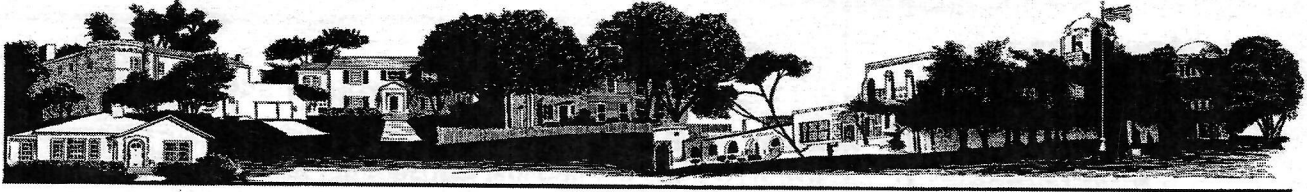


# Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



March—April 2010

Reaching 730 Homes in the Monticello Park Neighborhood

## NEXT MEETING

**MONDAY**  
March 29, 2010  
7:00 PM

Grace Presbyterian Church  
950 Donaldson Avenue

### Future Meetings:

#### General Assembly

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

#### Board Meeting (Open to all interested)

Held at 6:30 PM at  
The Deco Building  
1800 Fredericksburg Road

- April 12
- May 10
- June 14
- July 12
- August 9
- September 13
- October 11
- November 15
- December 13

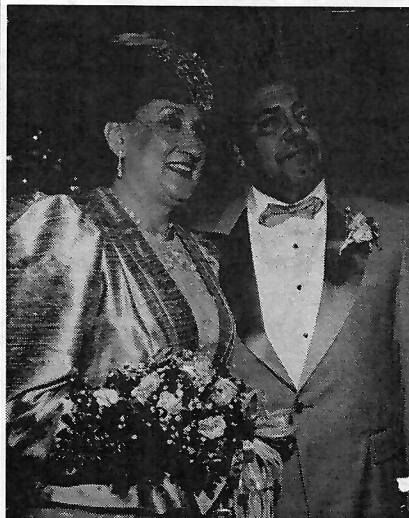
## MEET THE NEIGHBORS by Jan Peranteau

Aida Villalon is a pot stirrer from the pot on her kitchen stove to the political and neighborhood pots she dips her spoon into. When Villalon walks into a room, her presence is felt in the farthest corner. A Bunco member, Ferne Burney, recently commented, "Aida missed Bunco the other night and we hardly knew what to do. Our 'mother hen' was not in place, and we knew that if we misbehaved, we would hear about it."

Coming to the neighborhood in 1975, Villalon said, "I was 40 years old and now I am 75. The twins, America and Victor, were 15. At that time the neighborhood was mostly attorneys and doctors."

The move to the Monticello Park Neighborhood came because we needed more room. "My husband, George said, 'Go find what you want, but your limit is \$30,000.'" So the Villalons began looking. George said the house had to be brick or stone. The garage had to be at the back of the house. He said, "I don't want it looking like a used car lot out front. It took the Villalons two years to find their house on Furr Drive. The features she remembers loving at first sight are the huge rooms and closets. She said, "My room has three closets with a large walk-in." And best of all, she met the budget requirements and the Villalons sealed the deal, paying \$29,900 for the house.

Though her husband never allowed her to work professionally, she involved herself immediately in the neighborhood. A neighborhood association was formed in 1982 with the first meeting at Redeemer Lutheran Church. "The church got full that night. Joe Deosdade was the first president." When asked what the precipitating factor was in the formation of the association, Villalon said, "A neighbor across the street wanted to do something to his property and most of the neighborhood was against it—you can't just do what you want to do without regard to how it affects the neighborhood." So the association was formed to protect the neighborhood's integrity. She mentioned other neighborhood battles including the removal of a junky car lot where the Primrose Retirement Apartments are today. The neighborhood association united to have the \$3-Motel removed from Fredericksburg Road.



Aida and George Villalon on their 25th wedding anniversary.

