

Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



September—October 2012

Reaching 730 Homes in the Monticello Park Neighborhood

NEXT MEETING

**MONDAY
September 24**

7:00 PM

Grace Presbyterian Church
950 Donaldson Avenue

**Monday's meeting
will feature**

**Beautification
awards!**

**A CPS Energy
presentation!**

**Board of Directors
nominating
committee!**

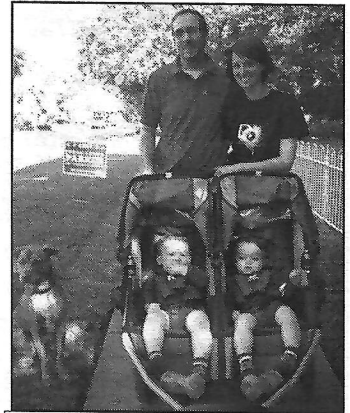
Home Tour news!

MEET THE NEIGHBORS

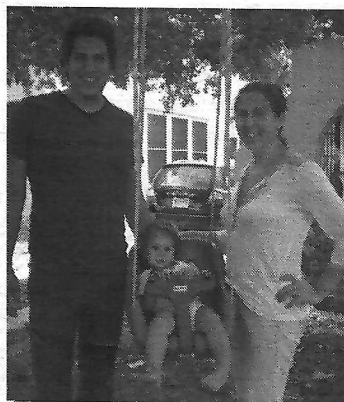
By Jan Peranteau

The grass may be fading in the late summer/early fall heat, but babies are in full bloom in the Monticello Park Neighborhood. Strollers are seen morning and evening on any of our streets.

Kerri and Jeff Ward walk their fraternal twins, Cole and Avery, along with MacGyver, the toasty brown hound, down Furr Drive. The twins seem content when being pushed but don't especially like stopping to talk to neighbors. When interviewed, the 11-month-old twins began to squirm. Cole wanted his water bottle. That made Avery want his water bottle. Kerri gave both boys their water bottles and began to talk. "They love the dog. They're into his tail, probably because his tail is always wagging. They like kisses from him." When asked what it is like to have twins, Kerri said, "It got easier at 10 weeks. The same night, they started sleeping through the night." Cole starts squirming again. Jeff takes him out of his seat and holds him, his strawberry-blond hair matching his father's. Avery wiggles and fusses. Kerri takes him out of his stroller. His hair is a rich brown like his mother's. Cole and Avery are in stark contrast to each other. Both are talking as the adults talk. Kerri says, "They talk a lot but we can't understand them. A few words emerge like "Dada". When asked if they walk, both boys are set on the ground and off they go. Avery sits down on the sidewalk to dig in a little pile of dirt and Cole heads for the end of the sidewalk and the street. So it seems it's all hands on deck to keep up with these two.



*Jeff and Kerri Ward with
twin sons Cole (left) and
Avery*



*David, Jameson, and Lisa
Alcantar*

Right down the street, is Jameson Alcantar, a little 14-month-old girl. She is swinging in a bright blue tree swing as her mom, Lisa Alcantar, pushes her. David Alcantar, the father, joins the group. The cat, Gnocchi, meanders about the yard. A large dog barks from within the house, but is not allowed to join the group. David is an artist and a stay-at-home dad. He has been featured in the "On and Off Fredericksburg Art Show" and teaches advanced painting at Bihl Haus Arts. Lisa is an attorney with Porter Rogers Law Firm. "One of Jameson's favorite activities is walking." Lisa explained, "Jameson learned to walk right before her first birthday. Now she walks three houses down the street and goes up to the twins' house and knocks on the door. She is a friend of Avery and Cole. David says, "We all swim at the pool across the street in return for helping to maintain the pool." Lisa says, "Our other favorite place is Hardberger Park. Jameson loves the rubbery hills at the playground there."

.....Continued on page 5

2012
Monticello Park Neighborhood
Association

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For pricing information call: 734-2445
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MPNA Address:

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Monticelloparkna.com

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

PRESIDENT'S MESSAGE

As has become a (kinda cool) tradition, I write this article just days after a nice rainfall.

