

*Monticello Park*  
NEIGHBORHOOD ASSOCIATION NEWSLETTER



March – April 2013



Are you the (future) parent of a  
school-aged child?

You do NOT want to miss the next  
MPNA General Assembly meeting!  
Monday, March 25 @ 7pm  
Grace Presbyterian Church @ 950 Donaldson

A representative from KIPP San Antonio and SAISD  
will be sharing some of the current and upcoming  
educational opportunities for Monticello Park youth.

Activities will be provided for kids attending the meeting with  
their parents. There will also be a kid's door prize.

Caffe Tutti is providing sweets.



Inside: Meet your SAFFE Officer, Joey Vidal and learn about renovating vs. restoring your historic home

# President's Message

**2013  
Monticello Park  
Neighborhood Association**

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**HELPFUL PHONE NUMBERS**

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

Why aren't YOU on Facebook? If I had a dollar for every time... The fact is that since instituting a Monticello Park Facebook page a lot of activity has been occurring – questions being asked, ideas being discussed, and events being planned. So let's make this pact: we'll join together.

Education is the theme for this month's General Assembly Meeting. Being a parent of two elementary kids myself, I realize that the children in our neighborhood attend many types of schools – traditional elementary, charter, private. With all of the alternatives available, this month's meeting will be very informative as KIPP San Antonio will be presenting their educational model. SAISD will also be present to give a quick (I promise) overview regarding some of the changes to our own Woodlawn Elementary. What is "Woodlawn Academy"? Come and find out... and bring the little ones as we will have some activities to keep them occupied.

For those that attended our February "Share the Love" social, it was fun, wasn't it? Our next social should prove to be just as enjoyable (that is what is called a tease to read the newsletter further). Many of us were surprised at how fast the VIA Primo system whisked us downtown. I personally have used it a few more times, including to Luminaria which proved to be very beneficial. If you haven't hopped on, give it a try. Speaking of VIA, they have announced that the Primo stop will now share space with a few other routes. I have some concerns (will it slow down Primo if it has to wait for another bus to clear, will there be additional seating added), but the reduction in the total number of stops on Fredericksburg should have an overall positive effect.

Jefferson High School improvements: The big news is that the foundation will be fixed! An assessment determined that the library, cafeteria, and original gym foundations needed repairs. About \$2.5 million will come from savings on previous bonds and be put toward this important need. I've been told that the design schedule has been pushed back a bit in order to accommodate these fixes, but I suspect it may also be due to some design changes (the SAISD website states the design team was recently awarded additional fees). We will continue to monitor and report the progress.

To the neighbors on North, I apologize that I, personally, did not take a more proactive approach regarding Ed Garza's house on your street. Many neighbors and members of the MPNA Board have had multiple conversations with him, and YOU likely played an important role in the improvements we will see. I did have some recent conversations with Ed, and his responses can be read elsewhere in this newsletter.

I hope to see you (and your kids) at our next meeting.

Rob Sipes  
President  
Monticello Park Neighborhood Association

**Do you live in Monticello Park?  
Are YOU on Facebook?**

If you answer “yes” to both questions, then consider joining the MPNA group page by scanning the QR code to the right or visiting [facebook.com/groups/MonticelloParkNA/](https://facebook.com/groups/MonticelloParkNA/).

The page has a healthy level of daily activity and includes posts on everything from how to humanely deal with skunks in your yard to a Woodlawn Lake running/walking group. Local events are routinely posted along with useful and interesting information pertinent to those living in historic neighborhoods. It’s a great way to connect with neighbors and stay up to date on what’s going on in Monticello Park!



Before you will be confirmed as a new member you will need to send an email with “MPNA FB Group” in the subject line to [MonticelloParkNA@yahoo.com](mailto:MonticelloParkNA@yahoo.com). Within the body of the email please include your:

- 1) name
- 2) home address
- 3) what you love most about Monticello Park

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## Restoration vs. Renovation

When I ask local resident and realtor, Cynthia Gomez, why a certain neighborhood home isn't selling quickly, often the response I get is "The owner renovated the home but didn't exactly restore it." Home buyers are attracted to Monticello Park because of the historic character of the homes. If the home has none of that historic charm in its interior it often loses prospective buyers. Check out Cynthia's explanation of the distinction between restoring and renovating your home. – Sarah Rice

Thinking of breathing new life into an old building? Here are some things to consider when it comes to restoration vs. renovation. First, let's look at the difference between the two concepts, and then we'll address which is most appropriate for your home next improvement project.

