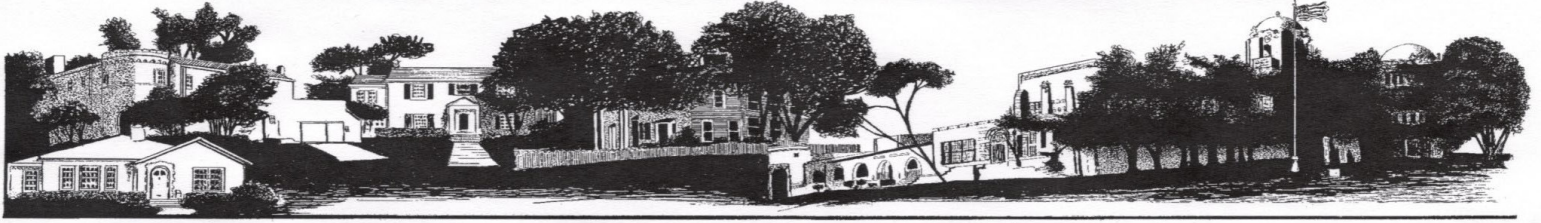


# Monticello Park

## NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

July - August 2021

### “Pink Flamingos” Return to Monticello Park!

Neighbors, there will be a Zoom General Assembly on Monday, July 26th, 2021 at 7:00 PM as per the annual schedule. It will be held online because your health and safety continues to be the Board's priority.



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The time-honored tradition of our neighborhood of periodically gathering together to socialize with old friends and meet new ones, events affectionately known as “Pink Flamingos,” will resume in August 2021! These events were interrupted in 2020 and the first half of 2021 due to COVID19 health restrictions. Now that vaccination rates in our community have reached a significant percentage and the pandemic appears to be abating, the MPNA Board welcomes the return of Pink Flamingos.

The first gathering of 2021 will be hosted by Pam and Scott Carpenter at their home at **245 Mary Louise Drive on August 7th, 7:00 - 9:00 PM.**

In accordance with CDC guidelines, the event will be limited to the porches and yards, with mask-wearing at your discretion. Feel free to bring your favorite snacks, refreshments, and lawn chairs. We most especially wish to encourage those new to the neighborhood to come out to meet your neighbors and help to carry on this casual and friendly tradition. Look forward to seeing y'all there!

## President's Message

Friends, just a few weeks ago, on July 4th, we held our first neighborhood-sponsored activity in well over a year. The Fourth of July Kid's Parade was also a wonderful return to the Monticello Park Pocket Park. Although it seemed we were going to be rained out, the skies cleared just in time! A huge thank you to Humberto Cervera and the Akouo Church, which partnered with MPNA for this year's parade. They donated not just paletas, drinks, and snacks; a photo booth; and musical entertainment, but also their time to make the parade a great success. Later that evening, many neighbors gathered at the home of Tom Simmons and Mark Skruhak for their annual July 4th potluck. We are so lucky to have so many wonderful neighbors!

We have a few more in-person events to look forward to in the very near future. First up will be the return of our Pink Flamingo socials. Our next Pink Flamingo will be held outdoors on August 7th and hosted by Pam and Scott Carpenter. Please see the notice included in this newsletter issue for the address and time. We hope to see you there! National Night Out is also just around the corner on Tuesday, October 5th; mark your calendars and get ready to meet us at the Monticello Park Pocket Park. Please look for more details in this newsletter issue and more information as we approach the date.

While social activities are very much on our minds right now, MPNA remains committed to bettering the neighborhood. MPNA has a long history of advocacy for city and bond projects that focus on life/safety issues, to include a push for sidewalks and connectivity and improved drainage. Although we have seen a number of drainage-related projects in areas surrounding our neighborhood, many homes remain within the floodplain. The recent rains also pointed to significant concerns about how well our inlets are working to quickly remove storm water from our streets. These are priorities that we need to continue to focus on and address at the city and county level. On another note about advocacy, for those neighbors who took the time to respond to the SASpeakUp budget survey – thank you!

Over the last few weeks, many neighbors have asked about the return to in-person general assembly meetings. It is our hope that the July meeting will be the last of our Zoom assembly meetings and that we can return to meeting in person as of September; however, we also acknowledge there has been a recent upward trend of COVID infections over the last couple of weeks and Zoom meetings remain an option.

Our next general assembly meeting will be on July 26th at 7:00 pm, via Zoom – I look forward to seeing you soon!

**Drea Garza**  
**President, Monticello Park Neighborhood Association**

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

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**Editor:** Scott Wm. Carpenter  
Article and event submission, please call  
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MPNA

Mail to: P.O. Box 100315  
San Antonio, Texas. 78201  
email: [BoardMPNA@gmail.com](mailto:BoardMPNA@gmail.com)

## 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	210-215-9274
Historic Building Enforcement Officer	
<a href="mailto:report@sapreservation.com">report@sapreservation.com</a>	

## The 4th of July Kiddie Parade is Back!

by Robin Foster



After a long year of mask-wearing and social distancing, Monticello Park children gathered again in the “pocket park” to celebrate Independence Day with the traditional bike parade -- the first one since the city completed renovations to the park in 2020. MPNA provided a variety of decorations in red, white and blue: flags, garlands, bows, hats, beads, glasses and leis. Akouo church members helped hand them out and even brought a sound system for parade music. After a brief rain shower, the parade began at 9 a.m. with the holiday banner leading the way, followed by kids on bikes, trikes and scooters, and a few dogs thrown in for good measure. They marched and rode along the new brick walkways of the pocket park and afterwards enjoyed paletas graciously donated by El Paraíso and pastries donated by Panadería Jiménez.