The Historic Homeowner Fair recently took place at Jefferson High School, and as usual, there were some interesting seminars. From researching the history of your home to adopting a park, the "trade booths" also had valuable information. I was most excited, however, to meet some new neighbors!

National Night Out will take place on Tuesday, October 2nd, and we are once again joining with the Jefferson Neighborhood Association. VIA will be there showing off the new BRT bus, and the event will be another great opportunity to just "hang out" with your neighbors. So bring a lawn chair and a side dish to the gazebo and catch up on the neighborhood news.

Just a month later, we will have our biennial Home Tour. We have some really beautiful homes on this year's tour, so please try to attend. Tickets will be available at our upcoming meetings, and the day of the tour. It is always interesting to see how neighbors have renovated or re-imagined their historic homes. I would need a much bigger house to incorporate all of the ideas I have seen through the years.

At our September General Assembly, we will need to form a nominating committee for next year's Board. If you are interested in serving (either on the committee or the Board), please let one of us know. Our association has historically been known as a key contributor to the positive revitalization of the area, and this is a great way for YOU to get involved! It is because of MPNA's involvement that the BRT bus stops at HEB will be the ONLY unique stops along Fredericksburg Road. It is because of MPNA's involvement that a historic house was saved to later become Bihl Haus Arts. It is because of MPNA's involvement that the students of Jefferson will have a better design for their campus with additional field space. It is because of MPNA's involvement the gazebo, tree plantings, HEB, the auto auction... well you get the idea. The Board is always changing, but the neighborhood association's mission and activism remain the same. Please think about joining us as we continue serving an organization with such a rich history of involvement.

Let's see, what else? Oh, our Fall Scholarship Garage Sale is also coming up. As you know, the proceeds from this garage sale go toward our \$1000 scholarship we award annually to a graduating senior, so this is an important fundraiser. Contact Ferne for more information regarding the renting of a space.

I hope you have enjoyed the nice summer and are now looking forward to some cooler weather... and lower utility bills. That brings up my final bit of information - also at our General Assembly Meeting, CPS Energy will talk about its new, zero to low-interest loan program for efficiency upgrades to your home. The goal is to encourage and help home owners in older neighborhoods achieve at least a 15% improvement in the energy efficiency of their homes. In conjunction with the program, the City of SA is even offering monetary incentives. We will also be recognizing the winners of our MPNA Beautification Awards. It should be an interesting and informative meeting, and I hope to see you there!

Rob Sipes
President
Monticello Park Neighborhood Association

MPNA Semi-Annual Garage Sale

Saturday, November 3

8:00 AM to 5:00 PM

All proceeds benefit the MPNA Scholarship Fund. Each year at least one senior at Thomas Jefferson High School or high school senior living within the boundaries of Monticello Park NA is awarded a scholarship. Check out the website for more details on the application process or particulars of the scholarship.

To help meet our goals, please plan to rent a space at the Garage Sale. All booths are \$25.00. The spaces are large and the traffic is great. Those who wish to hold a garage sale at their own homes that day may be listed on a flyer distributed at the park on the day of the sale. The cost for that listing is \$8.00, the difference between the space rental and the cost of a city garage sale permit.

Contact Ferne Burney, 734-2445, for questions concerning the sale.

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 2012 contribution.

Name: _____ Phone: _____

Address: _____

E-mail Address: _____

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

Membership Dues

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

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

HELPFUL PHONE NUMBERS

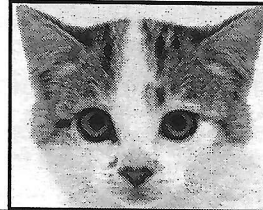
- District 7 Council Office.....207-7044
- Code Compliance 311
- Animal Control.....311
- SAWS.....724-7097
- CPS.....353-2222
- Officer Vidal.....218-6546
- SAPD — West Substation.....207-7420
- SAISD Police.....271-3124
- VIA Transit.....362-2019
- SAISD Truancy Office.....223-2360

Free Spay/Neuter for cats in the area

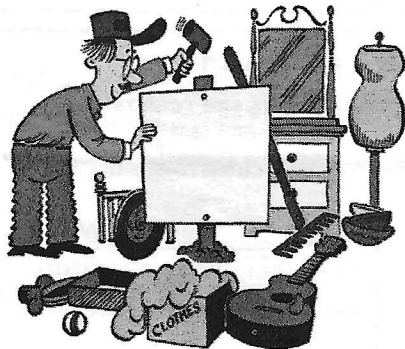
Residents of Monticello Park can trap/neuter/return (TNR) homeless cats for free.