Villalon has also been active in the political community--her thrust being getting Hispanics elected to as many offices as possible. She remembered, "We got the first Hispanic elected to the city government, Albert Pena." "Hispanics needed a voice and Villalon was there to lend a hand. She helped with the original Henry B. Gonzalez campaign. How did she do it? She replied,

*Continued on page 7 .....*

**2008  
Monticello Park Neighborhood  
Association**

**Board of Directors**

*President:* Ferne Burney  
734-2445  
*V. President:* Ron Hubbert  
732-5543  
*Secretary:* Rob Sipes  
738-0379  
*Treasurer:* Michael Robbins  
732-5434

**Board Members**

Gail Collins.....735-9966  
Mary Guerrero.....681-2399  
Sagrario Mejia.....806-440-6777  
Frank Ramirez.....734-0999  
Richard Weik.....731-0780  
Kay Woods.....738-2343

**Newsletter Committee**

*Editor:* Ferne Burney .....734-2445  
*Advertising Manager:* Board Members

**Advertising**

For pricing information call: 734-2445

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

**PRESIDENT'S MESSAGE**

Welcome Spring!

As we begin to thaw after a fairly harsh winter, I am pleased to see my olive trees planted just last summer all in bud. They did not die. All around the neighborhood, we see signs of renewal and new growth. That goes for the non-plant activities as well. The MPNA has been active in so many ways during the past two months.

Check out our updates on Club Pulse. This is an issue that just doesn't seem to want to go away. We have been there every step of the way and promise to remain so.

If Fiesta is coming up so soon, the neighborhood garage sale can't be far behind. Look for the information on this hugely successful fund raiser for our scholarship fund.

We are all at least aware of the new trash and recycling receptacles in our alleys. I was somewhat dismayed to see the first delivery of the little blue cans with the recycling emblem on them. Were you? This looked like a step backward, but then I realized that this was just the "heads up" for the real thing which appeared about two weeks later. A representative from the City Recycling Program will present information on the dos and don'ts of the new system at our next General Assembly. Many changes have been made to the materials to be recycled and the days of the week for pick-up. Please bring your questions for her at that time.

Census forms have been delivered and need to be completed so that our area, our city, and our state receives the funding and other recognitions it needs by carefully tracking where people are. If you have ever done a genealogy search, you know the importance of complete and factual information on this survey of America. Look in today's issue for more information.

April 15's date with the Internal Revenue Service is just about two weeks away. If you qualify, free help may be available to you in filing your income tax return. See our article on the VISTA program.

I hope to see everyone at the meeting on March 29!

Ferne Burney  
President, MPNA

For article submission and calendar of events, please contact the editor,  
Ferne Burney, 734-2445  
ferneburney@hotmail.com

# FROM THE NEIGHBORHOOD

## The Jeff Band Booster Club

is selling tickets for the  
Battle of the Bands  
at Alamo Stadium  
April 22 (Thurs)  
at the 50-yard line  
\$5.00 each.

**Jefferson** is the featured Band.  
For tickets, call Ilene  
875-2920.

While the neighborhood association is very active and a voice at the City on many issues, it remains that we cannot fine residents for violations in code nor enforce any city ordinances.

Problems of all kinds that threaten the beauty and/or safety of our neighborhood must be reported to the Code Compliance Officer (311) or to the police (911).

## MONTICELLO PARK NEIGHBORHOOD ASSOCIATION

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

Yes, I want to invest in my neighborhood. Enclosed is my 2009 contribution.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

I would also like to help on the following committees:

### Membership Dues

- |                                      |  |                                     |
|--------------------------------------|--|-------------------------------------|
| <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"/> Scholarship             | <input type="checkbox"/> Newsletter |

- |   |
|---|
| <input type="checkbox"/> \$10 Senior Dues             |
| <input type="checkbox"/> \$15 Member Dues             |
| <input type="checkbox"/> \$__ Additional for<br>_____ |

Send to:  
MPNA P.O. Box 5851 · San Antonio, TX 78201

## UPDATE ON CLUB PULSE

March 1, 2010 found several of our intrepid neighbors visiting once again on the issue of this venture on Fredericksburg Road.

