

SPRING 2024 Newsletter



Morning Bus Stop on Medlock



ESTABLISHED 1929

WINDSOR
SQUARE

windsorsquarephoenix.com

facebook.com/groups/windsorsquarephoenixneighbors

President's Letter

Dear Friends and Neighbors,

Hoping this finds you all well and finally able to catch your collective breath after a hectic but joyous holiday season. The Board and I are looking forward to a busy 2024 and look back on 2023 with mixed feelings. On the one hand, we celebrate the reinvigoration of the WS Kids Club under the leadership of Andrea Stone and her committed and tireless band of volunteers. Does it get any better than live music and sharing a drink with neighbors with kids running around all over the place? On the other hand, the commencement of demolition on 7th Street and Colter reminds us of our defeat at the hands of Sal DiCiccio in the Zola case, which after months of work was approved without any changes requested by multiple neighborhood groups including Windsor Square. But I guess that's the way life is: gotta take the good with the bad.

We have much to do in 2024. Despite the heroic efforts of the Home Tour Committee, we determined moving ahead with Home Tour 2024 was not feasible due to an insufficient number of homes to showcase. Putting on a Home Tour is an incredible amount of work, and the Board will have to closely examine whether the lack of participation was just a coincidental blip or whether our Home Tour is a concept that has run its course. The proposed Colter Street improvements will be front and center, and the Board will continue to lean in to ensuring that the City of Phoenix is responsive to our concerns. And we intend to match the Kids Club successes with equally successful events for our adult residents, starting with the Spring Block Party in March led by Steve Postma and Tim Turner.

Your Board is eager to shepherd Windsor Square through the coming months, ever confident that we will continue to foster a vibrant neighborhood with engaged residents who have lots of fun together! We are all so blessed to live in Windsor Square and whether it be through fellowship or shared challenges, I truly hope that 2024 brings us all closer together.

Mike

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
309 East Medlock	\$910,000	1,992	\$457	1963	David & Susan Moore	10/10/23
50 East Medlock	\$570,000	1,351	\$422	1949	Brett & Lindsey Hunt	11/28/23
Average Closing Prices per sq ft:						
		2023 - \$466	2022 - \$454	2021 - \$344	2020 - \$307	2019 - \$283
Pending & For Sale						
Address	Price	Size (sf)	Per S/F	Year Built	Status	
601 East Oregon	\$580,000	1,032	\$562	1949	For Sale	
5033 North 6th Street	\$1,850,000	3,851	\$480	1938	For Sale	

AARON MARTIN
Financial Advisor, AAMS

LOCAL FINANCIAL ADVISOR
AT THE TAPESTRY ON CENTRAL

Edward Jones
MAKING SENSE OF INVESTING

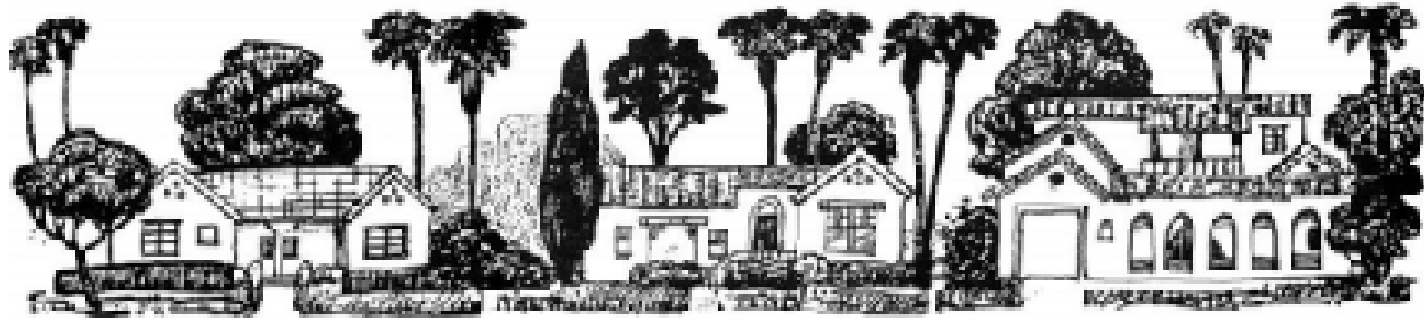
“I am extremely passionate about helping successful professionals and business owners, take the success they’ve achieved and use it to reach their financial goals and the lifestyle they desire.”