### **To restore typically means to bring back to a former or original state.**

Since character is the overwhelming reason most buyers seek out older buildings, it is crucial to keep as close to the original as possible when making changes that pertain to finish out. Finish out refers to the materials and fixtures that give a building its aesthetic appeal. Details like flooring, mouldings, tile work, and hardware are what give a place its charm and character. Recessed lighting, carpet and laminate flooring didn't exist in the 1930's, so putting them in your 1930's home can be a costly mistake when it comes to resale.

### **To renovate typically means to make new.**

Making new is great when it comes to the mechanics of your older home. Bringing the electrical, the plumbing, and the roof in line with modern specs offers you peace of mind when it comes to safety and also value when it comes to efficiency.

Here are some pictures to illustrate the differences between restoration and renovation in one of the most common home improvement projects there is: the bathroom.



*The 1950's original cabinetry has been freshly painted and the original bath tile restored. The sink and the faucet are new, but keep in line with the vintage style.*



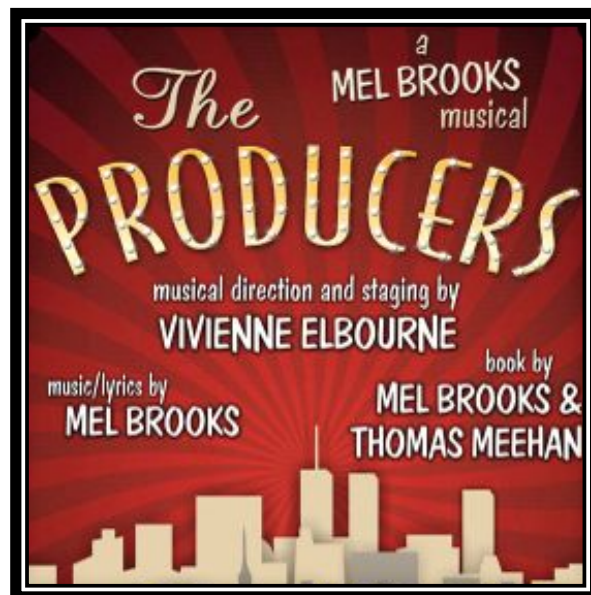
*Here, a 1940's bath has been renovated. Nothing of the original style has been retained. In fact it looks just like what you find in a modern build, doesn't it?*

It's true that sometimes it's not possible to salvage original materials. Whenever that is the case, it's a safe bet to choose replacement materials that duplicate the style and character of the originals and stay true to the era and architectural style of the building. If you have further questions regarding renovating vs. restoring your home, please feel free to call Cynthia at [Cynthia@FirstTexanRealty.com](mailto:Cynthia@FirstTexanRealty.com) or (210) 254-0503.

Join us for the next MPNA Social!

# Dinner & "The Producers"

## Saturday, April 6



Dinner at Deco Pizzeria @ 6pm

\*20% discount on your bill *including* beer & wine\*

Woodlawn Theatre's presentation of *The Producers* @ 7:30  
Discounted rate is \$18/ticket (+ \$1 charge if paying by credit card)

Joining us for *The Producers*? Please call Sarah at 210.387.2108 or email [MonticelloParkNA@yahoo.com](mailto:MonticelloParkNA@yahoo.com) by Friday, April 5. Woodlawn Theatre has reserved 20 seats for MPNA in rows 2-4. You can pay the evening of the show, but we'd like to know ahead of time if we need additional seats or can release extras. That doesn't mean you can't show up unannounced; it just means you may or may not be seated with your neighbors. ☺

# Officer Joey Vidal: The Man Behind MPNA's Crime Report

By Sarah Rice

I've become acquainted with Officer Joey Vidal through his reports at MPNA's General Assembly meetings. He serves with the SAPD's SAFFE Unit (San Antonio Fear Free Environment), which consists of officers who work to identify, evaluate and resolve community crime problems with the cooperation and participation of community residents. He updates us on what the latest suspicious activity is in our area and what to be on the lookout for. Often there's not too much to report (yay!) so he'll shoot the breeze with the group for a minute or two. He seemed like such a personable guy I thought it would be fun to learn a little more about him outside of his work – although he was happy to answer some questions you posted on Facebook regarding crime & safety as well.



