

# NCTONA NOTES



## North Central Thousand Oaks Neighborhood Association

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### THREE ENCOURAGEMENTS FROM NCTONA NEIGHBOR, ROSE DANIELSON

By Ray Altman



For the last three and half decades, Rose Danielson has hosted neighborhood parties a few times a year. I first heard about them when my family moved to the neighborhood in 2022. I heard “beer and brats provided” and had to find a way to get invited. The parties have been consistent, happening each National Night out, now San Antonio Neighbors Together, and Fiesta, and they are the stuff of legend. But what makes these parties important are not the large quantities of food, drink, and live bands, it’s the abundance of human connection.

Rose is moving this spring to another part of San Antonio, to the mixed feelings of many who have grown to call her neighbor and friend. She made me promise that this article would follow two rules: it couldn’t be a puff-piece about her and it couldn’t mention anyone else by name. She agreed it could, however, be a testimony that offers encouragement and inspiration to all who accept the “neighbor” identity and if you’ve read this far, that includes you.

So here are 3 encouragements Rose leaves us with.

1. Everyone can be a good neighbor. Yes, even you and even THAT neighbor. You do not need to be an extrovert. You do not need to host large parties or hire Polka bands. You do not need to be Rose. “I want people to know that they can invest in this neighborhood as themselves.” Rose says. “Not everyone will be outgoing or throw parties. Everyone is different. Every house is different. All of them have good qualities.” What makes a neighborhood great is that we don’t all have the same qualities. We bring a diversity of gifts, perspectives, and experiences that make a community far more than the sum of its parts. Being a good neighbor means offering our unique positive qualities and accepting the positive qualities of others.
2. “Focus on what’s good about your neighbors. There’s always positive qualities to focus on and celebrate. Don’t focus on what divides us.” If you’ve felt seen and valued by Rose or any other neighbor in life, it’s because they’ve made a choice to see the good in you. Do we have some qualities that are not so positive? Do our neighbors? Do I need to answer that question? How do we engage each neighbor, even the ones whose positive qualities aren’t as immediately evident? “Being curious is better than being judgemental.” Rose reminds us. And when it comes down to it, being a good neighbor doesn’t require that we like every neighbor on a personal level. “You don’t have to be friends with everyone in the neighborhood. You just have to be kind and don’t be judgemental”.
3. Connection allows for sharing and support. One of the reasons we initiate neighbor connections and seek to maintain them is because we never know when we might need a neighbor or they might need us. Rose tells the story of neighbors helping her when it really mattered. Years ago, “when my husband fell, I went to two neighbors, they couldn’t help! But then I went to my neighbor across the street who works at a nursing home. She was able to pick him up off the floor. She was here in an instant.” Now that Rose is downsizing, she has items that need to go. Many of these items, some quite valuable for sentimental and useful purposes, have been passed on to neighbors for free. This is the natural exchange economy that happens when neighborhoods are connected. Neighboring is about giving AND receiving support and sharing.

Rose will still be around. She may even attend neighborhood parties that others throw. “I haven’t died, I will be back. I have no grave illness. I am in the best of health, but I want to make it easy on my children.” And what does Rose hope this neighborhood becomes in the years ahead? “A growing, family oriented community where people care for one another. I hope I see it when I come visit and will be able to tell. Will anyone be outside sitting and talking? Will children be playing in the yard? That’s what I want to see.” I hope that’s what Rose sees too. But what about the legendary parties? What about the potluck of shared beer? Rose is confident that whoever buys her home will carry on that legacy or that other households in the neighborhood will take the mantle. In my opinion, it may take a few of us to carry that mantle together. I hope you’re ready to share that honor and to experience the joy of neighboring that Rose will bring to a new neighborhood.

## ASHLEY SCOTT, PRINCIPAL, COKER ELEMENTARY SCHOOL

Interview by Julie Winckler



Ashley Scott has been the principal of Coker Elementary School since January 2023. She is a native of San Antonio, a product of NEISD schools and holds degrees from Texas A&M and UTSA. She lives in the neighborhood with her husband and two sons, who are also Coker Cubs.

