The creek is spring fed and the water is cool and refreshing. As Humbie talked, Jude, their son, ran through the kitchen. At 18 months, he is already asserting himself and squeals while we are talking. Humbie and Lauren bubble with enthusiasm. “Oh we take Jude. He’s no trouble. Usually we have both sets of grandparents and aunts and uncles. “ They stay in cabins or condos with kitchens. Each family is responsible for one meal. Humbie added, “For our 7th wedding anniversary, we went to a B&B in Comfort, Texas. It’s good to create memories together.”

Lauren adds, "We like to go where there is no cell phone service. We get totally away from work." Her favorite thing about mini-vacations is there are no chores. “When you are home, there is still the laundry. “



Lauren and Humbie Cervera enjoy time with Jude.



Drea Garza at home

Drea Garza is a 38-year-old business owner of a civil rights consulting firm. “My godparents started the firm in 1988. We serve as a neutral third party to resolve or to investigate allegations of employment discrimination within the federal government.” When asked about her vacation, she said, “I haven’t had time for a vacation. I joined JDG Associates Inc. fresh out of college in 2001. I originally wanted to work for the Department of State. My godparents wanted me to come work with them as they deal with many federal agencies. “You will get a taste of it all,” they said. She did, and 15 years later she is still there. She began running the company eight years ago. “My godparents started retreating and letting me have control, but kept a watchful eye.” In March 2015, the final ownership of the company was transferred to Garza. When asked about staff, she replied, “I have 14 full-time staff

working with 92 sub-contractors. Ninety per cent of our work is in the D.C. metro area.” A few years back, Garza purchased a house in the neighborhood and that has taken her vacation time. She is in the

process of redoing the bathrooms and the kitchen. Leaning back on the couch, she said, “I miss vacations. I want to go back to Scotland. I loved it. I loved hearing about

.....continued on page 9

.....continued from page 8

the Loch Ness Monster.” When asked if she has a vacation planned, she said, “I am going to my grandmother’s 100th birthday celebration in Brownsville, Texas. I guess that is about it for now.”

The quintessential traveler of the neighborhood must be Ferne Burney. In talking with her she named about 14 countries and 3 continents she has visited. Getting an appointment with Burney isn’t difficult after she checks her travel schedule/activities calendar. Her traveling companion, John Buxie, is usually with her. “We went in mid August, for a third time, to San Diego, California. “ Buxie goes to an IRS seminar for a day and a half and they have the rest of the seven days for fun. “This time we planned ahead. Usually, serendipity rules, but we got tickets to the San Diego Symphony Pops Concert at the Embarcadero. It was a salute to Rogers and Hammerstein. “You bring your own food and wine and listen to music with the smell of sea breezes and a view of stars overhead.” The next day they traveled to Chula Vista, California near Mexico’s border to a “Farm to Bay” event sponsored by *Coastal Living*. Sampling cocktails, wine, and beer in the midst of a wildlife park while eating gourmet food sounded pretty entertaining.

Finally, they left San Diego and went to Laguna Beach and attended an 80-year-old show known as “Pageant of the Masters” where live performers reproduce famous paintings with the grand finale being the depiction of Da Vinci’s, “The Last Supper.”

And the value of a vacation, “You see the beauty of the earth. People never disappoint. They are always fascinating. I’ve told my kids, traveling allows you to see how others live and learn that there is more than one way to skin a cat.”



While August temperatures were near 100 degrees in San Antonio, John Buxie and Ferne Burney are comfortable in coats at the Embarcadero in San Diego.

Life in Monticello Park is a HOOT!!



Our intrepid reporter, Jan Peranteau spotted this barred owl perched in her tree. He remained in place for quite some time. She shared this photo and some others with Ferne Burney, editor of the newsletter, who has an owl who frequents her large oak in the back yard on Mary Louise Drive.

If the Internet information about the call of the barred owl is correct, the Mary Louise owl is a different one.

From the hawks to the owls to the cardinals, bluejays, sparrows.....isn’t this a grand place to live?

FALL FOR ART

Presented by Rey Garza Real Estate

Please join us October 3rd from 11am-4pm

Fall for Art is an event showcasing local artists & celebrating the Deco District. Come out and meet the artists of your neighborhood while enjoying complimentary food and drinks.

About the artist

Some of you may recognize this month's featured artist's works from our *May Art & Bloom* event. Rikianne Van Kirk was one of several artists who transformed our Real Estate office into an art gallery for the day. Rikianne explains, "I use any free time that I have drawing. Typically, my tools of choice consist of nothing more than a couple of Sharpies and some found materials (antique journals, aged paper, etc...). I enjoy simplicity and believe that a single black marker and some forgotten paper is the definition of that. I consider myself quite lucky to have had my work shown in major cities throughout the United States and Europe, and am honored whenever someone connects with a particular drawing. I continually thirst for new inspiration. Luckily, a store that sells Sharpies is never far away, and the old stuff on which to use them never runs dry."



This artist spotlight is brought to you by local Realtor, Camille Rodriguez Brigant.

Much like an art piece, a historic home's true value can only be ascertained with a Realtor who understands and appreciates the character of such unique homes. I am your neighbor over on Gramercy Place. I am also your neighborhood Realtor. Rey Garza Real Estate is a boutique business specializing in the Deco District. In fact, our office located on Huisache and Zazamora is a historic home.

Historic homes are unique and possess their own set of challenges when it comes to accurately pricing a property and appealing to a specialized buyer. Furthermore, I can recommend affordable contractors familiar with older systems who can prepare your home for sale or provide repairs that arise from the buyer's inspection. Come by and meet us while enjoying great art, food and entertainment. See you October 3rd!



Camille Rodriguez Brigant *Realtor*[®]

p: (210) 802-9797

HomesbyCamille@gmail.com

2722 N Zazamora, SA, TX 78201





MONTICELLO PARK NEIGHBORHOOD ASSOCIATION
The MPNA is for everyone (owners and renters)

Yes, I want to invest in my neighborhood. Enclosed is my 2015 contribution.

Name: _____ Phone: _____

Address: _____

Email Address: _____

I would also like to help on the following committees:

___ Social Activities

___ Garage Sale Fundraiser

___ Historic Preservation

___ Scholarship

___ Home Tour

___ Newsletter

Other: _____

Send to: **MPNA, P.O. Box 5851, San Antonio, Texas 78201**

The MPNA has worked hard to achieve its §501(c)(3) status. What does that mean to you? Any dues paid, any donation to the association (such as for scholarships), any expense to you on behalf of the Association is now tax deductible. Check with your tax preparer concerning any deductions you want to take.



Follow us on Facebook at “Monticello Park Neighborhood Association”
Find out the latest news, find a lost pet, and make a new friendship!



Neighbors, Join JNA and MPNA for
 National Night Out 2015
 Tuesday October 6th 6PM-8PM
 444 Club Drive-Monticello Park

National Night Out is a neighborhood crime and drug prevention event that occurs annually. In addition to increasing awareness of crime and drug prevention programs, NNO also strengthens neighborhood spirit and community-police partnerships, while sending a message to criminals that "neighborhoods are organized and fighting back against crime!"

Food-Fun-Bounce House-Door Prizes and More!
Please bring a side dish or dessert to share!

Event Sponsors:



Cavender TOYOTA
 5730 N.W. Loop 410 San Antonio, TX 78238
 (866) 267-4073 | (210) 681-6601

