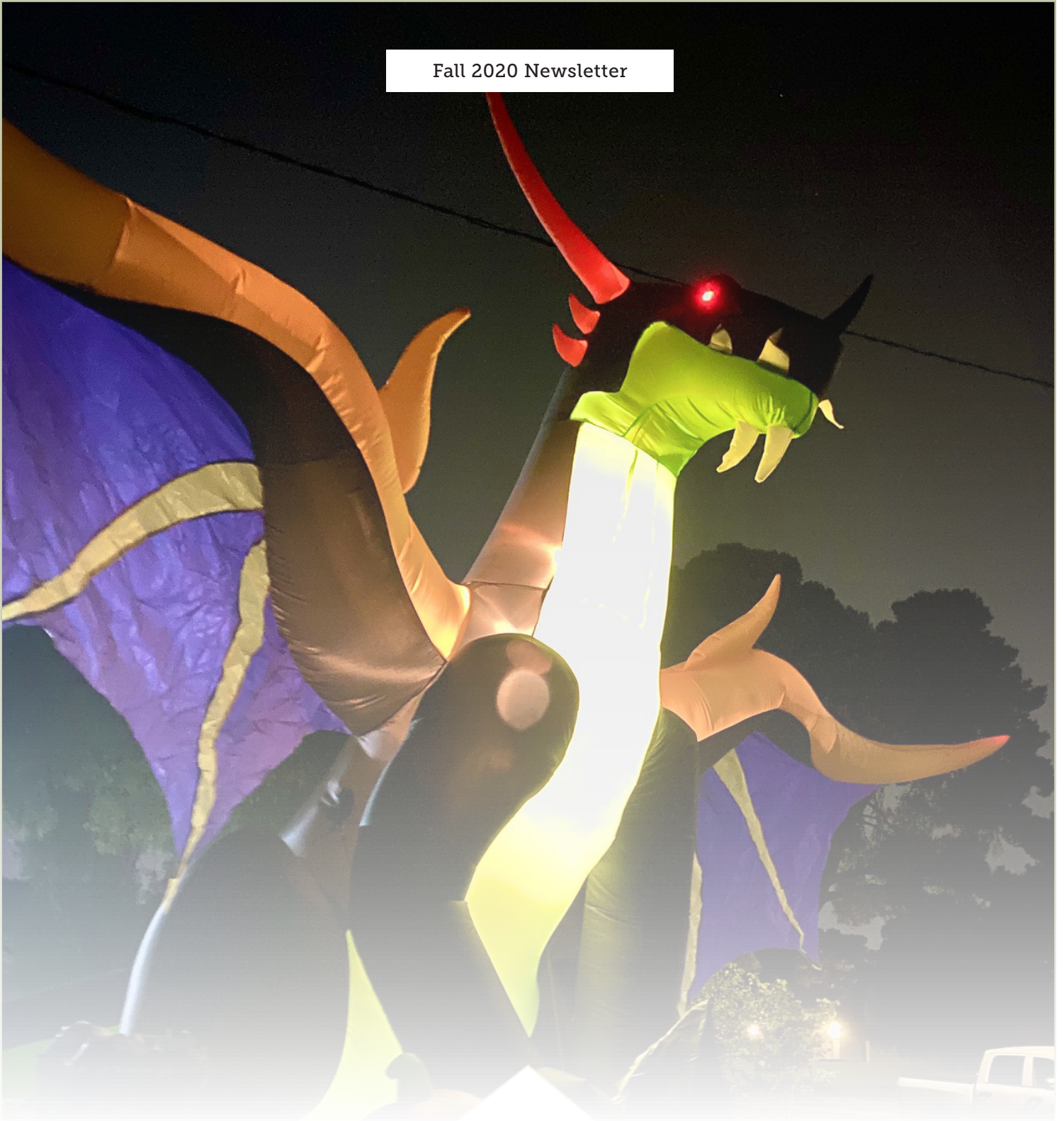


Fall 2020 Newsletter



ESTABLISHED 1929

WINDSOR
SQUARE

windsorsquarephoenix.com

President's Letter

DEAR NEIGHBORS:

I hope that each of you, your families, and loved ones are healthy. Our neighborhood has weathered the current pandemic together and we continue to stay strong and in support of one another. This summer was one of the hottest on record in Phoenix and I am ready for some cooler Fall weather!

