

# Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



May – June 2016

Monticello Park Neighborhood Association is a §501(c)3 Non-Profit Organization. Our newsletter reaches 700 homes in the Monticello Park area. Visit our website at [www.monticelloparkna.org](http://www.monticelloparkna.org)

## MEET THE NEIGHBORS

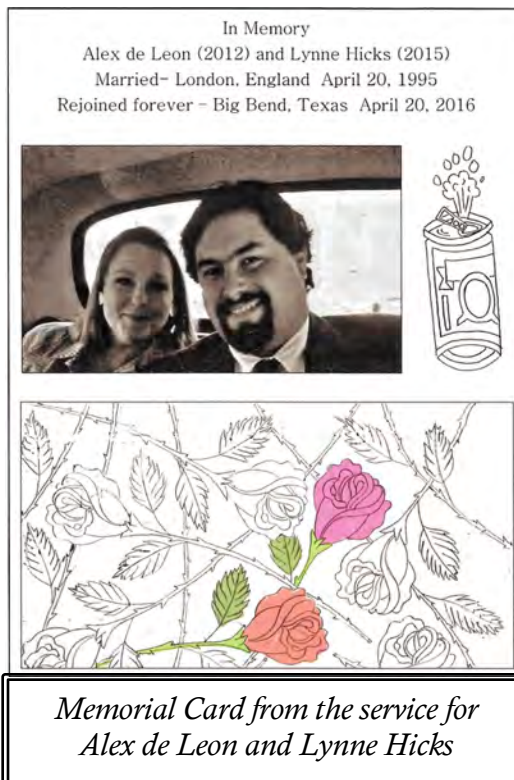
by Jan Peranteau

Alex de Leon and Lynne Hicks were not joiners. They led private lives and connected to only a few neighbors. Living at 315 Club, Hicks had a job at USAA as a stockbroker. She traveled to work each

day in a flashy red Cadillac and came home in the evenings to her beloved Alex. With a degree in printmaking from the Kansas City Art Institute, Alex worked at home and in a studio out back. Alex experimented with various mediums including paper, metal, wood, clay, linoleum, and paint. He made t-

shirts and pottery bowls and altars. He built cardboard

houses from signs purchased from the homeless. In 1995, he was the recipient of the Pace Roberts Foundation London Studio Grant and received six weeks in London with a materials stipend. It was in London that Hicks joined de Leon, and they were married on April 20, 1995.



Please attend the  
Monticello Park  
Neighborhood Association  
General Assembly Meeting

MONDAY

JUNE 6

7PM  
950 Donaldson  
Grace Presbyterian Church

Program:

Brandon Dross  
City Historic Building  
Enforcement Officer

Solid Waste Management  
Trash/Recycling Updates  
Updates on Organics  
(Let's Talk TRASH!)

More inside!



# President's Message

Has it stopped raining yet? Hopefully the MPNA block walkers have a dry day to delivery the MPNA newsletter! Thanks to all our volunteers for their hardwork in the community!

Lots of happenings in MPNA:

2017 City of San Antonio Bond \$750M: MPNA will be asking for monies for street improvements, drainage improvements to remove homes for the 100 yr flood plain and park improvements to finish the masterplan. City Council has received a preliminary list of recommendations from City Staff and Bond Committees will form later this year. The bond will go for a vote on the May 2017 ballot.

2017 City of San Antonio Budget input: MPNA will continue to advocate for street improvements with Donaldson Ave 200-500 blocks as a priority coupled with SAWS for water line improvements, alley regrading to address drainage, fill the sidewalk gaps on Lake Blvd to provide a continuous sidewalk path to Woodlawn Lake, sidewalk/curb repairs, traffic calming initiatives, and ADA pedestrian safety through out the MPNA community and surrounding greater community.

San Antonio Comprehensive Plan: City Council will adopt the new San Antonio Plan in August 2016. The plan may be viewed at [www.sacompplan.com](http://www.sacompplan.com) MPNA is advocating for our Near NW Plan to be recognized in the hierarchy of the new SA Comprehensive plan. The SA Comprehensive Plan should not replace previous Neighborhood plans but rather build upon its integrity.

MPNA Social Activities: Join your neighbors at the upcoming Pink Flamingo Social on June 10th and the 4th of July Party. It's a great time to meet new neighbors, learn home improvement tips and catch up on community events. Lots of plants are going to be given away at the 4th of July Party (thanks to Tom Simmons for sharing).

