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President's Letter

DEAR NEIGHBORS:

Life in Windsor Square seems to be slowly returning to a "new" normal after a year of historic anguish.

I hope each of you have learned something about your ability to learn, adapt, and persevere. Things will be better with a new appreciation for friends, family, and community

As a Board, we have been learning as well. After a long hiatus from planned regular events, we need to find new ways to bring us all together. We are looking out for fresh ideas, renewed enthusiasm, and the dedication that are just a few of the tiles that make up the rich mosaic that is Windsor Square. If you have some thoughts don't be shy! Contact anyone on the Board and we will assist you in the planning, communication, and execution of your idea. We will certainly be appreciative.

Windsor Square residents continue to invest and make improvements to their properties. These projects take considerable advance planning which includes not only building design but also the review and approval by the City Historic Preservation.413 Oregon is adding a garage to their home which was approved by the Historic Board last October.

A major project is underway at 516 Medlock. This involves demolition of an existing "non-historic" garage and converting it into a pool house. Work also includes constructing a 589 square foot studio north of the existing home. The project was reviewed and approved last May of 2020.

Our neighborhood exists surrounded by a sea of commercial activity. This provides us with a wonderful range of convenient services and great dining. Our local vendors have suffered greatly during the pandemic and we try to be supportive being good and loyal customers. The advertising in this newsletter is their way of reaching out for our continued business. Shop regional but buy local!

While surrounded by this commercial activity, it's essential that Windsor Square stands up to maintain its residential integrity. We have always been aware of the potential of disruption caused by local activity – we insist on no outdoor music or speakers, limited operating hours, along with clean and efficient trash disposal. We make these requirements official while negotiating the operating stipulations set by the City Zoning Board.



It is a delicate balance not to be perceived as anti-business but at times it becomes necessary to see that the agreements between the neighborhood and the surrounding commercial interests are properly and consistently enforced. We need to push back against violations as they may occur, and approach the City officials for assistance to the extent necessary.

We hope you enjoy this newsletter and find it informative. It represents considerable work and coordination by the Board for which I am truly appreciative. We have a great team!

Tom Hilditch
President
Windsor Square Special Planning District

Windsor Square Real Estate Transaction Update									
2021 Sold									
Address	Price	Size (sf)	Per S/F	Year Built	Buyer	Closing Date	Listing Date	Days	
5040 North 2nd St.	\$410,000	1,885	\$218	1957	Rachel Cook	02/21/21			
20 East Orange	\$939,000	2,555	\$368	1940	Pablo & Adriana Cavazos	02/24/21			
208 East Colter	\$950,000	2,318	\$410	1948	Nancy & Sean Gunderson	03/17/21			
5136 North 2nd St.	\$799,000	2,312	\$346	1948	Gregory Scheiferstein	03/30/21			
5323 North 6th St.	\$775,000	2,340	\$331	1950	Pilar Amukamara	04/01/21			
233 East Pasadena	\$700,000	2,348	\$298	1945	Christopher & Naomi Ramsey	04/15/21			
2021 For Sale & Pending									
Address	Price	Size (sf)	Per S/F	Year Built	Status	Closing Date	Listing Date	Days	
NONE AS OF MAY 15									
2021 Average - \$328		2020 Average - \$307		2019 Average - \$283		2018 Average - \$252			

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Windsor Square Dogs Arf Going Nuts for Ruff Life

If you've been to the Uptown Market on Saturday mornings at North Phoenix Baptist, you know what a wonderful zoo it is, a menagerie of people of all ages, walkers, bikers, strollers, groovies, hipsters and baby bjorn-ers. And dogs, many, many, dogs.

And against all odds and reason and given their paroxysms of enthusiasm when on the bridle path, most of the dogs at Uptown Market are chill and well-behaved. The only reason I can figure that this would be the case is that they are on their very best behavior so that maybe, just maybe, they can earn a treat from the Ruff Life Dog Bone tent.

Now when Heather Bailey, owner of Ruff Life, was growing up in Phoenix, she didn't figure that she'd end up in the natural pet snack space. As a veteran of the restaurant business, she focused on the human appetites and not on canine fare.