Before the Board of Adjustment was an appeal of the decision of the Director of the Planning and Development Services Department to deny the registration of a non-conforming use for a nightclub for the property.

However we might feel about the issue, the facts were what needed to be considered. A review of documents revealed that no permits had been pulled by the establishment prior to the initiation of the down-zoning on June 3, 2009. In the paperwork filed with the City, the blank which should have indicated the usage of the property was just that ...blank.

We expressed our concerns for the neighborhood, but the facts that were collected by the representatives from our neighborhood and from the City offices were clear. The vote that day was to deny the appeal.

By the way, it is not over. Lawsuits abound! The owners of Club Pulse are suing the owners of the property. The property owners are suing the City of San Antonio.

We continue to be concerned citizens , will monitor the progress of this issue, and will keep you posted.



## HELPFUL PHONE NUMBERS

District 7 Council Office.....	207-7044
Code Compliance .....	311
Animal Control.....	311
SAWS.....	724-7097
CPS.....	353-2222
Officer Serda.....	207-7421
SAPD — West Substation.....	207-7420
SAISD Police.....	271-3124
VIA Transit.....	362-2019
SAISD Truancy Office.....	223-2360

## Treasurer's Report:

Checking:	\$5,375.88
Savings:	\$3,815.11
CD:	\$11,329.70
Total Treasury:	\$20,520.69

## !!!!!!TRASH TALK!!!!!!

A Representative from the City of San Antonio, Recycling Program will be presenting information at the General Assembly on March 29, 2010.

This will be very informative for all residents. Please bring any questions you may have about this change in how our trash and recyclables are removed.

# MPNA Scholarship

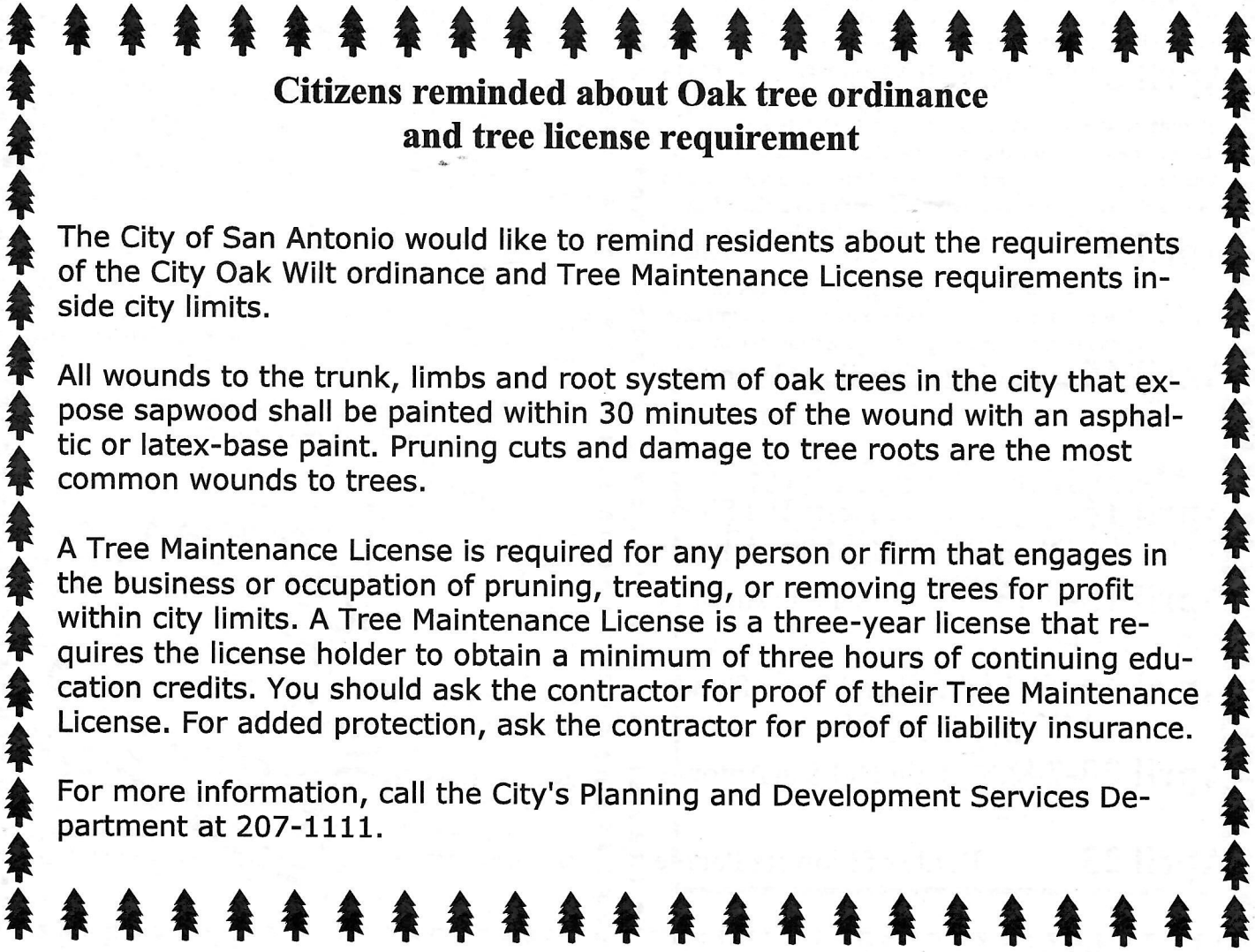
It is that time of year for the association to start to give away money to a graduating senior. This year's scholarship is \$1000.00 and is at the recipient's discretion as to how it should be used.