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*President:* Bianca Maldonado  
385-6188

*V. President:* Gary Hudman  
286-9212

*Secretary:* Drea Garza  
643-4760

*Treasurer:* Tom Simmons  
701-4300

### Board Members

Ron Hubbert 215-5875

Jaime Jasso 818-4593

Ressie O'Connors 284-0092

Laura Reid 215-9589

Tony Sanchez 269-2886

Patrick Shea 614-214-0736

**MonticelloParkNA.com**

**or check us out on Facebook**

**[facebook.com/groups/MonticelloParkNA/](https://facebook.com/groups/MonticelloParkNA/)**

### Newsletter Committee

*Editors:* Ferne Burney article and event submission please call 734-2445 or email [ferneburney@hotmail.com](mailto:ferneburney@hotmail.com)

For ad pricing info call 734-2445 or visit [monticelloparkna.com](http://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 Vincent Cano	207-0803
	394-1398 (cell)
<a href="mailto:vincent.cano@sanantonio.gov">vincent.cano@sanantonio.gov</a>	
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
Historic Building Enforcement Officer	
Brandon Dross	219-2093

cont'd.

In 1996, de Leon was awarded a residency program from Artpace in San Antonio and produced an installation on the nightclub of addictions, titled *'Just Kuz You Don't Think Don't Mean They Ain't*. Foam skeletons hung from giant meat hooks inside a chicken wire enclosure.



*Artwork by Alex de Leon*

For about 20 years, de Leon produced shows from the east to west coast, showing in Baltimore, New Orleans, Chicago, and Los Angeles. He also exhibited extensively in Texas in such places as Dallas, Austin, Houston, Fort Worth, and San Antonio. In an article in the *Dallas Observer*, de Leon described his work as making a moral statement. It is not preaching but more an observation. The ultimate message is “Just Say No” to the glamour of the nightclubs and booze, cigarettes, and drugs. Skeletons, knives, blood, cigarettes, beer, wine bottles, police cars, and ambulances are all depicted in his brightly colored images. The titles of his work lend to both the understanding and humor of the pieces. One such piece shows an ambulance with gaudy flourishes—the title “Your friend was in a Hurry.” The artist humor extended to ways of life that hasten our demise. “He Got Heartburn” includes steaks on a grill, beer bottles, cigarettes, and two knives plunging into a heart.

Walter Hicks described his sister in a phone interview. “Lynne had a good sense of humor, was a good cook, and totally devoted to Alex.” He said that she had a degree from the University of Texas in Speech Pathology and a Masters Degree from the University of North Texas in Audiology. For a time, she was a part owner in a hair salon in Alamo Heights. After that, she started working for Roucher Brokerage and then Merrill-Lynch. It was at Merrill Lynch that Ralph de Leon introduced Lynne to his brother Alex.

Fast forward to April 18, 2016. The journey to Big Bend for a farewell memorial to Lynne Hicks and Alex de Leon weighed heavily on the mind of Marc Kimball. He had promised de Leon and Hicks a final visit to Big Bend. They both loved the wildness of the terrain. Kimball and his wife, Terry, led the procession with Jan Peranteau and Alice Fermin following in a separate car. The De Leon and Hicks

families would join us at the Gage Hotel in Marathon, Texas. By evening that night, , nine people had gathered. We met around the fire pit on a chilly Monday night. The moon was almost full, and the stars were out. Different people told Alex and Lynne stories.

Marc Kimball shared how he met de Leon at a 4<sup>th</sup> grade art summer program. “We were both interested in art.” He said, “We later met in middle school. We got into a lot of mischief together.” And then in high school, they were on the wrestling team together. “We were always paired together because of our weights.” Kimball laughed and said, “We were anti-athletic, but enjoyed the physical nature of wrestling.”



*Marc Kimball and Ralph de Leon,  
Alex's brother*

More



**FIFTH ANNUAL FOURTH OF JULY CELEBRATION**

**FROM 5:00 PM TO 10:00 PM MONDAY JULY 4TH**

**AT 501 CLUB DRIVE**



- 5:00 PM MEET AND GREET YOUR NEIGHBORS**
- 6:00 PM POTLUCK PICNIC DINNER BEGINS**
- 8.00 PM ENTERTAINMENT**
- 9:10 PM VIEW WOODLAWN LAKE FIREWORKS FROM OUR FRONT YARD**

**YOU BRING: YOUR POTLUCK ENTRY  
CHAIRS FOR YOUR GROUP  
ANY SPECIAL DRINK REQUIREMENTS**

**WE'LL PROVIDE THE GRILLED BRATS, BUNS,  
CONDIMENTS, UTENSILS, TEA, AND ICE**



**PLEASE RSVP BY JULY 1ST TO TOM SIMMONS AT 701-4300**

**WE HOPE TO SEE YOU THERE!**



MPNA awarded nine 2015 Beautification and Restoration Awards during the last general assembly meeting. A total of \$39,000 was submitted by homeowners for consideration and \$7,000 was awarded to 9 homeowners for exterior home improvements. MPNA contributed \$2000 and the Jefferson Woodlawn Lake Community Development Corporation contributed \$5000 for 2015 award.

