

# Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



May - June 2018

MPNA is a 501(c)3 Non-profit organization

## MEET THE NEIGHBORS

By Jan Peranteau

Houses are selling like hotcakes! Camille Rodriguez Brigant, realtor with Motif Boutique Brokerage said, "Yes, it is absolutely a booming market with four houses and one multi-family selling within 1-2 days and selling well above list price." She further added, "They are selling between \$6,000-12,000 above list price."

Brigant moved back to San Antonio about a year ago after being away for twenty years. Part of the time was spent attending Princeton University studying political science. "I was going into law, but decided not to." Her mother had been a realtor, in fact the first female Hispanic broker in San Antonio. She laughed and said, "Growing up I was always around when houses were being bought and sold." So it must have rubbed off.



*Camille Rodriguez Brigant*

She told stories of listening to people's needs and trying to find a house to fit the situation and the person. Her interest has always been historic homes. Her designation is a Senior Real Estate Specialist. And her motto is, "restore not renovate." Looking at houses in the neighborhood, there is a fair amount of renovation. She said, "When I help people find a house, they request a house with character."

*Continued on page 4*

Please attend the  
Monticello Park Neighborhood  
Association Meeting

MONDAY

June 4, 2018

7 PM

950 Donaldson

Grace Presbyterian Church

## PROGRAM

SAFFE Officer Vincent Cano  
Recent Criminal Activity

District 7 Councilwoman

Ana Sandoval

Short Term Rentals

Traffic Concerns

Tree Wells on Club Drive

Code Compliance Officials

Vacant building cases

Long-term code violation cases

President: Gary Hudman (Mary Louise)  
210-286-9212  
Secretary: Drea Garza (Furr)  
210-643-4760  
Treasurer: Tom Simmons (Club)  
210-701-4300

### Board Members

Scott Gustafson  
Ben Hirt  
Ron Hubbert  
Jaime Jasso  
Tony Sanchez  
Cathy Teague

Visit [MonticelloParkNA.com](http://MonticelloParkNA.com)

Or

Check us out on Facebook  
[Facebook.com/groups/MonticelloParkNA](https://www.facebook.com/groups/MonticelloParkNA)

### Newsletter Committee

*Editor:* Ferne Burney

Article and event submission, please call 210-734-2445 or email [ferneburney@hotmail.com](mailto:ferneburney@hotmail.com)

For ad pricing information, call  
210-734-2445 or visit [monticelloparkna.com](http://monticelloparkna.com)

MPNA

P.O. Box 5851  
San Antonio, Texas 78201

### HELPFUL PHONE NUMBERS

District 7 Council Office. 210-207-7044  
SAWS 210-424-7097  
CPS 210-353-2222  
Officer Vincent Cano 210-207-0803  
(Cell) 210-394-1398  
[Vincent.cano@sanantonio.gov](mailto:Vincent.cano@sanantonio.gov)  
SAPD, West Substation. 210-207-7420  
SAPD, Non-emergency. 210-207-7273  
SAISD Truancy Office. 210-223-2360  
VIA Transit 210-362-2020  
Code Compliance 311  
Animal Control 311  
Office of Historic Preservation 210-215-9274  
Historic Building Enforcement Officer  
[report@sapreservation.com](mailto:report@sapreservation.com)

## PRESIDENT'S MESSAGE

Neighbors,

Well, Spring certainly was short, wasn't it? It seems like we only had a few cool Spring days and then BOOM, 100 degree weather!

Your officers and board members have been working very hard representing the neighborhood in a variety of ways since we last spoke, and there has been some very good news throughout the Deco District.

### PROPERTY TAXES

We hosted a Property Tax Workshop, taught by local realtor, Camille Rodriguez Brigant, on May 5th, and saw a number of neighbors attend and learn specific techniques to help protest their property appraisals. Thank you Camille!

### WOODLAWN THEATER

Many neighbors were worried about the Woodlawn, since it was for sale with an uncertain future. Great news! The new owners are a partnership which includes Sherry Wehner, one of the prior owners. We can all look forward to continued entertainment from this neighborhood cultural institution.

