

WINTER 2022 Newsletter



WINDSOR
SQUARE

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President's Letter

Dear Friends and Neighbors,

In 2008 I started to search for a new place to call home. Retirement was on the horizon and the thought of long cold winters in Boston was not very appealing. After eliminating Florida and North Carolina I started to focus on Arizona. Business had taken me to Phoenix on various occasions and it seemed like an interesting city. I established a relationship with a local estate broker and spent the next three years traveling to Phoenix on weekends searching for my ideal home.

It was only a matter of time before I discovered Windsor Square. I enjoyed city life in Boston but wanted to be in a community that was less transient but still retained an urban atmosphere. Windsor Square was my type of place!

We purchased our new home in 2011 and participated the following year in the 2012 Home Tour. It was an exciting time - a wonderful experience meeting new neighbors, opening our home, and visiting other homes throughout the neighborhood. It's a pleasant surprise, therefore, that ten years later I should be the person planning and organizing this bi-annual event - serving as the 2022 Chair being assisted by Mary Stoffel as our Co-Chair. Accordingly, let me jump right into that role!

You may recall that our last tour was in the Spring of 2020. The tour for 2022 would normally occur this Spring. The Board has decided, however, to delay the event ten months until next November - a delay considered prudent under current COVID conditions. Given this new time frame we are now soliciting residents to include their home on the tour - either for its historic value, recent upgrade renovations, or well-designed gardens.

We are reaching out to ask if this is something you would consider. Residents from past tours will remember the remarkable support provided by the many people serving on various committees - planning, logistic, and the day of the event. You would not be going through this just on your own!

Finally, I need to add that the Home Tour plays an important financial role enabling Windsor Square to meet its mission as a Special Planning District. Income from the tour is a key contributor to the annual budget supporting various adult and kids activities throughout the year. Resident participation is crucial to our success. Please contact me at (TomHilditch2@aol.com) or Mary Stoffel at (MStoffel4@icloud.com) if you would like to discuss this opportunity.

Many thanks!

Tom Hilditch



Windsor Square Real Estate Transaction Update						
2021 Sold						
Address	Price	Size (sf)	Per S/F	Year Built	Buyer	Closing Date
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
516 East Pasadena	\$495,000	1,281	\$386	1947	Knight Construction Investment Co.	07/08/21
5102 North 2nd Street	\$840,000	2,263	\$371	1949	Michael & Lynne Sherman	07/21/21
5336 North 6th St.	\$785,000	2,683	\$293	1947	Elizabeth Brown & Margaret Gorman	10/1/21
339 East Orange	\$709,000	1,773	\$400	1957	Mary Long	11/22/21
9 East Orange	\$675,000	1,665	\$405	1950	Enrique Fernandes	11/27/21
5319 North 2nd St.	\$1,196,000	3,500	\$342	2016	Gregory & Taylor Maldonado	12/8/21
Average Closing Prices:						
		2021 - \$344	2020 - \$307	2019 - \$283	2018 - \$252	
2022 Pending & For Sale						
Address	Price	Size (sf)	Per S/F	Year Built	Status	
16 East Colter	\$925,000	2,143	\$432	1951	For Sale	
5314 North 2nd St.	\$1,596,000	3,936	\$405	2016	Pending	
337 East Medlock	\$575,000	1,693	\$340	1947	For Sale	
333 East Georgia	\$975,000	1,925	\$506	1978	For Sale	
222 East Colter	\$1,050,000	2,099	\$500	\$1,950	For Sale	

Windsor Square Historic District

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WINDSOR SQUARE HISTORIC NEIGHBORHOOD BOARD OF DIRECTORS



Your Board of Directors in action.