Much continues to happen in and around Windsor Square. The new ARRIVE hotel opened on Camelback. Sushi Vibe opened their doors at Uptown Plaza. The City of Phoenix continues to complete ADA curb modifications, including those planned within our neighborhood.

Lastly, the Windsor Square Irrigation District successfully petitioned to annex 98 additional properties north of Colter into district.

I hope many of you were able to come out for the socially distanced ice cream social hosted by the Kid's Club; it was a great adaptation of a strong Windsor Square tradition. Our community's sense of togetherness and desire to gather is strong. Heading into Fall, I am excited as we will continue many other neighborhood traditions in new, safe, formats.

Thank you for your support of our neighborhood businesses during this challenging time. We've heard from many of them that they've seen you, appreciate the support, and are thankful of the Windsor

Square community.

We continue to work closely with them as they find ways to adapt to new challenges – needing to distance tables within limited patio areas, the inability to offer enter-tainment indoors – all while being respectful of our neighborhood and residents.

In this newsletter, you'll find an invoice for annual dues. I appeal to you to please support our neighborhood and ongoing operations. Your contribution supports activities, our security patrol program, neighborhood maintenance, and other improvement efforts.

I believe that the value far outweighs the cost. We will also begin our call for new Board members in the coming months. If you are interested, please get involved!

I hope you continue to stay safe, happy, and healthy. As a reminder, please don't forget to vote!

Ryan Ewing

President
Windsor Square Special Planning District



WE'VE BEEN AROUND A LONG TIME...

(Like Windsor Square...)



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BE SURE TO ASK FOR YOUR "NEIGHBOR" DISCOUNT



Pictured left to right, Top: Samantha Chiles, Shelley Caniglia, Gwen Arroyo, Bottom: Steve Caniglia, Erik Jensen, Daniel Pacconi

LOCAL FAMILY ROOTS

Hi neighbors! Steve Caniglia here. As many of you know, my wife, Carly and I have been residents of Windsor Square since 2012, and we absolutely love being a part of this amazing community. What you may not know, however, is that The Caniglia Group has been a staple in the North Central Phoenix real estate community since my mother, Shelley Caniglia, began her career in 1983.

Fast forward 37 years, and we have flourished into a top producing real estate team known for our warm, family-oriented approach and unwavering commitment to serving the needs of our clients above all else. If you have questions about buying or selling real estate, we'd love to assist you.

In the interim, we're excited to share with you our latest listing right here in Windsor Square.

219 E OREGON AVE | WINDSOR SQUARE HISTORIC DISTRICT

4 Bed | 3.5 Bath | 2,769 Sq Ft | 11,234 Sq Ft Lot | Detached 2 Car Garage | Offered at \$865,000



This historic gem was completely remodeled in 2016 including all new plumbing, electrical, roof, HVAC and finishes.

The main house includes 2,243 sq. ft. with 3 bedrooms and 2.5 bathrooms, elevated 9' ceilings and concrete flooring throughout. The detached 526 sq. ft. guest house features one bedroom, one bathroom and a living area.

Located just minutes from Uptown Plaza, numerous restaurants, boutiques, grocery stores, and the excellent Madison School District, this special home won't last long!

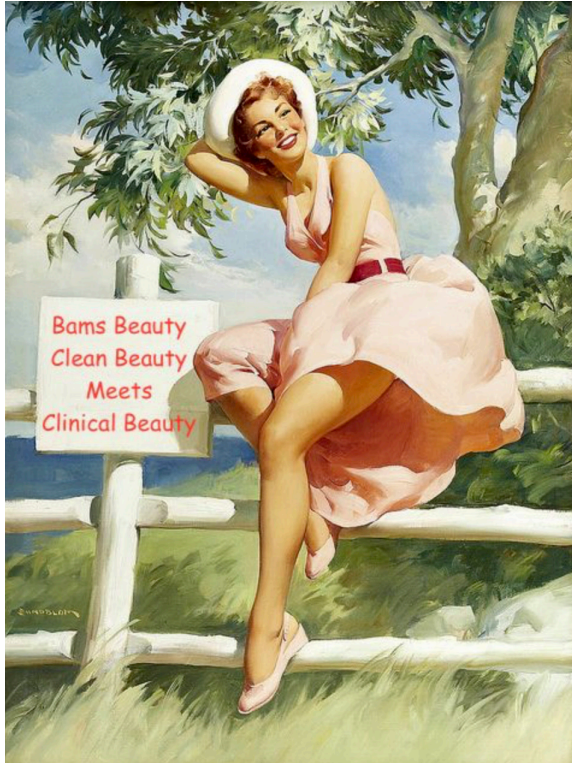
If you or someone you know is looking to move to Windsor Square, please don't hesitate to give me a call at 602-301-2402.

