

# Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

September / October 2022

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## SARAH HOHNE AND DAVID ARMANO LOVE THIS NEIGHBORHOOD

By Jan Peranteau



**SARAH HOHNE & DAVID ARMANO**

Sarah Hohne and David Armano love this neighborhood. Coming from Chicago, they both said they were done with Big City Life—high rises, commuter trains, and crowded spaces. Sarah said, "We'd heard good things about San Antonio, so we came for a visit in 2021 during the pandemic. "It is so down to earth and welcoming here and we love the climate." "We were tired of all the ice and snow," David said.

After a second visit they started looking at houses. The Spanish style house they found is perfect for their needs. David said, "We both work from home and in this house

we each have an office." David's two sons came along too. Mason, a freshman at San Antonio College, is interested in Urban Planning and has an internship with the Chamber of Commerce. He lives with them and has his own wing of the house. The other son, Max, lives near the medical center and is experiencing apartment living and being on his own.

The family wouldn't be complete without mentioning Greta, the cat, meowing frequently and looking toward the door.

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## PRESIDENT'S MESSAGE

Neighbors,

It is with great excitement that I invite you to attend our next General Assembly meeting in person at Grace Presbyterian Church at 950 Donaldson Avenue. This is our first in-person gathering in over two years and I hope you can be there as we review the activities MPNA has engaged in over the last few months, as well as some of the upcoming activities and volunteer opportunities that await.

One of the most pressing matters we will discuss during the General Assembly is the need for a robust plan to address the increased traffic, speeding, failure to obey traffic signs, and accidents that have occurred over the last several years. MPNA requested a traffic study well over a year ago, but the results were never shared with us. For those of you at the January 2022 General Assembly meeting, you may recall Public Works sent a representative to listen to our traffic concerns. At the time, the recommendation from Public Works was to remind neighbors to obey traffic laws; as many of you know, these issues stem from individuals cutting through the neighborhood, not neighbors, and this recommendation was not particularly helpful. Efforts to install more stop signs did not move forward as Public Works determined that was not the solution. We are awaiting an update on what initiatives Public Works has identified to address traffic concerns and hope to have one of their representatives at the meeting to re-initiate the dialogue. Your observations, experiences, and feedback are crucial as we try to find ways to make our streets safer for everyone.

For those of you who have been part of National Night Out celebrations in years past, this event is returning to the pocket park (444 Club Drive) on Tuesday, October 4th from 6:00-8:00. Please note that during the COVID pandemic, this annual event was renamed/rebranded by the City of San Antonio and is now called "Neighbors Together." It remains the same event and we will again be gathering at the gazebo. Please bring a dish to share; MPNA will bring the main dish and drinks. We will have a bounce house for the kids and some great giveaways.

Please accept a gentle reminder that we remain on water restrictions and that SAWS is now issuing citations, not warnings to those violating the restrictions. Also, another reminder that we live within a Historic District and that means there are a couple of extra steps we need to take before we embark on any repairs or modifications to the exterior of our homes. A Certificate of Appropriateness from the Office of Historic Preservation is required; depending on the scope of the project, a permit may also be required.

Please join us for our next General Assembly at Grace Presbyterian Church at 7:00 pm.

<b>President</b>	Drea Garza
<b>Vice President</b>	Gary Hudman
<b>Secretary</b>	Pamela Carpenter
<b>Treasurer</b>	Larissa O'Connors

<b>Board Members</b>	Robin Foster Bianca Maldonado David Guerrero Tom Simmons Tony Sanchez
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<b>Editor</b>	Sabrina De La Rosa Crystal Wright
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### **AD PRICING INFORMATION**

Visit [monticelloparkna.org](http://monticelloparkna.org)

### **MPNA**

P.O. Box 100315  
San Antonio, TX 78201

[BoardMPNA@gmail.com](mailto:BoardMPNA@gmail.com)

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### **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>

**Visit [MonticelloParkNA.org](http://MonticelloParkNA.org)**

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

# HOME TOUR POSTPONED TO 2023

By Gary Hudman

I am sorry to announce that we are postponing the Monticello Park Holiday Home Tour to 2023. We made this decision based on uncertainty about COVID and after considering feedback from several neighbors who were concerned about opening their homes at this time.