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Silent Witness	602-948-6377
Blue Steel Security	602-283-4827
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Graffiti Busters	602-495-7014
Grocery Cart Pick-Up	602-278-7587
Illegal Dumping	602-262-7251
Public Works (trash)	602-262-7251
Zoning Enforcement	602-262-7844

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Secretary:	Meg Gailey meg@bowwlaw.com 480-495-0505
Treasurer:	OPEN
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At Large:	Carol Christofolo carolchristofolo@gmail.com 602-509-5922
At Large:	Rocky Gonzalez rockygonzalez@me.com 623-734-7757
At Large:	Kurt Peterson kap@eblawyers.com 602-739-5020
At Large:	Mary Stoffel Marystoffel4@icloud.com 602.317.0592
At Large & Primary Activities Liason:	Shelly Dunlop dunlop.shelly@gmail.com 602-796-600

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

Windsor Square: Activity Central!!!!

One of the advantages of living in Windsor Square is the community activities that bring us together. Some of these are set up for adults, others for children and many of them for residents of all ages. Below is an example of activities we have enjoyed in the past:

- **Movies in the Park**
- **Easter Egg Hunts**
- **Ice Cream Socials**
- **Halloween Parties**
- **Arts & Crafts Block Parties**
- **Third Thursday Strolls**
- **Annual Block Parties**
- **WS Monthly Dining Club**
- **Community Yard Sales**
- **Home Tours**

While Covid has forced us to cut back on our community activities/gatherings there is a feeling of optimism in the air and our sincere hope is that some, if not all, of these activities can make a come-back in a fun, safe manner. To that end, The Board is interested in hearing from you in terms of what activities are of interest to you and your family and to the community as a whole. To do that, we will be sending out, via eblast, a short survey the week of February 7th and request that you take the time to share your thoughts. If you don't currently receive our email blast, please send an email to windsorsquarehd@gmail.com with your name, street address and email address.

We all benefit from living in a neighborhood with a reputation of strong community ties. It is part of the reason homes in Windsor Square are in demand. The activities/gatherings we have are great fun and definitely strengthen those ties. Of course, these activities don't just happen. There is a bit of work involved in planning and executing or, as it has been said, 'It Takes a Village'. If you are available to help out – either on an 'as needed' basis or if you want to manage one of our activities (listed above or one that hasn't made it to the list yet) please let us know by sending an email to windsorsquarehd@gmail.com or reach out to one of the Board members.

GREAT LOVE AFFAIRS START WITH CHAMPAGNE

Cheers to another year of successful home matchmaking.



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

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Alley Antics

Utility Work and Abandonment at 4th Street Alley

By Mary Stoffel



The alley off of 4th street between Oregon and Colter has been the site of a lot of activity over the past few months. Neighbors walking and driving by may have noticed every color of flag plotting down the alley, all sorts of markings on the pavement and a huge drill occupying fourth street a few weeks before the holiday. In addition, the City of Phoenix posted an abandonment hearing notification.

So what's going on?

Three separate projects were in the works in the fall of 2021. The east section of the alley is the primary access to the alley which is an easement for multiple utilities including the City of Phoenix sewer line, APS power lines, Southwest Gas line as well as Cox Communications Cable. The SRP Flood irrigation pipes and sandboxes also run through this alley.

Project #1: APS completed neighborhood-wide upgrades to address the issues that were causing recurring outages in the area. They replaced or upgraded equipment, including some telephone

pole and t-beams. They also implemented other measures to reduce outages, such as trimming trees to reduce the likelihood of tree limbs blowing into the power lines during wind storms. A shriveled up mylar balloon was found and removed from the transformer on the telephone pole in the 4th street alley. If you have any questions or any ongoing issues, the contact at APS is Jeff Spohn, Distribution Operations & Maintenance Director, at (928) 273-3032 or jeff.spohn@aps.com.

Project #2: Southwest Gas contractors were responsible for the large drill on 4th street. They were drilling to install a deeply buried anode that connects up to the existing gas line. This is a rust prevention measure that maintains the integrity of the gas line.