Congratulations to the 2015 Recipients! Improvements included: wood screens construction and/or restoration and casement window repairs, wood window repairs, 3 homes completely painted and rotted wood replaced, a stone collapsed chimney rebuilt, front porch restoration, 3 homes with landscape improvements, 1 home with a 100 gallon tree installed, removal of 1970s storm doors and new screen door installed, and historic fence painted and repaired. All items were specific to the application: must be in the front or side yard (corner lot) and visible from the Right of Way, Certificate of Appropriateness from the Office of Historic Preservation was obtained, receipts for work paid, and before and after photos. About half of the improvements were completed by the homeowners and therefore further leverage of



the impact of monies spent.

*Three of the properties that help make Monticello Bello!*



The MPNA Beautification and Restoration Award recognizes lasting improvements to the homes within the community. Take time and stroll through the community and see the impact of the 2015 Awards. MPNA looks forward to even more applicants for the 2016 awards!

Thank you to the committee for all your hard work and dedication to serve: Ron Hubbert, Larissa O'Connors, Tom Simmons and Bianca Maldonado.



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4th of July Children's Red White and Blue Parade: MPNA needs volunteers to assist getting the kids decorated and lined up for the parade at Woodlawn Lake. Please call Bianca Maldonado 210.385.6188 if you can assist from 10AM-12PM on the 4th!

TJHS and Club Dr: These projects continue to see delays due to rain. Please be patient as the projects progress.

Recycling/Trash Can Damaged: Call 311 for a FREE repair or replacement.

In closing, I am always asked by MPNA residents what can they do to help?....Unable to attend meetings but want to assist, please pay the MPNA dues, volunteer or attend an event. Dues are \$15 per household and \$10 for senior households. MPNA is a 501c(3) organization and we strive to make an impact with what we can gather each year. Monies are used for printing newsletters for each homeowner, 700+ six times a year, social events, academic scholarships and beautification and restoration awards.

Hope to see you at the General Assembly Meeting!

Regards,  
Bianca Maldonado

#### MAKING A DIFFERENCE...ONE SUGGESTION AT A TIME!

The City of San Antonio's Budget Input Box initiative provides a forum for residents to offer their suggestions on how the City of San Antonio can save money or improve City services. Suggestions or ideas that fall within the scope of what the City provides will be reviewed and considered by City staff for the FY 2016 Budget Development Process.

#### TWO WAYS TO SUBMIT YOUR BUDGET SUGGESTION

Online: Submit a Suggestion Online:  
<http://www.sanantonio.gov/Budget/BudgetInputBox.aspx>

Paper Form: See Locations of Budget Input Boxes across the city.

As of May 31,2016 the Club Drive Concrete project still had 60% to go in 2 months. Rain has caused significant delays. Please keep an eye out and raise any concerns immediately. I may be of assistance if needed too.

Thanks Bianca Maldonado

Point of Contacts for Club Drive Sidewalk/Curb/Driveway Project:

Roy Stout, LAN On-site Inspector  
210.508.5825

Stephen Aniol with LAN Designer/Engineer  
sjaniol@lan-inc.com  
210.321.4317

Faustino Benavidez City of San Antonio TCI Project Manager  
Faustio.benavidez@sanantonio.gov  
210.207.5804

City of San Antonio

**BUDGET INPUT BOX**



# Fredericksburg Road Corridor Study and Design Strategy



Come join us at this public meeting to learn more about the Fredericksburg Road Corridor Study and participate in an informational workshop to offer your thoughts for design strategies to improve the corridor. Please come and bring others you think would be interested in this study.

