

SPRING 2023 Newsletter



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President's Letter

Dear Neighbors,

This will be my final address to you as President of the Board. I have worked on the Board now for six years – three years as an officer. When I first started, I remember being impressed with the body of knowledge shared between the Trustees. It took a while to catch up and I hope to be able to share my understanding with future Trustees.

During the past two years we have had to extricate ourselves from a long pandemic but have had some significant accomplishments along the way. Most recently, of course, we were able to bring our Home Tour back online while overcoming some very difficult conditions. When we saw that several area communities were cancelling their events, it was unclear if we would have any tour at all. Not willing to forgo this time-honored event, we finally decided to move forward with a November 6th target date. An intensive outreach was needed to solicit homes and we began the long process of obtaining all the required licenses and permits. Many thanks go to Co-Chair Mary Stoffel who coordinated our volunteer sub-committees with Kristen Magnuson, Liz Ells, Dianne Duffy, Tom Evans, Amy Rhoden, and Roxanne Patterson. Hope Webber did a phenomenal job soliciting advertising and financing a successful Guide Book.

We put our fiscal house in order by shifting our finances over to a calendar year. In past years, any operating deficit was fudged over to the following year to be covered by excess income from the Home Tour. Working strictly within a calendar year has allowed us to focus more clearly on the impact of our major expenditures. We must consider how the \$17,800 annual cost for Blue Steel security affects our budget. In this light, the Board is presently evaluating the pros and cons of this service. Many thanks go to our Treasurer Rocky Gonzalez who helped us working through these changes.

We reviewed our By-Laws and tightened them up to reflect a more accurate and effect document overseeing our operation. In 2020 our historic district was required to become a non-profit corporation. As a consequence, our old by-laws needed adjustments to reflect this change. Insurance requirements were added as well as clearing up various functions and dates. Many thanks go to Trustee Kurt Peterson who implemented these changes.

Finally, this past Summer brought great concern and angst over the housing development at Colter and 7th Street – a project with design and density inconsistent for the location and negative implications for future housing along 7th Street. Our views did not prevail but important contacts were made with many local groups with similar concerns. Many thanks go to Trustee Mike Freret who stepped up to marshal together the many resident viewpoints and attending many meetings throughout the Summer.

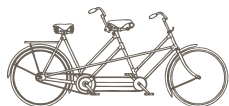
I wish everyone a healthy and prosperous 2023!

Tom Hilditch

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Windsor Square Home Tour Pronounced Resounding Success

By: Mary Stoffel

Windsor Square, along with many historic neighborhoods in the central corridor, hosts a home tour every two years. Home tours are a great way for visitors to gain appreciation of the area, explore the neighborhood and get inspiration and ideas for design and home decor. They also serve as a major fundraising source for the Windsor Square Historic Neighborhood Board to organize a variety of efforts and events that support and preserve the unique aspects of the neighborhood.

The Windsor Square Home Tour was in the Fall this year, on November 6th. This is a departure from our traditional Spring home tour. The change of season was primarily due to pandemic challenges as some neighborhoods postponed or cancelled their home tours. Fortunately, the Windsor Square Historic Neighborhood board pushed through the challenges, stood up a Home Tour Subcommittee and a small but mighty team pulled the tour together!

Home tours can't happen without homes and we were proud to feature ten amazing and unique home/gardens on the tour. It is a labor of love for those who step up and share their homes. Pride and appreciation are the theme of the day as homeowners talk with visitors about notable features and share ideas/resources with inquiring tourists. Our neighbors below were simply a joy to work with and truly helped us re-fresh our sense of community and pride in our neighborhood. Word cannot express just how appreciative we are of all the neighbors on this year's tour. Each and every home was simply beautiful! Thank you to:

- Nancy and Sean Gunderson
- Jamison and Ryan Valone
- Beth and Steve Postma
- Meg Gailey and Michael Brown
- Rocky Gonzalez and Jefferson Berkley
- Nick and Suzannah Wearne
- Zach and Natalie Williams
- Phil and Ora Sheinbein
- Brian and Kathy Sacks
- Amy Connor

The tour brought in a steady stream of visitors and included thirty local vendors, three food trucks, plus AZ Pops on a bike, and a Wren House Brewing Company beer garden. Approximately 1000 visitors walked the neighborhood or hopped on Ollie the Trolley to be sure not to miss any of the of the homes! It was great to see the neighborhood and neighbors at our best and just solidified my love of this neighborhood and the people who live here.