### TREE WELLS ON CLUB DRIVE

The City of San Antonio promised to create tree wells and plant large trees as part of the rebuilding of Club Drive last year. As many of you have noted, the tree wells were built, but the trees were never planted, and frankly, the city has been backing away from its promise. Your board is holding them accountable and is now working through the process, along with help from D7 Councilwoman Ana Sandoval. We hope to have definitive good news soon.

### MONTICELLO PARK BOND IMPROVEMENTS

The City has \$300,000 in bond funds dedicated to upgrades in the pocket park near the high school. This will be used to upgrade the pathways, which wash out at every rain, and complete more of the park master plan approved by the city years ago. Your board met with city staff on May 14th to review these plans and will be having several followup meetings to make certain the city follows through with its obligations.

*Continued on page 3*



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The plans staff brought to the meeting did not address the pathways issue, and that is not acceptable. Stay tuned for more information.

### **JULY 4TH KIDS AND PETS PARADE**

MPNA is going back to its roots by reintroducing the Monticello Park Kids and Pets Parade on the morning of July 4th. We have so many kids in the neighborhood now, so now is the time to bring back this great tradition. We are planning a short parade down Mary Louise, ending at the park. Watch Facebook for final details.

### **GENERAL ASSEMBLY 6/4/18**

Please join us at the General Assembly Meeting on Monday, 6/4/18, at 7 pm, Grace Presbyterian Church, 950 Donaldson. D7 Councilwoman Ana Sandoval has graciously agreed to attend and answer your questions. Planned topics include Short-Term Rentals, Traffic & Speeding, and Club Drive Tree Wells. Code Compliance Officials will also attend to address problems with vacant buildings and other concerns about long-term code violators. Please make every effort to attend, and don't miss the opportunity to make your voices heard with our City officials.

Gary Hudman  
President



Amador Cuellar was a man who loved his country, his family, and his garden. Born in Sabinal, Texas on April 30, 1927, he was one of ten children. His family worked the farms, gathering the crops of the season. As a small boy, he helped his mother with the family garden of peppers, squash, various greens, and tomatoes.

Amador Cuellar was pulling weeds in his beloved blue bonnet /spring wildflower garden when he stepped off the curb and fell, breaking his hip. After surgery and therapy, he was back home, recuperating. He died suddenly on April 22, 2018 after being rushed to the hospital. He would have been 91 years old on April 30.

He is survived by his wife of 60 years, Edith Cuellar, and three children—Victor, David, Diana, and four grandchildren.

Amador and Edith have lived on Furr Drive for 22 years after 32 years of service in the Army. He served in three wars—WWII, Korea and Vietnam.

The neighborhood will miss this quiet, tall man with a stern look and a humorous thought lurking somewhere beneath the surface.

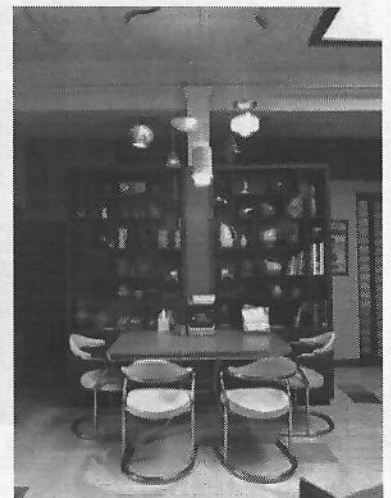
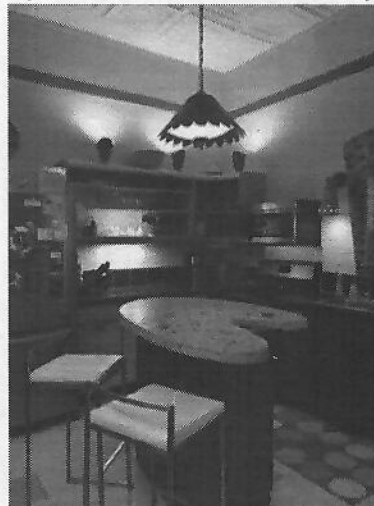
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Our neighborhood has a unique blend of various types of architecture. She described flippers taking the character out of a house with too much renovation. "Let's face it, not every house needs granite counter tops. The materials should fit the house."