Project #3: The City of Phoenix Alley Abandonment Hearing was the result of a petition pursued by the neighbors adjacent to the alley between 4th and 2nd street, and Oregon and Colter. The alley had been city property and served as a utility easement for many years. Adjacent neighbors wanted to have the alley officially abandoned and have the area incorporated into each neighbor's property. This required two thirds of adjacent neighbors to support the measure, as well as an application fee and hearing. The determination at the hearing was in support of alley abandonment, with the stipulation that the utility easement be maintained. This will result in a re-platting of each adjacent residential lot to reflect a larger lot size, and will allow for more secure gates at either end of the alley. Securing the alley will help increase safety and curb appeal in the neighborhood. For more information about the Alley Abandonment, you can reach out to Mary Stoffel, mstoffel4@icloud.com

As a general recommendation, it is important that all neighbors are aware of the utilities that run underground, through our alley and yards. Any project requiring digging or excavating on your property should include a call to Arizona811 (formerly AZ Bluestake) by dialing 811 or visiting <http://www.arizona811.com>. They will come at no charge, place flags and or pavement markings, to ensure, once you begin digging, you are aware of and can avoid damaging any of the utility infrastructure beneath us!!

Windsor Square Ombudsperson Answers Residents' Questions

Excrement Ethics

Dear Newsletter,

Last Wednesday evening at about 10:00pm I was walking our dog, Earl, through Windsor Square. About midway through our sojourn Earl found nice grassy spot to do his business, which I dutifully and thoroughly picked up with one of the little bags that the Board so graciously provides. Rather than put the now-full bag into my pocket, I deposited it in a green garbage bin that was on the street that had not yet been pulled back in following pickup earlier that day. As I walked away from the bin, I was confronted (politely, but confronted nonetheless) by another Windsor Squarian and who told us in no uncertain terms that Earl and I were being bad neighbors by utilizing the available bin in that way. In the interest of maintaining neighborhood comity, I retrieved Earl's business from the bin and hauled (Earl is a large breed) it home and put it in our green bin.

But the encounter left me unsatisfied. What is the etiquette of using other neighbors' green bins for depositing of Earl's leavings?

Signed,
Name Withheld

Dear Withheld,

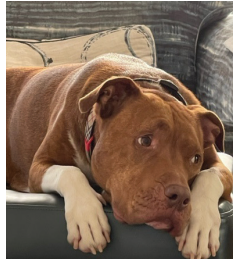
Your question is one of the great questions of our time, and has inspired debate among Windsor Squarians since the time of the Romans. Or at least the Ford administration. As with most such questions, the answer is not black and white and the details are quite important. In your case, you were walking Earl late in the evening on a day that trash had already been picked up. Thus the owner of said bin (let's call him "Gil") had left the bin at the curb for approximately 15 hours following the collection of its contents. This in itself is a breach (albeit a minor one) of Windsor Square etiquette. But is it such a breach as to justify leaving Earl's constitutional in there for Gil to encounter each time he uses his bin for almost a week? It is not. Thus it was proper and appropriate for your neighbor to have corrected your behavior.

But before we use the foregoing example to conclude that there must be no instances where leaving Earl's presents in a neighbor's bin are permitted, there are other fact patterns to consider that may lead us to the opposite conclusion. Most obviously, what about on Tuesday nights when the bins have generally been pulled out to the street awaiting collection early Wednesday morning? In that case, one could hardly argue that leaving Earl's fertilizer in a neighbor's bin would be an offensive act. As the great Roman polemicist Ovid wrote: "Nulla noxa, nulla turpi" ("no harm, no foul").

For another example, what if it was Thursday morning and Gil's bin was still out on the street? In that case, it would indeed be acceptable for you to leave Earl's duece in his bin, as 24 hours is too long to leave a bin on the street and having Earl's poo in his bin for the ensuing 6 days will remind Gil to pull his bin off the street in a more timely fashion.