A final shout out to our small but mighty subcommittee team who participated in over 100 hours of meetings and thousands of emails and phone calls to make the Home Tour happen.

Lots of work and lots of fun! Thank you!

2022 Home & Garden Tour Committee

- | | | |
|---|---|---|
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The Importance of Recycling (and Simple Ways To Do It)

By Marcia Mueller – Windsor Square Special Contributor



It's no secret that our planet is in trouble. We're facing a climate crisis, and it's up to all of us to do our part to help mitigate the damage. One of the best things we can do is recycle. While it may seem small, recycling makes a big difference. Windsor Square Historic District explains why and how to make recycling a priority in your life:

The Benefits of Recycling

There are plenty of reasons to recycle, but let's start with the most important: it benefits the environment. Recycling reduces the amount of waste that ends up in landfills. This is essential because landfills are one of the biggest sources of methane gas, a greenhouse gas contributing to climate change. In addition, recycling helps to conserve resources like water, oil, and minerals, which are all becoming increasingly scarce.

Recycling also has economic benefits. It creates jobs in the recycling and manufacturing industries, and it saves money by reducing the need to build new landfills and incinerators.

Finally, recycling is good for our communities. It helps to clean up our neighborhoods and make them more attractive places to live. In addition, many community organizations and businesses rely on donations of recyclable materials to carry out their missions.

How to Recycle in Phoenix

Now that you know why recycling is important, you might be wondering how to go about doing it. If you live in Phoenix, you have a few options.

First, you can participate in the city's curbside recycling program. Eligible residents can sign up for this program and have their recyclables picked up weekly alongside their regular trash collection.

Second, you can take your recyclables to one of the city's transfer stations or drop-off centers. A complete list of locations can be found on the city website.

Finally, many businesses in Phoenix will accept certain types of recyclables. For example, most grocery stores will take empty plastic bags for reuse or recycling.

Cont. Page 7

Making Your Business More Eco-Friendly

If you're an entrepreneur, you can use your company to help protect the planet. Many business owners in Phoenix are already taking steps to make their operations more environmentally friendly. Here are a few tips to get you started:

Evaluate your company's waste stream and see where you can make changes. Can you reduce the amount of waste you produce? Are there ways to recycle or compost some of your waste instead of sending it to the landfill?

Consider making eco-friendly products or using sustainable materials in your manufacturing process.

Educate your employees about the importance of recycling and other green practices.

Encourage them to participate in company-wide efforts to reduce their environmental impact.

Promote your sustainable business practices to customers and clients.

Many people are looking for ways to support eco-friendly businesses, so let them know what you're doing to help the planet.

Recycling is just one of many ways we can all help to protect the environment. By making it a priority in our lives, we can make a difference for future generations.

The Basics of Reducing Waste

So, you're convinced to join the cause of minimizing the waste accumulating in landfills, oceans, and other areas. Focus on the three Rs of reducing waste to get started:

1.Reduce: Buying less and choosing products with less packaging helps reduce the amount of waste we create.

2.Reuse: Buying products that can be reused or repurposed helps reduce waste and can save money.

3.Recycle: Recycling helps keep materials out of landfills, reduces pollution, and conserves resources.

To make recycling a priority in your life, start by evaluating your own waste stream. See where you can reduce the amount of waste you're creating, and look for ways to reuse or recycle items instead of throwing them away.

You can also educate yourself and others about the importance of recycling and how it can help protect the environment. And finally, support businesses that are eco-friendly and doing their part to reduce waste. Together, we can make a difference for the planet!

Would you like to read more helpful content or learn about our beautiful historic district? Visit WindsorSquarePhoenix.com today!



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St. Urban Finally Opens at The Colony

Small Bites Bar Fits Nicely in No. Central Dining Scene

After months of various setbacks and “supply chain issues”¹, St. Urban has finally opened at The Colony on 7th Street north of Missouri. Chris Connolly and his band at Common Ground Culinary have installed this self-described “elevated cocktail and wine bar” that serves up “sharable plates, lite bites and hand-crafted cocktails” above The Neighborly in the old Honor Amongst Thieves space. While not exactly worth the wait², St. Urban provides a higher-end environment that is a competent³ addition to our local dining scene.