2302 N. CENTRAL AVE. SUITE 1
PHOENIX, AZ 85004
PH: 602-265-6821
WWW.EDWARDJONES.COM
AARON.MARTIN@EDWARDJONES.COM



Advertisement

Announcements & Events



Announcements

Windsor Square Historic District Annual Meeting is set for March 5.

It will be held at The Grid at 5227 North 7th Street, starting promptly at 7pm. Your presence is appreciated.

Home Tour Rescheduled

After careful consideration by the Home Tour Committee, the determination was made to reschedule the 2024 Windsor Square Home Tour. Many factors contributed to this decision, but the primary one was not meeting the target number of homes/gardens deemed necessary for a successful tour. With the impact of COVID and the shift to a Fall tour in 2022, the committee is working to revert to a Spring tour with the date to be announced soon. Support appears to remain strong among residents favoring the continuation of this significant event which is not only our single largest source of revenue for the neighborhood district but also showcases some of what we all know and love about Windsor Square. Anyone interested in adding their home to the next home tour roster and/or volunteering may contact Mary Stoffel at mstoffel4@icloud.com.

The Henry is “Coming Soon”

to the Applebee's pad at Camelback and Central. The Henry is one of local restaurateur Sam Fox's most successful concepts, with locations currently in AZ (44th & Camelback), CA, FL, TN and TX. We estimate Spring/Summer 2025 as a possible target opening date. The Henry will be another great area dining option as it offers a terrific menu and a neighborhood feel. More as plans develop....

Past Events

HOLIDAY HAYRIDE

BIG thanks to Brent & Lindsay Hunt for organizing this fun family activity and for providing the flatbed and hay.

A BIG time was had by all!



FRONT PORCH CONCERT

On November 9th, renowned local artist Joel Dalton (www.joeldalton.com) shared his acoustic guitar talents to the delight of Windsor Square residents of all ages. Big thanks to our Windsor Square Kids Committee for organizing a great evening of music, pizza and neighborly visiting. These dedicated committee members are already planning ways to build on the success of this event, so stay tuned!



Upcoming Events

Windsor Square BLOCK PARTY & BAKE OFF Returns Sunday, March 10 from 1pm – 4pm.

About the BAKE OFF: Calling all bakers, young and not so young. Enter your prized family recipe or a yummy favorite to win first, second and third place prizes. Bring your entry to the special BAKE OFF table at 1pm where five independent and hungry judges will sample your submission to crown this year's winners. Delicious leftovers will be shared with the block party attendees. Contact the Block Party Team at beth@allseasongrowers.com with any questions.



April 21 Kid's Club Community Event CHILDREN'S BOOK EXCHANGE

Alyse Dehn and Carly Caniglia will be gathering gently used/new books for a book exchange among toddler to preteen kids. Neighbors should plan to drop off book donations from April 13 -20 at 420 E. Oregon. The book exchange among Windsor Square kids will be held on April 21 at 420 E. Oregon from 9am – 12pm. Fostering a love of reading among our kids is vital, and your kids can find new treasures for their library at the book exchange! Any unclaimed books will be donated to a yet to be named school/charity. Contact Alyse (alysedehn@gmail.com) for more information and to volunteer to help with this event.

Don't miss the **FAMILY MOVIE NIGHT**
at the football on Medlock March 23, 6:45pm start!



