

FALL 2022 Newsletter



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President's Letter

Dear Windsor Square:

July and August traditionally are months when the Board takes a break – time perhaps to escape the heat with a long-planned vacation or focus more on house and home. This summer has been different. Important decisions have needed attention – Home Tour planning and strategy sessions to counter the proposed ZOLA development adjacent to our neighborhood.

Covid concerns delayed our 2022 Home Tour now set to occur this coming November 6th. Planning started in the Spring with a determined and coordinated resident outreach to solicit homes for the tour. This has remained an ongoing effort over the summer as we cajole, harass, and beg homeowners to participate in this exciting and financially important event.

Licensing and permits for the tour need a three-to-four-month lead time and this started in July. The work involves moving through a litany of city services including Parks and Recreation, Streets, Police, Fire Department and finally Arizona Liquor Licensing. Planning for the guidebook is taking place on a variety of fronts – advertising sales, sponsorships, photographs, content, layout and design. Don't forget all the arrangements for the Street Fair on the day of the tour – plans need to be made for vendors, food trucks, and the beer garden.

I would like to single out Board members Hope Webber, Kurt Peterson and Mary Stoffel for their work during this summer. Mary Stoffel is Co-Chair of the tour and has done a fabulous job coordinating our resident volunteers Kristin Magnuson, Amy Rhoden, Dianne Duffy, Tom Evans, Liz Ells, and Mitra Khasi. Thank you all so much – together we will get this done!

This brings me to the residential development project (ZOLA) proposed on 7th Street across from Colter Street. Monitoring the progress of this inappropriate project has needed our attention during the Summer. Grateful thanks go out to Trustee Mike Freret for taking the lead representing Windsor Square working alongside other opposing neighborhoods. Mike provides a more detailed description of our efforts elsewhere in this newsletter. Kudos must also go out to residents Susan Rhodes, Anna Lee Speer, Kathy Ketchum, and Andy Rogers whose energy and enthusiasm initiated much of the momentum to our opposition.

Finally, please consider becoming involved with our Home Tour – we need your help!

Wishing you the best,

Many thanks!

Tom Hilditch

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Windsor Square Gears Up For Home Tour 2022

By: Mary Stoffel

The Windsor Square Historic Neighborhood Home Tour is Sunday, November 6th. The neighborhood will open its doors from 11 am to 4 pm to visitors coming to enjoy our eclectic and truly special Phoenix neighborhood. Visitors come from across the valley to tour a wide variety of homes and find inspiration for their home improvement projects or next home purchase!

As the co-chair from the 2022 home tour, I have come to realize just how much time and effort goes into planning and coordinating this event. So before I go any further, I must take a moment to thank all our neighbors who have made past home tours go off without a hitch. As a neighbor of almost 20 years, I truly only now appreciate what it takes to pull this off every other year. Also, much thanks goes out to our 2022 WSHT Steering Committee members! Co-Chair, Tom Hilditch and members, Hope Webber, Liz Ells, Diane Duffy, Kristen Magnusen, Amy Rhoden, Roxanna Patterson, Tom Evans, Kurt Peterson, Shelly Dunlap and Mitra Khazai.

Typically, our home tour is in the spring, but the intractable pandemic was the impetus to postpone our tour to the Fall of 2022. We have a packed weekend planned, and all neighbors are invited and encouraged to come out and enjoy the festivities.

Saturday, Nov 5th the neighbors who have graciously offered to share their home on the tour are hosted to a private tour of all the homes. You will see a bus rounding the neighborhood on Saturday between 3pm and 6pm, as neighbors on the tour are treated to a Windsor Square Home Tour sneak peak.

Saturday Evening the neighborhood is hosting a Windsor Square Neighborhood Social which will take the place of the Annual Block Party. The intersection of Second Street and Orange will be essentially blocked off and the space will be used for both the Saturday Night Neighborhood Social and the Sunday Home Tour Street Fair.

The Saturday Night Windsor Square Neighborhood Social starts at 6pm and includes Food Trucks, BYOB, kid activities and musical entertainment. It will be a casual, come-as-you are, get together. So be sure to stop by and enjoy the evening. Our traditional Flower Pot Award will be part of the festivities, awarded to the "Best Front Porch", so gather up your Halloween decor and get your porch or patio ready for the home tour the following weekend!

