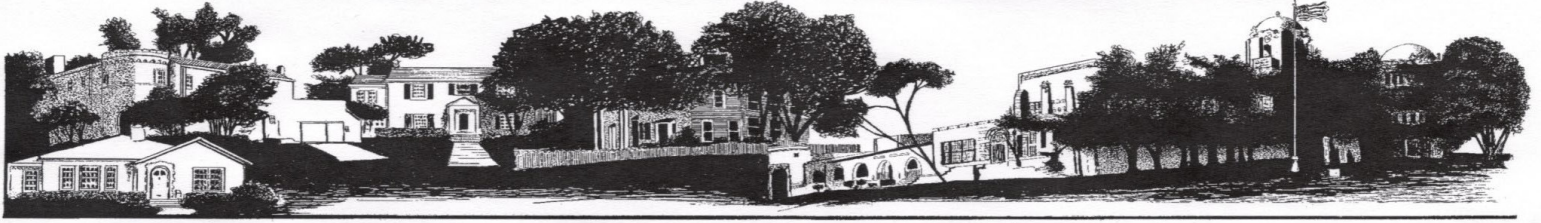


# Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

August - September 2020

## MEET THE NEIGHBORS

Neighbors, there will be a General Assembly on Monday, September 28th, 2020 as per the annual schedule. It will be held online because your health and safety continues to be the Board's priority. meeting date.

Roger and Robin Foster had not even heard of Monticello Park when their realtor showed them the house at 319 Mary Louise in August 2019. Recent transplants from North Carolina, they had been living in an apartment in Southtown for a year while searching for a new home. "We looked at over 50 houses in Southtown, Terrell Hills, Dignowity, Monte Vista, River Road, and even the Woodlawn Lake area. But we just couldn't find the right fit between house and neighborhood." Their realtor knew Robin wanted a pool to survive the Texas heat, but more importantly, good architecture and a tight-knit community. When the Fosters pulled onto Mary Louise Drive, they were immediately struck by its palm trees, Tudor houses, and spacious lots. And then they saw a house like no other: an eclectic Spanish-Art Deco brick and stucco house with arched parapets and oblong 'windows' into the front porch. "It was so unique and eclectic," they said. "It was totally us." The fact that it

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## President's Message

Peace and security. It is what we all think of when we think of our homes, our neighborhood, our schools and all the places we visit daily. But, if not guarded zealously and protected, peace and security can be shattered.

We've all felt unsettled since March, the beginning of a long period of change, adaptation, vigilance and in the worst of cases, loss. My condolences for those in our neighborhood who have suffered personally from the invisible reach of the COVID-19 virus. I miss your faces, literally. I miss our Pink Flamingo events, our general assemblies, our July 4th traditions too. I am sure many of you do as well. Yet, work on behalf of the neighborhood has managed to continue as you'll read in this newsletter.

While conducting meetings via zoom, the Monticello Park Board of Directors has been weighing in on several zoning issues, monitoring construction projects in our neighborhood and considering updates to our Association's by-laws. As you will read in the newsletter, we are quickly approaching election time, not only for our state and nation, but also for new leadership in our neighborhood. We'd love for you to consider contributing some of your time and talent to improving Monticello Park. Simply put, there are more needs for support than we currently have hands raised and willing to help.

We wish the Monticello Park students, their teachers, administrators and support staff the very best as our schools lead the way in courageously adapting to our current restricted environment. Our local businesses also deserve shout outs for their continued ingenuity and creativity in responding to our changing needs. And, to the public servants--our police and fire, our solid waste collectors, other city staff and utility providers who don't stop even in the most dangerous of circumstances--we are grateful that you have our backs.

And, among us are those who continue to knock on the doors of our older residents asking if they need something. Among us are volunteers who keep the free libraries stocked with new reading materials and even Voter Registration information. Among us are those who turn our community garden into an oasis of fresh produce and take a neglected yet highly visible triangle of land and breathe new life into it with art and landscaping. My thanks to those who don't ask, they simply do.