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Now Open in Windsor Square!



Bams Beauty Skin Care Boutique

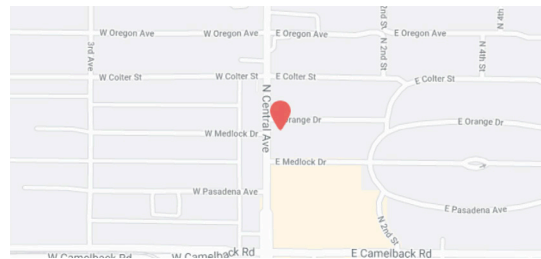
5121 N Central Ave., Suite B
Phoenix, Arizona 85012
(602) 612-4357

Online Booking: www.BamsBeauty.com

Online Store: www.BamsBeautySkinCare.com

**Skin Care Services &
Clean Beauty retail products and gifts!**

NE Corner of Orange and Central.



Following her passion and being undeterred by the events of the day, Beth Ann Marrero (BAM) is putting down stakes in Windsor Square! Bams Beauty Skin Care Boutique is now open and Bams could not be more excited!

In pursuit of her beauty skincare education, Bams moved from Scottsdale, Az to New York city in 1999 and enrolled in Lia Schorr Institute of Cosmetic Skin Care's Esthetics Licensing Program – and that was just the beginning! Bams immersed herself in learning opportunities and, following her dream, opened up a Vintage Neighborhood Beauty Boutique in Westchester New York. Offering a wide range of services, her business thrived and she was in heaven!

"I love what I do" says Bams, "I get to meet fabulous people all day long and work my magic!" You only have to meet Beth once to get a sense of her passion and commitment to what she does. Adding to that is her excitement to be back in the Phoenix area. 'It was a tough decision to make the move. I loved living in NY but the quality of life that Phoenix offers was pulling me back to the desert and I knew it was the right call'.

In addition to offering head-to-toe services including - Facials, Waxing, Eyebrow/ Lash tint, lift and sculpt and Manscaping, Bams new Boutique offers a number of beauty skin care lines and retail gifts.

Please note, Bams is carefully monitoring and following the necessary guidelines from the CDC and the WHO. Appointments are needed for all services & retail shopping and curbside pickup is available for retail products sold in Bams boutique. Please see the website for more details.

Windsor Square Irrigation District Annexation

BY MARY STOFFEL

After years of stops and starts, a lot of persistence and a little help from our friends (aka a LOT of help) we received confirmation from the Maricopa County Assessor that they verified all the signatures and met the thresholds established to move forward with process.

Of the 98 properties, 56 property owner signatures were certified. The next step in this process is for the WSID Board of Trustees (Phil, Barry, Linda, Tom and Ken) to set a hearing not more than 30 days from the date of certification (Sept. 29) to approve the petitions and make/sign a resolution to submit to the County recorders office. Mary Stoffel will attend the meeting with Seth Goodman.

For now, huge thanks to all of you who reached out, opened your doors and supported this important work. A special shout out to Susan Biegner, Kate Corcoran, Hideto Tsujimura, Ryan Ewing and Seth Goodwin who helped with outreach and door knocking! Thank you as well to the WSID Board of Trustees who have been incredibly patient, helpful and supportive of this effort. Despite major delays and barriers due to Covid, each of you played a part in making this a reality. I had so much fun meeting a bunch of amazing neighbors that I had not met before.