The eligibility of a student is easy.

If you live in Monticello Park and have a son/daughter that will be graduating this year, then they are automatically eligible to apply for the scholarship. Any senior from Jefferson High School may be nominated by a faculty member or administrator. The forms for nomination are available through the school.

Those students who attend a school other than Jefferson High School need to contact Ron Hubbert at 732-5543 to arrange to get an application.

Please do so soon as the deadline for the application is **Thursday, April 8, 2010.**



## Citizens reminded about Oak tree ordinance and tree license requirement

The City of San Antonio would like to remind residents about the requirements of the City Oak Wilt ordinance and Tree Maintenance License requirements inside city limits.

All wounds to the trunk, limbs and root system of oak trees in the city that expose sapwood shall be painted within 30 minutes of the wound with an asphaltic or latex-base paint. Pruning cuts and damage to tree roots are the most common wounds to trees.

A Tree Maintenance License is required for any person or firm that engages in the business or occupation of pruning, treating, or removing trees for profit within city limits. A Tree Maintenance License is a three-year license that requires the license holder to obtain a minimum of three hours of continuing education credits. You should ask the contractor for proof of their Tree Maintenance License. For added protection, ask the contractor for proof of liability insurance.

For more information, call the City's Planning and Development Services Department at 207-1111.

## CALENDAR REMINDERS

**March 25—Fall** Art in the Garden  
San Antonio Botanical Garden

**March 27** Basura Bash  
Woodlawn Lake

**March 27** Olives Ole  
Sandy Oaks Olive Orchard

**April 4-6** NCAA Women's Final Four  
AT&T Center

**April 1** First Friday, Southtown

**April 8** Make it Your Mission Gala  
Mission San Jose

**April 9** Fresh Air Friday  
Main Plaza Conservancy

**April 15** Fiesta Opening Ceremony  
Alamo Plaza

**April 16** Fiesta Hat Show  
Woman's Club of San Antonio

**April 15—25** Fiesta San Antonio

**April 19** Cavaliers' River Parade

**April 20-24** Night in Old San Antonio

**April 23** Battle of Flowers Parade

**April 24** Fiesta Flambeau Parade

**May 1** Susan G.Komen, Race for the  
Cure, Alamodome

**May 1-2** Starving Artist Art Show  
SAHA Park

**May 13-16** Valero Texas Open  
New AT&T Course

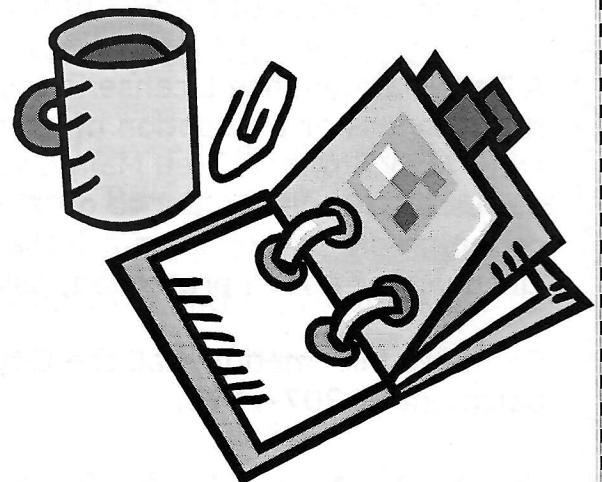
### In the Future:

**May 1** MPNA Garage Sale

**October 5** National Neighborhood  
Night Out

**October 30** MPNA Garage Sale

**November 7** MPNA Home Tour



Continued from page 1.....

“fundraising.” “We had picnics in the park and sold barbeque. We held dances and raffles to raise money.” She said, “back then, we didn’t have powerful money behind us—we were just people out raising money the way we knew how. She also mentioned helping raise money for Judge John Benavides. “He got elected but didn’t serve long as he died young.”