**President:** Cathy Teague  
**Vice President:** Gary Hudman  
**Secretary:** Pamela Carpenter  
**Treasurer:** Larissa O'Connors

### **Board Members:**

James Davis  
Drea Garza  
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**Editor:** Scott Wm. Carpenter

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210-241-7490

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

MPNA

Mail to: 501 Club Drive  
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

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	210-2159274
Historic Building Enforcement Officer	
<a href="mailto:report@sapreservation.com">report@sapreservation.com</a>	

Peace and security. It can be fragile. Who didn't feel afraid with the recent tragic incident at our local landmark, the Deco B (H-E-B store at Fredericksburg Road and Hildebrand)? The problems of homelessness, mental illness, food insecurity and joblessness are still serious concerns in search of solutions for those who live along Fredericksburg Road. There is always something to be done even in a pandemic. Perhaps even more so because of it.

**Cathy Teague**  
**President, Monticello Park Neighborhood Association**

*...continued from page 1*

was in a historic district made it even more special, especially for Robin, who loves history and architecture; living among beautiful old houses was a true privilege. She and Roger researched Monticello Park as soon as they got back to their apartment, finding a recent Rivard Report article by Mario Vazquez extolling the virtues of life on Mary Louise. What sealed the deal was the neighborhood vibe, says Robin. "During inspections I met several neighbors out walking their dogs, tending to their yards, or checking on a neighbor's house. Everybody seemed to know everybody else and keep an eye out for them. That was exactly what we were looking for. Sold!"

In a tight neighborhood like Monticello Park, of course, people know not only their neighbors but the houses themselves. And it turns out the Fosters' new home had a storied past. "Neighbors would say to us, 'Oh, THAT house?' We eventually learned it had been rented out years ago to people who were running a theft ring, among other things. Seems our house had quite a reputation for a while."



*Freya Foster, Ph.D.*  
*Animal Behaviorist*

The Fosters moved to San Antonio in 2018 for Roger's job with the city, where he conducts research and program evaluation for the Head Start program. A graduate of Trinity University and UT Austin, he has long loved Texas--especially San Antonio--and jumped at the chance to move back. Robin was ready for a break after eleven years in facilities management and was looking for a big change. And how! Though she misses her family in North Carolina and its temperate climate, she prefers Texas barbecue and loves San Antonio's vibrant culture, and is finally getting around to learning Spanish after studying Russian, French, and now Swedish for the fun of it--while admitting that learning German would make more sense since it's spoken in the Hill Country. Looking to grow their family, the Fosters started visiting the various animal rescue organizations around the city. They adopted a dog and named her Freya, which is short for Fredag ("Friday" in Swedish). Robin and Roger have a healthy sense of humor, as you might guess from the scrap-metal animal menagerie scattered around their pool. (Note giant spider in front yard.)

The Fosters look forward to continuing the work of previous owners toward restoring the house to its 1935 glory, along with some updates, especially to the kitchen; Roger loves to cook. "We can't wait to host dinner parties when it's safe to get together again," he says. Both he and Robin were just getting to know everyone when COVID struck and halted all social gatherings: MPNA meetings, Bunco games, casual gatherings on front porches over margaritas. Nevertheless they've managed to get to know many of their neighbors. Robin and Roger take frequent walks to admire neighboring gardens and houses, getting ideas for their own improvements. In cooler weather they sip cocktails on their front porch and watch kids riding bicycles, parents pushing strollers, people walking dogs. "We've yelled a lot of introductions from 20 feet away," Robin laughs. "We've met the most fascinating people and we love the architectural variety. We were so lucky to find Monticello Park! It's exactly what we were looking for in a neighborhood."

WELCOME TO THE NEIGHBORHOOD!

## **Keep Monticello Bello**

### **Alternatives to Hand Watering (DON'T GO THERE)**

After my last article on how to improve your soil you might think, he is going to tell us what to plant. WRONG. Have all the expensive plants you bought this spring dried up? If you are going to keep those annuals going you will be watering EVERY day and perhaps twice a day when it's over 100 degrees. You have the time for this, right? What about the water bill? When the temperature is over 100 degrees, I often have water bills over \$300.00. You can't hand water enough to keep up with the heat.