**Public Meeting**  
**Tuesday, June 14, 2016**  
**6:00 - 8:00 p.m.**  
**Jefferson United Methodist Church**  
**758 Donaldson**

For more information, contact:  
Sidra Schimelpfening, Senior Planner,  
City of San Antonio, Department of  
Planning and Community Development  
210-207-8187  
[Sidra.Schimelpfening@sanantonio.gov](mailto:Sidra.Schimelpfening@sanantonio.gov)



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On March 19<sup>th</sup> the group did independent hiking in Big Bend. That night, we gathered for dinner at the Gage Hotel and made plans to caravan to Mule Ears for a memorial celebration. April 20<sup>th</sup> dawned clear and bright. Morning was a chilly 50 degrees, but by the time we reached a small peak on the Mule Ears trail, the sun was beaming down and the temperature was in the 70's. Walter Hicks, Lynne's brother, spoke first. He seemed grateful that we had all made the effort to come together in Big Bend for a memorial. He spoke softly of their togetherness in death. Ralph de Leon spoke next. Leaning on his hand carved wooden cane and wearing a Panama hat, he spoke of their spirits. He quoted a bit of Einstein and said that the earth is divided into matter and energy. He waved his cane across the horizon and said, "Their energy is out here. "

Kimball, an architect, then spoke of his lifelong connection with De Leon through art. He read a list of a few of his artworks and Alice Fermin, another friend and artist, sang a song—"The Big Rock Candy Mountain" with lyrics adapted to fit the lives of de Leon and Hicks. A celebratory shot of tequila was downed by each of the participants, and a small bit of ashes was strewn over a prickly pear cactus. Tears trickled down our faces as we returned down the trail to the parked cars. After more hugs and tears, we got into our vehicles and headed to Santa Elena Canyon.



*Mule Ears, Texas*

How were we all connected? Probably the most apparent reason is friendship and second, Alex's art. Though much of his art speaks to addiction, it also speaks to the glamour of having a good time. We all had shot glasses made by de Leon. A nephew-in-law had a Rolex that Hicks had been wearing when she died three years later. The reporter met De Leon on the street and at the neighborhood grocery store, usually in the wine aisle. We celebrated Kimball's birthday at the Peranteau pool, and Hicks and de Leon were there. At one point the Kimballs lived on Club Drive and had suppers with Hicks and de Leon. Hicks and Kimball stirred the pots, and it was always delicious. The Kimballs moved to Huisache, and we still all remained in touch. There were all-women swimming nights with girl talk and margaritas. Life was good, and then things were not so good. Alex was diagnosed with cancer. Chemo followed and finally care at Morningside Manor. Alex died in 2012. His wife never recovered from his death and each time we saw her, she was tearful and shaky. Around December 2015, this reporter saw Lynne for the last time at the grocery store. She said she was going to Santa Fe for Christmas. We talked about that being a good thing as she loved Santa Fe. But her flashy red Cadillac never moved from

the driveway. It sat parked, crooked forevermore, until we all saw the HAZMAT trucks outside and bags and bags of stuff piled on the lawn of the little Spanish house. Kimball rushed over to help with clean up and the rest is history. Two people with so much talent—both died young—one from the many things the nightlife brings and the other from a broken heart.

Update: 2202 Fredericksburg  
Road Development-Starbucks



City of San Antonio Development Services Permits History for 2202  
Fredericksburg Road:

1) 4/4/2016 Finish-out permit application stated Starbucks Coffee Company as the contractor, (800)782-7282, and declared and estimated value of \$39,414.87 of finish out. Permit stated "FIRST TIME FINISHOUT FOR STARBUCKS COFFEE SHOP, WORK SHALL INCLUDE INTERIOR PARTITIONS, INTERIOR FINISHES, EQUIPMENT, LIGHTING, HVAC, PLUMBING, TRELLIS AND SIGNAGE." Occupancy load: 49.  
Partial permit fee has been paid.

2) 5/2/2016 City of San Antonio shows a permit application for signage: "Starbucks - 2202 Fredericksburg Rd. Install (15) signs total. (2) sets of 20" Channel letters raceway mounted, (3) Drive Thru wall signs,(2) each Logo signs, (3) menu boards, (4) total directional and Reface (1) D/F existing pole sign." Permit fee has been paid in full.

The General contractor states the new building's tenant will be Starbucks and open by the end of the Summer. The corporate office of Starbucks has not confirmed they will be a tenant at 2202 Fredericksburg Road.

MPNA followed up with the District 1 Council Office requesting a copy of the executed agreement between the developer (land owner) and the City in lieu of Historic Designation. D1 sent MPNA a copy of the minutes from City Council meeting last August 2015 and we were informed no executed agreement ever existed. This is contrary to what the D1 Councilman stated from the dais in August 2015 and even just 2 weeks ago when MPNA requested follow up during a conversation. The D7 Councilman was under the impression there was an agreement too: hence the difficulty in obtaining a copy and assisting MPNA over the past months.