Windsor Square

Family

MOVIE NIGHT

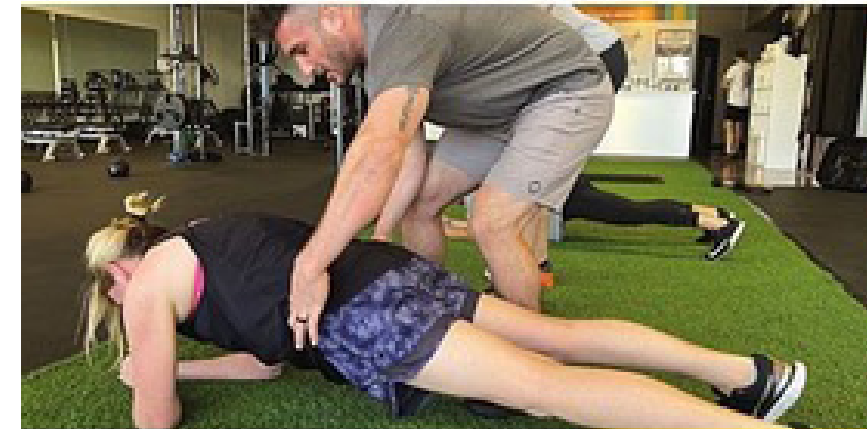
Saturday, March 23

Movie starts after sundown...
approximately 6:45PM

At the Football Park on
Medlock

Bring your own blanket, lawn
chairs and drinks.
Popcorn will be provided!

THE GYM FOR NON-GYM PEOPLE. FIND YOUR TRIBE.



"This is not like any gyms I remember in my past. TriFIT is well organized, sessions are small, the coaches know you personally and help you every step of the way. They don't give you a standard set of exercises to work on and disappear. The other members are super friendly and helpful. No one judges you. It's an amazing collection of energy, attitude and positivity."

©2023 Money Mailer LLC, 1911 Main Street, Suite 100, Phoenix, AZ 85012
To advertise with Money Mailer, call 402-471-0055 or 501-461-1435-128

PAID
Money Mailer, LLC



Schedule a FREE Session Now!



RECENTLY VOTED ONE OF
PHOENIX'S BEST GYMS



Transforming "non-gym people"
into fitness lovers for life!

505 E Camelback Rd
Phoenix, AZ 85012
(602) 265-7770

www.trifitwellness.com

**DON'T WAIT ANOTHER SECOND
TO LIVE A HEALTHY LIFE!**



**FREE NEW YEAR
TRANSFORMATION PACKAGE!
\$844 Value!!!**

Waived Enrollment Fee • Two Coaching Sessions with a Registered Dietitian
Two One on One Personal Training Sessions • Free Custom Built Meal Plan
Free InBody Scan • Three 1-Week Buddy Passes

Valid for all new clients who join with our VIP Unlimited Membership through January 31, 2024.

Welcoming, inclusive & fun community
Hands on personal training in a small group • Accountability & support
Personalized, one-on-one nutrition coaching

NOTABLE AREA NEWS

City Proposes Changes to Colter Street

As many of you know, the City of Phoenix Streets and Transportation Department has commenced a project whose stated goal is to promote safer pedestrian and bicyclist use along Colter Street from 18th Street to 15th Avenue. As part of what has been predictably (if unimaginative-ly) named The Colter Street Improvement Project, the City has tentatively proposed installing Bike HAWK signals at 7th Street and Central, affixing decals to the street (called “sharrows”) to encourage motorists to share the road with bicyclists, and installing sidewalks on both sides of Colter in the Windsor Square section of the project.

Based on the Board’s canvassing of Colter residents, it appears that residents are generally in favor of the signals and sharrows, but are almost unanimously against the sidewalk concept, where the sidewalks would be installed on the outside of the current rolled curbs (in residents’ yards) and which would thus result in destruction of numerous mature trees and landscape improvements. The Board has had numerous conversations and meetings with City officials, including Michael Peterson-Incovaia from Laura Pastor’s office, expressing our concerns. As we are somewhat early in the City approval process, we are optimistic that the City will take our views substantially into account as it continues to solicit feedback from the most impacted neighborhood stakeholders and prior to moving further forward. The Board will continue to provide updates throughout this process and in the meantime, please reach out to wshdpresident@gmail.com with any questions or comments.

One Camelback Update

This stalled project faces yet more uphill challenges. The property was recently sold to the lender Delphi Financial in a credit bid, which is a purchase for the debt amount as there were no other bidders. We will share more about the disposition of the project as we continue to monitor its status.

Former Zola Apartment Site Update

If you’ve driven out of WS on the east side of the neighborhood, you’ve no doubt noticed that demolition has begun on the northeast corner of Colter and 7th Street. A lot has happened on the property since Sal DiCiccio ignored Windsor Square requests related to the site plan/ elevations and spearheaded City Council approval of the proposed apartments on the site. Following that approval, the developer, ZOM Living, elected not to close escrow on the site. Exeter, a multi-family developer from Minnesota, subsequently made a deal with the current owner (the Earnhardt family) to purchase the property and that escrow is still ongoing. As part of the conditions of the proposed purchase, Exeter agreed to fund the demolition of the existing improvements, hence the current demo. Exeter is working to obtain final construction approvals and expects to get these approvals and close escrow on the site toward the end of 2024. They would plan to begin vertical construction shortly thereafter (interest rates and consumer demand permitting). Given the speed at which the demolition is proceeding, there will likely be a hiatus between completion of the demo and commencement of construction of the building.