So, here is my advice. Drip Irrigation (DI) is the only way to sustain landscaping. Plants need water in winter as well as summer. Forget soaker hoses, they put a lot of water where the plants aren't and at best have to be replaced every two years due to the hard water buildup that plugs them. The best way to get started with DI is buying a timer. With a timer you can almost stop watering unless some plant looks a little wilted. You can go out of town and know your hard work will not be dead when you return. Be it two days or two weeks. I recommend the PWT-07 Instapark (available on Amazon for about \$35.00). As timers go this is a good price. Most of mine have lasted at least two years and are easy enough to program you can throw the instructions away. DI delivers the water only to the plant and not the space between them.

I feel the systems fall into three categories: Pre-space, Custom-space, and Hybrid. Mine started as Pre-spaced and quickly migrated to Hybrid as I discovered many of my established plants were not where the pre-spaced emitters were. This is why I keep the plantings as the last part of new landscaping. Regardless of how you start, your second purchase is a Habitech Drip Irrigation Faucet Adapter Kit: Connect 1/2" Tubing to Faucet or Hose, Backflow Preventer, Filter, Pressure Regulator (available on Amazon for about \$20.00). You can buy the assembly in three parts at the Big Box stores for less. Good luck finding all three parts. You need the filter to keep out sediments, the backflow preventer is required by City Code and the pressure regulator keeps the PSI at 25 or below which is standard for DI systems.

The third purchase will be the hose or tubes that deliver the water to the plants. There are two types: solid hose and tubing with pre-spaced emitters. You are going to need both. The hose is used to transition spaces you do not want to water and to create the water delivery manifold. More on the manifold later. The tubing with pre-spaced emitters comes in two intervals 12" and 18". Spacing will be determined by the mature size of your plants. Until now all my references have been to 1/2" "hose and tubing. But, almost all of the custom-spaced components are fed by 1/4" tubing radiating from a 1/2" hose or tube. The 1/4" tubing can be purchased with emitters which will allow you to loop around a plant that has a heavy water requirement. Both the 1/2" and 1/4" tubes and hoses have a full range of couplings, tees and elbows to adapt to your layout. Investigate drip irrigation on Amazon to see what is available.

I estimate that you can install your own DI system that will cover 100 feet of plants for less than \$ 125.00. After the initial control section, the price decreases significantly as you add to the system. I have read that it is not effective to connect over 250 linear feet of emitter tubing. This rule, however, can be circumvented by using a distribution manifold.

What is the manifold that I mentioned earlier? For a DI system to give the best results it needs to be balanced. Everything in your garden gets the same access to water. To accomplish this, it is best to feed the system from both ends. Think of it as the system being a loop or number of loops with the spigot in the center. Confused? The supply hose leaves the Faucet Adapter Kit and goes to the ground. A tee fitting is installed and a run of hose is made to the far ends of your irrigated area. In a simple system the emitter tubing will connect to the hose on both ends and wind thorough your plant beds. Elbows are available to make tight corners and avoid wide radiuses. You might think of the DI system as a women's multi-stranded necklace. All the strands come back to the same clasp and the individual bobbles are the emitters.

Now that I have you interested, we will continue the next article with Other things to know about drip irrigation. SBTW: SAWS has no limitation on the use of Drip irrigation. Other landscape questions? You can contact me (Tom) at 501 Club Dr. or call me at (210) 701-4300.

# Fourth of July Parade Rolled on Despite Pandemic

By Cathy Teague

Monticello Park Neighborhood Association



The COVID pandemic certainly threatened to put a damper on our neighborhood's annual 4th of July Parade, but the Monticello Park Neighborhood Association was determined to modify whatever we should and find a way to keep this great tradition going.

This year, we changed the parade to be a socially distanced car and bike parade, with folks throughout the neighborhood watching from their porches and yards.