As life-long dog lover, however, a nationwide recall of pet snacks in 2015 left her without good options for her numerous breeds. So she and her sister Amy took matters into their own hands, fired up their smoker and approached their local butchers for excess inventory to fill the void. After their friends heard what they were doing and asked if they would "make some extra for Fido", they soon found that demand for high quality dog bones and snacks was a deep market. Heather left the restaurant business, and Ruff Life Dog Bones was born.

Six years, hundreds of happy dogs and a 2020 Best of the Valley Pet Product award later, Heather and Amy continue their commitment to quality.

"We only use human-grade products sourced from local butchers. Pet store



snacks are often made out of [parts] that have been the subject of experiments or full of chemicals, and we will never do that," says Heather. "We need to be able to sleep at night."

All of Ruff Life's product is acquired through small local sources, and – having long outgrown their home-based operation – is smoked in Ruff Life's commercial facility in Central Phoenix under Heather and Amy's watchful eyes.

"Our sausage is the only thing we sell with more than one ingredient. And it's all smoked fresh; then everything is cold-stored and nothing is more than a few days old by the time your dog gets it."

Just like thousands of other small businesses, COVID took its toll on Ruff Life. They had to pare back from selling at four local markets to just two – Uptown and Gilbert – and struggled as the pandemic kept people indoors.

But when they started offering free Sunday delivery of orders placed during the week up to 5:am that day, people jumped on board and Heather hasn't looked back. "We are just excited to serve the community and love being a part of the energy and joy at Uptown Farmers Market."

Visit the Ruff Life tent at Uptown Farmers Market every Saturday from 8:am to 1:pm at North Phoenix Baptist Church.

What Blue Stakes Don't Tell You

In the past year, the irrigation infrastructure in Windsor Square has sustained thousands of dollars in damages due to workmen and contractors who dig up or smash the delivery lines while working on home renovation or improvement projects. Please be aware that Blue Stake does not monitor or report the location of irrigation lines. Damages that are inflicted must almost always be paid for by the homeowner, using a licensed, bonded & insured repair company that has been vetted by the District. There are maps that show where the irrigation infrastructure is located. If you are planning to launch a home improvement project, please ask for the map by emailing iwdd27@gmail.com.

E-mail Updates Requested

After thoughtful consideration, your Windsor Square Board has determined that EMAIL shall be the primary mode of communication of important Windsor Square matters, edging out yodeling, smoke signals and interpretive dance.

In support of this resolution, and in recognition of the fact that many, many email addresses that we have are no longer active, please send your preferred email address for receipt of Windsor Square-related information and missives to windsorsquarehd@gmail.com.

We will update you in the system and keep you posted on neighborhood events.

Aura Uptown Project Set for Approval

North Central Phoenix continues to be a hot residential and commercial destination in the Valley, as exhibited by the stream of quality development projects in the planning phase or under construction. Most recently, the old office building owned by the Donor Network of Arizona located at 3rd Avenue and Coolidge Street and part of the Pierson Place Historic District will be sold and redeveloped into high-end residential units more consistent with the overall ethos of the neighborhood.

The three-acre property and accompanying 42,000 square foot two-story office building was built in the 1980's. Donor Network of Arizona owns the building and it and an affiliate, Transplant Community Alliance, occupy the structure. The property is currently zoned for high-density residential (R-5), but commercial office uses are allowed under that designation. The developer, Trinsic Residential Group, could have developed the site to its maximum potential, but the neighbors, in conjunction with Pierson Place Historic District and in consultation with Councilmember Laura Pastor objected to such an intense plan.



Trinsic ultimately agreed to reduce the number of bedrooms on the site, increase on-site parking so as to reduce impact on the neighborhood, and reduce the height of the structure on the neighborhood-facing frontage to the north and west. Perhaps

most importantly, the project will include a massive amenity along the south side of the project that engages the Grand Canal and that is available for public use. For more information on the plans for the site, go to <https://www.aura-uptown.com/gallery>.



AARON MARTIN
Financial Advisor, AAMS

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Look at Your Financial Situation Holistically

THE BIGGEST MISTAKE YOU MIGHT MAKE is not looking at your financial picture holistically - that is, not bringing into the picture all the elements of yourself.