The Sunday Windsor Square Street Fair and Home Tour includes vendor booths with local merchants, food trucks to feed our hungry tourist and, back by popular demand, the beer garden, courtesy of Huss Brewery. The home tour typically draws 1500 to 2000 visitors in to the neighborhood, many of whom will walk the tour, but we will also have a small bus route cycling visitors to each featured home. We will have lots of volunteers, easily identified in a Windsor Square t-shirt as well as a Phoenix Police department officers on-site to assist with any question or concerns during the tour. If you would like to volunteer to help during the home tour, please contact Liz Ells, our volunteer coordinator, eeells@me.com.

Tickets for the tour can be purchased on line via our website or on the day of the event. Information on vendor sites, advertising and sponsorship is also available at on our website, <https://windsorsquarephoenix.com>.



Looking forward to a fun weekend for all!



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Market Decline Offers Buying Opportunities

THE FINANCIAL MARKETS CONTINUE TO HAVE A TOUGH YEAR. What's caused this volatility? And does it present opportunities for investors?

SEVERAL FACTORS ARE BEHIND THE MARKET VOLATILITY – the war in Ukraine, higher inflation, rising interest rates and the lingering effects of the COVID-19 pandemic. However, while these factors may be specific to the recent market decline, volatility is a common feature of the stock market. History shows that corrections of 10% or more happen about every year, and declines of 15% or more have happened every other year, on average. Furthermore, while 2022 has thus far been challenging for investors, it was preceded by a long period of strong markets, with the S&P 500 averaging more than a 20% return over the past three years.

Knowing the typical frequency of market volatility and reviewing the results of the past few years may make the current situation seem less shocking. But you don't have to simply "ride out" the downturn – because a down market may give you the opportunity to buy more investment shares at good prices. Specifically, you can expand your holdings in companies that have good growth prospects

due to strong management and products or services that provide sustainable competitive advantages.

Of course, while it is a good idea to boost your share ownership at favorable prices, you still want to be strategic about it, rather than just buying whatever seems to be the biggest bargain. In reviewing your existing portfolio, can you identify any gaps that could be filled with new investments? Are there opportunities to further diversify your holdings? By owning different types of stocks, bonds, government securities and other investments, you can help reduce the impact of volatility on your portfolio. Or, if your portfolio has become "unbalanced" in some way, you could also use this time to rebalance it back to its original long-term targets.

Before this year, average annual returns have been solid for about a decade, which makes it somewhat easy to forget about normal market volatility and may have led to overly optimistic performance expectations. So, it would not be surprising if your initial reaction to the current downturn is one of concern. But by viewing the current investment environment as a chance to add quality investments at attractive prices, you can help yourself develop a behavior that can serve you well throughout your life as an investor.

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Windsor Square Real Estate Transaction Update

2022 Sold

Address	Price	Size (sf)	Per S/F	Year Built	Buyer	Closing Date
337 East Medlock	\$600,000	1,693	\$354	1947	Lindsay Williams	01/20/22
333 East Georgia	\$975,000	1,817	\$537	1978	Steve Cole & Marla Estrada	02/18/22
16 East Colter	\$925,000	2,143	\$432	1952	16 East Colter LLC	02/18/22
5310 North 2nd St.	\$1,272,000	2,864	\$444	2016	Robert & Ellen Leonard	02/24/22
5314 North 2nd St.	\$1,625,000	3,936	\$413	2016	Stacie Bertenshaw	03/01/22
5315 North 2nd St.	\$1,275,000	2,496	\$511	2016	David & Jennifer Koval	03/14/22
222 East Colter	\$1,100,000	2,099	\$524	1950	Kyle & Megan Nilsen	03/15/22
401 East Oregon	\$840,000	2,313	\$363	1945	Joel & Mary Chu Tompson	05/05/22
5302 North 2nd St.	\$1,100,000	2,789	\$394	1949	Michelle & Peter Carag	5/21/22
516 East Pasadena	\$800,000	1,281	\$625	1949	M&M Diesel LLC	6/22/22

Average Closing Prices: 2022 - \$460 2021 - \$344 2020 - \$307 2019 - \$283 2018 - \$252

2022 Pending & For Sale

Address	Price	Size (sf)	Per S/F	Year Built	Status
377 East Orange	\$549,000	1,282	\$428	1947	For Sale



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WS Reviewers Break Out of the Bubble

We who live “between the 7’s” can rightly be accused of a not-insignificant level of parochialism related to the dining scene in North Central. We have everything we could possibly want (don’t we?) basically within walking distance. So why on earth would we (gasp!) drive (double gasp!) to 16th Street and Bethany (regurgitating sound) to eat!?!?!? Well, I hate to break it to you/me/us, but 16th & Bethany is no longer just the terrifying corner where Gas Warz used to be and where Z’Tejas built a restaurant the interior of which looked like a 1981 Midwest country club dining room.¹ That corner is now home to some really excellent dining options for those of us willing to emerge, however grudgingly, from our culinary cocoons.