The parade kicked off at 9 am with decorated cars, kids and families on bikes, and even a couple of gorgeous antique cars owned by the Guerreros and O'Connors. The parade route weaved through several streets, where neighbors greeted the participants with cheers, honking, and amazing enthusiasm. We are sorry we could not travel to every block, as we needed to keep the parade short enough for the kids on bicycles.

At the conclusion, we served ice-cold paletas to all the participants through curbside pickup at the Monticello Pocket Park. A fitting end to a terrific event and a continuation of this great neighborhood tradition.

We look forward to 2021 when we can make the 4th of July Parade better than ever and thank all of the participants and neighbors who made this year's event a success.



## Proposed Amendment of the MPNA Bylaws

In January 2020, the MPNA board held a retreat to discuss goals and priorities for the upcoming year. Many of our goals, some of which we highlighted in the last newsletter, revolved around ways to help build a greater sense of community and included Pink Flamingo parties and volunteer activities.

We also addressed the need to prioritize the less social, but nonetheless important, aspects of our organization, such as the newsletter, website, and bylaws. Although we had raised the need to review and update our bylaws from time to time in years past, this was the first time in quite a while that the Board identified the need for this self-reflection as an organizational priority. MPNA's bylaws have not been reviewed and amended since September 2015, and in some cases, these rules that guide our neighborhood association no longer reflect how we operate or are so vague that even those serving together on the Board have different interpretations of the same rules.

Although we acknowledge all of the Articles/Sections of our bylaws could use a little updating, we focused on those sections that have the greatest impact on participation— membership and voting privileges. We propose amending Article V – Membership to clarify who is eligible for membership per the established neighborhood boundaries; the deadline by which dues must be paid in full (January 31 of each calendar year); and voting eligibility (must meet membership criteria in Section 1 and pay annual dues by January 31 of each year).

Please keep in mind that even with these proposed amendments, MPNA remains a voluntary neighborhood association. The proposed amendments would not preclude anyone from joining or participating in any MPNA-sponsored activities if they do not pay dues annually, but failure to pay the annual dues by January 31 of each year would preclude them from exercising their voting privileges during general assembly or special meetings.

Currently, MPNA Bylaws, Article V-Membership reads as follows:

### ARTICLE V – MEMBERSHIP

**Section 1.** Membership is open to residents, landowners, businesses and friends of the MPNA.

The Monticello Park neighborhood area is designated as including:

100 block	Canfield
2100 block	Wilson
1-50 block	Cromwell
1-40 block	Rosemont
1600 block	Kampmann
100-300 block	Leming
100-400 blocks	Quentin
100-400 blocks	North
100-500 blocks	Club
100-500 blocks	Mary Louise
100-500 blocks	Furr
200-600 blocks	Donaldson

**Section 2.** All residents, landowners, and businesses within MPNA boundaries are considered members of MPNA. Voting privileges are granted to all adult MPNA members who have paid his or her dues in that calendar year.

**Section 3.** Annual members' dues are determined by the incoming board of directors and announced at the January meeting. A minimum of ten dollars (\$10) per household is recommended. Dues are payable each January for the current year.

The full text of the proposed amendment to Article V-Membership is below.

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100-500 blocks	Club
100-500 blocks	Mary Louise
100-500 blocks	Furr
200-600 blocks	Donaldson

## Proposed Amendment of the MPNA Bylaws (Continued)

**Section 2.** Voting privileges are granted to all adult MPNA members who have paid his or her dues for that calendar year. Members are eligible to vote in general assembly meetings if dues payments are paid in full by January 31 of each calendar year.

**Section 3.** Annual members' dues are determined by the incoming board of directors and announced at the January meeting.

Review and discussion of the proposed amendment to the bylaws will be addressed during a special Zoom meeting on September 28, 2020 at 7:00 pm.

Once we adjourn this meeting, the General Assembly will immediately follow. The proposed amendment to the bylaws will then be presented for a vote during the regularly scheduled General Assembly meeting. To join the Special and General Assembly meetings, please use Meeting ID 854 7761 5946 and Passcode 079254.