LET'S CONSIDER SOME OF THEM:

YOUR VIEWS ON HELPING YOUR FAMILY
Your decisions about helping your family are a major part of your financial strategy - when your children are young, you'll need to decide if you're going to put away money for their college education, how much, and in what investment vehicles. When they're young adults, you may also need to decide how much financial support you're willing to provide for things. And when you're drawing up your estate plans, you'll need to consider how to distribute assets to your family.

YOUR PERSONAL BELIEFS
As someone with civic, ethical and moral concerns, you want to positively affect the world around you. And that's why you may feel compelled to make charitable gifts throughout your life and then make philanthropy part of your legacy. To accomplish these objectives, you'll want to include gifting techniques in your financial strategy today and your estate

plans for tomorrow.

YOUR PURPOSE IN LIFE WHEN YOU RETIRE
When you retire, you may be stepping off a career path, but you're also entering a world of possibilities. How will you define, and live out, your new sense of purpose at this stage of your life? Do you seek traveling around the world? Do you want to volunteer? Spend more time pursuing your hobbies? Each of these choices will affect how much you'll need to accumulate for retirement and how much you will need to take out each year.

YOUR HEALTH
Your physical and mental health can play big roles in your financial plans and outlook. The healthier you are, and the better you take care of yourself, the lower your health care bills will likely be during retirement. And you also may need to prepare for the costs of long-term care, which can be enormous.

It can be challenging to weave all these elements into a single, unified vision, so you may want to get some help from a financial professional. But, in any case, be prepared to look at your situation holistically - because, when putting together a lifetime's financial strategy, every part of your life matters.

Quick Bites: Chantico is Good. You Should Eat There

Chantico, a product of the same restaurateurs who brought us Ocotillo and Starlight BBQ, is located at 1051 East Camelback. Parking for Chantico is challenging (a/k/a “a total fiasco”) on busy evenings. That said, it is not an unpleasant walk from Windsor Square if you go across on Colter then down 10th Place. Crossing C-back there is neither lawful nor particularly bright, but we did it anyway as our appetites overruled our common sense.

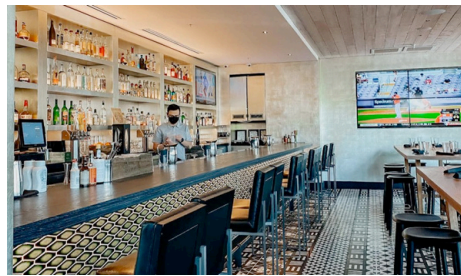
The environment at Chantico, like its forebearer Ocotillo, is sleek and varied. I counted four distinct dining areas (there may be others I missed), each with a distinct décor and vibe. We didn’t have a reservation, and rather than wait “for at least an hour” according to Jeremiah the Host, and throwing caution and social distancing to the wind, we chose to sit at the bar in the west dining area (as distinct from the bar outside that you can see from Jeremiah’s perch near the front door). We nestled into our cushiony high-back bar stools between a lady sucking on ice cubes and playing Candy Crush on one side, and an obvious Tinder date on the other. D-backs were on the big-screen. We were very excited for our experience.

Hearts still a-flutter from playing “Frogger” across Camelback, we needed some drinks. We got a Chanticorita, Ruby Zappos and a rum and coconut concoction that I don’t remember the name of. The ice-sucking lady gave us kind of a judgy look, but before I could make a face back at her the server dropped chips and salsa in front of us and her transgression was promptly forgotten.

The chips were fresh and warm and salty. The red salsa and the spicy version were above average, but the green/tomatillo salsa was fantastic. We split a beet salad and halibut ceviche to start. Both were well-presented, extremely fresh, and very tasty. By this point, we had finished/reloaded our drinks. All were thoughtfully mixed, though for the \$12 price point, they could have been a bit bigger (or included less ice). While I didn’t think they were particularly strong, by the time we were halfway through our entrees my dining partner could no longer pronounce “proselytize”, so you be the judge.

For entrées we got the halibut on quinoa with veggies and the chicken enchiladas, and a side of green chili corn. Both entrees were outstanding, particularly the halibut which I find to be too often overcooked in other restaurants but at Chantico it was perfect. The enchiladas (with both red and green salsas) were surprisingly light, but maybe that’s because we are used to the La Pinata version that is basically a fire hydrant laid on its side. The rice and beans were also light and flavorful. No dish is perfect, so the enchiladas maybe could have used a little more salsa, and the green chili corn would benefit from a little more chipotle spice, but that’s more preference than a complaint.