### NCTONA: How did you choose this neighborhood?

We chose our neighborhood for many reasons, but the main reason is the Coker/Bradley/Churchill school path. All the schools have a rich history that we wanted to be a part of. Also, the neighborhood was exactly what we were looking for - centrally located, other young families, close to our own families and an established neighborhood with gorgeous trees.

### NCTONA: What is unique about Coker Elementary School?

We are celebrating our 70th anniversary in 2025 and are the oldest elementary school in the district. We have students at Coker whose parents, grandparents and occasionally even great grandparents attended Coker. Our dual-language program brings in rich cultures from other countries that we get to celebrate and learn more about.

### NCTONA: What are your favorite things about Coker Elementary School?

I love working at a neighborhood school and having kids the same age as the Coker students. It's fun to see them out and about in the community and make connections with them outside of school.

### What do you want neighbors to know?

We are proud to be part of the community. Our kids love to play outside with neighbors – please drive slow.



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# APRIL MARKET UPDATE: HOW THE YEAR IS SHAPING UP

By Christine Denney

Spring is here, and as we welcome the warmer weather, it's also a great time to take a look at how our neighborhood real estate market has performed since the start of 2025. Whether you're thinking of buying, selling, or just keeping a pulse on the market, these insights will help you understand the trends that are shaping home values in our community.

## Market Snapshot: January – March 2025 (3/10/2025)

The first quarter of 2025 has shown some interesting shifts in our neighborhood's real estate market. Overall, the market remains active, but we've seen a wide range of listing prices, varying time on the market, and some strong competition among buyers. Currently, there are 19 active residential listings in our neighborhood, ranging from \$259,950 to \$480,000, with an average listing price of \$379,132. The median price sits slightly higher at \$397,900. The average price per square foot for active homes is \$186.31, but this varies significantly depending on the property. Some homes are listed as high as \$245.68 per square foot, while others are closer to \$158.55 per square foot.

## Homes That Are Moving:

So far, 11 homes have sold since January, with prices ranging from \$251,750 to \$462,500. The average sold price was \$332,558, and the average price per square foot for sold homes was \$189.79. Notably, homes that were priced competitively saw quicker sales, while those that were priced above market value took longer to sell or required price reductions. The average time on the market for sold homes was 69 days, with some properties selling in as little as 11 days, while others sat on the market for over 170 days before closing. One key takeaway is that homes priced correctly from the start tend to sell faster and closer to their asking price. The list-to-sold price ratio was 98.37%, meaning most sellers got very close to their original list price. However, a few properties sold for as much as 102.63% of their listing price, which indicates that buyers are willing to pay a premium for well-maintained, move-in-ready homes.

## Pending Sales: What's Next?

At the moment, six homes are under contract, meaning they are pending sale. The average price of pending homes is \$417,300, with an average price per square foot of \$176.60. These homes spent significantly less time on the market, averaging just 35 days, which suggests that well-priced homes are still moving quickly despite a more balanced market.

## What This Means for Buyers & Sellers

For sellers, the market is still favorable, but pricing your home strategically is key. Homes that are move-in ready and priced competitively are attracting buyers quickly. If you're thinking about selling, now is a great time to prepare your home by focusing on curb appeal, minor repairs, and staging to make it stand out.

For buyers, there are still plenty of opportunities, but competition remains strong for well-priced homes. Mortgage rates and affordability continue to be major factors, so if you're looking to buy, being pre-approved and ready to make a strong offer is essential.

## Looking Ahead: What to Expect This Spring

As we move into the peak home-buying season, we can expect to see more new listings hit the market. If you're considering making a move, keep an eye on trends, and don't hesitate to reach out for advice on how to navigate the market.

Whether you're buying, selling, or just curious about home values in our neighborhood, staying informed is the best way to make smart real estate decisions.