A complete copy of MPNA's Bylaws and Articles of Incorporation can be found on our website at [www.monticelloparkna.com](http://www.monticelloparkna.com).

Not sure how to use Zoom or need a refresher? Please see the directions below.

## Zoom into the General Assembly Without Leaving Home

Since the restriction on gatherings of 10 or more people remains in place, our September 28th General Assembly is going virtual! We will be holding our meeting via the Zoom platform. You can access this meeting with your computer, tablet, smart phone, or home phone.

If you have already used Zoom for work, school, meetings, and family reunions, please use the same steps you typically use to log into a meeting using the **Meeting ID (854 7761 5946) and Passcode (079254)**.

For those of you who have never used Zoom or need a quick refresher, please refer to the below overview for accessing a meeting.

First, open your internet browser and go to **www.Zoom.us** using your computer, laptop, tablet, or smartphone. On the upper, right-hand corner of your screen you will see "Join a Meeting." Please click on "Join a Meeting." This will open a screen that asks for your Meeting ID. Each meeting will have a unique Meeting ID and Passcode. For our General Assembly, please enter **854 7761 5946**. You will then be prompted to ensure your Passcode; please enter **079254**. Depending on the browser you use (Chrome, Safari, Firefox, Explorer), you may be asked to "Open Zoom" or may need to "Allow" the page to open. Please click yes and/or allow if prompted. You will also be asked whether you want to join with audio and/or video. Please consider joining with both, but video is not required. Also, please include your name when prompted to enter your participant name so that we can take attendance.

Please note that due to the number of expected participants, you will be asked to mute your audio and/or the meeting host may mute all participants. To mute your audio or turn your video on/off, please move your cursor towards the bottom of the screen. You will see the controls for your audio and video, as well as the chat function. You can use the chat function to ask questions or say hello to neighbors!

If you would rather use your home phone to connect to the meeting, that is also an option. Please use the phone number 1 (346) 248-7799. Please follow the prompts and enter the **Meeting ID (854 7761 5946) and Passcode (079254)**.

On the day of the meeting, please try to join a few minutes early. We will open the "meeting room" about 15 minutes before the meeting start time. If you have any questions or concerns about joining the meeting via Zoom, please contact any member of the Board for help prior to the meeting.

**Still not sure about using Zoom?** Join us for a practice meeting on Sunday, September 27th at 4:00 pm. Use all of the above steps to join via your computer, tablet, smartphone, or home phone, but use the following **Meeting ID (853 8127 2394) and Passcode (659842)**.

## HISTORY CORNER

by Gary Hudman

### The Mansion of Daisy and Violet Hilton, the Sensation of Vaudeville

Periodically, I enjoy exploring interesting sites in the areas just outside the boundaries of Monticello Park. For a number of years, every time I traveled Vance Jackson between Fredericksburg Road and I-10, I wondered

why the apartments at the North East corner of Vance Jackson and Gardina were surrounded by a beautiful brick fence with a vaguely Asian design. The fence looked nothing like the apartments and was clearly much older. Who built that fence? Was there some older, grand building once on that property?

What I found fascinated me. This property, 941 Vance Jackson road, was once the home of Daisy and Violet Hilton, conjoined twins who played the vaudeville circuit in the 1920s. They were jazz musicians, tap dancers, and even part of a comedy act with Bob Hope. Their earnings were used to build an amazing mansion in what was then considered the outskirts of San Antonio. The house was brick, with a slate roof, and was designed by noted San Antonio architect and preservationist, Harvey Partridge Smith. It contained a full basement, an Egyptian lily pond, fountains from China, and apparently, its own water tower!

In 1931, the twins won control of their lives and their money from their guardians/managers, who until that point contractually controlled all aspects of their lives. As part of the settlement, the guardians gained ownership of the mansion. At the same time, vaudeville was in serious decline, and the fortunes of the twins declined with it. The twins turned their focus to motion pictures, and were featured in several movies, including *Freaks* and *Chained for Life*, but they never achieved the level of their earlier success. In a sad turn of fate, the twins passed away, penniless, in 1969 at the age of 60, after working for the last nine years of their lives as produce clerks in a grocery store in Charlotte, North Carolina.