I was thinking, as the oldest sibling of one brother and a half sister and serving as a SAFFE officer, that he fell into the typical oldest child stereotype of being “the responsible one.” When I suggested this he smiled with a mischievous gleam in his eye and emphatically assured me that was NOT the case. It seems that marriage and later fatherhood contributed to developing a stronger sense of responsibility in him. He and his wife, April, got married five years ago and live with their 2.5-year-old son, James, live near Potranco and Highway 151.

Family time is highly valued by the Vidals so they plan an activity to do together each weekend. Officer Vidal's favorite place to take James is the duck pond at John Wheeler Park, close to their home. His morning routine includes a daily workout and catching an episode of Team Umizoomi with James before it's time to head to the learning center James attends. By the way, the Team Umizoomi theme song is the melody he currently can't get out of his head, although he prefers to listen to Miami rapper, Pitbull. For those unfamiliar with Pitbull, his music has a catchy Latin beat perfect for getting your dance on. It actually seems to me like the *perfect* kind of music for

turning up the volume and rolling down the windows while you cruise in a red Corvette. Vidal fondly calls his Red Dragon.

When asked what his favorite sports teams to watch *live* are, without hesitation, he replied “Spurs and Cowboys.” When asked what his favorite sports teams to watch on *TV* are the response “Spurs and Cowboys” was just as quick. It looks like we have a fan on our hands! Now he didn't say that these were his favorite game time munchies, but when I asked about his favorite food indulgence he said rib eye steaks, although he also mentioned having a difficult time resisting the Drumstick ice creams with which April recently stocked their freezer. As far as I know, the Koffee Kup doesn't serve either of these but it's his favorite Monticello Park area restaurant – a popular one with many of the locals.

Other Officer Vidal favorites? Movie: *End of Watch* (replacing *A Night at the Roxbury*). TV show: *Southland*. Favorite aspect of his job? That he gets to focus on being *proactive* rather than *reactive*. As a SAFFE officer he leads DWI awareness events, patrols high school campuses well-known for students staging fights to post on YouTube, and participates in SAISD's Careers on Wheels Program which gives students the chance to observe and interact with workers from several different fields that require employees to be “on the go.” You can't help but like this guy who'd rather educate in an effort to prevent crime rather than flex his muscle after the fact. He admits that the “we're all jerks” stereotype of cops is a frustrating one.

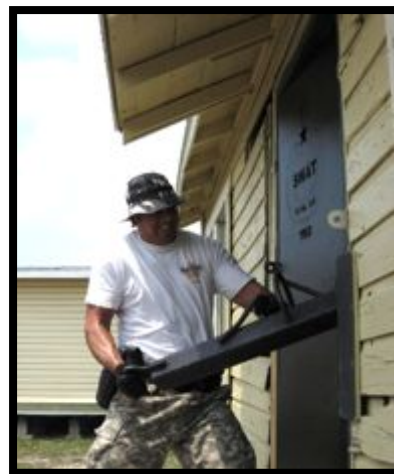
What further endeared Vidal to me – besides his humor and outgoing personality, which are evident in the photos - was that he suggested we wear nametags at our General Assembly meetings. Apparently, we're more than a patrol area to him; he wants to know individual Monticello Park residents by name. And that's impressive because we're not the only neighborhood he patrols. His patrol boundaries are roughly Hillcrest Dr (west), Fredericksburg Rd (north), Zaramora (east) and Culebra (south). When asked what was unique about our neighborhood compared to his other patrol areas he said the wide streets, well cared for properties, and relatively low amount of loose/stray dogs and graffiti. He added that officers enjoy patrolling our 'hood. Let us, as a community, do our best to keep it that way! Thank you, Officer Joey Vidal, for all you do for Monticello Park.

Below are answers to crime-related questions posted on the MPNA Facebook page:

**Question #1:** Seems like our alleys are an easy way for criminals to gain access to our backyards and our homes, so what mistakes are we as homeowners making that invite thieves to utilize this path to our property? (BTW, I love my little alley and the question is not meant as an invitation to a discussion to eliminate them.)

Vidal's response: Install motion lights and be observant. He also adds it's important to record the serial numbers of all your pricier belongings in the off chance you do have to file a report resulting from burglary.