Finally, there is the question of whether it would ever be acceptable to drop Earl's business in bins that, while not "on" the street per se, are nevertheless left outside the house next to the driveway. The short answer is: it depends. A good rule of thumb is to add the number of steps from the street to the bins (SB) and the number of days until trash pickup (NDUTP) to reach the poop coefficient (PC). For the math heads: $PC = SB + NDUTP$. If the PC is 7 or less, then it is acceptable to leave Earl's prior dinner in the bin; if the PC is more than 7, then the owner must take the poop home for disposal. Hope this clarifies the situation.

-WSO



This is Earl



More Dog Stuff

Dear Newsletter,

I'd like to start a Facebook page for the dog owners in the neighborhood. Our dog, Prince, is very friendly and loves greeting his friends as we take our walks, but I know he'd like to establish some deeper relationships that only time together can provide. And I can tell how lonely he is because when I come back from running errands or whatever, I can hear his forlorn barking almost from when I enter the neighborhood. Since WS doesn't have a dog park, I thought we could use a WS Doggy Facebook page to schedule play dates, hook ups, etc. Ideally, there would be a link from the WS Facebook group that is already established. Who is the administrator of the WS Facebook group?

George on Georgia

Dear George and Prince,

Contact Carol Chrisofolo about starting an adjunct Facebook page for dog owners. Note also that leaving Prince outside to bark and bark and bark while you're on errands probably isn't endearing him (or you) to your neighbors. Perhaps consider leaving him inside while you're away.

-WSO

2022 Home Tour

Dear Newsletter,

We moved into Windsor Square since the last Home Tour, and have made improvements to our house that, while modest, are really thoughtful and cool. We are proud of the home but being on the Home Tour sounds like it's a whole lot of work. Is volunteering our home really worth the hassle?

Signed,
Noob in Windsor Square

Dear Noob,

The answer to your question is a massive and unqualified YES!!!! The WS Home Tour Committee makes the event as stressless as possible for the homeowners and provides multiple volunteers at each home on the day of the event so that the homeowners are able to meet all their gracious and appreciative neighbors. It's really a great event and incredibly enjoyable. So step up; you won't regret it!!!

Appreciatively,
WSO

Vig at Federal?

Dear Newsletter,

I heard that The Vig, which closed its location at 16th Street, is going to reopen next to Federal Pizza. Have you any information on that?

Signed,
Herb on Medlock

Dear Herb,

That is not happening. Seriously, why would Upward Project, who owns not only Federal, but also Windsor, Postino and Joyride, and also owns the building that Federal is in, lease space to a competing restaurant. C'mon Herb, think it through.

-WSO



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New Planning and Development Processes Coming to City of Phoenix

By Mike Freret

The city of Phoenix Planning & Development Department (PDD) will be replacing its primary business applications portal, including the Electronic Plan Review (EPR) system and PDD Online services with a new system called SHAPE PHX.

This is actually more interesting than it sounds, and given the amount of renovations going on at Windsor Square, happening none too soon. According to City officials, SHAPE PHX will give internal and external users the opportunity to communicate more seamlessly and efficiently regarding all planning, plan review, permitting and inspections related matters as it brings all PDD's business processes into one integrated system. As part of PDD's continued efforts to improve the online experience, some of the challenges that will be addressed with the new system include:

- use of multiple and sometimes redundant portals and systems,
- lack of communication between multiple applications, and
- the sometimes comically long time it takes to submit a project.

The new SHAPE PHX Customer Portal will be available 24/7 and will allow users to perform the following functions from any location:

- Submit applications;
- Check plan review status;
- Send messages to staff;
- Request meetings with staff;
 - Upload documents;
- Use a modernized, integrated Electronic Plan Review via Bluebeam®;
- Request inspections;

- Pay fees online;

- and, according to the City, "MORE!"