The fate of the mansion was equally terrible. The twins' guardians sold the house in 1941 to William P. Taylor, owner of the Mayan Guest Ranch in Bandera. The mansion was still standing in 1966, but some time before 1973 it was sold to developers, who razed it and built apartments, a very sad ending for a spectacular mansion which was designed by a noted preservationist.

The next time you drive by that corner, try to imagine how spectacular that mansion must have looked, high upon that hill overlooking the twinkling lights of the growing city of San Antonio.

Source: Author's Private Collection



Source: UTSA-ITC Photo Collection



## Gentle Reminders About Living in an Historic District Check Before Making Changes

Whether you're repainting the trim on your home or have grand designs for a new addition to your home, remember that there's more than a city permit to secure before the hammers and paint brushes swing into action. All exterior home improvements, especially those which can be seen from the street, must receive a Certificate of Appropriateness (COA) or approval from the city's Historic Design and Review Commission (HDRC) BEFORE the work begins.

Nothing is worse and potentially more expensive than finding yourself reading a Cease and Desist message from Code Enforcement because of your failure to follow the rules. The color of our street signs (brown as opposed to blue) is a sign that you live in a historic district. Such information is also a part of the listing information you received when you bought your home.

Please contact the Office of Historic Preservation (OHP) at 210-207-8316 and discuss your plans. The application takes minutes to fill out and you will need a scanned copy of your property survey as well as the types of materials you will be using (images help) to share with the reviewer. In most cases, simple routine maintenance work can be approved immediately by OHP staff without having to attend an HDRC hearing.

You can also [visit www.sanantonio.gov/historic](http://www.sanantonio.gov/historic) and there are a variety of resources such as the Rehabber Club and the Application Portal making a drive downtown, in most cases, unnecessary.

Keep in mind that if caught, you and your subcontractor can be fined for failure to secure the necessary permits prior to beginning your home improvement project. Preserving the exterior charm and character of our homes is something the city and your neighbors take seriously so please, just do the right thing and get that COA!



You pass them everyday: architectural features that make our neighborhood unique. But you might not notice them because you're driving. Can you locate this image? Don't search for it while driving – pay attention to the road. Instead, take a walk around our neighborhood and enjoy looking at all the unusual architecture. The answer will be given in our next newsletter. (*Last Hidden Corners Answer: Lion Fountain at 1901 Fredericksburg Road and 100 Block of Donaldson Ave. at the Deco District Triangle.*)

## Monticello Park Improvements Not Quite Ready to Call It “Done”

In July of 2019, the first dirt movers and construction crews began tearing out old concrete, removing benches and trash cans and installing orange fencing around Monticello Park, located at Kampmann and Club, to begin the restoration approved by voters in a recent bond issue. In the previous year, the MPNA Board had been working with Transportation and Capital Improvement (TCI) staff to set priorities for the work.

During those meetings and presentations, we focused on the original plan for Monticello Park. Those plans included a more distinctive gazebo and signage. We also wanted the park to be more user friendly. We envisioned a place where people of all ages and abilities could gather and get to know one another. And, perhaps most importantly, we wanted the bond dollars to go toward park improvements and not consultant time.

If you walk the park, please take a few minutes to notice the addition of finials over the columns at the improved gazebo and the iron lattice work between them. There are new handicapped access points, new benches and finally, a wider, stamped concrete sidewalk replacing the crushed granite that frequently washed away. Since construction began, the Board has struggled for timely updates and continued to push for the finishing touches that would truly make our pocket park distinctive and unique. This projected 3-month project has now stretched into a 14-month labor of love for the Board to see through to completion.

The good news is that the project still has enough dollars left over so that a new “deco-inspired” sign will be added to the site (it had previously been on the chopping block) in December, according to TCI. Early next year, new trees will be installed replacing several damaged in last year’s terrible June storm. We hope to begin hosting events at the park as soon as pandemic gather restrictions are lifted and, with the deco sign installed, the park can finally be called “complete.”