Another response from a fellow MP resident: Along your fence line, plant tall, thorny foliage that would be difficult/painful to get through. Many types of plants are quite attractive in appearance and actually contribute to your backyard aesthetic in addition to providing extra security.



**Question #2:** I would like to know what the most common crimes are and the times they typically occur. I would also appreciate any crime prevention tips.

Vidal's response: Felony offenses typically take place during the daytime. If you work have a neighbor roll in your garbage/recycling bins on pickup days so that it looks like someone is home. Get rid of window units if you have them because burglars simply remove them and then climb in your home through the window. If you see suspicious activity call 311. If you see criminal activity call 911.



The City of San Antonio and CPS Energy are partnering to encourage tree planting to save on cooling costs. From October 2012 to April 2013, CPS Energy customers can get up to five rebates by planting trees on their property. Customers can earn up to a \$50 rebate on their utility bills for each tree purchased and planted, for a maximum of \$250 with five trees.

Trees planted on the west, south and east sides of your home or business provide shade from the sun during the hottest times of the day. According to the U.S. Department of Energy, carefully positioned trees can potentially reduce a household's energy consumption for heating and cooling by 25 percent. Beautiful and shaded landscaping also can add to the property value.

Rebates will be awarded on a first-come, first-serve basis. Customers who received the maximum of three rebates in the last two planting season are eligible for up to two additional Green Shade rebates.

To qualify, you must be a CPS Energy customer and

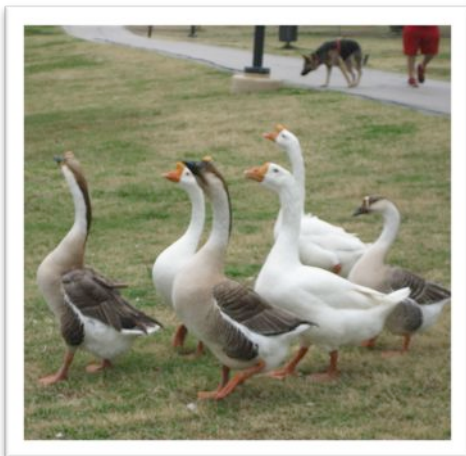
- Purchase a tree(s) in at least a size #5 container (5 gallon) or larger between 10/1/12 and 4/30/13.
- Call 8-1-1 at least 48 hours before digging to avoid hitting underground utility lines and as required by law.
- Plant tree(s) within 10–30 feet of an air-conditioned home or building and on the west, south, or east side.  
Trees planted on the north side will not qualify.
- Complete and sign the rebate application and mail it in with the original sales receipt and a planting location map.

For a list of trees that qualify for the program, complete rebate guidelines, or to download an application and tree planting instructions, visit [http://www.cpsenergy.com/Residential/Rebates/Green\\_Shade\\_Trees/index.asp](http://www.cpsenergy.com/Residential/Rebates/Green_Shade_Trees/index.asp). For more information, call 210.353.2728.

Thank you, Monticello Park neighbors, for submitting your photos of neighborhood events or spring activity at your home.

Starting from top, right photo and moving clockwise:

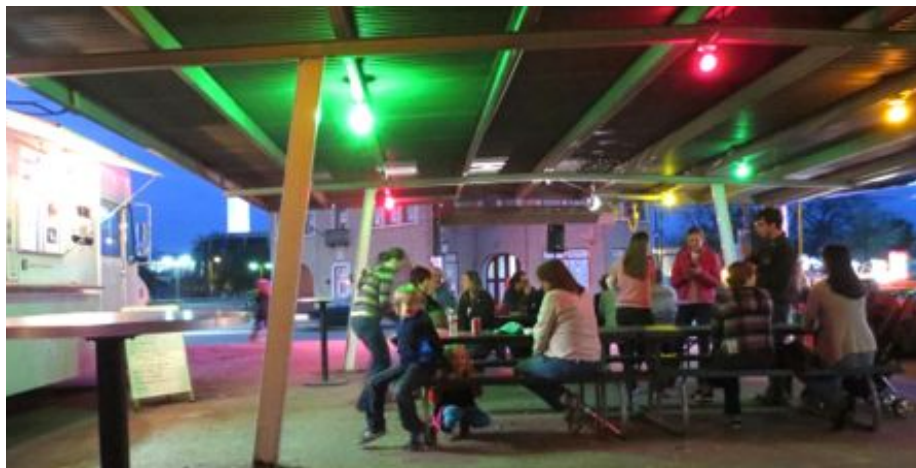
- 1) Busy bee pollinating pear blossoms
- 2) Potted flowers announce Spring
- 3) Sarah & Justin Rice renew their vows on Valentine's Day at Jefferson United Methodist Church
- 4) Live art at Deco Pizzeria during On & Off Fredericksburg Road Studio Tour
- 5) Callie watches the neighborhood from her window bench
- 6) Goose social at Woodlawn Lake
- 7) First Walk/Run of the Woodlawn Lake Running Group