We began at The Genuine, which is the reconstituted Vig space on 16th Street just north of Bethany. If you don’t remember The Vig, it was an upper-end pub food place with a bar in the middle that would have done more business if the parking wasn’t such a challenge.² The food was generally good if somewhat conventional but the space was so big³ that



unless it was totally full (which it rarely was) it seemed to lack energy necessary to keep neighborhood watering holes afloat.

While generally keeping the geometry of the original building intact, The Genuine completely revamped the inside. Gone are the red pleather booths and dark accents and in their place the designers created a bright midcentury modern environment with elegant lighting and furniture. The

tables may seem a little close together, but this seemed to add to the energy of the space. They left the bar in the same place but with so much else changed it was hard to tell, and they added a big pizza oven area on the west side. Having that feature so prominently customer-facing seemed a little odd⁴ but the pizzas were extremely good so maybe they’re on to something.

We had a reservation but didn’t turn out to have needed it as the place had tables available at 6pm when we showed up. The hostess and wait staff were uniformly friendly, helpful and fun, and really added to the bright and positive vibe of the place.⁵ The menu is varied without being precious and hit a reasonable price point. Not surprisingly, we started with drinks: a Gran Papi (mescal and some other stuff) and a Spicy Prick⁶ (basically a tropical margarita). Highly recommend on both. We then tried a variety of dishes. The lamb meatballs (three) came on a pool of tzatziki and were served with a roasted pita.⁷ This offering is classified as a “Small Plate” by The Genuine but was really filling. The Hamachi crudo -- five slices with a little avocado sauce vinaigrette) was tasty and light and more Small Plate-y.⁸ The charred octopus was pretty good but the ratio of octopus to fingerling-potatos-and-other-stuff was too small. We then moved on to pizza made in the aforementioned wood-fired oven. We split a margherita which was good but seriously it isn’t hard to make an above-average marg pizza so The Genuine (or any restaurant) shouldn’t get credit for not screwing that up. The best dish in the place might be the Bucatini pasta (prosciutto, snap peas, pecorino, etc.) that the lady at the next table over consumed while making sounds that would best be described as Meg Ryan-esque.

¹ “Last time I saw a mouth like that it had a hook in it.”

² Unless your venue is super high-end, compulsory valet parking in general, let alone at lunchtime midweek in July, should not be part of any Valley restaurant business plan.

³ They ultimately lopped off a bunch of the back area to use as office space.

⁴ I’m not one that particularly relishes seeing my food being prepared.

⁵ I find that the older I get, the more I focus on vibe and less on the food. IMHO, vibe can make mediocre food seem better (see: Joyride); rarely though have I found that good food can overcome a bad vibe (see: Babbo).

⁶ Just don’t even start

⁷ Which was more like a puffy naan, which is better anyway.

⁸ I could have eaten seven orders of it and still been less full than after eating the meatballs.

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With more work to do, we settled up at The Genuine and moved across the street to The Other Bar. The Other Bar is a creation of, and is adjacent to, Luci’s. This has much more of a neighborhood bar feel than either The Genuine or The Vig before it. It’s dark-but-not-too-dark and presents as a place that you’d meet an old friend to have a serious conversation or a good burger. TOB staff is super friendly and helpful. The menu is pretty block-and-tackle and won’t send the Michelin people racing out to SunBrite Center any time soon but knowing that going in is actually kind of liberating.⁹ Knowing we still had another stop to go, we sat at the bar and ordered two Crispys, some wings and brussels sprouts. The wings – done with their in-house BBQ sauce -- were the best we’ve had in North Central. The sprouts were conventionally prepared – broiled with salt and pepper – and were good but similar to the marg pizza comment above, how hard is it not to screw up brussels sprouts. We shared a Humpty Dumpty



burger (angus, cheddar, over-medium egg and bacon) that was quite solid. The Breakfast Pizza (breakfast things) looked really intriguing, but with another stop left to go, we had to leave that selection for our next visit.¹⁰

⁹ When are people going to stop having unreasonable expectations of very predictable venues?

¹⁰ Look, the food at The Other Bar may be pretty close to “best-in-class” for North Central, but it’s important to remember that that the “class” in this case is Pre-Algebra and not Combinatorial Optimization in Discrete Structures.