## UPCOMING EVENTS

Apr. 13.....Palm Sunday  
Apr.14..... NCTONA Board Meeting -Location TBD- 6:30 PM  
Apr.18..... Good Friday  
Apr. 20 .....Easter  
Apr. 26.....Neighborhood Garage Sale (Sign up at Inolder@aol.com)  
May 2.....Battle of Flowers Parade  
May 3..... 1st Saturday of the month - Neighborhood clean-up trash day for 1000 Oaks and Henderson Pass. 8 AM Watch for an eblast of information. Meet at Subway Parking Lot – Adobe Creek Center  
May 6.....General Membership Meeting – Faith Lutheran Church – 14819 Jones Maltsberger – 7 PM  
May 7..... Wine Down Wednesday (Eblast will have location and sign up)  
May 10 ..... SAPD Citizens on Patrol classes are 1-time, 4-hr. classes. 13030 Jones Maltsberger, 9 AM – 1 PM.

To register or for further information contact Officer Cathalina Schneider at 210-207-5182 or Chathalina.schneider@sanantonio.gov  
May 11..... Mother's Day  
May 12.....NCTONA Board Meeting -Location TBD- 6:30 PM  
May 26 ..... Memorial Day  
June 4..... Wine Down Wednesday (Eblast will have location and sign up)  
June 7..... 1st Saturday of the month - Neighborhood clean-up trash day for 1000 Oaks and Henderson Pass. 8 AM Watch for an eblast of information. Meet at Subway Parking Lot – Adobe Creek Center  
June 9..... NCTONA Board Meeting - Location TBD - 6:30PM  
June 14.....Flag Day  
June 15..... Father's Day  
June 19 ..... Juneteenth  
June 20 ..... First Day of Summer





## MCALLISTER PARK NEWS

By Gerry Schwab  
gschwab@satx.rr.com

Spring is finally here, and the Friends of McAllister Park (FOMP) group held their second meeting of 2025 on March 4th at the Brookhollow Library on Heimer. Approximately two dozen people attended.

The meeting began with an update on projects and activities currently underway by the City of San Antonio (COSA) Public Works Department at the bike park. Concrete work for the flow trails is complete with slope stabilization, irrigation and tree planting work to begin soon. A skills area is the next feature to be built. A grand opening event is being planned for the bike park additions and will likely be held in June.

In other construction news, fencing has been set up for the construction of a fitness station at the multipurpose field. The fitness station will provide exercise equipment and will be covered for shade. A wildlife water trough will be built off of Old Buckhorn Road. Work has begun on creating a pollinator garden between the multi-purpose field and the dog park. The San Antonio Road Runners (SARR) have contributed funds for "critter-proof" trash cans and a park map.

The Mud Creek Greenway construction will begin at some future date still TBD. The FOMP Mud Creek Preservation Committee provided an update on project discussions with COSA followed by quite a bit of discussion among those in attendance. Despite efforts of FOMP to encourage development of the Mud Creek Greenway along an alternate route to avoid sensitive natural areas, it is confirmed the City will develop the new greenway in Mud Creek. The goal of FOMP is to work with COSA to preserve as much as possible of the Mud Creek natural area.

Recent events held in the park included the SARR Prickly Pear Trail Run held on March 8th for which FOMP volunteers staffed an aid station. The annual Fest of Tails was held on March 15th with FOMP volunteers assisting. The FOMP Annual Picnic will be held on Saturday, May 10th to recognize volunteer achievements and to encourage renewal and new memberships. Watch the FOMP website for details and come and join us! Friends of McAllister Park is a 501(c)(3) nonprofit organization and a recognized community organization of the City of San Antonio. fomp@mcallisterpark.org

# THANK YOU

A BIG THANK YOU to our New McAllister Park Reporter When our long time NCTONA resident and McAllister Park "Friends of McAllister Park" reporter of eight years, Gerry Schwab, moved to the Dallas area last month, he wrote his last newsletter report in the February edition. He had confided in me ahead of time that he was doing this and that he would try his best to find someone to replace him. I did not hear from him before his leaving and was somewhat panicked about "who will do this wonderful report for me?" But faith and trust came through again and magically one Wednesday at the beginning of March I got an email from a wonderful NCTONA resident that is part of the FOMP group – JOE CARDINAL. He asked, "When do you need the write-up for the next newsletter?" My heart did flip-flops. A HUGE thank you goes out to Joe for taking on this new responsibility. I, and all our neighbors, are ever appreciative of your new service. McAllister Park is a beautiful part of our surrounding neighborhood, and we all enjoy the ease with which the newsletter keeps us up to date with all its happenings. Many, many thanks!