## **Furr Drive Bond Work Underway Halfway Through the Project Challenges Arise**

The pandemic was not on our collective radar last winter when a portion of Furr Street near Kampmann saw barricades going up and signage alerting drivers that a major road construction project would soon be underway. More than \$3 million dollars, approved by city voters in the 2017 bond issue, was about to be spent on a portion of Monticello Park.

The improvements include new sideways, curbs, driveway approaches and ultimately the complete tear down and installation of a new street. The work, managed by the city's TCI Department, would also include the San Antonio Water System (SAWS), CPS Energy and the Office of Historic Preservation. Before the work commenced a neighborhood hearing was held so Furr Street residents could understand how the work would be performed, understand the projected timeline for the project and ask questions.

Known for its distinctive, gently sloping front yards with heavily landscaped easements, many homeowners have divided driveways and 90-year-old sidewalks steps leading toward their homes. The project was going to be challenging needing an almost house-to-house approach.

As construction progressed from Kampmann toward Fredericksburg Road, questions began to be raised by some residents. A few of the new curbs were crooked, sidewalks slanted toward the property and away from the street, and the new base street appeared higher than the previous street causing some to question how the street and its drainage would perform during heavy rainfall. Would property instead flood? These are serious matters.

Richard Casiano, project leader with TCI, has shared that the city is aware of these mistakes. As of print deadline, city engineers and project leaders are going into their third month still formulating a solution. In the meantime, the crews are continuing down the 300 and 200 blocks of Furr with a promise from the city that all mistakes in the 400 and 500 blocks will be corrected and revisions made to the specifications and plans for the rest of Furr Drive. We have asked for updates and hope that a safe meeting can be held with residents soon.

## **Redeemer Lutheran School Gets a New Tenant Re-zoning Sought**

No doubt many Monticello Park neighbors have wondered over the years what the future would hold for the vacant school on the grounds of Redeemer Lutheran Church, located at 2507 Fredericksburg Road. With its distinctive, two-story arches and mid-century modern flair, the 1950s era school was full of possibilities.

In mid-August, a re-zoning request was submitted to the Monticello Park Neighborhood Association and signage went up on the property. The applicant, a non-profit called UpBring, intends to begin a Headstart program. It will be one of two locations for the organization in San Antonio.

Following discussions with its leaders, who were cooperative and eager to gain the community's blessing, the group amended its initial zoning request. The MPNA Board sent a letter to the Planning and Zoning Commission approving the amended application for R-6S, which allows for a day care facility bordering a residential area like ours. We believe that our neighborhood and adjacent neighborhoods will benefit from the services. We appreciate the work of District 7 staff, the applicant and the Zoning department toward a successful resolution. No date for opening the Head Start program has been announced.



## National Night Out Celebration is Cancelled

We are very sorry to have to cancel the Monticello Park Neighborhood Association's 2020 National Night Out celebration. This event would have been scheduled for Tuesday evening, October 6th, and would have been the first official neighborhood event in the recently refurbished Monticello Pocket Park.

Traditionally, each year our neighborhood comes together in one of the largest National Night Out celebrations in the city. We always host city and county leaders, serve great food, have fun activities for the kids, and give away some fantastic door prizes.

It has always been a great way to meet new neighbors, get tips from law enforcement on how to keep our homes and neighborhood safe, and continue to build the neighborly bonds which make Monticello Park the best neighborhood in San Antonio.

Let's look forward to next year, when the threats due to the pandemic should be over, and we can come together again to enjoy each other's fellowship!

"I'm your Seniors  
Real Estate Specialist®  
I've been expecting you"



**Camille Rodriguez Brigant, Realtor®**  
**Motif Boutique Brokerage**  
210.802.9797  
Camille@MotifTX.com



Whether you're moving closer to your family or closer to relaxation, an SRES® designee will take the extra time to find you the home of your dreams.

Motif also offers a full line of estate services to help ease the process during your most difficult time.

From help with liquidating personal property, to coordinating contractors for repairs, to helping explain the probate timeline and process, we are here for you.