I want to thank the home tour committee for volunteering your time and efforts. Rest assured that we will use all of your work next year, when we bring the tour back. Committee members included Pam Carpenter, Marti Campbell, Robin Foster, Drea Garza, Kathy Hernandez, Ressie O'Connors, Carol Rea, Tony Sanchez, and Tom Simmons. Thanks also to Randy Cole and Michelle Casarez, who had just recently volunteered to help. Finally, we appreciate several neighbors

offering up their homes for the 2022 tour, and I am truly sorry we cannot move forward. I hope that you will be as generous in 2023!

The date for next year's Monticello Park Holiday Home Tour is December 3, 2023, and we intend to make this the best tour in our history. Speaking of history, 2023 is the 40th anniversary of the founding of Monticello Park Neighborhood Association, and the 2023 tour will be the perfect way to cap off a year of celebrations.

Make plans to join us in 2023!

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## NEIGHBORS, CONTINUED FROM PAGE 1

Sarah said, "She has supervised visits outside and stays in the back yard." The dog, MiMi, is in the 'Black Dog Breed' category so familiar in our neighborhood. "We had her DNA analyzed and she is part Border Collie, part Australian Shephard, and of course a little pit bull thrown in," David explained. She is young, a year old, and simply laid her head on David's lap during the interview.

But the most exciting news came from David. "We've decided to get married after being together for seven years. We're having our parents for Thanksgiving, and they haven't met each other so we thought it would be fun to have them stay a few extra days for a wedding." Sarah added, "We had planned to marry in New Orleans at the House of Blues. We love New Orleans, but then Covid came, and we canceled. It was a good thing too, as a hurricane hit the same day as our proposed wedding date. "The new wedding destination is now the Little Church in La Villita, with a reception at the Fig Tree."

Sarah works for Klick Health as a marketing agent for health care and wellness. The business is based in Toronto, Ontario. As for passions, she quickly responds, "Making things. I love crafts—painting, mosaics, needle work, rugs, etc. I want to start making individualized steppingstones." David added, "This neighborhood was made for Sarah. All the houses are so different—and the neighborhood is peaceful, quiet, and pretty—not to mention a sprinkling of artists here."

David has two jobs, "sorta," he explained. "I am in a consulting business with strategic communication and brand development."

His second job is with an artificial intelligence company, Soul Machines, and deals with 3-D animations that represent people. They answer practical questions on a variety of subjects including paperwork from a doctor's office. "Both jobs are fully remote, and we can spend our days at home. We love it."

Sarah described the back yard as an oasis, where work stops and friends can come over and sit beneath a canopy tent, look onto an intimate pool, or take a dip, and enjoy a refreshing drink and tasty bites. Vegetation is lush despite the drought. A pool house is available for overflow guests and serves an alternative workspace.

Throughout the interview a digital screen planted amid a wall of framed photos cycles through various trip pictures. Sarah smiles as she looks at the pictures. "We were engaged in Sicily. Have you noticed all the posters of Italy? We love Italy." "David adds, "I am Italian, and Sarah is German." Life seems good, but the twist comes as we near the end of our conversation. David says he is scheduled for hip replacement soon and Sarah has already had lower back spinal fusion.

The soon to be newlyweds expressed interest in getting involved with the neighborhood. Advice given—join us at a neighborhood social, dip your toe in there. Visit a neighborhood meeting online. Or do as you already are doing meeting one neighbor at a time. Welcome!

# TRASH COLLECTION DATES CHANGING NOVEMBER 7TH

Your trash, recycling, and organics collection dates are changing. You should have received a postcard with the new dates. Earlier, the city's website had incorrect information about these dates, but we have confirmed that the postcards are correct, and the below dates are correct.

