

FALL 2023 Newsletter



WINDSOR
SQUARE

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President's Letter

Dear Friends and Neighbors,

After the long summer, it's been wonderful to have the mornings and evenings so mild; only a couple more weeks until the 54 straight days of 110+ heat (a new record) will be firmly in our rear-view mirrors and we're fully focused on our newly green grass and winter flowers. While many of you were wisely out of town, Windsor Square and other similar neighborhoods had some real wins, in particular the passage of Accessory Dwelling Unit limitations and the Short-Term Rental regulations. The next challenge facing us will be the determination of the scope of the Colter Street improvements to be proposed by the City. We are still very early in the process and nothing has been finally decided, but if the Zola project taught us anything, it is to maintain our vigilance. The City will be circulating a "rough draft" of the proposed changes in the next few weeks and we'll have time to discuss internally and with the City well before anything is decided, but I wanted to make sure this was on our collective radar as an upcoming issue.

In other news, last week I came across a quote I liked from William Butler Yeats. He wrote: "There are no strangers here; only friends you haven't met yet." Made me wonder if he had ever spent time in Windsor Square.

Best wishes for a safe and healthy autumn.



Mike Freret

Windsor Square Historic District President • 602.743.7506 • wshdpresident@gmail.com

Windsor Square Historic Neighborhood Board of Directors

President: *Mike Freret* | wshdpresident@gmail.com | 602-743-7506

Vice President: *Rocky Gonzalez* | rockygonzalez@me.com | 623-734-7757

Secretary: *Meg Gailey* | meg@bowwlaw.com | 480-495-0505

Treasurer: *Beth Postma* / beth@allseasongrowers.com / 602.509.7242

At Large: *Hope Webber* | hopewebber@me.com | 602-684-3298

At Large: *Kurt Peterson* | kap@eblawyers.com | 602-739-5020

At Large: *Mary Stoffel* | Marystoffel4@icloud.com | 602.317.0592

At Large: *Andrea Stone* | andrealynnstone@gmail.com | 801-808-5167

Important Numbers

Crime Stop : 602-262-6151

Emergency: 911

Silent Witness: 602-948-6377

Neighborhood Services: 602-262-7344

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

Windsor Square Historic District
www.windsorsquarephoenix.com | www.facebook.com/windsorsquareaz

Windsor Square Real Estate Transaction Update

2023 Sold						
Address	Price	Size (sf)	Per S/F	Year Built	Buyer	Closing Date
427 East Oregon	\$550,000	1,120	\$491	1949	Lindsay Williams	02/12/23
230 East Orange	\$726,000	1,708	\$425	1948	Abby Jones & Chadwick Savage	03/20/23
344 East Pasadena	\$675,000	1,782	\$379	1945	Whitney Giller	04/10/23
5130 North 6th St.	\$1,065,000	3,271	\$326	1974	Jeff & Trisha Fleischer	05/10/23
317 East Pasadena	\$998,000	2,003	\$498	1948	Matt & Jennifer Farrell	05/12/23
337 East Medlock	\$1,250,000	1,693	\$738	1947	Lateral 20 LLC	07/25/23
44 East Medlock	\$1,100,000	2,080	\$529	1940	Michael Juker & Michelle Young	08/14/23
Average Closing Prices: 2023 - \$466 2022 - \$454 2021 - \$344 2020 - \$307 2019 - \$283						
Pending & For Sale						
Address	Price	Size (sf)	Per S/F	Year Built	Status	
309 East Oregon	\$910,000	1,992	\$457	1963	Pending	

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News Nuggets



Tour de Windsor Almost Rivals Tour de France

The 2023 Tour de Windsor, while not attracting as many spectators as its Gallic namesake, was nonetheless wildly successful and enjoyed by 45 kids and (due to the early start time) some bleary-eyed parents. The race featured numerous age group heats and most importantly resulted in very few injuries and exactly zero visits to the John C. Lincoln emergency room. “This was really fun. The turns were scary and I really liked the donuts at the end,” said Brendan Sullivan, age 8. As usual, the event was put on with Teutonic precision by the Kids Committee.