Additionally, there are plans in discussion to add a pedestrian crosswalk light at the 7th Street and Colter intersection. Your board continues to monitor these projects and will provide ongoing updates.



MILESTONES

This new section is being added to the newsletter to help us better support and enjoy each other. Apologies to anyone whose information is not included by the time this issue went to press because gathering this information from across the neighborhood is challenging. Going forward, please send milestone information to any Board member or meg.smeck@gmail.com.

CONDOLENCES

Pasadena resident for 50+ years, Linda Myers, January 26,2024
Medlock resident, Cindy Butler, Fall 2023

BIRTHS

none known at press time

PET NEWS



Phoenix city code allows homeowners to have up to 20 hens per half acre with the caveat that no roosters are allowed. Two Windsor Square neighbors have taken the urban poultry craze to heart:

Nick and Susanna Wearnes on Pasadena decided to add chickens to their family not only for the fresh eggs but to help their kids, Paisley and Koa, learn the responsibility of animal care and to have *funky* creatures as pet pals. They currently have 7 hens with special names in a backyard DIY coop below a tree house for the kids. Egg production is increasing as the weather warms and the days get longer but chicken fun is a year-round activity for the Wearnes.

Colter residents Mary and Craig Stoffel began raising chickens during COVID, motivated partly as a distraction after losing their beloved golden retriever of 12 years. Craig designed and built the coop, incorporating a mid-century modern butterfly roof. They actually got their chicks by mail order and picked them up at the post office! Recent close calls and loses from predators have them adding an enclosed chicken run so “the girls” can safely roam. Mary shared, “It’s an *eggcellent* hobby that brings exercise, relaxation and fresh eggs!” They enjoy lots of time in their yard, gardening and watching the chickens.”



GARDENING



Yards, patios, balconies and window boxes offer infinite possibilities for gardeners. Whether you want to grow to harvest produce, herbs or flowers, there is some planting almost everyone can manage, especially in the Spring and Fall. Container gardening can beautify your home and provide hours of enjoyment. Now is the time to prep the soil, select your seeds and transplants and get ready for planting as the weather warms.

Medlock residents Sally and Jerome Stefferud share a passion for gardening that started for Sally many years ago. Although Sally was first introduced to gardening through her grandmother "who could grow anything," it was Jerome's invitation to "watch" one of his plants while they were in graduate school that began the lifelong love of gardening they enjoy. Now, Jerome tends the pots out front and Sally takes the lead in the backyard where they have extensive containers, succulent beds, vegetable and herb planters, and composting. Sally shared that gardening really became "her life" after retirement. Their devotion to AZ gardening is clear from the abundance of plants in their yard, the hours they devote to gardening, and the pleasure they derive from this shared interest.

WHY I LOVE WINDSOR SQUARE



Meet 6th St. residents Susan and Joe Groff. Susan shared one of the best things about Windsor Square was "how walkable it is." A Windsor Square resident for over 30 years, Susan and Joe share their citrus in a crate in front of their home that is free for the taking. Susan is also the unsung hero who has quietly decorated our Windsor Square monument signs for years with bunting and patriotic flair for July 4th and Veterans Day.

THE CANIGLIA GROUP
EST. 1983



WINDSOR SQUARE REAL ESTATE IS HEATING UP

Hi neighbors! Steve Caniglia here. For those of you new to Windsor Square, welcome! My wife, Carly and I have been residents of this amazing community since 2012, and we couldn't imagine living anywhere else.

If you've been thinking about selling your home this winter, the market in Windsor Square is beginning to see a lot of buyer interest and activity again.