## MPNA "SHARE THE LOVE" SOCIAL

MPNA would like to thank Councilman Medina and the District 7 Office for the Primo Passports for the February "Share the Love" social. We took the opportunity to showcase the new Primo transit service connecting Monticello Park to downtown and were thrilled to see a good number of new faces in addition to our social "regulars." After a short walk into Southtown, the evening continued with dinner at the Alamo Street Eat-Bar food truck park. The kids got a kick out of having waffles for dinner while the adults enjoyed the more traditional fare. All agreed a good time was had!



Not always right, but never unsure ...that could describe many, but it surely described Cora Einfeldt, our neighbor on Leming Drive who passed away recently. She was a "regular" for many years at the MPNA General Assemblies, and she delivered the newsletter to her area. If you wanted an honest opinion, unshaped by what she might think you wanted to hear, Cora was the one to ask. She was 91, and she had packed a lot of living into those years. She had served her country for nearly 40 years, first in the Army and later in the Air Force as that branch came into its own. She was a veteran of World War II, the Korean War, and the Vietnam War. She was the first-ever female 1<sup>st</sup> Sergeant of the 68<sup>th</sup> Tactical Airlift Squadron of the 433<sup>rd</sup> Alamo Wing. During her career, she was named the Air Force's "Outstanding Airman of the Year". She continued in the Air Force reserves after regular service, and she and her husband, George Einfeldt, held the rank of Senior Master Sergeant in retirement. He passed away several years ago.

Cora will be missed and surely well remembered by many in Monticello Park.

## Meet Your North Neighbors (and their homes)

By Jan Peranteau

The stone houses and the people on North Drive tell a story. The houses say, “I’m small and quaint. I could be a picture-book house in a fairy tale. “ And the people tell a slightly different story. Each story has a familiar theme. It is told through the eyes of the owners. Each person brings a view of art, antiques, found objects and nature to the neighborhood landscape. They are pieced together like a quilt, grown like the majestic branches on the oak tree and woven into the neighborhood like a cozy scarf on a cold day.



Katrina Cook talked about her 1929 limestone house on North. “Ora Fae Egan had inherited the little stone cottage from Walter Schultze, the previous owner. She had been Schultze’s caretaker after his wife died.” Cook continued, “He left Ora Fae many of the furnishings in the house. Ora Fae felt that one single woman should help another single woman.” And so Egan sold the house to Cook. “When I was a kid, we lived on Cromwell. I walked to Club each week to take piano lessons. “ Later as an adult, Cook lived near Monte Vista. “I was always interested in this area. I bought the house in 1993. I’ve lived here longer than my

parents have ever lived in any place. She explained, “My dad was in the Air Force. I was born in Kansas, lived in California, Montana, Michigan and Texas. “



Her house reflects her passion for antiques as well found objects. Cook described these objects as Steam Punk—gears, pieces of other things used industrially, now displayed as art. Pediments from chairs hang above doorways; a grate from an old stove is a wall piece. A spool chest sits in the dining room and houses many of Cook’s book-making materials. When Cook is not teaching graduate level counseling courses at Texas A&M at San Antonio, she is making beautiful hand- made books. “I love teaching at the college level. I have a flexible schedule and can work at home. I enjoy helping others become better counselors.”



Charlie and Ressie O’Connors live in another storybook cottage further up North Drive. Ressie said, “We were living in Tallahassee, FL when we decided to move back to Texas. Ressie’s dad was already in Texas. Charlie found the house online and a friend in San Antonio physically gave the house a once over. The report came back that it looked like the perfect house for the couple and there was room for Dad. A contract was signed and Charlie came to Texas for the home inspection. Since moving in, the O’Connors have enclosed an outdoor patio area and made a lovely den/sunroom. Tudor windows flank two walls and a rustic fireplace and cobblestone floor make this a lovely place to watch the beginning or end of a day.