Also in the past 30 days, MPNA requested the City of San Antonio Development Services to confirm the stone planter at the intersection of W. Hildebrand and Fredericksburg Road will remain. Development Services stated the planter will remain, therefore we assume it will be repaired. Concerns regarding pedestrian accessibility to the site and ingress and egress on W. Hildebrand were expressed. The site plan shows the only sidewalk approach to the new building will be near the intersection of Angeles and W. Hildebrand or through the driveway entrance on Viendo, Pedestrians cutting through landscaping and crossing a drive thru lane is not safe for Fredericksburg Road accessibility and is not ADA compliant. Furthermore, the vehicular entrance on the new site plan for W. Hildebrand is of concern with respect to existing business entrances, close proximity of the intersection of Angeles Street and the curve on W Hildebrand. MPNA requested the new sidewalks construction on the Fredericksburg Road side be scored to match existing: 2003 COSA Bond Improvements. A new sidewalk will eliminate the driveway entrances on Fredericksburg Rd. Development services acknowledged MPNA's concern for safety and stated the new site plan was compliant to the City's standards. The design standard request was shared with the developer.

Fredericksburg Road has been identified by City of San Antonio and VIA as a transit corridor: a significant linear route that can be shared by multiple modes of transportation, such as motorized vehicles, public transit, rail, bicycling, and walking.

MPNA looks forward to welcoming new business in the community.



## San Antonio's Official Independence Day Celebration

is a FREE event sponsored by the San Antonio Parks Foundation.

Join MPNA at the the Children's Red White and Blue Parade this 4th of July.

### Woodlawn Lake Children's Parade hosted by MPNA

Monday July 4th at 10 AM

Woodlawn Lake Gym

1103 Cincinnati Ave

Parade starts at 11:30

If you would like to volunteer with the parade please contact Bianca 210.385.6188

For a list of all of the festivities: [http://saparksfoundation.org/events/4<sup>th</sup>-of-july-celebration](http://saparksfoundation.org/events/4th-of-july-celebration)

**9:30pm – H-E-B Fireworks Extravaganza**



It's that time again, the Pink Flamingo is ready to be Social!

Diana and Tony Sanchez are hosting the social on Friday, June 10 at 7 o'clock.

We are starting a little later in hopes of it being a little cooler at that time. Please bring a dish to share and bring your neighbors as well. The hosts will provide the beverages.

If you are interested in hosting a Pink Flamingo Social, please contact Ressie O'Connors at 210 North Drive.

Dear Neighbor,

My name is Camille Rodriguez Brigant, and I am your neighbor on Gramercy Place.

I am also a Realtor working at a locally owned and operated company also located in our neighborhood on Huisache & Zarzamora.

If you have been considering selling your home, now is a great time to start preparing your home for sale in the spring.

I can recommend affordable contractors familiar with older homes who can help you, and I am available to walk you step by step through the process.

I know our neighborhood, I am available to show your home, I am around to hold open houses or answer your questions. As your neighbor, I am *available!*

I was born and raised in San Antonio. My first job in high school was working at my mother's Real Estate firm. After graduating from Princeton University, I worked in both the Residential and Commercial Real Estate fields on the West Coast and in Louisiana before returning home to be a full time Realtor.

Furthermore, My Broker, Rey Garza, has worked in San Antonio Real Estate full-time for 40 years and unlike the big conglomerate agencies we are a locally owned, hands on boutique firm located down the street from you.

I am here to price your house right, advertise it in MLS, online, in the paper and most importantly to buyers within my own network of friends, family, alumni and social organizations. I am going to represent your best interest during the negotiations because the hardest part is not just getting the offer on your house but navigating the contract, the inspections, the appraisal, the lender requirements and the closing.

I am able to give you a *free* analysis of what your house could sell for, or if you are looking to buy, please contact me about programs that can move you in with no money down. I'm your neighbor, and I am here to help.

Sincerely,

*Camille*

Camille Rodriguez Brigant

**(210) 802-9797**



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**Camille  
Rodriguez Brigant**

**Realtor®**

p: (210) 802-9797 

f: (210) 366-4057 

**HomesbyCamille**  
@gmail.com 

1650 W. Huisache, SA, TX 78201

**HomesByCamille@gmail.com**