## Northside of Donaldson 100-700 blocks, Furr Dr, Mary Louise Dr, Club Dr, North Dr, Quentin Dr, Leming, and 1st blocks of Rosemont and Cromwell

IF your Current TRASH (Brown) collection day is Friday then your NEW Trash (Brown) collection day will be **Tuesday!**

If your Current RECYCLE/ORGANICS (Blue and Green) Collection Day is Tuesday, then your NEW RECYCLE/ORGANICS collection day will be **Friday!**

## Southside of Donaldson

IF your Current BROWN (TRASH) collection day is Thursday then your NEW BROWN (TRASH) collection day will be **Monday.**

If your Current RECYCLE/ORGANICS (Blue and Green) Collection Day is MONDAY, then your NEW RECYCLE/ORGANICS collection day will be **Thursday.**

CHECK YOUR NEW COLLECTION DAY HERE: <https://www.sanantonio.gov/swmd/Proposed-My-Collection-Day>

Looking for a way to save money? Call 311 and ask for a smaller brown cart. Downsize and save!



CITY OF SAN ANTONIO  
**SOLID WASTE MANAGEMENT  
DEPARTMENT**

## NEW LOWER GARBAGE FEE - DOWNSIZE NOW AND SAVE



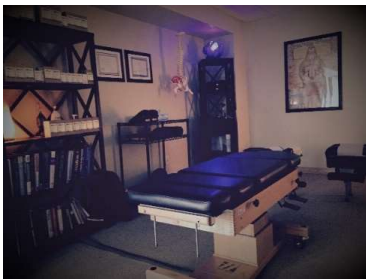
CITY OF SAN ANTONIO  
**SOLID WASTE MANAGEMENT  
DEPARTMENT**

# Lonestar Health Group

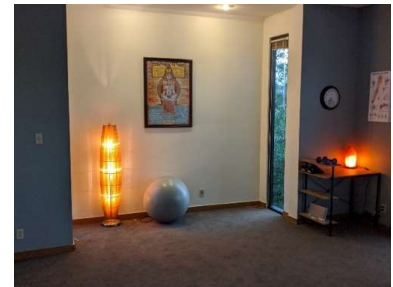
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- Individualized Treatment Plans based on your needs.
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Get on the Road to Recovery...Call Us Today!



Conveniently Located



Lonestar Health Group  
7475 Callaghan Rd. STE 304  
San Antonio, TX 78229

P: 719-247-8256  
lonestarhealthgroup@gmail.com  
www.lonestarhealthgroup.com



## MAINTAINING YOUR ALLEY AND LEAF COLLECTIONS

The next BRUSH COLLECTION for the MPNA Community will be October 31, 2022. Remember, do not place any brush at the curb until you receive a door hanger notice from the City. MPNA is alerting residents about this upcoming BRUSH COLLECTION to ensure residents utilize this collection to maintain the alleyways in the weeks leading up to the collection. It is important to keep the alleyway free of obstructions to avoid hindering trash and recycle collections and ensuring we continue to have these alley collections!

Please remember you may request up to two (2) Green Organic bins from the City for FREE by calling 311. Also, residents may request two (2) FREE of charge leaf collections per fiscal year (Oct-Sept) by calling 311. You must bag all leaves in the large paper bags available at most local stores, including H-E-B, Home Depot, Lowes, and others. 311 can provide all the information on these City Services. <https://www.sanantonio.gov/swmd>

### ALLEY PROPERTY OWNER RESPONSIBILITIES

- *Mow the alley to its center and keep it free of debris and other obstructions; your neighbor is responsible for maintaining the other half.*
- *There must be a clearance of at least fourteen (14) feet high by fifteen (15) feet wide for vehicles to enter the alley, and the alley bed must be reasonably free of debris and passable to the vehicle.*
- *Do NOT obstruct the alley with plants or stored items (brush or trash)*

See San Antonio Property Maintenance Code: Section 308.1, City Codes 14-10 (d), 14-61 and 14-64



**ADAM RANGEL**

## **MPNA SCHOLARSHIPS**

### **2022 MPNA Scholarship Recipients**

Congratulations to the 2022 MPNA Scholarship recipients, Adam Rangel and Tristan Sipes! Each is receiving \$1500 as they embark on their Freshman year in college this Fall!