## MCALLISTER PARK LITTLE LEAGUE

McAllister Park Little League (MPLL) is 40 years old this year and still hitting it out of the park. This spring season over 1,000 boys and girls are playing softball and baseball with the league - the highest registration numbers in 10 years.

Families keep coming back each year because of the safe and fun atmosphere where children can play and learn sportsmanship. For fans young and old, there's no better way to spend a spring evening than grabbing a hot dog from the concession stand, watching a beautiful sunset over Field 4 and cheering on your favorite team.



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## IT'S TIME TO WORK IN THE YARD, ACHOO!

Cold weather has finally moved on and Spring has started. Most of the oak leaves have dropped and the March winds have taken care of the rest. March was especially windy this year, with gusts frequently exceeding 35 – 45 MPH. Lucky we don't live in the Panhandle where hurricane force winds blew over 18-wheelers and caused part of the highway to be shut down.

The cedar-fever season, which runs from around December through mid-February, is over. Have you ever seen a cedar tree, which is also known as an ashe juniper, release its pollen? It's like a cloud of misery you definitely want to avoid because, although it does not cause a fever, it leads to runny noses, constant sneezing, coughs, sore throats, red, itchy eyes, and fatigue. If you are really allergic, it can make you feel so bad that you may miss work or school.

Now, the other pollen season, primarily oak, has begun. You walk to your car and find that it's covered in yellow pollen. If you walk through the grass, your shoes will get yellow. If you stand still outside too long, you could get so much pollen in your hair that someone may think you are a blonde. With all these pollens, it's no wonder that the Asthma and Allergy Foundation of America ranks San Antonio as one of the worst cities in the country for fall and spring allergy sufferers. I wear a mask when I work in the yard. It's a good thing to do.

Spring (all 3 or 4 weeks of it) is a time when the weather changes quickly. Be prepared for more wind, thunderstorms (some of which could be heavy and bring hail), hot temperatures, and the bane of the outdoors – the dreaded MOSQUITO. Sometimes, I call them the “no see me” bugs because even though you may not see them, they see you as a big juicy target.

### Here are some outdoor things you can do:

1. Rake up and properly dispose of whatever leaves and dead grass remain in your yard.
2. Consider aerating your yard to loosen compacted soil.
3. Apply pre-emergent (whether chemical or organic) to your yard to prevent weeds.
4. Install your plants and flowers taking into consideration the amount of sunlight and water they need. Use heat and drought tolerant plants as much as you can.
5. Feed your yard with quality nutrition / fertilizer. I prefer organic rather than chemical fertilizer because it is better long-term for your yard, and you do not need to immediately water it after putting it on.
6. Give your yard a drink. Water it well. We are still in Stage 3 restrictions, meaning you can only water your yard as follows:
  - Landscape watering with an irrigation system, sprinkler or soaker hose is allowed only once a week from 5 – 10 a.m. and 9 p.m. – midnight on your designated watering day, as determined by your address.
  - Watering with drip irrigation is allowed every Monday and Friday, but only from 5 a.m. – 10 a.m. and 9 p.m. – midnight.
  - Watering with a hand-held hose is allowed any time on any day.
7. If your neighbor's yard needs attention, ask them if they need any help. Sometimes, a neighbor doesn't know how to care

for the yard, doesn't have the equipment to do so, or may be physically incapable of taking care of their yard due to age, illness, or injury. Be a good neighbor. Help if you can.