Since the foregoing list seems pretty darn comprehensive, it is unclear exactly what the "MORE!" will include. Maybe links to residential remodels that turn out really nice? The ability to pay for your permits in Bitcoin or NFTs? Perhaps a portal to share recipes? Maybe a dating function ("Pinder")? Anyway, PDD's goal is to continue expanding its online community by providing users with the latest technology to assist them with the city of Phoenix development process.

SHAPE PHX will be rolled out in two releases, beginning with Release 1 which will introduce 80 Single Family Residential permit categories to the SHAPE PHX system, followed by Residential Subdivisions, Commercial, Hearings and Planning projects in Release 2.

All users submitting for plan review, permitting, licensing or other items in Release 1 will need to create a new user account to use the SHAPE PHX system. Numerous portal guides and other tools to assist customers are being developed and will be available with the rollout of Release 1. Users that have projects in Release 1 and Release 2 will work out of PDD Online, ProjectDox and SHAPE PHX portals. The EPR Administrative Team will continue to be available to assist customers with old systems (PDD Online and ProjectDox) through implementation of Release 2, and will also be trained to assist with SHAPE PHX.

If all of that seems really convoluted, The Newsletter suggests visiting Planning and Development SHAPE PHX. If you have any questions, email the SHAPE PHX Operational Change Management team at shapephx@phoenix.gov. I'm sure they look forward to hearing from you!



PHX **BIZ** GRANTS



HELP YOUR BUSINESS PROSPER

Micro and Small Businesses in the City of Phoenix may be eligible to receive grants for up to \$15,000. The grant funds can be used for any business expense categorized by the Internal Revenue Service as a “deductible expense.”

Past grant recipients have used funds for payroll, company rent or mortgage payments, insurance, inventory and utilities.

Applications will be accepted until April 15, 2022 unless all grant funds are awarded prior to this deadline.

See if you qualify for this opportunity.

ELIGIBILITY REQUIREMENTS:

Micro and Small businesses with 25 or fewer employees

Must operate a physical/mobile location in Phoenix and have been open one year prior to submitting a grant application

Gross sales less than \$3 million

Gross sales declined by at least 25% as a result of COVID-19 when comparing any month since March 2021 with the same month in 2020 or 2019

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Neighborly Public House Arrives

Common Ground Culinary Connects with North Central at The Colony

When Chris Collins, owner of Common Ground Culinary and creative force behind such Valley mainstays as Grassroots, The MacIntosh, and Twisted Grove, was contacted about creating a concept to replace the defunct Stock & Stable, he was super excited. "All our restaurants draw on memories or experiences that I had growing up in the Valley. The Neighborly space was an opportunity to reconnect with the North Central community, where I spent so much time when I was younger and have such great memories," Collins said.

A veteran of restaurants across the country, Collins was undaunted by the fact that other restaurants located at The Colony had not thrived (which is an understatement). "Even with all the restaurants in the North Central area, there was nothing like Neighborly. We were immediately excited to see how we could execute on that opportunity."

The restaurant that resulted from this vision is a comfortable and warm environment with a distinctly local feel, made more so by the fact that each time I've been there, I've run into a half-dozen neighbors and friends. The patio is a true extension of the dining room with booths instead of outdoor furniture, which is nice. Inside, the three-sided bar is large but does not dominate the space and the volume of the activity in the dining room hovered between a pleasant hum and (presumably after the wine kicked in) maturely boisterous. As with all Common Ground restaurants, the staff is professional and knowledgeable (and very patient with my carbonated companions).



As far as drinks, the cocktail menu is varied and tasty, and I'd probably have been even more impressed had I understood more of the ingredients ("aperol"? "falernum"? "yellow chartreuse"?). I'm not into wine, but I was told that the selection was "good-to-very-good." Neighborly offers a nice selection of higher end liquors, with Whistle Pig and Clase Azul appropriately represented. I would have liked to see a Lagavulin on the menu particularly for the wintertime, but that's probably more personal preference than practical. There is a conventional selection of local beers. I would have liked

a wider variety to choose from and perhaps even (cue the horrified gasp) a mass-produced light beer, which I don't think would damage Neighborly's street cred as staunch supporter of local businesses.