“What about Ed Garza?” the reporter asked. A big smile crosses her face, and she says, “Yes I helped with his campaign. And I helped Alderete get elected. But then, when he got into office he used some machinery owned by the city to clear his private land. Well, that was a ‘No, No’ and so he served only one term. People don’t forget those things.” Villalon has also served as a voting judge, presiding over the elections. She has been a delegate to the conventions; but when it came to going to Austin, George said he didn’t want her to go. So she decided it was time to get out. Villalon tells of being asked to run for office herself. “I was asked to serve



Always in the center of fun, Earline Valdez (left) and Aida Villalon serve up dessert at National Night Out in 2008

on the Transportation Commission and the Zoning Commission. “I decided not to run. I don’t want anyone throwing eggs at my house because they don’t like my decisions.”

After 32 years of marriage, George Villalon, died suddenly of a heart attack. Aida said, “He was an angel that left this earth too soon.” Yet Aida kept on throwing herself into one neighborhood project after another—the home tours, the garage sales, Neighborhood Night Outs and numerous other social events.

As for any real highlights about living in this neighborhood, she said, “I have always loved this house. I have always loved this neighborhood. We’ve worked really hard to make it better.” She then mentions another project. “My pet project has

been the park by Jefferson High School. Another lady and myself planted the crepe myrtles on the side street of the park.” She described the park as a dream come true from 1982 to the present. She remembers when the park got its first lighting. “Someone from the city came and installed a light with a locked box. When we had an event, the electrician would come and unlock the box and turn on the lights.” “We’ve had lots of flea markets in that park.” When asked what the money from the flea markets is used for, she says, “Oh it goes mostly to the neighborhood association and our scholarship fund.”

Finally, one could not talk to Aida Villalon without mentioning her passion, “Bunco.” Aida states proudly, “Yes I am one of the original members along with Oralia Tijerina and Liz Schnettler.” Villalon says, “Schnettler died. In fact, we have lost nine Bunco members.” She explained that there are sixteen members, and as someone dies or drops out, a new person is selected to take her place. Bunco is the Women’s Club of the neighborhood and an invitation to join should not be taken lightly. As another member of the Bunco Club, Bianca Maldonado, remarked, “Ah Aida, she is the queen of Bunco.” Aida adds, “Oh yes, I’m sorry but I have a bad reputation.” “And why,” the reporter asks, “I win and they are afraid of me.” (just try to “cover” your bunco roll when Aida is at the table! I nearly lost a finger! Ed.) And the pot, what can be taken in a night? Aida laughs \$9.00 is the top prize.