Joining the WSID means peace of mind that the neighborhood will have flood waters flowing into Windsor Square for future generations! If you have any questions, please contact any of the Trustees or Mary Stoffel at mstoffel4@icloud.com.



Dear Windsor Residents,

We are excited about being a part of the Windsor newsletter. Our goal and hope has always been to be an added value to the residents of Windsor and the surrounding community by the services we provide. Please stop in and say hello, we would love to meet you. Here is a bit of information about me and the ways in which we help our clients

I am originally from Iowa but moved out to Arizona in 2004 to attend Arizona State University. While at ASU, met my wife of now 10 years, and we decided to stay in Arizona – a place we had grown to love. This last year we started the adventure of foster care and are currently a family of 5.

I am extremely passionate about helping others work towards their financial goals while providing honest and trustworthy advice.

My passion derives from having the ability to help my clients make decisions that will not only have a positive impact for them and their family, but also for the legacy they will leave behind. Honest, appropriate, and knowledgeable advice is needed in this industry and that is what I strive to provide for each of my clients.

I have been a financial advisor with Edward Jones for 8 years. For each client I build a personalized financial strategy designed around their unique financial goals and needs. I pride myself in taking a comprehensive approach, regularly collaborating with a team of CPAs, attorneys, and insurance specialists to ensure we bring the best approach to each client.



I would love to help you, your family, or your business if you would benefit from any of the following areas:

- Review of current financial strategy
- Building wealth and preparing for retirement
- Living in retirement and creating an income strategy
- Legacy planning and wealth transfer
- Maximizing tax benefits through a retirement plan for small & mid size business owners

Aaron Martin, Financial Advisor, AAMS

Edward Jones
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4750 N. Central Avenue, Suite 100
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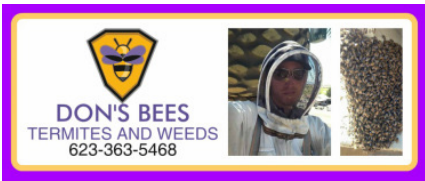
Bees Evacuated From Home In Pork Chop

A hive of bees was spotted by eagle-eyed resident Leigh DeVoto in the water control box located in the traffic control “pork chop” at Oregon and 2nd Street.

Concerned for their welfare and aware that the honeybees are a critical part of the Arizona agricultural ecosystem, Leigh notified the WS Board, who sprang into action. Tom Hilditch contacted Don from Don’s Bees, who gently and humanely removed the hive pictured at right.

The bees were relocated to their new home – an apiary in a field in Peoria with thousands of their friends.

For any residents needing a “bee guy”, call Don at (623) 363-5468 or check out donsbees.com.



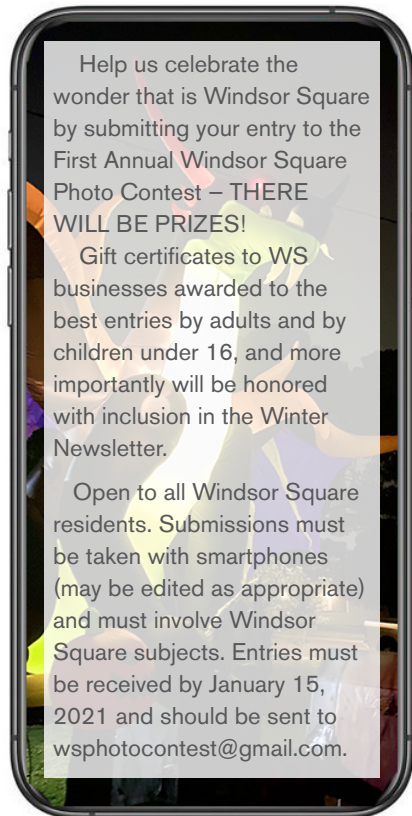
LOCAL NOMAD

shop small
this holiday season!

We offer a curated collection of thoughtful gifts by independent designers, makers & artists from all over the world and right here in Arizona.