Over 150 cats in the area were treated under the TNR program last year.

For more information on this program, call 366-4345.



Jefferson United Methodist Church
 758 Donaldson Ave., SAT 78201
 210.735.5221
 www.jeffumc.org



FALL FLEA MARKET
Saturday, October 6, 2012
8AM—3PM

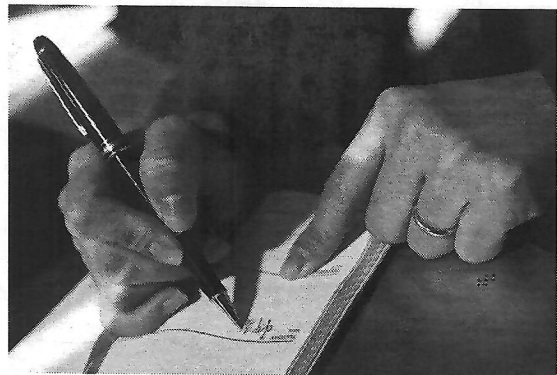
Rent a 8' Table -\$20.00 Rent a Space -\$15.00

For more information contact:
Dorothy Milligan at 735-5221 or 414-8307

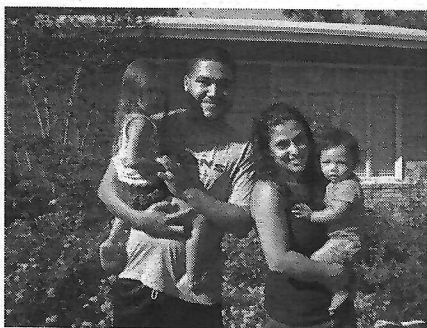
*All proceeds to benefit
Jefferson United Methodist Church*

CALENDAR REMINDERS

- September 24 General Assembly
- October 2 National Night Out
- October 6 Work in the Community Garden
- October 8 MPNA Board Meeting
- November 3 MPNA Garage Sale
- November 4 MPNA Home Tour
"At Home in Monticello"



.....continued from page 1



Montserrat, Erik, Lupita, and Santiago Cardenas

Erik and Lupita Cardenas recently purchased a house at the corner of Furr and Lake. Erik introduces Montserrat, a sleepy two-and-a-half year old girl, just waking up from a nap. Lupita brings out Santiago, a seven-month-old boy, who is rubbing his eyes. The family is going to a softball game and barely has time for an interview and photo. The parents both are from Houston, but Erik's work has taken him to Austin and then to Wisconsin. Erik said, "We moved here in 2009, three weeks before Montserrat was born. We rented for two years while we looked for a house." When asked what brought them to San Antonio, Erik explained, "I work for the Baptist Health System downtown. I am an IT—I manage information systems." With two little ones, Lupita said she has chosen to stay at home rather than go back to bilingual teaching. "I want to stay at home until they are in pre-K. Right now their first language is Spanish but they are exposed to English all the time. They regularly go to story time at the library. Montserrat loves music and dancing. This family is looking for a high school helper who can give assistance to this busy family.