This house is also rich in antiques and animals. There are lots of animals, most notable, a rambunctious young collie that greets all with barks, tail wagging and sniffing in all the wrong places. The father, Ed, makes red birdhouses that can already be seen scattered throughout the neighborhood. The O’Connors love gardening and it shows in the English cottage gardens they are creating in both the front and back yards. This family is into restoration. Charlie has restored a beautiful 1960 Austin Healey auto. “I like old British cars,” Charlie said. Seen only on special occasions, it sits in the garage, gleaming silver-blue and buttery cream. Light fixtures are bought at auctions and restored, floors are restored, furniture restored. Ressie said, “I like anything old.”





Mary and David Guerrero moved to their house on North Drive in 2006. Their house is a combination of rock and brick. Both are retired teachers and artists. David explained, “We wanted to downsize. We saw the ad in the paper and Mary fell in love with the upstairs loft/master bedroom. Also a drawing factor was the number of artists living in the neighborhood. We wanted to be a part of it.”

David paints country scenes with tall Italian cypresses and lollipop trees. Paintings are framed ornately with a touch of antiquity. He also collects found pieces and makes sculptures. They range from curly-cue dogs to tables and whirling pieces from old washing machines. And Mary, well, buttons are her

art medium. She once said, “When I die, I want my casket to be covered in buttons.” She does quite remarkable and wonderful things with buttons—your buttons, my buttons, and buttons she has collected. There are necklaces, earrings, clocks, and who knows what else. I personally own 12 necklaces and would own more but I feel some restraint is called for.

The Guerreros provided some interesting bits of history about the neighborhood. David said, “There were 22 houses built by Davidson and English Company on North Drive.” Asked where he found this information, he said, “I think it was in a neighborhood newsletter.” He continued, “These developers opened English Village in 1928 and boasted that the 22 rock and brick homes had different designs and floor plans.”

The last house is certainly not the least house. This totally magical house was built in 1940—so, much later. The stones are not chunky as in all the previous houses, but rather flat in nature as we see limestone today. Vickie and Mike Owen are both teachers and artists. Vickie retired when her mother became ill, but Mike is still a physics and high school basketball coach at Brennan High School in the Northside School Independent School District.

Stepping into this house is like stepping into an antique store where collections abound. Mike has a collection of over 300 tops. These wooden tops vary in size from one inch to probably 3-inch tops. Vickie said, “As part of his classes, every student must learn to spin a top—tops provided by Mike.” While Mike is outside tending the giant oak tree, Vickie touches a wicker table and says, “Mike started in restoration—specifically wicker and rush weaving. The rush weaving is from cat tails,” and she pulls out a dining room chair to show the tightly woven seat. Wherever the eye gazes there are quilts. Vickie likes to show all her quilting projects. Wardrobes are filled with her quilts, quilts cover a floor in one of the bedrooms, quilts in varying stages of production in another room. Quilts hang on the walls. She says, “We like old things. They bring us pleasure.” “Both of my grandmothers quilted so I knew that one day I would quilt.”



The Owens have been in their house for 28 years. They told many stories about the neighborhood, but that is a story for another day. Finally, there is the oak tree in front of the Owen’s home. It reminds any passer-by that this world is beautiful and we are the caretakers of this precious planet.

## Calendar of Events

March 25	MPNA General Assembly
April 5	Plaza de Valero, 300 Alamo Plaza
April 6	La Villita Starving Artist Show
April 6	Susan G. Komen Race for the Cure
April 7	Siclovia, Broadway from Mulberry to Alamo Plaza
April 18 – April 28	FIESTA San Antonio
April 23-26	NIOSA
April 18	Fiesta de los Reyes
May 10-12	Mothers' Day Weekend
May 2, weekends thru May 31	Fiesta Noche del Rio
May 18	"Here's To Our Heroes" Armed Forces Day Parade
May 18	World Music and Food Festival
May 21	Third Brewsday at Hemisfair Park
June 1	MPNA Garage Sale



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FRIDAY 7:00 AM - 7:00 PM  
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