City Close to Publishing Initial Colter Design

The design of the proposed “improvements” to Colter Street as part of the street pedestrian and bicycle project will be circulated for public comment in early December, according to Jeff Herzhaft, Project Manager, City of Phoenix. If you recall, the City held virtual public meetings in 2020 and 2021 to discuss the project and in 2022 the City decided to design ALL of the improvements (from 15th Avenue to 20th Street) rather than stage them. The City started with the design in February (some residents saw the surveyors in the neighborhood and mistakenly thought that was in preparation for construction) and should have a version to share with the various neighborhoods later this Fall. Note that this version is the “30% design set” which means it’s enough to have a coherent conversation about what is being proposed, but by no means is the design final. The City has committed to have public meetings to discuss the concepts and we will forward notice of these meetings as soon as they are available.

In the meantime, please consult the materials on the City website for any updates.

<https://www.phoenix.gov/streetssite/Pages/Colter-Street-Pedestrian-and-Bicycle-Improvements.aspx> and www.phoenix.gov/streetssite/Documents/Colter%20Street%20Update%20-%20February%202023.pdf and reach out to Jeff Herzhaft from the City at 602.534.7052 if you have urgent questions.

Windsor Square Hosts Fall Music Event

In a first-of-its-kind event, on November 9th at 5:30pm the WS Kids Committee will be presenting The Front Porch Concert featuring renowned local artist Joel Dalton (www.joeldalton.com). You may have seen him at The Other Bar or The Andaz or in Castle Hot Springs where he performs to legions of loyal fans, but for one

night only Joel will bring his acoustic talents to 232 East Oregon for an evening of music, pizza and general neighborhood camaraderie. “The Kids Committee is incredible,” said Board Member Rocky Gonzalez. “They are on a mission to bring WS together and this all-ages concert shows they mean business. They are working for all of us and they shoot for the stars.” So bring your blankets, chairs and favorite beverages (and maybe some to share) and join your neighbors for this incredible gift! SO EXCITING!!!!!!

No Cold Headaches Reported at Ice Cream Social

As an “End of Summer / Back to School” event, the WS Kids Committee put on a wildly successful Ice Cream Social on September 16th. The Churn-made flavors were aggressively scarfed by close to 50 Windsor Squarians and as you can see from the picture below, resulted in some interesting poses. “I really enjoy ice cream,” declared Nick Stone between mouthfuls, “and I plan on being more helpful around the house as a way of showing my appreciation.” Shout outs to Alissa Sperry, Mary Chou-Thompson and Kristin Husain for putting it all together.





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COMING SOON

This residence features a well-thought-out split floor plan, with three generously sized bedrooms to the left, one of which boasts its own en-suite bathroom. The primary bedroom occupies the rear of the home, offering a spa-like bathroom, a spacious walk-in closet, and a generous sleeping area for your comfort and relaxation.

There's plenty of room to envision your dream outdoor oasis, whether it's a sparkling swimming pool, a bocce ball court, or your own private sanctuary. This home is the epitome of modern luxury, where design and functionality harmoniously come together to create your perfect haven.

Contact us for a preview before it hits the market.

CONTACT

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Windsor Square Home Tour Gearing Up

Committee Still Needs Volunteers for Event

By Mary Stoffel

We are so excited about our Windsor Square Historic Neighborhood Home Tour coming in the Spring! We are back on our usual “every other spring” rotation and are truly looking forward to an extra special day of fun and connection as we show off our neighborhood and amazing homes!

On Sunday, March 10th, 2024, the neighborhood will open its doors from 11 am to 4 pm to visitors coming to enjoy our eclectic and truly special Phoenix neighborhood. Visitors come from across the valley to tour a wide variety of homes and find inspiration for their home improvement projects or next home purchase!

The home tour not only shows off our neighborhood, but also is an essential way of raising funds that support lots of neighborhood activities, like the block party, ice cream social as well as neighborhood beautification projects and other expenses.

As the co-chair of the 2022 home tour, I have come to realize just how much time and effort goes into planning and coordinating this event. The Home Tour Committee is ramping up this fall, working on securing homes, planning the street fair and events/parties.