The biggest family interviewed lives on Club Drive. Nick and Lorene Rangel manage to keep up with five children: the oldest, Adam, 8 years old and the youngest are the twins, Nadia and Ilan, 15 months old. In between are Sofia, 5, and Isaac, 4. Nick describes his children with pride. "Adam is the philanthropist and this year requested a birthday party at the San Antonio Food Bank. He wanted no presents. Instead everyone had to bring a canned good." His father said, "He is also sponsoring a boy in Africa. He uses all his allowance money to buy clothing and school supplies for his friend so far away." Nick referred to his daughter, Sofia, as a "diva, and a tomboy." Isaac gets the name, "Charmer" by Dad. He is small in stature, wears thick glasses and flashes a big smile to all. Lorene brings out the twins and hands them over to Papa. Everyone sits on the front steps for a picture. Isaac places himself smack-dab in the middle of everyone, but announces he does not want to have his picture taken. Finally agreeing to the imposition, he flashes a big smile and the camera lady melts with affection. Nick wants to describe how the day is managed. He said, "We lay out all the clothes the day before. All the children dress in the living room. Lunches are packed in advance and breakfast has been set out the night before. "We are out of here 30 minutes after wake-up. Two children go to St. Luke's Catholic School and Isaac is at Discovery School. "Nick described their success in time management and behavior strategies this way. "We get the kids to fit into our lifestyle. They have all been on international flights except the babies. We feel we have an enriched life and we bring them along for the ride."



Adam, Ilan, Nick, Isaac, Nadia, Lorene, and Sofia (in front) Rangel

Abby and Camden Hendricks have a little girl, 10-month-old Lily. Abby is in medical school here, but when the baby came, she decided to take some time off in order to be with Lily. She joined a playgroup started by a woman on Donaldson, Christi Willome. She and Lily have attended weekly until recently. Abby returned to medical school.



Camden, Lily, and Abby Hendricks

Maggie and Gabriel Ortiz have Cristian, a four-year-old boy. When greeted, he was very busy racing little cars around the living room. Cristian did stop long enough to tell the reporter he likes to go to Wonderland of the Americas Mall to see race cars and trains. Maggie announced another baby is on the way and with toys everywhere said, "We need a bigger house."

Maggie, Gabe, and Cristian Ortiz



Continued on page 7.....

Breaking the Mold

Jefferson Community Garden sets MPNA Home Tour apart from others

By Sarah Rice

What lured you to live in Monticello Park? Likely, the unique historic character played a role in your decision. But, while our neighborhood has many wonderful, long-standing traditions, it also embraces change and the opportunity to head in new, innovative directions. Case in point: the upcoming "At Home in Monticello Park" Home Tour taking place November 4, 11am-5pm. I've gone on home tours and I recently bought a ticket for a garden tour, but I've yet to participate in a tour that combines the two. Spotlighting the Jefferson Community Garden on the MPNA home tour is a no-brainer to me; it clearly sends the message that a beautiful green space that fosters community fellowship is a key factor in

enhancing our neighborhood's quality of life.



The beautifully striated rose limestone floor for the future arbor has already been laid by mason and neighborhood resident, Bob Howard.

gola has been constructed and an arbor, complete with grape vines and two benches, is scheduled for installation. Besides serving as a space for community members to plant and harvest organic produce, I hope our garden will also be a place that beckons people to sit for a spell and enjoy the peaceful surroundings.

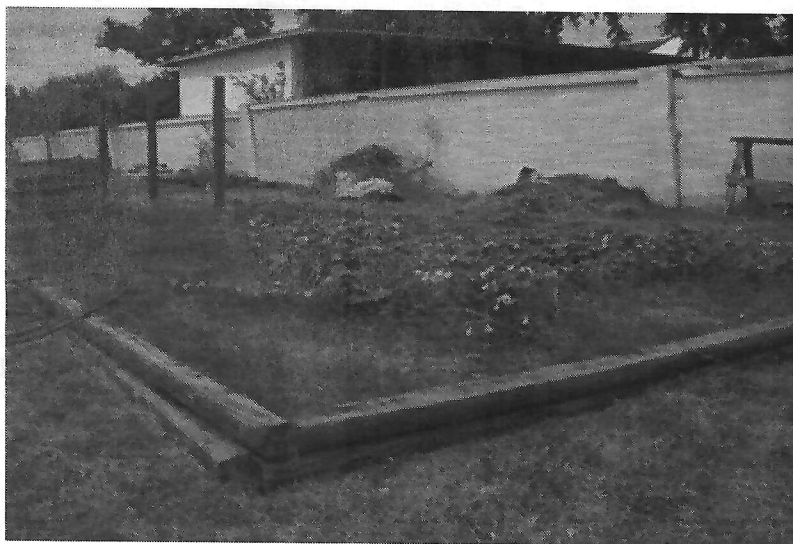
Much work has been done to prepare the beds for fall planting, but *a lot* remains to be done before the garden is ready to be showcased on the home tour in November. Join me in getting your hands dirty on the next garden workday **Saturday, October 6**. For more details contact Sherilyn Strickland at jefferson.garden@yahoo.com or 210.912.4871 (leave a message with your name and phone number).