Aida called to remind the reporter of her work with church and the Catholic schools—the ones her children and grandchildren have attended or attend. Enough! Suffice it to say Aida Villalon is a dynamo in the community. Her life is ever busy and filled with projects. On the way out of her home, she points to bunnies all up and down the staircase. There are ceramic bunnies hopping about on the dining room table. And my guess is that on Easter morning, there will be mysterious and delicious eggs for grandchildren to gather.

## **\*\*DISTRESS SALES\*\***

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foreclosure**

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# Free tax preparation services available for more residents

This year, individuals and families earning up to \$55,000 are eligible for the free service, an increase of \$10,000 from the previous year. Twenty eight VITA sites across the city officially open **January 13 through April 15**. In that time, ACCESS hopes to file 50,000 tax returns.

Because more residents are eligible for the VITA program, ACCESS hopes that more taxpayers will take full advantage of all tax credits for which they are eligible, including the Earned Income Tax Credit (EITC). The EITC is one of the largest benefits available for working families, but it is also one of the most overlooked tax credits. Last year, VITA brought in more than \$70.5 million in refunds to San Antonio clients, including more than \$27,243 million in EITC; however, an estimated 23 percent of households in San Antonio were eligible for EITC last year and did not claim it, leaving \$86 million in Washington, D.C.

"United Way has been closely involved with VITA since it became a community-wide effort. As an organization responsible for ensuring our donors' dollars are invested in effective and efficient programs and services, VITA has proven to be one of our most effective investments of time and money," said Kim Bowers, chair of United Way's Coordinating Council and Valero executive vice president and General Counsel. "VITA not only provides a valuable service to San Antonio families, but the funds saved by these families can help make ends meet during these difficult economic times," she added.

"San Antonio is a city with a big heart, and it's rewarding that so many volunteers and corporate sponsors are partnering with VITA in this effort," said Dick Evans, chairman of VITA's 2010 program and CEO of Frost Bank. "As we help keep San Antonio's working families strong, we also see the money saved coming back into our local economy. It's a program where everyone benefits."

To take advantage of the free tax preparation service, taxpayers should bring the following items:

- Valid driver's license or photo I.D.;
- All W-2 forms; 1099 forms, if applicable;
- Social Security cards or Individual Taxpayer Identification Numbers for all family members; those who are filing jointly must bring their spouse;
- Checking and/or savings account numbers (up to three accounts) for deposit of their refund directly to their account.

All returns are filed electronically and taxpayers can expect to receive their refunds within seven to 10 days. For those who need their tax refund more quickly, ACCESS is again partnering with City Employees Federal Credit Union and offering a zero percent interest Refund Express loan. Individuals who opt for the Refund Express loan will pay only a \$10 application fee. The Refund Express loan will be available at select VITA sites.

For more information about VITA or to locate a site, call the United Way helpline at 2-1-1 or visit [www.vitasa.org](http://www.vitasa.org).



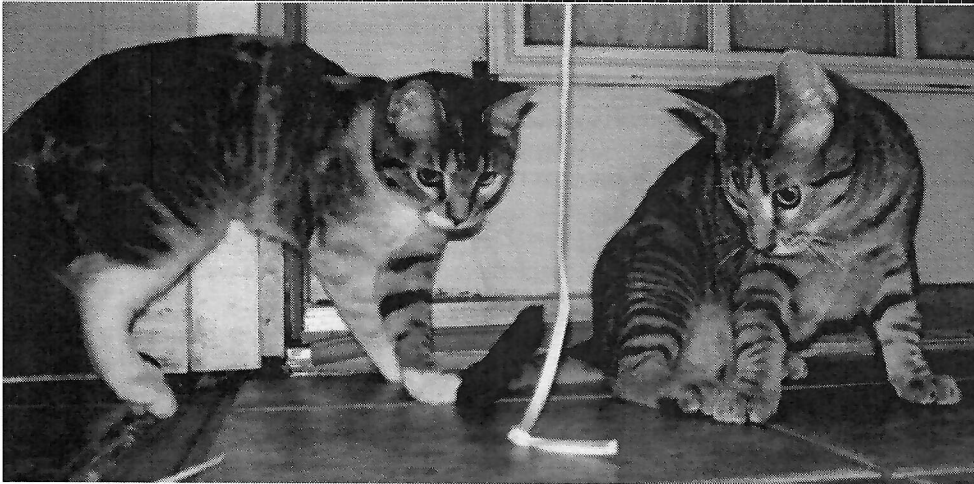
# Monticello Park Neighborhood Association Garage Sale

will be held on **Saturday, May 1<sup>st</sup>** at the park.