Visit our shop in Uptown Plaza or shop online 24/7
www.localnomadshop.com
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Enter the Windsor Square Photo Contest



Tips from Blue Steel Security

- Keep your keys in your hands when walking to your front door or your vehicle.
- Don't be on your cell phone while walking to your front door or vehicle, stay aware of your surroundings.
- Make sure you have a way to see who is at your door before answering, use a peep hole or window.
- Get to know your neighbors.
- Report suspicious people or activity to courtesy patrol or non emergency police department.
- Keep your door locked when you are at home.
- Put locks on windows. For sliding glass doors put a wooden or metal pole in the track.
- Inventory your valuables in your home and take pictures. Keep that information in a safe place where you can retrieve it in the event of a break-in and theft.
- Be sure to take your newspapers and flyers inside your home daily.
- Maintain any lights that go out on your property and add motion spot lights in



dark areas.

- Don't leave any valuables in your car, especially during the holidays.
- Park your vehicle in a well lit area or have motion sensor lights located in your parking area.
- Notify your neighbors or courtesy patrol if you are going on a long vacation.
- Trim bushes and trees back so they are not blocking windows and doors from the street view.

Blue Steel Security Dispatch can be reached at 602-283-4827.

Windsor Square Real Estate Transaction Update

2020 Sold

Address	Price	Size (sf)	Per S/F	Year Built	Buyer	Closing Date	Listing Date	Days
427 East Oregon	\$395,000	1,120	\$353	1949	Beth Marrero	01/07/20	09/13/20	85
9 East Orange	\$575,000	1,655	\$347	1950	Somone & Jovan Wilder	01/11/20	10/15/19	88
239 East Medlock	\$314,231	1,986	\$158	1940	The District PHX, LLC	01/21/20		
511 East Orange	\$850,000	2,646	\$321	1930	Regina Van Buren	02/28/20	10/10/19	141
36 East Orange	\$602,000	1,665	\$362	1940	Geoffrey Cook	02/28/20	01/16/20	41
5130 North 6th St.	\$675,000	3,271	\$206	1974	Robert & Cathy Frye	02/20/20	10/12/19	131
5312 North 6th St.	\$760,000	2,784	\$273	1948	Manjunath Kottalgi	04/03/20	02/10/20	63
420 East Oregon	\$505,000	2,694	\$187	1972	John and Elyse Dehn	04/17/20	02/29/20	48
650 East Colter	\$870,000	2,751	\$316	2016	Not Posted Yet	07/29/20	03/07/20	114
5323 North 6th St.	\$458,000	2,340	\$196	1945	Cook Investment Property, LLC	08/06/20	02/01/20	188
5019 North 2nd St.	\$635,000	1,659	\$383	1970	Kristin Donat	08/28/20	08/05/20	23
317 East Orange	\$652,000	2,006	\$325	1945	Deanna & James Rolstead	09/10/20		
225 East Colter	\$700,000	1,854	\$378	1940	Arthur Rhodes	10/06/20	08/30/20	37

For Sale & Sale Pending

Address	Price	Size (sf)	Per S/F	Year Built	Status	Closing Date	Listing Date	Days
219 East Oregon					COMING SOON			
5033 North 6th St.	\$1,375,000	2,971	\$463	1938/2016	For Sale		10/07/20	7
201 East Georgia	\$915,000	2,888	\$317	1997	Sale Pending		08/27/20	46
251 East Pasadena	\$470,000	1,408	\$334	1946	Sale Pending		10/14/20	
239 East Medlock	\$799,000	1,986	\$402	1940	Sale Pending		08/05/20	23

2020 Average - \$282

2019 Average - \$283

2018 Average - \$252

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Residents Celebrate Constitution's Anniversary

Freedom rang in Windsor Square in a moment of unity on September 17.

Leslie Williams (520 East Orange) welcomed neighbors to ring his antique bell in honor of the signing of the constitution on September 17, 1787.

Gathered on the lawn, participants read the preamble and said the pledge of allegiance before ringing the bell in sync with rest of the nation. Mr. Williams purchased the bell from St. Mary's school which was razed in 1988 to make room for the Arizona Center.

Suz Dohrer donated constitution booklets and Meg Smeck donated little flags, and each child in attendance – including Windsor Square's newest resident, 2-week-old, Emilio Mars Delgadillo – received a booklet and a flag.

Arizona requires students to pass a civics test before graduating from high school. Naturalized citizens, Yvonne Roosen and Ramon Delgadillo received flags to honor their commitment to the United States.