Let's show Monticello Park visitors what makes our neighborhood such a special one to call home.



A few summer crops, like the okra pictured above, are still producing at the garden.

If you're an HGTV junkie, you're used to hearing outdoor spaces described as "outdoor rooms," inviting extensions of one's home if designed well. In addition to the traditional planting beds found in a garden, new design elements are in the works to create an attractive outdoor "Great Room" at the Jefferson Community Garden. A beautiful, shade-providing per-

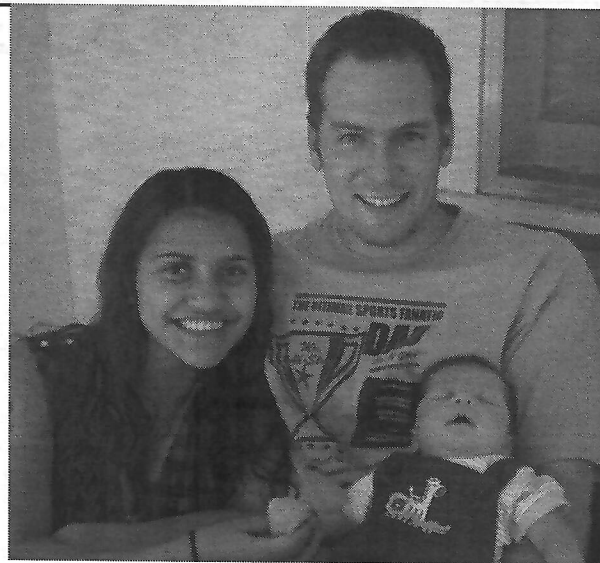


One of the plots is overgrown with weeds and needs a lot of attention before a fall garden can be planted in it.

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The newest baby on the block is Rezner Werner, two weeks old. His parents, Justin and Connie Werner are first-time parents. Justin said, "We're getting a lot of help from our families. We're learning as we go." Rezner was born at St. Luke's Hospital but there were problems at birth for both mother and baby. After both stayed in the hospital a week, they are now home as a family. What does Rezner like? Daddy says, "Being fed," and smiles and Mother adds, "foot massages. When I massage his foot, he stops crying."

Remember those days -what to do when baby is fussy? We know we have lots of new neighbors with hopes and dreams for their children. My dare (and prayer) for all of Monticello Park is to meet a new neighbor this week. You will smile more and think about aches and pains less, especially if that neighbor is a child.



Connie, Justin, and Rezner Werner

Join us on the beautiful Monticello Park, 500 block of Club Drive for National Night Out on October 2

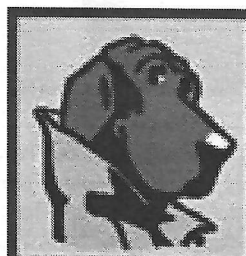
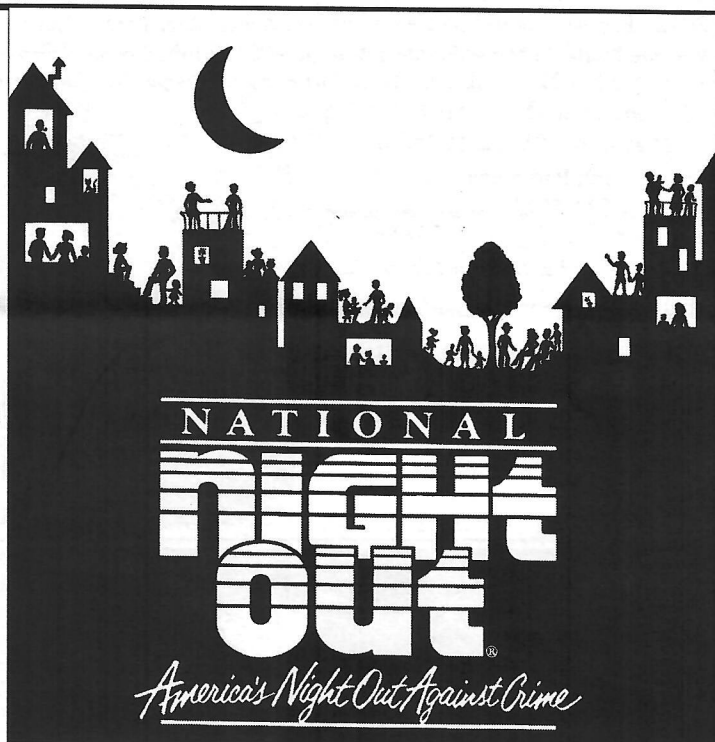
The party begins at 6:00 PM. The MPNA and the Jefferson NA will join as we take a bite out of crime. The neighborhood associations will be providing hot dogs and all of the trimmings. We ask neighbors to provide a side dish or dessert.