The cost is \$25.00 per space. We will take care of all of the permits, advertising, and bring in a port-a-potty.

Start your spring cleaning and make plans to get a space. If you do not want a booth, remember that you can donate items to the Monticello Park booth. Also remember that all of the money we make goes towards our scholarship fund, and it will now also go towards our beautification of the neighborhood fund.

You can reserve you space by calling 732-5543.



## *We Need a Home*

These two kitties are Jan, a classic tabby, and Valerie, a dilute calico.

These six month old sisters have already been spayed and received their rabies shots.

Both were rescued from Viendo Street across from the power plant near HEB and have been in foster care for the past four months. Because of their rough start in life they are very shy and need a forever home with someone who will be very understanding and who wants to take the time to help them. Because they depend on each other, they need to be adopted as a pair.

If you can help them find their special person, please call 735-9966 or 641-0974 and ask for Gail. Thank you and God Bless.

## **The Census: A Snapshot**

- What:** The census is a count of everyone residing in the United States.
- Who:** All U.S. residents must be counted—both citizens and non citizens.
- When:** You will receive your questionnaire in March 2010 either by U.S. mail or hand delivery. Some people in remote areas will be counted in person.
- Why:** The U.S. Constitution requires a national census once every 10 years to count the population and determine the number of seats each state will have in the U.S. House of Representatives.
- How:** Households should complete and mail back their questionnaires upon receipt. Households that do not respond may receive a replacement questionnaire in early April. Census takers will visit households that do not return questionnaires to take a count in person.

## **A Complete Count: The Importance of Census Data**

Every year, the federal government allocates more than \$400 billion to states and communities based, in part, on census data.

Census data are used to determine locations for retail stores, schools, hospitals, new housing developments and other community facilities.

Census data determine boundaries for state and local legislative and congressional districts.

## **2010 Census Questionnaire: Easy, Important and Safe**

With only 10 questions, the 2010 Census questionnaire takes approximately 10 minutes to complete. Households are asked to provide key demographic information, including: whether a housing unit is rented or owned; the address of the residence; and the names, genders, ages and races of others living in the household.

By law, the Census Bureau cannot share an individual's responses with anyone, including other federal agencies and law enforcement entities.

## **2010 Census Timeline: Key Dates**

<i>Fall 2008</i>	Recruitment begins for local census jobs for early census operations.
<i>Spring 2009</i>	Census employees go door-to-door to update address list nationwide.
<i>Fall 2009</i>	Recruitment begins for census takers to support peak workload in 2010.
<i>February – March 2010</i>	Census questionnaires are mailed or delivered to households.
<i>April 1, 2010</i>	Census Day
<i>May – July 2010</i>	Census takers visit households that did not return a questionnaire by mail.
<i>December 2010</i>	By law, Census Bureau delivers population counts to the President for apportionment.
<i>March 2011</i>	By law, Census Bureau completes delivery of redistricting data to states.

## Monticello Park's Historic Homes: Be Informed on City Codes for Historical District Home Improvements

The Monticello Park Historic District was created in 1995 and is one of the 26 historic districts within the City of San Antonio. The brown historical street signs mark intersections and distinguish the borders of the Monticello Park Historic District.