By the time we were finishing the main dishes, the Tinder date had wrapped up, ice-lady had moved on to tequila (Clase Azul, neat), and it was time for dessert. That was the one part of the experience that didn’t satisfy us: not enough good dessert choices, and the three that Chantico did offer were



\$12-\$15. Good thing that Churn is nearby. Anyway, to sum up: I’m not foodie enough to know whether the fare at Chantico is creative or ground-breaking. Maybe it is, maybe it isn’t. But what it is, though, is really good. So consider this my proselytizing and give Chantico a try. But probably best to get a reservation.

1. It was a Monday, btw.
2. Chantico certainly gives off the vibe that there might be a secret bar somewhere for which you need a password. We were met with a very blank stare from Jeremiah the Host when we asked if this was the case, which of course confirmed our suspicion that it was.
3. Which were made from steel and comically heavy and which made being chivalrous inordinately challenging.
4. ...and then putting them back in her water glass. Ewww.
5. Yes, there were only two of us, but c’mon, we needed to do our research.
6. Btw the menu online today doesn’t match the menu that we got when we were there. Unclear whether they are failing to update the menu on a timely basis or absolutely manic about updating it.
7. Separate checks (is that typical these days?) but clearly leaving together. And the sun was still up, by the way. Youth is definitely wasted on the young.
8. A double, not that I noticed.

Fire destroys Head2Toe building in February

Seven engines and more than 50 firefighters converged on the Head2Toe occupational therapy building on 7th Street south of Missouri on February 23rd as a massive fire destroyed the former hair salon-turned-office building and severely damaged the therapy building that previously served hundreds of Valley kids.

As if losing one’s business to fire weren’t bad enough, the truly tragic part is still in process: dealing with the insurance companies. Due in no small part to preoccupation with the damage caused by the ice storms in Texas and Oklahoma, three different insurers have been slow to settle with building owner Vickie Simpson, who also owns Head2Toe.

Though the remaining 21,000 square foot

building looks largely intact from the outside, there is enough smoke damage on the inside to render even that portion of the property toxic and unfit for occupancy. Rather than rebuild the inside, Head2Toe is opting to find an alternate location and is marketing the site for sale.

The site, which is zoned C-2, has garnered interest from users and developers alike. While C-2 allows a wide variety of commercial uses, the bulk of the interest in the site comes from fast-food and coffee owners and franchisees. The site, which is approximately 1.3 acres in total, could accommodate one, two or potentially even three complimentary uses.

Calls to Curaleaf regarding their reported interest in the site were not returned.





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- Carlos L.



We appreciate all of the time extended to us, and highly recommend The Caniglia Group to anyone looking to sell or purchase a home. The level of professionalism and customer service to their clients is exceptional.

- Patti M.

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

FROM CLIENTS TO FAMILY

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Christown Mall Set for Massive Use Overhaul

Besides the whole COVID-19 pandemic and the presidential election, many residents will most remember 2020 as the Year that Costco Left Chris-Town.

Residents were crushed when they heard news, many collapsing in anguish at the idea of buying mayonnaise from Target in 16 oz jars rather than three-gallon jugs.

A petition begging the landlord, Kimco Realty Corporation, to renew the Costco lease garnered thousands of online signatures, but to no avail: Costco left in September. North Central grocers were seen high-fiving, and quickly raised their prices.

The reason that Kimco let Costco leave is now becoming clear: the developer has higher aspirations for the property, having approached the City of Phoenix about establishing a Planned Unit Development for the site.

The Kimco plan would provide for a wide variety of urban-type uses including multi-family, office, entertainment, hotel and retail uses, all built around a walkable plan emphasizing green spaces and shade trees.