Finally, we walked down the way to Aftermath, which is the successor to Rehab Grill, which was the successor to Rehab Burger, which was the successor to The Garage, which was the successor to an actual garage. So whatever made David Bowman and Charles Barber (from Zinc Bistro and Hush) think that they would succeed where others have failed is unclear, but they sure are making a helluva go of it. The menu is varied and eclectic and doesn’t seem to have any rhyme or reason other than to indulge the whims of the chefs. Which is a great thing!!!! So as conventional¹¹ as The Other Bar may be, Aftermath puts convention in its 900 degree oven and incinerates it.

Aftermath has an open layout that allows the energy of the bar area to spill into the dining room¹² and under the watchful eye of Anthony Bourdain.¹³ The beer and bourbon selections could have been a bit deeper¹⁴ but the wine list had a decent variety from Harvey & Harriet to Opus One. The



lamb shoulder is probably the best thing on the menu but unless you know why a “shoulder” is a good thing to eat¹⁵ then you probably won’t order it. The chile braised short ribs are incredibly flavorful but remember that short ribs tend to be fattier so if that sets you off, don’t get them. The roasted beets with boursin and balsamic are sweet and tangy and a great starter. If you want something simpler and more conventional, the Aftermath Burger is tremendous¹⁶ and the beef-fat fries are incredibly rich.

But as good as the food was, I’m worried about Aftermath. There should have been way more than just four tables occupied at 7:45pm on a Wednesday. Which prompts the question: Will Aftermath become the Aeschylus, the Wes Unseld, the Gaslight Anthem of our times: appreciated by people that know true quality but ignored by the masses who in this case would prefer corporatized menus and focus-tested Caesar salads? Will Aftermath be the James Dean of the North Central culinary scene: too cool to live but too young to die? Time will tell, but in the meantime, give Aftermath a try.

¹¹ And I don’t use that word as a negative attribute in this case..

¹² That reminded me of Beckett’s Table for some reason.

¹³ Or a portrait of him, at least.

¹⁴ I’m consistently annoyed by restaurants overthinking their beer lists. Is it so hard to mix in some simple choices (Coors Light, anyone?) with the Ad Astra Lipan Incantations Stout?

¹⁵ I do.

¹⁶ With Velveeta, no less!!!!

Windsor Square 2022 Home Tour Most Beautiful Porch Contest



Soon our beautiful, sought-after neighborhood will be visited by many hundreds of visitors for the Windsor Square 2022 Home Tour to be held Sunday, November 6th. We will be showcasing many beautiful homes and gardens but wanted to give everyone a chance to participate in this historic event by entering the WS Most Beautiful Porch Contest!!!!

Participation is easy: On the day of the Home Tour simply have your porch decked out in all its Central Phoenix splendor. Or, if your front porch is already the envy of your neighbors, perhaps just sit smugly on said porch while Home Tour visitors fawn over your creativeness. The top 3 best porches will be selected and awarded wonderful prizes and will also be prominently featured in the next Windsor Square Newsletter.

If you are participating, please email your address to Diane Duffey at diduffey64@msn.com. This event is just for the neighborhood and will not be advertised with the Home Tour so no worries on visitors coming up to your home to check out the porches unless you invite them!

Just for fun, we have included a link below on the History of Old House Porches for your reading pleasure!

<https://www.oldhouseonline.com/gardens-and-exterior/history-of-old-house-porches/>

New Traffic Committee to (Re)Convene

Hi WS residents!!!

We want to let you know that we will be starting up a new traffic committee. Kathy Ketcham and Andy Rogers will be leading this and one thing they have already started is monitoring traffic entering Windsor Square by blowing through the "Do Not Enter" signs on Colter. We have contacted Phoenix PD who have agreed to enforce the traffic restrictions on both sides of Colter more diligently, including ticketing violators. The police have noted that "But I live here" will not be an acceptable excuse for breaking the law regardless of time of day or the octave in which such excuse is offered.

Broader solutions to the traffic challenges that our neighborhood is facing will be discussed at our next board meeting and we are going to need volunteers so if you are interested please contact Andy (andrew22rogers@gmail.com) or Kathy (kketcham11@gmail.com).