An event of this magnitude truly takes a village (or at least a Square). We need neighbors like you to help ensure this event occurs, is successful and runs smoothly. Please consider helping out in any of the areas list below:

- Share your Home on the Tour (Clearly the most important part! We need at least 10 homes on the Tour – please help!)
- Beer Garden Greeter (best role – this one gets filled up fast)
- Vendor Coordination (just like it sounds)
- Ticket Booth Sales (also just like it sounds)
- Photography (taking candid photos of people enjoying the day)
- Party Set up and Tear Down



To volunteer to help out, please reach out any of the committee Co-Chairs :

Mary Stoffel mstoffel4@icloud.com

Kristen Magnuson kmag270@gmail.com

Beth Postma beth@allseasongrowers.com

If you have questions, comments or ideas, we would love to hear from you.

If you would like to be part of the street fair, information for Vendors is posted on the Windsor Square web site, windsorsquarephoenix.com.

If you would like to place an add in the Tour Guide Booklet, information on Advertising is on windsorsquare-phoenix.com as well.

We look forward to hearing from you!



Short Term Rentals Get Needed Regulation

On September 20th, the Phoenix City Council voted 9-0 to approve an updated ordinance that enforces Short Term Rentals (STR) in the City. This comes as welcome (if somewhat tardy) relief to residents on 6th Street who abut a house that has been rented out for parties and other events on nightly basis. Key elements of the updates include:

1. Increasing the minimum fines of a verified violation to the greater of \$500/\$1,000/\$3,500 or one night/two nights/three nights of rent.
2. Removing the option to pursue criminal charges for STR related violation. This does not affect the City's ability to pursue criminal charges for non-STR related violations occurring on a STR property.
3. Ensuring a person with a suspended STR permit cannot renew or reapply for a permit during the suspension.
4. Prohibiting the use of STR in an Accessory Dwelling Unit.
5. An owner with a history of a suspended permit must appear at the STR property within 30 minutes and in-person if contacted by the police or code enforcement officers.

As a result of community efforts, the definition for what constitutes an STR (30 days or less) was added. Also, according to the revisions, neighbors will automatically be notified of STR registrations. This means no more 'secret' STRs in the neighborhood. Phoenix Police will be maintaining a database of calls for service to STRs to compare to Planning and Development's permit database on a monthly basis. This will allow all neighborhoods to work to minimize repeat offenders.

The Ordinance also includes a provision regarding "verified listings", whereby the rental platforms (AirBnB, VRBO, etc.) become responsible for making sure each STR listing located within the City of Phoenix has complied with the City of Phoenix STR ordinance, before advertising the property on said rental platform.



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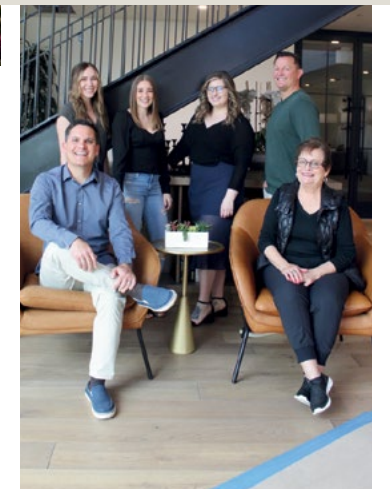


WINDSOR SQUARE REAL ESTATE IS STILL HOT

Hi neighbors! Steve Caniglia here. For those of you new to Windsor Square, welcome! My wife, Carly and I have been residents since 2012, and we absolutely love being a part of this amazing community.

If you've been thinking about selling your home this fall/winter, the market in Windsor Square is still seeing a lot of buyer interest and activity.

If you'd like to know more or just have general questions about the market, please don't hesitate to reach out. My colleagues and I would be happy to assist you.



L to R: Steve Caniglia, Nicole Kurtz, Samantha Chiles, Gwen Arroyo, Erik Jensen, Shelley Caniglia

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Please Don't Destroy Our Irrigation Infrastructure!!!!

Utility Easements Present Blessings and Curses

Most of the east-west streets in Windsor Square back up to a City of Phoenix utility easement. The irrigation infrastructure that serves IWDD27 is located in these easements.

Many WS homeowners utilize portions of these easements by extending their back yards and constructing walls, gates and fences. In too many such cases, this has caused extensive damage to the aging and fragile delivery lines, many of which are at, or just a few inches below, the ground surface. It has also created access difficulties for the irrigators, who must be able to reach and operate the stand boxes and delivery valves that are located in these easements.