Dignitaries from all over the city will be visiting!

The kids will have a Bounce House!

Our favorite Blue Grass band will be playing!

Bring a lawn chair or a blanket to enjoy the neighborhood picnic.



**NATIONAL
CRIME
PREVENTION
COUNCIL**

AT HOME IN MONTICELLO

Get ready for the 13th Biennial "At Home in Monticello" Tour of Homes, November 4, 2012, from 11a.m.-5 p.m. As usual, some of your neighbors have been working feverishly to find six homes to showcase and make all necessary preparations to ensure success. The Tour of Homes is one of our main fund-raising activities for the Monticello Park Neighborhood Association. All money raised is placed in the general fund that helps to maintain beautification projects in the neighborhood.

This year we will be featuring five new homes to the tour, one home that has been previously shown but with the apartment space also shown this time. We have another apartment as well as the Jefferson Community Garden on Gramercy. The houses range in age from the 1920's to an apartment built in 1997.

The house styles include a Spanish hacienda, a stone California Colonial ranch style, a Spanish Colonial Revival, a Spanish eclectic, and a house built with lava rock, one of four in the city. The Community Gardens will also be on display. Maybe some visitors will be inspired to join this community effort to make the neighborhood a better place for all.

Tickets are on sale now. The cost is \$15.00 per person. We encourage all to help advertise the tour to local businesses, community, and church organizations. Advertisements may be placed in the brochure for \$25.00 or more. Names of contributors will be listed for any amount.

The Tour of Homes committee is requesting that all yards in the neighborhood be mowed and edged by Saturday, November 3, 2012. Porches should be cleared of boxes and other items. Let's present our neighborhood sparkling clean and free of debris. If you are interested in volunteering to be at one of the houses, please contact someone on the committee.

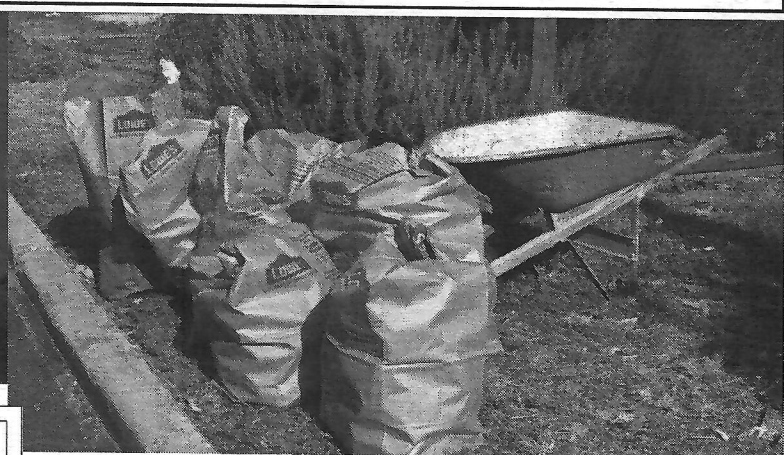
Jan Peranteau
733-5923

Sandee Gibson
733-3868

Gail Collins
735-9966



For the first time, our beautiful Community Garden will be featured in the Monticello Park Tour of Homes.