A report from San Antonio Board of Realtors, (SABOR) said home sales in April had shot up 17 percent year-over-year. According to Multiple Listing Service, (MLS), a total of 2,848 homes were sold with 98 percent sold for list price during the month of April, 2018. The month ended with 2,881 sales still pending and inventory remained low with a tight 3.4 months available. The average and median home prices experienced modest increases, with the rising two percent year-over-year to \$255,952 and the median price increasing three percent year-over-year to \$222,800. The SABOR report also said sales in Texas are up with a total of 28,010 homes sold in Texas, an 8.4 increase from last year.

Texas also seems to be on the rise as a vacation destination with Air BnBs popping up all over Monticello Park Neighborhood as well as other parts of the city. Looking online, this reporter saw 85 Listings for Monticello Park. Listings included many of our historic streets including Club, Mary Louise, Furr, and Donaldson. Neighboring areas were also plentiful with little getaway spaces. One such place is Dale Jensen's Air BnB at the corner of Zazamora and Woodlawn. Tucked inside an old warehouse-like building, Jensen's rental is a calm and creative space that includes a large screened in porch and outdoor cooking area. The place has two bedrooms, a fully equipped kitchen and eating area. The place exudes color and art, tile and light. There is a large open living area as well as a bar shaped like an artist's palette. Rental of this place is \$130 per night. Other places in the MPNA go for \$35-\$75 a night. Numerous pictures are on line so one can shop for just the right getaway.

Whether you are buying, selling or renting a getaway, San Antonio seems ready to accommodate.



*Several views of Dale Jensen's Air BnB in the Woodlawn Lake area reveal a charming mid-century design.*

# WATER ONCE A WEEK

By Cathy Teague

While until recently, we've had a wonderful run of cooler than average weather, we unfortunately have not had the kind of rain we usually receive each spring. Our grass crunches under our feet and water quickly evaporates in our neighborhood bird baths.

As a result of a prolonged drought, Stage 1 rules for outdoor water use are not in effect. Beginning Monday, May 21<sup>st</sup>, watering lawn and flower beds via irrigation or sprinkler systems is limited to once per week. If you use a garden hose, however, and water by hand, you may do so as much as you like. All of the details relating to when you can water (based the last number of your home address) and the time of the day you can water are found at [www.saws.org/latest\\_news](http://www.saws.org/latest_news).

Please be water wise.

Concrete doesn't grow, so please be mindful of watering too much on your designated day, and please keep your irrigation systems in good working order to avoid waste.