Special guests included District 7 City Councilwoman Ana Sandoval; and the Carranza family, visiting their Monticello Park friends who'd helped them when they first arrived from Honduras. The Carranzas said it was good to be “back home in San Antonio.”



What better way to demonstrate the American ideal expressed in the Declaration of Independence--that all men are created equal--than to welcome a family seeking “Life, Liberty and the pursuit of Happiness”?



# We are All Responsible for the Quality and Life of Our Streets

by Gary Hudman

Your Monticello Park Neighborhood Association has successfully lobbied the city for many improvements to our sidewalks, alleys, and streets. Several years ago, the city rebuilt the curbs, sidewalks, and street on Club Drive, and they recently completed another bond project to completely rebuild the curbs, sidewalks, and street on Furr Drive. This infrastructure was severely deteriorated, and needed to be replaced, but did you know that you can help these structures last longer with some simple lawn upkeep? Yes, that's right. What you do when you mow your lawn can actually extend the life of the streets, curbs, and sidewalks!

We can help maintain the health of our streets by taking a few simple actions. Water is the single most damaging element to street pavement. When it is allowed to seep into the pavement through cracks, it can get into the underlying base material and cause premature failure. That speeds up the deterioration of the street and curbs and shortens their lifetime.

How can you help?

## **KEEP GRASS OUT OF THE STREET**

**DON'T** allow dirt and grass to accumulate along your curb. Accumulated dirt allows grass and weeds to grow into the pavement. The roots of the plants work their way through the pavement, causing it to crack or break into pieces. Water can then get under the pavement and cause premature failure of the street.

**DO** keep your curb clean and clear. Keep your grass edged so that it doesn't grow into the street. Sweep up the grass clippings and either place them in your organics (green) cart or put them on your lawn. Clear out any growth between the concrete and the asphalt pavement. Sweep up any dirt, and put it back on your lawn, so that weeds don't have a chance to grow.

## **KEEP CURBS CLEAR FOR WATER**

**DON'T** allow debris to block the flow of runoff. Water can damage pavement. Curbs protect pavement by channeling runoff. It is important to minimize curb blockage so that water can drain freely off of the street.

**DO** keep your curb clean so the water flows freely and doesn't pond. When you keep your curbs clean, you help to keep water off of the pavement and out of the base material. This helps to extend the life of the street, and will keep our neighborhood looking as nice as possible.

Thank you, neighbors, for doing such a great job on this!

*Adapted from City of Corpus Christi.*



*A curb lacking proper maintenance*



*A very well maintained curb*

## Zoom into the General Assembly Without Leaving Home

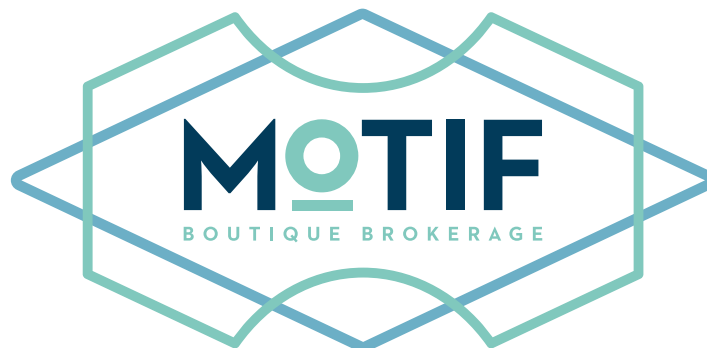
General Assembly Meeting is on for Monday, July 26th, 2021 at 7:00 PM  
Safe Distancing Means Time to Zoom Again

Our Monday, July 26th meeting will be held again using the Zoom platform. Anyone with a smart phone, a computer, laptop, tablet, or a hardline phone will be able to access the meeting by following the instructions below.

1. Open your Internet browser and go to [www.zoom.us](http://www.zoom.us).
2. Look in the upper right corner for "Join a Meeting" and click on it.
3. A screen will ask for your **Meeting ID (862 2874 9445)** and then a **Passcode (676293)**.
4. If you would like, join with both audio and video.
5. Please enter your name when prompted so we know who is attending.
6. If you want to use a cell phone or landline (wired home phone) you may do so by using the phone number 1(346) 248-7799. Please follow the prompts and enter the Meeting ID and Passcode when asked to do so.

Even though the meeting will begin at 7:00 PM, please join the meeting a few minutes early. If you have questions regarding Zoom, please reach out to a Board member for assistance.