Who said gardening was hard work, Jan? The bags shown stacked in the photo on the right were just part of the debris that was discarded in a Garden clean-up day....the first cool morning in a long, long time....thank goodness!

At least eight MPNA residents worked to clean beds, set up new ones, trim and prune plants, and remove plants.

San Antonio Conservation Society Accepting Applications for Grants Program

Using the proceeds from its 2012 presentation of "A Night In Old San Antonio®" (NIOA®) and in keeping with its mission, the San Antonio Conservation Society is accepting applications for grants to individuals and organizations for restoration or rehabilitation of residential or commercial structures in the San Antonio area that are at least 50 years old. The deadline for all entries is 4:30 p.m., Friday, Sept. 28.



Examples of grant projects funded in past years include restoration or rehabilitation of roofs, foundations, windows, plaster, facades, chimneys, front doors, porches and stonework. Since 2000, the Society has awarded \$1,878,265 to individuals and organizations through its grants programs. The Society also accepts grant application for educational projects. Go to the website for more information at [San Antonio Conservation Society](#) for a grant application. The property in the before and after photos at the left was a past recipient of a Conservation Society grant.

Remember that NO exterior changes can be made to homes in a historic district such as Monticello Park before permission is granted through the Office of Historic Preservation.

Changes include: garages, siding, fencing, painting, roofing, doors, windows, landscaping, driveways, and any room extensions or additions to your home.

Over half of the homes in the neighborhood had roofs to replace last spring after a horrendous hail storm. Homeowners who were replacing roofs with like material found this process very simple—and it was important!

To preserve the integrity of our neighborhood, these steps are necessary. When salespeople come to the door to tell you that your windows can easily be replaced, find out what the real story is by visiting the OHP. Avoiding this important part of remodeling means that you could be subject to fines and already completed work may have to be removed at your expense.

CAFFE TUTTI CAFÉ & COFFEE SHOP REOPENS

After repeated visits only to find the “Closed until further notice” flyer still taped to the window of Caffe Tutti on the corner of Furr and Fredericksburg, I dejectedly quit dropping by in search of my morning brew. Then, one day our neighbor, Ferne Burney, alerted me that not only had Caffe Tutti reopened but its Signature Salad was “to die for.” I was *elated*.

Even on my first two visits it was obvious the new Caffe Tutti already had regulars or, as they’re affectionately called, Tutti Lovers. Those in line ahead of me would say “Go on ahead, we’ve already ordered and we’re just talking to Natalie.” Natalie Espinoza is one of two new owners of the coffee shop. It didn’t take me long to learn why patrons enjoy shooting the breeze with her. She emanates an easy-going vitality. Early on in my renewed patronage she reached across the counter with a big smile and said, “Hi! I’m Natalie.” She clearly exudes a passion for her café and its customers, which may explain why Caffe Tutti already has 530 Facebook friends even though its doors reopened on just July 18.



Lydia Ramirez, Natalie Espinoza, and Jackie Garza

The café is a family business. The other owner is Natalie’s uncle, Harry Ramirez. His wife, Natalie’s aunt, Lydia Ramirez, works at the café. The only other employee is a family friend, Jacqueline “Jackie” Garza, who serves as the café’s amazing baker. The three women are the faces you’ll see daily at the café and if their sweet demeanors alone don’t turn you into a Tutti Lover, certainly the menu offerings will.

The applewood smoked bacon scone strikes the perfect balance between a delicate sweetness and the rich flavor of bacon. I’d asked for an iced coffee drink suggestion and Jackie, without hesitation, replied “I *love* making the white mocha frappe.” I went with it because, hey, you can totally tell when a drink is made with love. The frozen treat was *dee*-licious. There’s also an, as of yet, unnamed sandwich that serves as a crossover between breakfast and lunch. In fact, it’s the only sandwich you can order during breakfast *and* lunch times (breakfast served 7-11am; lunch served 11am-3pm). It’s made with whole grain bread, applewood smoked bacon (yes, I’m a bacon fan), Gala apples, strawberry jam, and cream cheese. Natalie describes it as an accidental creation by a friend of hers. Planned or accidental, the sandwich is simply yummy.