Adam Rangel, graduate of Basis San Antonio Shavano Campus, is attending the University of Chicago. He will be starting school in September.

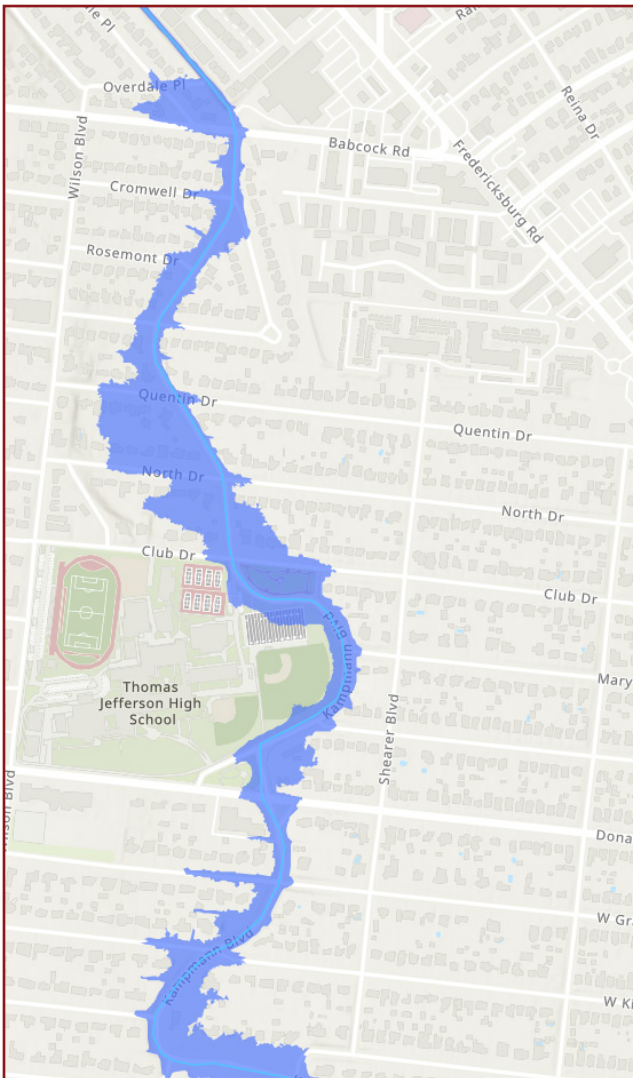
Tristan Sipes, graduate of Thomas Jefferson High School, is attending Southwestern University, and is pictured with his family on campus at the start of his school year in August.

MPNA wishes both of these young men great success!



**TRISTAN SIPES & FAMILY**

# DISCOUNT FOR FLOOD INSURANCE POLICIES



Floodplain Map

The Community Rating System (CRS) is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP). In CRS communities, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community's efforts that address the three goals of the program:

- *Reduce and avoid flood damage to insurable property*
- *Strengthen and support the insurance aspects of the National Flood Insurance Program*
- *Foster comprehensive floodplain management*

The City of San Antonio will successfully enter CRS, effective October 1, 2022. All new or renewed flood insurance policies effective on or after this date will receive an automatic discount through the NFIP. Properties within Special Flood Hazard Areas (SFHAs) will receive a 20% discount on their premiums; those outside the SFHAs will receive a 10% discount on their premiums. The San Antonio River Authority currently maintains the Digital Flood Insurance Rate Map (DFIRM), which will show where your property falls and can be accessed through <https://www.sariverauthority.org/>. Please note that insurance requirements are set at the discretion of your lender.

For more information related to San Antonio's participation in the Community Rating System, please call 210-207-6584 or email [cecily.pretty@sanantonio.gov](mailto:cecily.pretty@sanantonio.gov).

# BUILDER WILSON POPULARIZED RADIO HOMES

By Gary Hudman

John T. Wilson built the first house in our neighborhood in July 1925 at 232 Furr Drive, Just one year later, Mr. Wilson was not only one of the area's most prolific builders, but was embracing new technology seemingly ahead of other builders across the country.

In June 1926, he had three very unique houses for sale on Furr Drive, each advertised as a technological marvel of the day. These homes were at 326, 330, and 331 Furr Drive.