We walked over from WS early one recent evening and entered St Urban from the rear. We chose to sit at the bar rather than in a booth (there are no tables) and were warmly welcomed by Isaac the Bartender who turned out to be an enthusiastic guide for our journey. The cocktail menu is varied and creative. The Urban Margarita emphasized the aperol and mescal and thus was welcomingly less sweet than most margs. The Walk in Paris was assez savoureux, a tart blend of Remy Martin and green chartreuse et d'autres trucs. The Crown Jewels is St. Urban's take on the Old Fashioned and they executed it well. And the Tito's and cranberry was exactly what you'd expect.⁴ All the cocktails were in the \$12-\$16 range, which seems a little pricey for North Central but we don't have a whole lot of cocktail creativity nearby so we let it slide.



The menu is limited by design – emphasis is on small plates; there are only four entrees available – and while the dishes were varied they were not as creative as the bar selections. The charcuterie was quite good though it would have been nice to have had a broader selection of meats/cheeses to choose from rather than a static offering. The portioning was quite generous for \$24 and honestly we didn't need to eat much more after that. The French onion skillet was kind of like French onion soup with the soupy part removed but even so was simple and fantastic.⁵ The only disappointment was the chicken pesto caprese flatbread: the toppings were tasty but the flatbread itself was not well executed.⁶ We did see a couple of the entrees coming out of the kitchen – specifically the mushroom lasagna and the French dip – and both looked really good and were promptly and aggressively consumed.⁷

So the drinks were good, the fare was generally above average, and I left feeling generally food-satisfied and well cared for. So why am I not more excited about St. Urban? Upon reflection⁸, and as I've mentioned before, environment, vibe, and above all, energy all matter when considering a dining experience. The décor and overall vibe at St. Urban was attractive and confounding at once. The bar areas and lighting are well-considered and vaguely beaux arts in a way that feels like we might have been in transported to a more historic (if still American) locale. But the booths that surround the bar (as well as the barstools) are made of pastel vinyl and blond wood⁹ and would look quite a bit more at home . . . well, almost anywhere else.¹⁰ What's particularly odd is that the décor downstairs in Neighborly is much more inviting. I know that Common Ground wanted to avoid any association with the speakeasy vibe that Honor Among Thieves had, but in this case I think they missed and it hurt the experience.

My primary takeaway is that St. Urban feels like a place to sit at the bar for a quick drink before settling down at Neighborly for a long and festive meal. Bonus culinary tidbit: The Dhaba in Tempe is the best Indian food I've had in AZ and it's not even close.

¹ *The COVID-era catch-all term for explaining why something didn't happen over the last two years: "supply chain issues". No chip for your computer? Supply chain issues. Male pattern baldness? Supply chain issues. Problems in the bedroom? Supply chain issues.*

² *What with all the other great North Central dining options.*

³ *If not critical.*

⁴ *In what has become a common North Central dining lament, the liquor pours are getting lighter and lighter and St. Urban is steadfastly onboard with this phenomenon.*

⁵ *Would have been nice if they put a bit of it on the charcuterie board actually.*

⁶ *St. Urban is not alone in this, as many restaurants that serve flatbreads consistently get the dough wrong, which ruins the whole dish. This doesn't seem to be a difficult complaint to remedy; fresh dough is not all that hard to prepare.*

⁷ *Said entrees were delivered to a millennial couple at the bar wearing backward trucker hats and sweats. Not to go all "old guy" on this but is the end game of capitalism a society where it's okay to go to any restaurant dressed like Dennis the Menace?*

⁸ *It's taken forever to get this issue out, so maybe I reflected too long.*

⁹ *I really hope those were not the items that got caught in the "supply chain issues".*

¹⁰ *Including the dining room at Del Boca Vista Phase 3.*

Water Wise: Windsor Square Makes a Difference!

By John Waldron

Did you know that the typical Phoenix household uses 70% of its water outside? The average resident uses more than 100 gallons of water per day. Growing concerns about Phoenix-area water supplies are raising more and more attention to the growing scarcity of water and how residents can play a more active role in water conservation. The average home loses more than 10,000 gallons of water each year through leaks. That's enough water to wash 280 loads of laundry or take 600 showers.

No doubt, you have read the news that climate change is reducing water flows through the Colorado River, further endangering the supply that serves 40 million people from Denver to Phoenix, as well as farmlands across the U.S. Southwest. Although the City of Phoenix currently reports ample water supply, it likely won't be long before further restrictions are imposed on residents to reduce the reliance on water from the Colorado River.

The City of Phoenix receives 40% of its water from the Colorado River and more than 50% from the Salt and Verde Rivers. Only a small percent of water is pumped from ground water.