The City of Phoenix offers a process by which interested homeowners may petition to have an easement officially abandoned, at which time they may then purchase that land from the city.

Regardless of whether you have purchased part of an easement from the City or you are merely using the land, the Planning and Development Department stipulates that:

No structure of any kind and/or block wall shall be constructed or placed within the easement except removable type fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement. It shall be further understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance, reconstruction and/or construction.

If you are planning to build in or near an easement, or if you have already done so, please be aware that homeowners are legally responsible to the Irrigation District for any damage or blocked access to the infrastructure, as well as for any interrupted irrigation deliveries to properties affected by such use of an easement. If you are planning to build in an easement, or if you have questions, please advise the District by emailing iwdd27@gmail.com.



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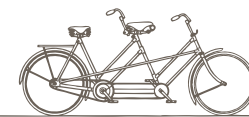
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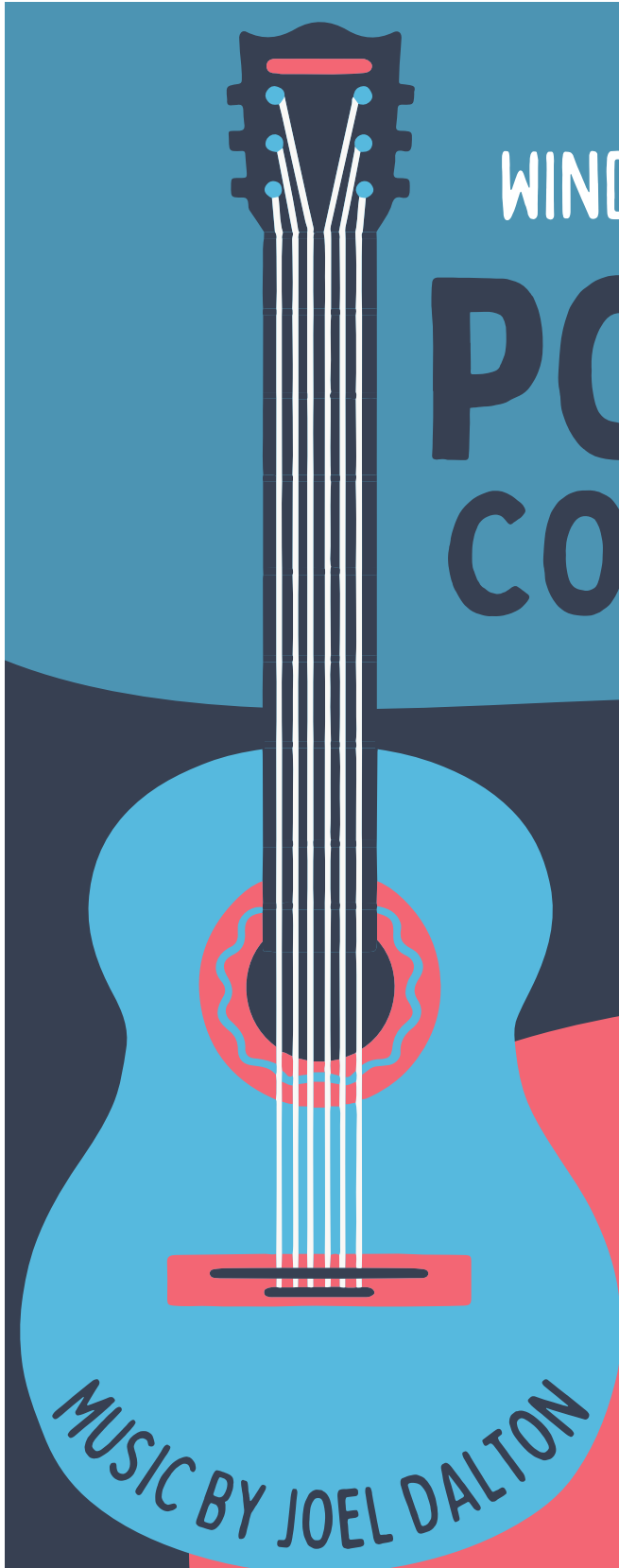
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