He called these houses "Radio Homes." They featured built-in, eight-tube, super-heterodyne radios which could send radio programs to speakers in each bedroom and the breakfast room, in addition to the primary location in the living room.

In 1927, he built another Radio Home at 334 Furr, this time with the addition of a Kohler electric dishwashing sink, one of the first automatic dishwashers. Imagine shoppers' amazement at these houses, full of new high-tech features none of them had ever seen.

Recall that radios were just gaining popularity as a means of home entertainment. The first radio station began broadcasting in 1920, and even in 1925, only 10% of U.S. households had radios. Having the radio play programming in multiple rooms was definitely a sensation for San Antonio, and Mr. Wilson took full advantage of this by advertising his marvels in both the San Antonio Light and the San Antonio Express.

Many U.S., newspapers of the day used the term "radio homes" to refer to households which owned radios, but I could find no other builder in the

U.S. using that phrase for the type of built-in, multi-room radio featured in Wilson's "Radio Homes." He even had the phrase trademarked, indicating he likely invented the idea!

The subcontractors on Wilson's Radio Homes joined together and promoted their affiliation with these high-tech homes. This gives us a unique lens into who supplied each portion of the four Radio Homes on Furr. What a fantastic historical record for the current owners.

Interestingly, these homes were advertised as "just a stone's throw from San Antonio's new two-million dollar tourist hotel and golf course." This, of course, referred to El Conquistador, the hotel and golf resort which was planned but never built. Portions of that site are now occupied by Thomas Jefferson High School and the rest was developed as home sites.

John Wilson was ahead of his time, and evidently was a pioneer in promoting high-tech amenities in his homes. I think he would be very happy to see the types of features our homes have today.

**Drive Out Today**  
and see the newest in modern home building.

**Radio Homes**  
"Trade Mark Registered"

with radio built-in, and loud speaker connections in all bedrooms and breakfast nook.

**John T. Wilson Jr. & Co.**  
Builder and sole owner of this type home, will keep them.

**OPEN DAILY**  
2 P. M. to 10 P. M.

**300 Block Furr Drive**  
North Woodlawn Terrace

Just a stone's throw from San Antonio's new two million dollar Tourist Hotel and Golf Course.

**RADIO HOMES**  
**OPEN TODAY**  
2:30 to 10 P.M.



These Radio Homes, an innovation to San Antonio, are copyrighted by the John T. Wilson Jr. & Co.

All these homes are built in North Woodlawn Terrace, and derive their name from the feature built-in eight-tube Super-Heterodyne Radio Set, with loud speaker connections in all the bedrooms and breakfast nook.

**Three Homes Open All This Week**

These homes in the 300 block of Furr Drive will be open all this week from 2 in the morning till 10 p. m. A special feature for the evening visitors is the radio programs that will be received each evening. To reach these homes drive out Fredericksburg Road to sign at Furr Drive—one block north of Parkmore Drug Store, and turn left to 300 block.

**John T. Wilson Jr. & Co.**  
Builders

Montrose & Furr Drive North Woodlawn Terrace

The home pictured above is at 330 Furr Drive, and is completely furnished by the Burke-Moorehead Furniture Company.  
It is built of Stone-Tile in the Spanish type architecture and is painted with Atlas White to produce the effect of whitewash adobe block construction.  
The living room, which is the first impression upon entering, is pleasing and suggestive of the beauty and comfort throughout the entire home. The 18-foot cathedral ceiling gives ample space for a cozy reading room. Below the mezzanine is the radio alcove and fireplace with its mantle of unique and individual construction and sunken tile hearth.  
All the interior walls are done in vint-colored plaster to produce a very harmonizing effect throughout the entire house.