It's that time of year when many homeowners begin to plan home improvement projects and it's important to understand the City's Codes and Tax Incentive Programs. Homes within the Monticello Park Historical District are protected and preserved by the Historic and Design Codes within the City of San Antonio's Unified Development Code, (UDC), <http://www.sanantonio.gov/dsd/udc/index.asp>. Before beginning home projects a property owner must obtain a certificate of appropriateness for repair, maintenance, new construction, additions, fencing, landscaping, window replacements, retaining walls, driveway modifications, door replacement and renovation for homes within a historic district. These codes are to preserve and maintain the unique characteristics and architectural features of Monticello Park Historical District's Community.

The Historic Preservation Office, 1901 S. Alamo St San Antonio, TX 78204, is the central location for obtaining the proper applications for obtaining a certificate of appropriateness. Remember a Certificate of Appropriateness is required even if a City Permit is not and must be obtained before a City Permit is issued. Here are applications: 1) Repair and Maintenance, 2) Historic and Design Review Commission Application, 3) Demolition Application 4) Development Services Department's Permit Application 5) Landmark designation, and 5) Tax Certification Application. All forms are available on the web: <http://www.sanantonio.gov/Historic.asp>.

Repair and Maintenance Applications (RMA) are submitted to obtain a certificate of appropriateness (COA) for replacing aged or deteriorated materials of a home with the SAME material or MINOR exterior changes in colors or materials. Examples: Repainting exterior with the same color, Re-roofing with the same material or replacement of exterior air conditioning units or electrical loops at secluded locations (not visible from the street). RMA applications are typically approved in a few minutes pending all other city code requirements are met.

Historic Design Review Commission (HDRC) Applications are utilized obtaining a certificate of appropriateness (COA) for exterior changes in colors, materials, design, new construction, and demolitions. Examples: Additions, exterior renovations, window replacements, exterior landscaping, lighting, and fencing. Upon submitting the application the homeowner must provide a site plan, list all exterior modifications with material samples, and color photos of all buildings/structures/sites to be modified. The homeowner or contractor must attend a designated HDRC public meeting which are held each 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays. If the request is approved the HDRC will issue a COA to be used to obtain city permits.

Demolition Applications are utilized for demolition of whole structures or partial exterior demolitions. The application must be submitted with color photos of all structures to be demolished and a few pictures from across the street encompassing neighboring properties. A public meeting will also be held with HDRC and a COA must be obtained for city permits to be issued.

Property Tax Relief! If you are looking to make substantial home improvements then be informed of two tax relief programs: [http://www.sanantonio.gov/planning/tax\\_incentive%20.pdf](http://www.sanantonio.gov/planning/tax_incentive%20.pdf). To qualify for "substantial home improvement" a homeowner must invest at least 50% of the pre-improvement value of the home, appraised value of the home prior to construction minus the land value. 1) Tax Freeze: City Property Taxes are frozen at the assessed value prior to improvements for 10 years OR 2) 5 Zero/5 Fifty: No City property taxes for the first 5 years, for the next 5 years, City property taxes are assessed at 50% of a post rehabilitation appraisal.

All properties in historic and RIO districts, properties individually designated, and all public properties are required to obtain approval in the form of a Certificate of Appropriateness (COA) from the Office of Historic Preservation (OHP) prior to starting work. Any work done without approval is subject to a \$500 application fee. Property owners should display their COA or approved Repair and Maintenance form in a location visible from the street. Approvals are valid for up to 6 months.

It is important to be informed of the codes and programs available to homeowners in a Historic District. Starting construction or home improvement projects within a historic district without a certificate of appropriateness will have a building inspector knocking on your door and stop work order can be issued.

Violations can be reported to Development Services: 207.1111 or email to [ohp@sanantonio.gov](mailto:ohp@sanantonio.gov).

Help preserve our neighborhood for many years to come.

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Just a gentle reminder that NO landscaping changes or modifications to the outside of your home can be made in our historic district without the approval of the Office of Historic Preservation.



Once proposed changes are presented, a determination will be made whether or not the proposal must be presented to the Historic District Review Board.



The offices are located at 1901 S. Alamo in San Antonio, phone 215-9274.



You may contact the office on-line at [ohp@sanantonio.gov](mailto:ohp@sanantonio.gov).