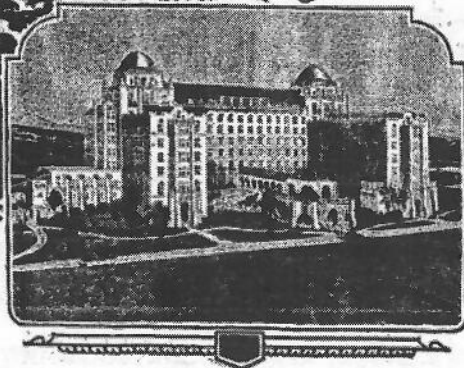
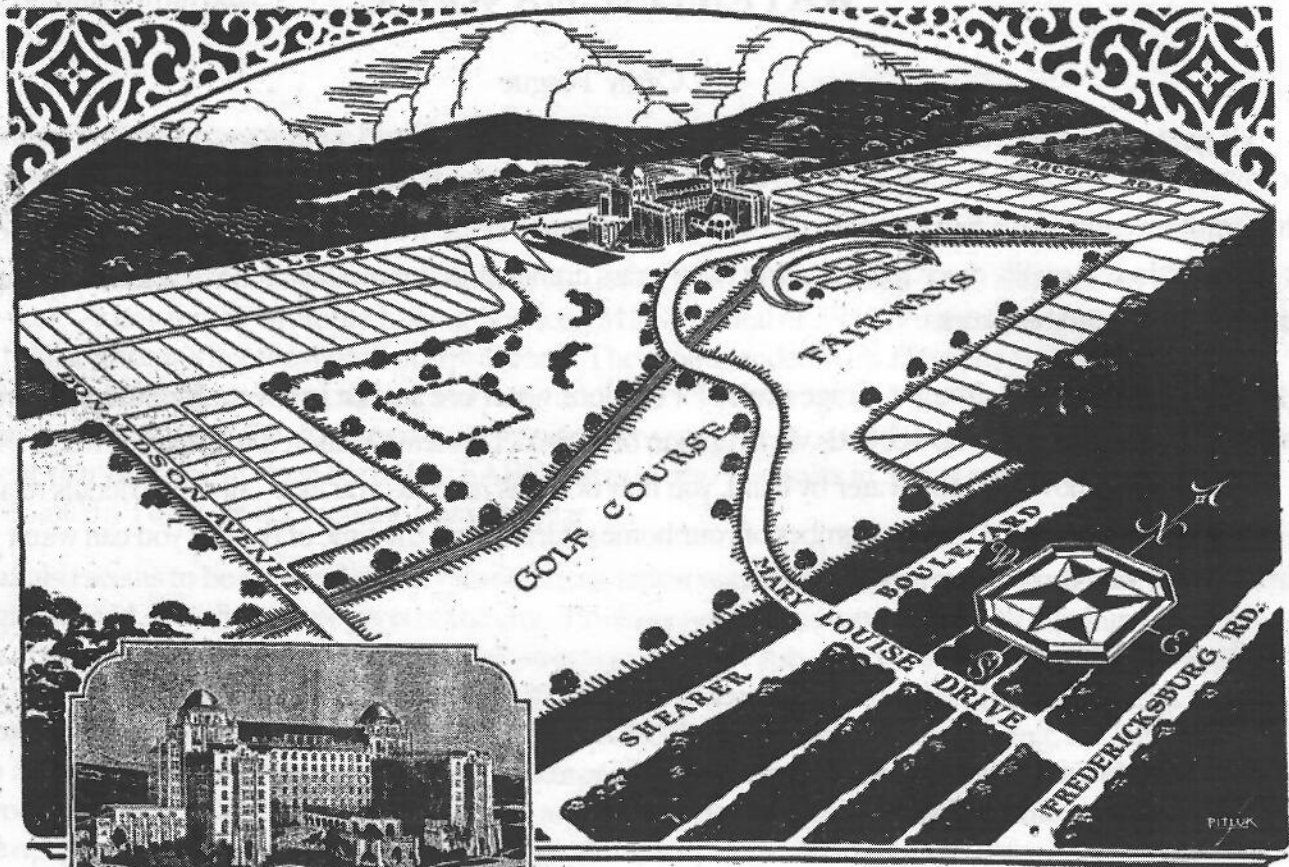
Watering day set by last digit of street address

M	Tu	W	T	F
0 1	2 3	4 5	6 7	8 9

No watering with sprinklers on weekends.  
Hand watering allowed any day and time.

The chart is part of a circular graphic with numbers 6 through 12. The number 7 is highlighted in a dark circle, indicating that houses with last digits 0-9 water on Monday.





**The Proposed "El Conquistador" Hotel whose magnificent grounds and golf course provide the setting for Spanish Acres.**

We are not selling real estate at Spanish Acres so much as we are selling a better way of living. It has a convincing superiority as a home location which careful comparison and exhaustive investigation will merely enhance. Spanish Acres needs no aid from brilliant language. Just drive out and look at it. Spanish Acres is an ideal homeland of such singular precedence in natural beauties that it stands unrivalled among San Antonio's residential developments.

Here you can live in a veritable playground, with golf at your door. Equal provision has been made for grown-ups and children alike. A

large playground has been set apart in the golf park for children.

There are but 98 lots offered for sale in Spanish Acres. These are nestled on the border of the El Conquistador Golf Course and naturally can never be duplicated. Pride of ownership is the more justifiable when that which is owned is beyond duplication.

Prices are so low and so fair that good business judgment prompts early buying. Restrictions guarantee that the architecture of Spanish Acres homes will always be uniform and harmonious—of the Mediterranean type—so admirably suited to the San Antonio climate.

**San Antonio's newest residential development has but ninety-eight homesites for sale!**

*Located in the heart of the Woodlawn District—it is directly in the path of San Antonio's greatest development.*

Lots sold during the introductory sale carry certain preferential privileges and price advantages which make them doubly attractive. Improvements and utilities are included in the purchase price. All titles are guaranteed by the title guaranty company.