## RADIO HOMES SUBCONTRACTORS

<b>Realtor</b>	<i>H.J. Shearer</i>	<b>Plumbers</b>	<i>Jud &amp; Ormond</i>
<b>Lumber</b>	<i>West End Lumber Co.</i>	<b>Dishwasher</b>	<i>The Southern Co.</i>
<b>Doors</b>	<i>Steves Sash &amp; Door Co.</i>	<b>Ornamental</b>	<i>Acme Iron Works</i>
<b>Screens</b>	<i>Brown Manufacturing</i>	<b>Landscaping</b>	<i>San Antonio Nursery</i>
<b>Flooring</b>	<i>Jordan Brothers</i>	<b>Sidewalks</b>	<i>Austin Smith</i>
<b>Wiring</b>	<i>Wright Brothers</i>	<b>Furniture</b>	<i>Stowers</i>



**Monticello Park Neighborhood Association  
presents**

# **Neighbors Together Party**

**(formerly National Night Out)**

**We'll have hot dogs & drinks  
Bring a side dish or dessert to share  
Bounce House for the kids!**



**Tuesday, 10/4/22  
444 Club Drive  
Monticello Pocket Park  
6-8 pm**

## TRIXIE LA RUE LIVING THE GOOD LIFE WITH MARTI CAMPBELL

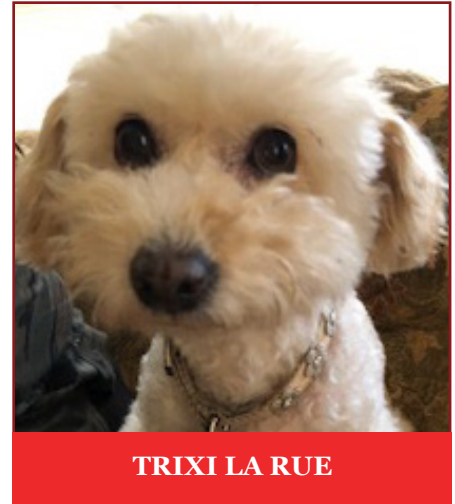
Trixie La Rue: A Pretty Woman (Puppy) Love Story  
By Katrina Cook

It's 2020. Marti Campbell moved to San Antonio and an MPNA Tudor-style house to start a new adventure. And then...Covid. Isolated and alone in a new city, she realized she needed a puppy companion to help her get through the pandemic. In an homage to her Scottish roots and previous dogs, she knew she wanted to adopt a Westie. But as everyone was similarly on the hunt for a pandemic puppy, she spent months in an exhaustive search with no results. And then Marti drove halfway to Houston to pick Trixie up from her Twilight Tales foster family.

Trixie had been kept in a cage in a backyard as a Maltipoo breeder. She was mistreated, undernourished, and suffering from heartworms. But something about Trixie intrigued her, and Marti decided to take a chance. With Marti's love and care, Trixie has thrived. Her charismatic personality

makes her a charming and loyal friend to both other dogs and people. She likes bling and wears a bejeweled necklace (collar) and attends high society weddings. Her smile and tail wagging light up a room.

Trixie La Rue is an influencer and is using her celebrity status to highlight an important issue. On the same day she was announced to be Perro Bello de Monticello 2022, she was also diagnosed with breast cancer. The vet explained that her previous life as a breeder increased her vulnerability to the disease. The more often dogs go into heat, the greater the risk of getting breast cancer. Marti and Trixie have a plan to combat this cancer and her prognosis is good, but she encourages all humans to prevent this from happening to their dogs by consulting with their vets and getting their dogs spayed early.



Marti is a member of the San Antonio Scottie/Westie rescue group and Trixie is an honorary member. If you like tartan plaid and hear bagpipes whenever you think about adopting a dog, contact Marti and Trixie to help you find your new Scottish canine companion.

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A portion of all commissions are donated to local non-profits.



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FULL OF COSTUMES, CANDY & COMMUNITY!

OCTOBER 29 | 3 TO 6 PM  
100 QUENTIN

 AKOUO

**MONTICELLO PARK  
NEIGHBORHOOD ASSOCIATION**



**MONSTER**



**MASH**



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**KIDS COSTUME PARADE**

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**OCTOBER 29TH**

ALL AGES WELCOME

**BRING YOUR  
KIDS | PETS | BIKES**

**10 AM LINE UP AND PARADE**

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**MONTICELLO POCKET PARK**