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Monolith Planned for 7th Street & Colter



ZOM Living, a Louisiana-based multi-family developer with a presence in the Valley, has requested that the City of Phoenix approve a Planned Unit Development (“PUD”) for the 2.55 acre property at the northeast corner of 7th Street and Colter. A PUD is stand-alone document that sets forth the regulatory framework, including permitted uses, development standards, and design guidelines, for a specific parcel within the City of Phoenix. In this case, ZOM Living is requesting that the City approve a project that would include up to 200 apartment units (78 units per acre) in a building of up to 60 feet in height.

The property is currently zoned as C-2 commercial and until its acquisition by ZOM Living was in use as a non-traditional high school. The building was originally constructed as the headquarters of Super-Lite Block in the 1970’s. The C-2 designation, while permitting a wide variety of commercial uses, also permits multi-family uses of up to 14 units per acre by right, or up to 44 units per acre if a “density waiver” is granted. The current allowable height for the property is 30 feet, with the ability to apply for a waiver from the City that would allow up to 48 feet.

The developer, through its attorneys at Snell & Wilmer, first submitted the application to the City on March 30, 2022. While the City requires that developers reach out to neighborhood groups to discuss projects such as these, no such overtures were made to Windsor Square or other surrounding interested parties. Once residents ultimately became aware of the proposal, members of the Windsor Square Board, along with representatives from the North Central Phoenix (Mary Crozier), The MidCentury Modern (Sandy Grunow), and The Peak (Larry Whitesell) homeowners associations requested a meeting with ZOM’s representatives to discuss neighborhood concerns. In this meeting, representatives from those groups were able to engage the developer regarding their concerns and make comments and suggestions that, if incorporated into the developers plans, would potentially lead to them having neighborhood support going forward.

Broadly stated, the neighborhoods’ concern is that the proposed development is wildly out of step with the overall North Central ethos and thus should be revised to be consistent with the current zoning limitations to

- continued pon the next page -

reduce the negative impact that such a project would have on the community. Specifically, the Associations object to the height and density of the project as well as the fact that the monolithic structure is to be pushed so close the 7th Street, similar to the project just south of Camelback on 7th Street. Moreover, the Associations pointed out that such density will invariably increase traffic and safety concerns as well as further exacerbating cut-through traffic through Windsor Square.

As the meeting concluded, the developer pledged to take these concerns into account as they prepared the next submittal to the City. That submittal was made on July 26th and contained exactly zero changes requested by the neighborhood groups. In response to being ignored, the neighborhood groups have reached out the members of the Camelback East Village Planning Committee as well as City of Phoenix staff as well as Vice Mayor Laura Pastor to register their objections. As of this writing, the next step will be a meeting of the CEVPC on September 6th where they will vote whether or not to approve of the ZOM plan. This “approval” is really just a recommendation and does not have the force of law but is nevertheless an important benchmark to which City staff pays close attention. Following that vote, likely in early October the City Planning Commission will vote on whether to approve the project after which the matter will go before the City Council likely in November for final approval or denial.

Please continue to check the WS facebook page for periodic updates as well as to download and review the entire ZOM submittal. If you feel strongly about this project you may register your objection or support to City staff by emailing Sarah Stockham at sarah.stockham@phoenix.gov or calling her at 602.261.8701. You may also contact Laura Pastor’s office directly at council.district.4@phoenix.gov. If you have questions, comments or concerns on this proposed development as it relates to Windsor Square please email Mike Freret at mike.freret@gmail.com.



BREAKING NEWS!!!!!!

Village Planners Approve Apartment Complex on Colter

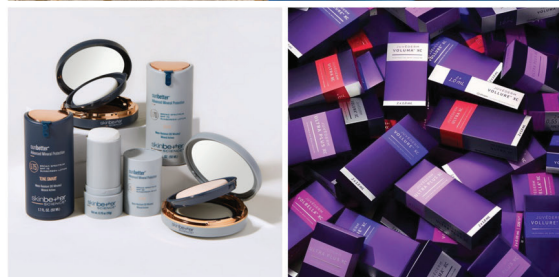
Following a contentious hearing that pitted concerned neighbors against an often-disingenuous developer and its attorney, the Camelback East Village Planning Commission voted 14-2 to approve a rezoning of the northeast corner of 7th Street and Colter from C-2 to PUD. The approval of the new zoning will pave the way for construction of 200 apartment units in a building the façade of which will rise sixty feet above 7th Street just eight feet from the sidewalk.

The conclusions of the CEVPC are solely recommendations. The next step in the process will be a hearing in front of the Planning Commission in early October followed by a hearing before the City Council likely in early November. Please check in to the Windsor Square facebook page for updates and opportunities to participate in the opposition to this project.



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Windsor Square Historic District

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