Windsor Square residents can conserve water by following a couple easy steps:

1. Don't overwater your lawn and plants. Chances are good you are overwatering, especially in the winter months. Text: "WHENTOWATER" to 33222 for a monthly watering guide.
2. Identify leaks in-and-outside your home. The city website below has a great reference for following leaks on your property. Repairing leaks in your sprinkler and drip system will conserve significant amounts of water.
3. Consider transitioning some part of your lawn to xeriscape or artificial turf. You can start small, identifying just a portion of your lawn. Important note: The city is not requiring residents to transition turf, but rather is focused on proper watering and appropriate plant choices for the Southwest.
4. When possible, trade out toilets, faucets, and appliances to those designed to conserve water.
5. Upgrade landscape watering box to a Smart Sprinkler Controller. These new latest generation irrigation boxes avoid watering during rain and monsoon storms and can be adjusted on your smart phone. How many times have you seen sprinklers running in a rainstorm?!!!
6. Report water leaks in the neighborhood. Knock on your neighbor's door and let them know if their irrigation drip system is broken. For larger neighborhood leaks or water line breaks, call the City's H2O Hotline at 602-261-8000.



For more information about Phoenix water conservation, visit: <https://www.phoenix.gov/waterservices/resourcesconservation>

Food for Thought: *What will be the appraised value of your Windsor Square home with no reliable water source?*

Windsor Porches Gussied Up for Home Tour

By Diane Duffy

Thank you to those who participated in the Prettiest Porch Contest in the WS 2022 Home Tour Event. We look forward to more homes and porches in the 2024 tour.

There were three porches to choose from and the winner is Sarah Schantz at 303 E Colter! I spoke with Sarah who not only has a beautiful porch which she invites WS neighbors to stop by and enjoy, but quite the journey on how her porch came to be. Sarah and her husband moved here 20 years ago from a farm in Kansas. They couldn't leave their gliders behind as many memorable conversations had taken place on them over the years, neighbors stopping by to gossip or talk about the weather. The other set of furniture came from a gentleman selling his farm down the road. It had been in his family several generations, but he couldn't take it with him, so he set it on the side of the road, free to a good home. Sarah couldn't stand the thought of it setting there to rust so they loaded it on the back of the truck with all the other furniture, secured with a few more bungee cords, and off to Phoenix. She said they truly looked like the Clampett's from the Beverly Hillbillies! There weren't enough bungees to secure the glider and Sarah watched that glider sway back and forth, all the way to Phoenix.



When the Prettiest Porch contest was announced, Sarah knew this was her motivation to finish restoring the furniture and moving it from her backyard to her front porch to shine in all its glory. Many of you may know our neighborhood handyman, Greg Rivera.** He can work his magic on just about anything and had been wanting to tackle this project with Sarah for a long time. So together they finished the project, and the results were amazing! He took the furniture apart, sanded, scraped, and painted and gave it a shiny new life. Her porch is truly an inspiration and a great part of what makes our beautiful WS Neighborhood so special.



Honorable mentions to the other 2 homes for participating: Kelly Climo at 5132 N. 2nd St. and Jeff and Hideto at 48 E Oregon Ave.

To contact Greg for projects around your home, message is wife on the Windsor Square Phoenix Neighbors Facebook page @Bonnie Auerbach-Rivera



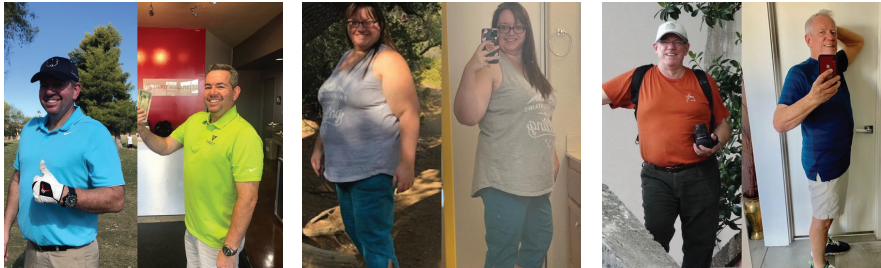
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- Zoning Enforcement 602-262-7844