Windsor Square Historic District

www.windsorsquarephoenix.com | www.facebook.com/windsorsquareaz

Windsor Square Neighborhood News & Notes



Huss at Uptown Asks to Expand Patio Temporarily

In a measure designed to expand/increase business during COVID restrictions, Huss Brewing has asked the City of Phoenix to permit a temporary expansion of their outdoor patio area sufficient to accommodate an additional five tables. This was in direct response to Governor Ducey's encouragement that restaurants seek to expand their outdoor footprints, and was approved by Pacifica, owners of Uptown Plaza, subject to City approvals. The expansion would only be on Fridays and Saturdays, as well as the long Thanksgiving weekend, between now and the end of 2020. Consistent with their sensitivity to our neighborhood, Huss asked for the support of the Windsor Square Board before making their City submittal. The Board voted to support their request subject to Huss continued adherence to the existing zoning stipulations.



Coffee Concept from WA Seeks to Convert Former Pep Boys

Cafe Vita, a boutique coffee roastery and shop based in Seattle and with additional locations in Portland and NYC, hopes to open its Phoenix flagship location in what was the old Pep Boys Auto location at 5126 North 7th Street. The group plans to

completely rehabilitate the space, including construction of a drive-thru lane to better serve commuters, and has filed a Zoning Adjustment Application with the City of Phoenix.



Arrive Phoenix Opens

After a complete restoration of the mid-century modern office complex, Arrive Phoenix opened last month at 400 W. Camelback. Along with 79 guest rooms and suites, Arrive Phoenix will house the newest outpost of Tempe-based Cartel Coffee as well as a poolside bar, Lylo's Swim Club. Also planned is Don Woods' Say When, a retro-themed penthouse bar slated to open in mid-November.

Residents Continue Investment in Keeping WS Historic

The City Historic Preservation Board has reviewed and approved modifications and improvements to 413 East Oregon. Home owner Scott Gormley and his wife will replace an existing garage with a 180 square foot storage addition. They will also construct a 900 square foot addition at the rear and side of their existing home. The project meets all the requirements to receive their Certificate of Appropriateness for the work to proceed. This sounds like an exciting project and is sure to add to the overall liveability and attractiveness of Windsor Square.

Sign Vs. Sedan Leaves 'Hood Unidentified

It was precisely 10:56 PM on a temperate Spring evening when the sound of screeching tires and breaking glass intruded



on a quiet evening walking on Central Avenue. The driver – dazed but unhurt – lurched from her car to survey the damage: bent axles, torn landscape, and a demolished sign post. Lying on the ground between the crushed Stop and Street signs, the blue and white Windsor Square Historic District identifier remained intact and miraculously unscathed. What to do? Rescue the sign! Who to give it to? Called City Traffic – no luck. Called City Services – no luck. Finally sought help from the City Historic Board – Yes, we'll take the sign off your hands to place in prominence again at East Colter and Central. And yet, where is the sign now? To be continued...



Windsor Square Historic District
www.windsorsquarephoenix.com
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Hula Over Here!



ISLAND STYLE EATS * TIKI DRINKS TO-GO * WEEKEND BRUNCH * DINE-IN * TAKEOUT



Hula's
modern tiki

5114 N. 7th St. **Phoenix**
5450 E. High St. #101 **High Street**
7213 E. 1st Ave. **Scottsdale**

f t @ hulasmoderntiki.com

Windsor Square Mailbag – Fall 2020 Edition

Dear WS Newsletter,

Recently I found that a dog of apparently large breed and copious appetite had unburdened itself on the grass next to my front walk. Its owner neglected to remove the gift, either because she didn't happen to be driving a backhoe at the time or (as I prefer to think) because she had forgotten to bring a baggie with her on their walk. Has Windsor Square ever considered installing complimentary plastic poop bags in various locations around the neighborhood so that this kind of stuff doesn't happen?