## CLEAN UP DAY



As mentioned every newsletter and on our website, our neighborhood (or at least a few) participate in the cleaning up of our 1000 Oaks border and our Henderson Pass border. As we are close to securing a new landscaper, it is most important that the “sticks and trash” be collected to help allow for the mowing and weed eating necessary to keep our borders looking welcome. This cleanup ALWAYS takes place the 1ST SATURDAY OF THE MONTH AT 8 am. We meet

at the Subway to start. A big thank you of course goes out to the neighbors who participated in March. Please come join us in helping keep our borders neat and tidy. By the way-it's a great opportunity for your kiddos to earn service hours. Our president will be glad to write a letter verifying they participated. April will have happened already by the time you are reading this, but then there is MAY! See you then!

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## GARAGE SALES

Hello Spring – Is it time to go through closets, garage, etc. and do that cleanout and get rid of stuff? Well, the Spring NCTONA Neighborhood Garage Sales are coming up – good time too unload and make some cash! Set your calendar for the last Saturday in April – April 26 from 9AM – 4PM. We will place signs at the entrances of our neighborhood streets advertising the weekend before. And, I will make a map of participants addresses and place them at the EZ Mart on Jones Maltsberger right across the street from our neighborhood on Friday morning. If you want your address on the map, please send an email to Lnolder@aol.com with your name, address, & phone number. I do not publish anything but address, but the other information is in case I need to get hold of you for some reason. Or you can text me at 210-219-4749 with that same information. Remember you need a permit that you can purchase at HEB and it MUST be posted so that if the city comes “looking” for official registrants you will not be fined. Good luck to all our participants!

### Yards of the Month



**South 2303 Oak Castle**



**North 2506 Rockaway**



**Central 1431 Rushwood**

### Porches of the Month



**2026 Chittim Hollow**



**2327 Quail Hollow**



**14306 Rushwood**



## WINE DOWN

Our Wine Down Wednesday group revisited 2 of our favorite places. In February, 9 of our group met at Lemon Grass and then in March we had 8 come together at John the Greek.

We would love for you to join us. Location for the month is available on our website. Hope to see you there!



## MAY GENERAL MEMBERSHIP MEETING

Once again with the coming of Spring, also comes our semi-annual General Membership Meeting. This meeting will be held on May 6th, 7:00 PM in Faith Lutheran Church at 14819 Jones Maltsberger. As of April 1 (and no this is not an April Fool's Joke) we still do not have confirmation on the speaker. However, our prospect will be well worth coming out for the evening. Please mark your calendar and plan on joining us. Bring any questions with you that you might like answered. See you there!



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## OUR NEIGHBORHOOD POOL — SHADOW CLIFF

Great Place to meet New NCTONA Neighbors.

Lazy days and sun rays—summer is fast approaching, and my family is counting down the days until the pool opens! Shadow Cliff is a perfect hidden gem right here in NCTONA, nestled off Henderson Pass.

The summer before my son started kindergarten, we decided to become members of the pool and join the swim team in hopes of meeting families from our school and forming friendships with neighbors. That hope turned into reality! The kids grab their bikes, gather their neighbors, and head to the pool, where they either find their friends or simply make new ones. My favorite thing to see is a large game of Categories happening in the deep end—it's a perfect snapshot of the fun, spontaneous moments that make summer so special. Seven years later, our pool remains a top priority for our family. I'm forever grateful for the memories and fun it has created, the friendships we've built, and the joy it brings to our community.

Joining the swim team was a fantastic decision for our family! It provided not only an opportunity to stay active and improve swimming skills but also a chance to be part of a supportive, close-knit team. The kids learn discipline, teamwork, and sportsmanship in a fun, welcoming environment. The coaches are dedicated and truly care about each swimmer's development, whether they're a beginner or an experienced competitor. My 3 kids all thrived in this environment, forming lasting friendships with teammates who have become part of our extended family. Summer swim ignited a swimming passion in my daughter Brecklyn who has chosen to pursue swim year-round.

Whether you're looking to relax, cool off, swim laps, show off your diving skills, or make new friends, Shadow Cliff is the place to be this summer! It's the ultimate spot to escape the heat, hang out with friends and neighbors, or perfect your dives from our two diving boards. You can swim laps or simply unwind while enjoying the Shark Cafe on Friday nights.

Come join us! - The Thomas Family

For more information: [www.shadowcliffswimandtennis.com](http://www.shadowcliffswimandtennis.com)





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