Neighborly has social hour from 4-6 pm every day and the offering is really creative. I last ate baloney when I was 9, but in a weak moment (blame the Clase Azul) got talked into the double fried baloney sammich. Against all odds and reason, it was disturbingly good. But the craziest offering is the chowder fries, which I would describe as meaty potato chips with chowder and bacon drizzled on top. Very tasty and completely indulgent and I will never not get them when I'm at Neighborly.



The dinner menu is straightforward and creative without any pretension. As far as appetizers, Collins fans will recognize the brussel sprouts with bacon and balsamic reduction. But the pride of the app menu is the cornbread (I'm serious) that is fantastic and I don't even really like cornbread. This may be a shoutout to Collins' days working for the Hillstone family of restaurants years ago where Bandera made the gold standard corn bread in the Valley and which he has managed to improve upon at Neighborly.

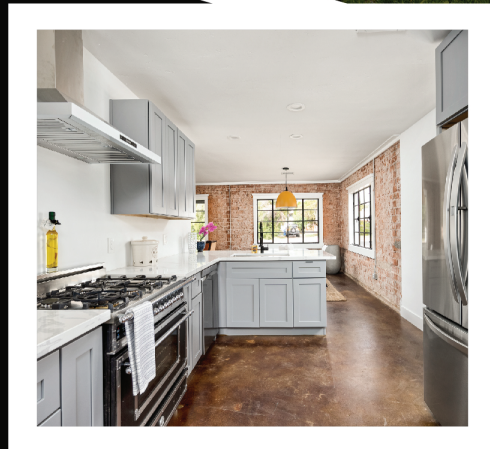
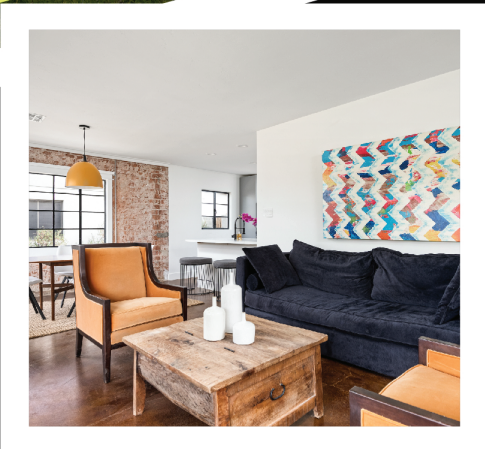
The entree selections are varied and generously portioned. The braised short ribs are crazy flavorful and the charred cauliflower a nice lighter option. The prime rib (available Wednesday through Saturday) is a great addition to the North Central gastronomy scene. Collins has paid particular attention to his seafood options, and the salmon and crab cakes are particularly tasty.

I wish I had more negative to say, but everything I had during all three of my visits was genuinely good. It's an open question whether North Central will give long-term support to a spot at Neighborly's relatively high price point – which, given the high quality product, is still reasonable. North Centralers were crushed by the demise of Sierra Bonita, another high-quality restaurant with deep local ties. Neighborly seems well-positioned to fill that void and, under Collins' leadership, raise the culinary standards in the neighborhood and in the Valley. "We'll continue to make our restaurants better and better. We're obsessed with that," noted Collins. Our neighborhood is complimented by that obsession.

And one more thing: Common Ground is redoing the Honor Amongst Thieves bar upstairs and it should open in February as "Saint Urban" (because I know that you are curious, Urban of Lagres is the patron saint of wine-dressers and was beatified in the mid-third century; think of him as the Catholic Dionysus). I have been assured that Saint Urban will be as bright and inviting as H.A.T. was dour and exclusive. The Feast of Saint Urban is typically held on April 2, so check back to see what activities Common Ground has planned. It's a good bet that my next piece for the Newsletter will be written there.



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