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## English Village was a Major Addition to Neighborhood Starting in 1927

**English Village** **100** **Point Home**

Volume construction in permanent type home building in San Antonio dates from March, 1927, when the first certified brick and rock home was completed by Davidson and English. This leadership has been maintained with the development of English Village.

246 North Drive, at the right, completely furnished and open for inspection **\$8650** Sunday, priced at

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Have you ever wondered about the history of the beautiful Tudor Revival homes along North Drive? These are among the most charming houses in our neighborhood, and their sturdy rock and brick construction is still admired by all.

The builders, Davidson & English, first advertised homes for sale in a new addition, English Village, in September 1927. They had been building homes in Waco and Dallas for the prior nine years but had only begun building homes in San Antonio in March, 1927. They quickly became one of the most prominent

builders of “high quality, modest homes” in the city and had expanded their business to include Austin by the following year.

The houses in English Village were first listed with three price points: \$7500, \$8500, and \$9500, and were described as featuring steep roofs, beautiful stone chimneys, casement windows, and arched brickwork. Mr. English was very proud to state that their construction methods were “double strength...throughout” and had foundations capable of carrying twice the actual weight of the homes. Today’s lucky owners can vouch that these are very sturdy and beautiful homes.

This addition was planned to include 32 rock and brick homes, all of different designs and with varied floor plans. Of interest, English Village once featured prominent rock entrances to the neighborhood which have not survived.

On July 18, 1928, the developers of English Village used free watermelons as a way to entice visitors to this unique new development. In their ads, Davidson & English invited visitors to observe their quality construction methods and actively advertised the high quality of all of the houses. They called these houses “100 Point Homes,” a reference to one-hundred high quality construction methods which made their homes stand out from other builders’. Their ads used the descriptive language of the time to convince readers of this high quality.

Home ownership, for most people, is a matter of hard work and sacrifice for a period of ten years or longer — that should be rewarded with only the best that their money can buy. Every nail driven home, every bit of material, every texture, should bespeak beauty, long life, ruggedness, and complete satisfaction. Davidson and English “100 point” standard construction ensures just these features. To be sure, to be safe, to be confident that you are right, insist on “100 point” construction throughout.

The homes of English Village survive to this day, flanking North Drive between Vollum and Shearer. If you live in one of these architectural treasures, or simply admire their beauty as you drive by or visit, I hope that you enjoyed this story that is part of the origins of our neighborhood.

## Alley Maintenance Is Up to You

by Cathy Teague

What? That was my first reaction upon finding a code violation tag stuck on my front door. I had been in my home for less than 60 days, and as a first-time owner, one of my first purchases was an electric lawnmower and modest weed-eater. Good for me; however, it wasn't lawn maintenance that had Code Enforcement shaking their finger at me. It was alley maintenance.

That's right, all of us who live in neighborhoods with alleys are responsible for the maintenance of the area directly behind our home. What does that mean? In simple terms, it means cutting the grass, trimming the trees and vines and removing the obstacles that would prevent the city (trash, organic and recyclable collections) and utility services from being able to drive down the alley and do their job.

But, that's not my rug! That's not my mattress! Doesn't matter. Even if someone else dumped these items in the alley behind your home, you are responsible for their removal. That's not the neighborhood association's rules, that's the rules of our city. Failure to keep an alley clean of debris, tall grasses, overhanging tree limbs, fallen fences, etc... can result in your collection services being moved to the front of your home. Plus you will be the reason the entire block had their services moved out of the alley! Moving those large collection containers to the front curb is a chore and one we want to help you, and all of your neighbors, avoid.

Many alleys have been improved and it seems there are ongoing upgrades in many of our alleys each year. Many neighbors often go beyond what's required and pick up trash, straighten fallen cans and even cut limbs behind vacant homes for those whom we know have elderly residents living in them. Thanks for being so neighborly!

Once Code Enforcement misidentified a weedy alley site as being directly behind my home. Mistakes can happen. Simply notify Code Enforcement and give them a chance to re-survey the area. If you find drug paraphernalia or items that look like they may have been stolen, please call non-emergency immediately and let the police know. A clean alley makes it less likely that it can be a place where mischief takes place. Thank you for doing your part in keeping all of Monticello Park beautiful.

You pass them every day; architectural features that make Monticello Park unique. Enjoy looking for these unusual elements as you walk or bike through our streets. Do you know where to find this one?

(Last Hidden Corners Answer: "The Castle" at the 200 block of Mary Louise Drive)



## 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!



### 2021 Newsletter Ad Prices to Remain the Same as 2020

The COVID-19 global pandemic has imposed many hardships and tragedies on our community, city, and nation. Knowing that some of our local businesses are struggling just to keep the doors open and their employees paid, the MPNA has decided to keep ad prices for our bi-monthly newsletter at the same rate as 2020. This provides local businesses in our community a very cost-effective way of reaching out to our neighborhood and reminding us of the great products and services they provide. The following pricing schedule will remain in effect for 2021:

Full Page Ad	\$100
Half Page Ad	\$50
Quarter Page AD	\$25
Business Card	\$15 per issue

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