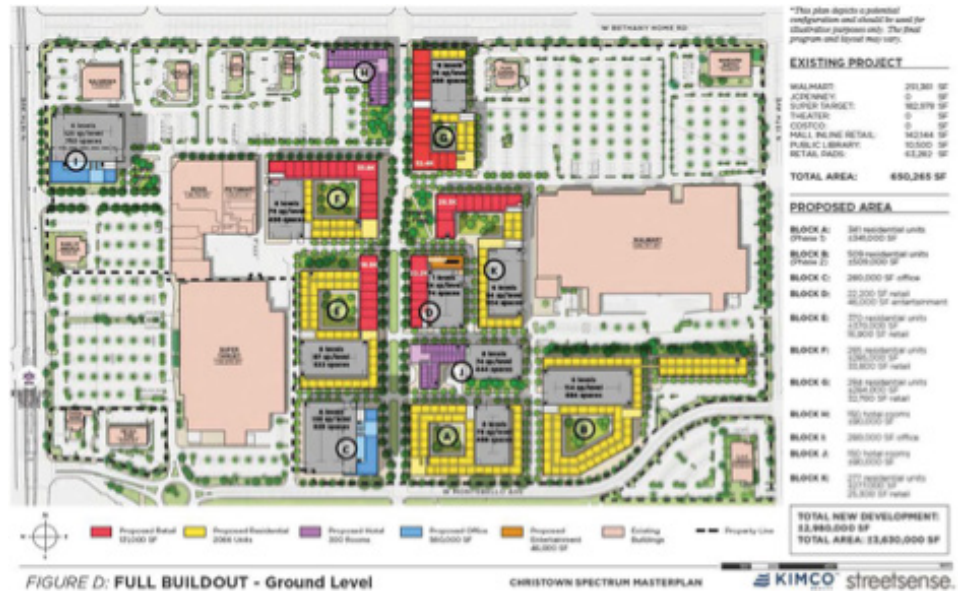
The Kimco plan appears to be aspirational, to the say the least. The concept of providing a higher-end live/play/work environment has worked in other areas of the Valley, most notably The Quarter and Kierland Commons in Scottsdale.

Those sites, however, did not have Walmart and Target to work around. The Walmart lease and options extend until 2053 and the Super Target owns land that it occupies, and both occupants as well as Walgreen's and Ross Dress for Less are likely to have significant input as to how the parking, traffic patterns and landscape are modified.

Christown was constructed by Del Webb Corporation in 1961 at 19th Avenue and Bethany Home, which at the time was almost the outskirts of town.

The project was named after Chris Harri, a Swiss farmer who moved to the Valley in 1904 and owned the land upon which the mall was ultimately built. Christown was Arizona's first air-conditioned, enclosed mall, and was the largest mall between Los Angeles and Houston.

See <https://www.phoenix.gov/pddsites/Documents/PZ/Z-10-21n.pdf> to view the plan.



Board Welcomes Shelly Dunlap

Shelly, a resident of WS since 1998, has joined the Board as Activities Coordinator.

When WS is in full swing, we have a lot of activities during the year – Kids' Club, Block Party, Holiday Party, Garage Sale, Easter Egg Hunt etc.

A lot of work goes into these activities and we are thrilled that Shelly wants to be a part of keeping these things going.

Mary Parot, who formerly headed up Entertainment and Events, passed along her recommendation on how to structure this role so that it was not overly burdensome on any one person. Specifically, Mary recommended that we get more involvement from the community by way of volunteers for specific activities.

This worked out great when Shelly was visiting her neighbor Meg and asked

her if she would like to help out with the 'Third Thursday Evening Stroll'. Meg took it and ran with it (Thank you Meg!). When volunteers come together, the community comes together – or, as John Waldron would say, 'It takes a Village!'

We're all hoping that we can get back to our community-based activities – both established and new, and have more neighbors participate in making them happen.

We'll keep you posted as to upcoming activities and volunteer opportunities. In the meantime, if you have an idea for an activity that you think the Board may be able to help co-sponsor send an email to: windsorsquarehd@gmail.com.

Similarly, if you are interested in volunteering for any of our activities, let us know!