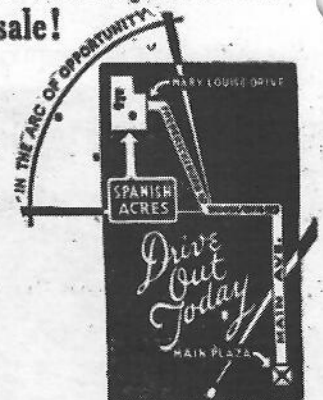
Building sites in Spanish Acres range in price from \$35 to \$35 per front foot and all lots have at least 75 feet of frontage.

Drive out tomorrow and see Spanish Acres for yourself.

Courteous, well-informed representatives will be on the ground to show you and to give you information. Let them assist you in inspecting

Spanish Acres. There will be no obligation on your part.

Remember that there are but 98 lots in all to be sold during this sale and that Spanish Acres can never be duplicated. It offers you an opportunity to buy a homesite of constantly enhancing value...at a very special introductory price. Join the crowds, drive out to Spanish Acres...TODAY.



Note the strategic location of Spanish Acres. In the heart of Woodlawn District and directly in the heart of development.

# SPANISH ACRES

**JAMES K. McCOY ORGANIZATION**

*Selling Agents*

304-7 BUILDERS EXCHANGE BLDG.  
TELEPHONE CROCKETT 1069-1070



**REPRESENTATIVES ON THE PROPERTY!  
ALL DAY SUNDAY—LET THEM  
SHOW YOU**

*No Obligation, of Course!*

**"FIND YOUR HAPPINESS IN SPANISH ACRES"**

## History Corner by Gary Hudman

### Spanish Acres, the Home of El Conquistador Resort Hotel

Many Monticello Park residents are very proud to live in the shadows of the grand architecture of Thomas Jefferson High School, however that structure was not the original one proposed for the area. In 1927, developers planned for a magnificent resort hotel, El Conquistador, flanked by a golf course and club. The hotel would have been surrounded by 98 homesites. This entire development, collectively named Spanish Acres, was huge, bounded by Wilson, Donaldson, Babcock, and Shearer.

The economy did not allow the development to move forward, so the developers sold a portion of the land to the school district and developed the remainder as homesites. This final development was named Monticello Park, a reference to the newly built high school. Monticello was, of course, Thomas Jefferson's primary home.

There are still some reminders of the hotel resort alive in our neighborhood. Notice the architectural elements of the hotel, particularly the domes. The same architects planned TJHS, and kept the architectural style they had originally planned for the area. And Club Drive is actually a reference to the planned golf club.

I hope you enjoyed the trip down memory lane and learning about the history of our neighborhood.



Continued on page 4





*Hi!* I am your neighbor, Camille Rodriguez Brigant, over on Gramercy. I am also a **realtor specializing in our unique neighborhoods**. If you have been considering selling your home, I would love to introduce you to my new boutique brokerage, *Motif*.

I decided to start Motif to expand on the **truly customized, personal touch** I have developed with my clients over the years. I have seen so many clients frustrated by the one-size-fits-all approach used by big conglomerate agencies. I look at each of my clients with fresh eyes, and create an innovative, specialized strategy that serves YOU.

I'd also like to introduce you to the newest members of Motif, Wayne Ramirez and Enid Barrios.

Wayne also lives in the neighborhood and has worked on both the lending and real estate side of the transaction. Bringing a specialized knowledge to understanding the lending process and appraisal issues that may arise specific to historic homes, Wayne helps buyers and sellers address lending issues before they derail a contract. Wayne and his wife, Andrea, have been active in the neighborhood for years, and are members at St. Paul and other community organizations.

Enid has been with Motif from the beginning and specializes in buyers. As a dedicated buyer's agent, she helps buyer's every step of the way from understanding financing options, through the negotiations, all the way to closing and beyond. Enid always goes the extra mile for her buyers, and in particular first-time home buyers and empty nester's (who haven't purchased a home in years), and always with a smile!

As your neighbors, we are right around the corner when you need us for a showing or open house, or just to answer your questions. We are here to help price your home correctly, advertise it online, market it to our extensive network of friends, family, alumni, and social organizations, and represent your best interests throughout the entire process. We also have an extensive list of vetted, affordable contractors who can prep your home for sale or customize it once you move in!

We are your Realtors for life!

If you are interested in a local expert with personalized services, we look forward to hearing from you.



**Camille** Rodriguez Brigant, Realtor®

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"FIND YOUR HAPPINESS IN SPANISH ACRES"