Written communications should be submitted to: wsnewslettersubmittals@gmail.com

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
377 East Orange	\$566,550	1,282	\$442	1947	Rusty Brown and Diane Spieker	8/25/22
15 East Oregon	\$745,000	1,884	\$395	1948	Jason & Sheena Baptiste	10/27/22
5311 North 2nd Street	\$1,352,000	2,864	\$472	2016	Justin & Holly Betz	11/11/22
650 East Colter	\$1,295,000	2,877	\$450	2017	Gina & Jason Kaiser	12/7/22
Average Closing Prices:		2022 - \$454	2021 - \$344	2020 - \$307	2019 - \$283	2018 - \$252
Pending & For Sale						
Address	Price	Size (sf)	Per S/F	Year Built	Status	
5315 North 2nd St.	\$1,375,000	2,496	\$551	2016	Pending	

Windsor Square News Nuggets

Traffic Committee to Be Reconstituted

One of the positive outcomes of Windsor Square's objections to the Zola development was to bring our serious traffic issues back to front-and-center. While the ultimate existence of the Zola project will certainly increase traffic through Windsor Square, the speed and cut-through traffic that we continue to experience was an issue long before Zola rolled into town. In response, Kathy Ketchum, Mike Freret and Anna Lee Speer will be re-invigorating the WS Traffic Committee to analyze alternatives and solutions to the current situation. Speed bumps, cameras, closures and increased enforcement of the all-too-often ignored Do Not Enter signs are all on the table. All are welcome to participate. Expect the first meeting to convene in February -- check out the WS Facebook page for details.



1 Camelback Almost Finished

Anyone out walking after dark couldn't help but notice that more and more lights seem to be turned on at 1 Camelback. Does that mean that we have new neighbors? Not quite, as Stellar Residential, the project's developer, continues to make finishing touches to the building. But Dale Phillips of Stellar said that he expects people to start moving in March 15th.

WS Thanksgiving Turkey Trot Training Next Generation of Athletes

MOVE OVER NEW YORK MARATHON!!!! The best of the best participated in the annual Windsor Square Turkey Trot and it was a good time for all! The scenery was gorgeous and the cider and donuts after was the cherry on top! Thanks to Carmen Gosselin for setting it up.



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North Central Neighborhoods Lose Fight Against Apartment Developer and Sal DiCiccio

Despite the best efforts of Windsor Square and many other neighborhood groups and individual participants, in November the Phoenix City Council voted 7-1 to approve the PUD zoning case related to the northeast corner of 7th Street and Colter (the Zola Project). Laura Pastor was the lone nay vote. Windsor Square, along with North Central Phoenix Homeowners Association, The Peak Homeowners Association, Murphy Trials Association and Mid-Century Modern Homeowners Association, had opposed the case and had requested that the building be pushed further back from 7th Street, that the upper floors of the building be stepped back so as not to loom 60 feet over 7th Street, and for access to the project to be off 7th Street rather than Colter. None of these requests was incorporated into the approved plan. The only open question now is whether and how the 7th and Colter intersection will be signalized. Obviously, this is a big issue and we will continue to monitor the status of that going forward.

We are very disappointed at this result but we learned a great deal about the process and what effective opposition looks like. First and foremost, it is important to present a united front with very clear alternatives to what is being proposed (rather than just being NIMBYs), and as early as possible in the process. In our case, we had a variety of stakeholders with divergent priorities which allowed Zola as well as the City and staff to discount our opposition as fragmented and disorganized. When we finally arrived at a common list of requested changes it was almost too late to make up the ground we had lost. In addition, sitting down with City and staff as early in the process as possible is critical, but only if we have a specific set of priorities. In this case, WS benefited from the experience and contacts of Mary Crozier (NCPHA) and Larry Whitesell (The Peak HA) and we have a much clearer roadmap to success when the next dispute arrives. Finally, we need to be very cautious about what kinds of petitions of support that we lend our names to. The Zola attorneys paid interlopers to knock on doors and misrepresent the impact of the project to our residents. Unfortunately, many Windsor Squarians signed these petitions and their signatures were used to characterize us as “very supportive” of the project, which was obviously not the case (though a small number of WS people did indeed support the project). In the future, if someone from outside Windsor Square is asking for our support, it’s important to take a more skeptical approach as to the motivations of those doing the asking.

All that said and though it is cold comfort, this process has enabled us to connect more with our fellow neighbors and we are a closer community as a result. If you have any notes or observations you wish to share, please contact Mike Freret of the Windsor Square Board (mike.freret@kbcadvisors.com – 602.743.7506).



CHEERS TO A NEW YEAR!

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(From left to right: Erik Jensen, Gwen Arroyo, Steve Caniglia, Shelley Caniglia, Samantha Chiles)

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