Oh, and did I mention that all the breakfast muffins, scones and biscotti are made from scratch?! The pesto on the lunch paninis is homemade as well. The basil in it comes from Natalie’s own garden. During my chat with her, I immediately caught the vibe that *from scratch* and *fresh* were the café mantras. Anything not made from scratch, Natalie takes the greatest care to ensure it’s made from the best ingredients that are as fresh as can be.

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She also supports local suppliers. Kiva Coffee Roasters, out of Fair Oaks Ranch, is creating a one-of-a-kind Caffe Tutti Breakfast Blend. Madhatters Tea House & Café's own unique blend was created by Kiva, so you get the idea that this is gonna be *good*. I can't wait to try it!

The community library remains for patrons to share books with one another and Natalie is working to keep local art on the café's walls. A big change I immediately noticed as a lover of natural light is the newly created front room tucked away from the rest of the coffee shop that has an entire wall of windows. It really brightens the place up. This room used to be a single office the landlord had available for rent. When asked by Natalie if she could cut an arch into the wall to connect it to Caffe Tutti, he said yes. What makes this new space even better is that you can reserve it at no cost for meetings and gatherings. The only two requirements for reservation are: 1) those using it order food (not just a cup of coffee); and 2) you cannot use any coupons. That's one of the best deals I've seen around town for an eatery room reservation.

I hope we meet there soon!

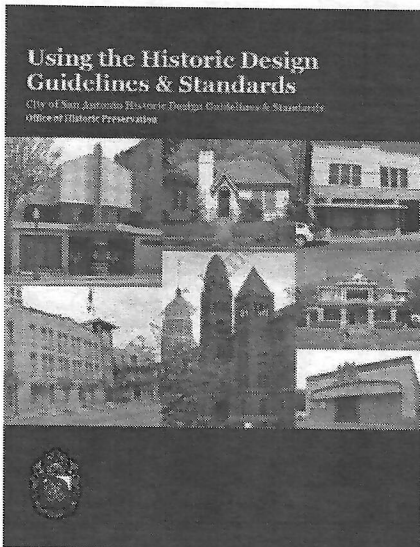
Other important Caffe Tutti details:

Hours are Monday – Thursday 7am-3pm and Friday 7am-9pm (live music on Fridays); opens at 5pm on Saturdays when there is a Woodlawn Theater show.

Free Wi-Fi

Catering available

The Caffe Tutti website has outdated information from the previous owners; for current information including live music events and dinner specials visit facebook.com/TuttiLovers.



The Office of Historic Preservation is pleased to announce that the draft **City of San Antonio Historic Design Guidelines and Standards** are now available for public comment. The Guidelines were unveiled at the Historic Homeowner Fair on August 25. Representatives from consultants, Clarion Associates and Hardy Heck Moore, were on hand at the Homeowner Fair to formally present the Guidelines and were available throughout the day to discuss the Guidelines and what they mean for historic property owners.

The Guidelines will have a profound effect on the future development and preservation of our historic districts. The establishment of these city-wide Guidelines will provide predictability in the interpretation and implementation of design standards and consistency during the design review process. *Successful historic design guidelines will help to reinforce and preserve the character of our historic districts!*

The OHP needs your feedback to ensure a comprehensive document that best represents our community. Your comments are a crucial component in guiding the development of the final Guidelines. Please go to the website for the OHP at <http://www.sanantonio.gov/historic/events.aspx> to register your feedback and to further examine all of the documents.

Join MPNA for a special presentation of

HIGH SCHOOL



OCTOBER MPNA SOCIAL

FRIDAY, OCTOBER 26

7PM

250 MARY LOUISE

Bring lawn chairs or a blanket and join us for a backyard viewing of "High School" (1940), a story of a teenage ranch girl (Jane Withers) sent to San Antonio to attend Thomas Jefferson High School. Come for hot dogs, beer & soda at 7pm. The movie will start at 8pm and popcorn will be provided. Host bathrooms are under renovation and thus unavailable.

The movie's run time is 72 minutes and there will be a 10-minute intermission.