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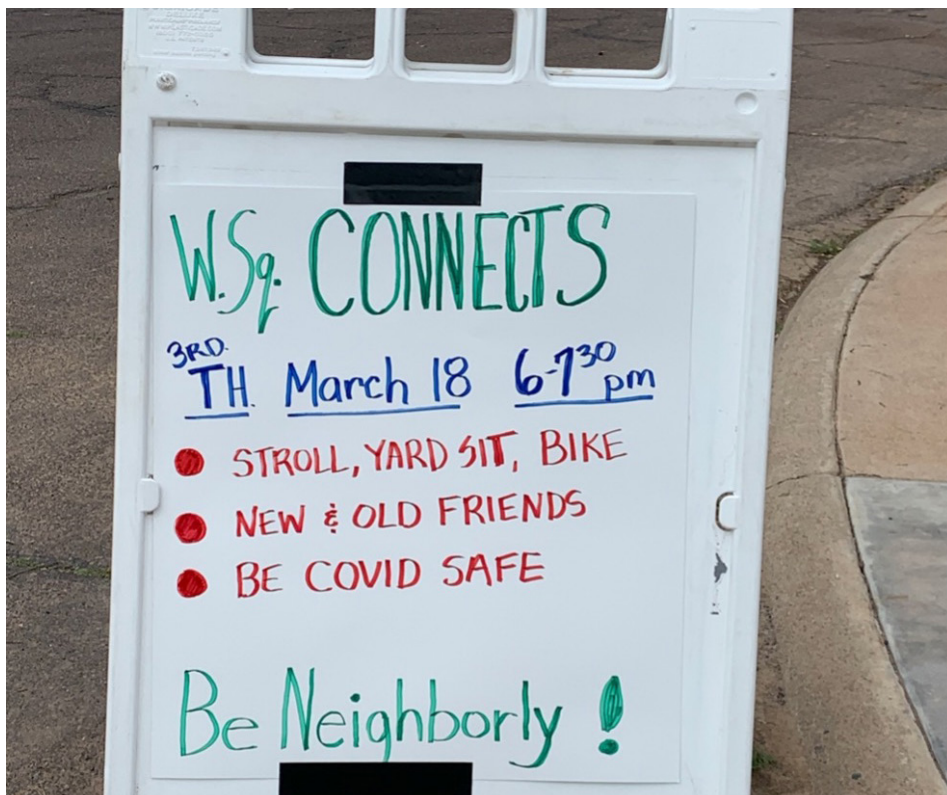


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3rd Thursday Builds Momentum



Our once socially active Windsor Square community has been limited from an 'activities' perspective but it feels like things are shifting and, hopefully, our Third Thursday of the month 'Social Crawl' is just the beginning!

The idea came about in one of our Board meetings and got traction rather quickly. "The idea is just to create an opportunity to see and connect with our neighbors" suggested Hope Webber. Shelly Dunlop, who now handles the role of 'Activities Coordinator,' reached out to neighbors and

enlisted Meg Smeck to run with it. Meg did an awesome job of getting the word out and we had our first crawl two weeks later!

Meg has many ideas about how we might enhance it, e.g., have it by street, get some live music going etc. What ideas do you have? We'll also have to decide whether or not we take a break during the summer months or if we approach it from a different angle.

Let us know what you think at WSNewslettersubmittals@gmail.com. We'd love to hear your ideas!

Calling All Windsor Square Authors!

As we come out of our COVID malaise, as an outlet for our pent-up creativity, we are encouraging our neighbors to submit articles for inclusion in the Windsor Square Newsletter.

Let your only limitation be your imaginations. Biographical musings, gardening tips, serial fiction, family appropriate jokes

or cartoons – The Newsletter is a community publication and we want to hear from you!!!

If you have an idea for a feature, please contact any board member or email Mike Freret at mikeferret@gmail.com or send him a text.

WINDSOR SQUARE CULTURE CORNER

Today

By Billy Collins

If ever there were a spring day so perfect, so uplifted by a warm intermittent breeze

that it made you want to throw open all the windows in the house

and unlatch the door to the canary's cage, indeed, rip the little door from its jamb,

a day when the cool brick paths and the garden bursting with peonies

seemed so etched in sunlight that you felt like taking

a hammer to the glass paperweight on the living room end table,

releasing the inhabitants from their snow-covered cottage

so they could walk out, holding hands and squinting

into this larger dome of blue and white, well, today is just that kind of day.



WINDSOR SQUARE HISTORIC NEIGHBORHOOD BOARD OF DIRECTORS



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