Sincerely,

Filomena on Pasadena

Dear Filomena,

Yours is not the first such complaint The Mailbag has received. While of course failing to curb one's dog is discourteousness and disgusting, for now let's be gracious and blame it on COVID-associated thoughtlessness. Anyway, it just so happens that we have FIVE poop-baggie stations already in the neighborhood:

- 2nd and Oregon (east side of porkchop)
- 4th and Georgia
- 4th and Colter
- East side of The Football on Medlock
- Halfway down Orange

They are periodically stocked by the Board but if you ever find them empty, please call or text any of the Board members listed on the back page of the Newsletter.

Sincerely,

The Newsletter

Dear WS Newsletter,

Why is there no curbing on the stretch of 4th Street between Colter and Oregon? Also, why doesn't it line up with the stretch of 4th Street between Oregon and Georgia? It makes for a pretty confusing intersection.

Signed,

Aragon on Oregon

Dear Aragon,

Great question, and one that has vexed The Newsletter for some time. Both stretches of 4th Street (as well as 2nd Street from Colter

to Oregon) were not a part of the overall original masterplan for Windsor Square laid out in the late '20s and early '30's. Those streets were added in the '40's as the areas north of Colter were built out. As to why 4th Street was unfinished, The Newsletter was unable to get a definitive answer from the City of Phoenix, but since there are no homes addressed on that portion of 4th Street, it's possible that it was treated more as an alley than public street (remember the alleys we have now were added in the '50's). As for the alignment, all The Newslet-

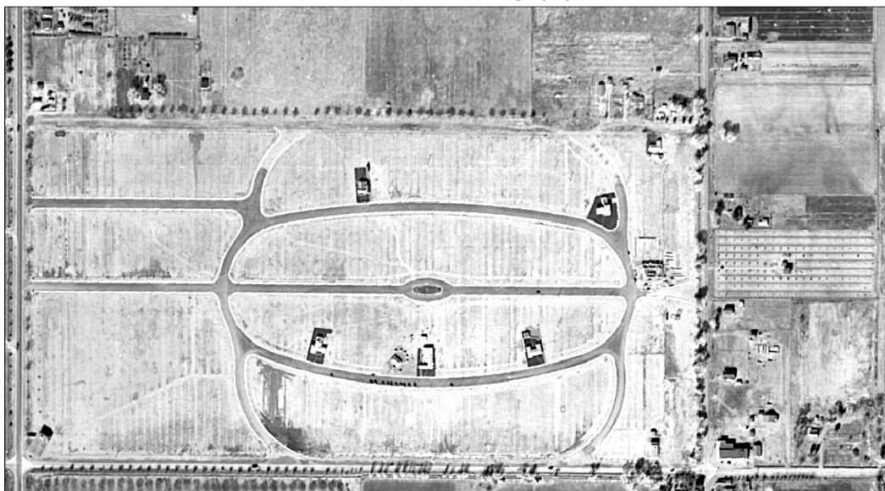
ter could figure was that the larger chunks of land on the north side of Oregon were subdivided piecemeal rather than all at once such that the two stretches could not be aligned.

The Newsletter would love to hear from any residents that can fill in the admittedly substantial gaps in that analysis.

The Newsletter

If you have any questions or comments for the Newsletter, please email them to windsorsquare-mailbag@gmail.com

Historical Aerial Photography



WINDSOR SQUARE HISTORIC NEIGHBORHOOD BOARD OF DIRECTORS

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Vice President – Tom Hilditch
Secretary – Megan Gailey
Treasurer – Kristen Magnuson

Members-at-large
Carol Christofolo
Mike Freret
Rocky Gonzalez
Kurt Peterson
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Important Contact Information

Crime Stop	602-262-6151	Zoning Enforcement	602-262-7844
Emergency	911	Poison Control	602-253-3334
Silent Witness	602-948-6377	Animal Control	602-506-7387
Blue Steel Security	602-283-4827	APS	602-371-7171
Neighborhood Services	602-262-7344	Southwest Gas	877-860-6020
Graffiti Busters	602-495-7014	City Water	602-262-6251
Grocery Cart Pick-Up	602-278-7587	Councilwoman	602-262-7447
Illegal Dumping	602-262-7251	Laura Pastor	
Public Works (trash)	602-262-7251		

Community Action Officers

Matthew V. Morgan And Mario Loyoza: Matthew.Morgan@phoenix.gov or 602.534.7096

Report a Crime Online: www.phoenix.gov/e-services