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



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

NORTH&CO.
REAL ESTATE BY TRADE

7878 N 16th Street, Phoenix 85020 | 602.903.7220 | www.thecanigliagroup.com | Follow us on social @thecanigliagroup

Support Windsor Square with Your Annual Dues

Please support your neighborhood and donate \$150 in annual dues online now at www.windsorsquarephoenix.com under the "For Residents" tab to select "Windsor Square Dues" or you may mail your check to:

Windsor Square Historic Preservation District
24 W. Camelback Road
PMB A516
Phoenix, AZ 85013

Thanks for your consideration and support!

Retail and Restaurants

We are fortunate to have so many great restaurants and retailers surrounding the neighborhood and shopping local benefits us all. Be sure to check www.windsorsquarephoenix.com for the latest list of area restaurants and retailers offering discounts through the Windsor Square Advantage Card. **Two Advantage Cards are given to all residents who donate to the 2024 dues campaign.** Current participating businesses include:

Participating Outlets	Offer	Participating Outlets	Offer
AZ Pops	10%	Local Nomad	10%
Changing Hands Bookstore	10%	Lou Malnati's	Free appetizer or dessert with a minimum purchase of \$15
Chula's Seafood	10%	Mora Italian	10%
Churn	10%	Muse	10%
Culinary Dropout	10%	Phoenix General	10%
Coffee Zona	10%	Pizza Heaven	10%
Dapper & Stout	15% <small>excl. Happy Hour & prem. liquor</small>	Postino Wine Café	10%
Doggy Daze	10% <small>On treats, leashes & collars</small>	Royal Aesthetics & Injectables	10%
Elly's	10%	Salon Estique	10%
Fairmount Pharmacy	10% <small>On all OTC merchandise</small>	Sauce	10%
Federal Pizza	10%	Scoopwells	10%
Floral Keepsakes	10%	Scott's Automotive	10% <small>Up to \$250</small>
Flower Child	10%	Sweatshop	10%
German Auto	10%	Toasted Owl Cafe	10%
Hula's Modern Tiki	10%	Uptown Window	10%
Huss Brewing	10%	Windsor	10%
Joy Ride	10%	Zooks	10%
Lather	10% <small>Ask about private parties</small>		

New(ish)Area Restaurant:

Formerly Los Sombreros location, **Copper & Sage** at 322 E. Camelback Road offers traditional Southern dishes and innovative creations by Chef Evon Profit. **Blue Stave** is their "exclusive speakeasy situated across the patio for late night sips and a vintage vibe." With the recent closure of Southern Rail at 3rd Ave and Camelback, it is nice to still have a southern menu nearby.



Cruise into super savings!

NEW TIRES AT OUR COST



DRIVE AWAY HAPPY! Get a full set of tires at our cost when you purchase tire protection and an alignment on the same day. This limited time offer allows you to upgrade your ride while saving money. Drive off with new tires at our cost—an unbeatable value!

Our all-season tires provide excellent traction in rain, snow, and ice to keep you safe this winter. Getting a proper tire alignment will extend the life of your new tires, saving you money down the road. **Take advantage of this deal today and cruise into savings!**



FORT COLLINS
1900 E. Lincoln Ave
Fort Collins, CO 80524
(970) 484-2477

LOVELAND
505 E. Eisenhower Blvd
Loveland, CO 80537
(970) 617-2326

GREELEY
2735 9th Ave,
Greeley, CO 80631
(970) 336-1484

MONTROSE
2000 East Main Street
Montrose, CO 81401
(970) 249-9999

GRAND JUNCTION
3206 E Road
Clifton, CO 81520
(970) 609-2886

scottsauto.com
 [teamscottsauto](#)
 [ScottsFortCollinsAuto](#)

Take your wealth plan to the next level.

If you have a portfolio of \$500,000 or more, come in for a complimentary portfolio analysis.



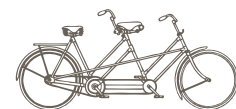
Amy Bush, CFA



C. Angus Schaal, CFP®

Local, independent investment manager.

As seen: CNBC, Barron's, Bloomberg and Yahoo! Finance



TANDEM
WEALTH ADVISORS®

tandemwealth.com/nextlevel
Tel: 602-635-3600

1850 N Central Avenue, Suite 330
Phoenix, AZ 85004

Tandem Wealth is an investment adviser registered with the SEC, using Charles Schwab & Co as custodian for client accounts.



We insure your community...
Let us insure your home!

Call, text, or pay us a visit for a free quote.

Randy Shoemaker State Farm

1951 W Camelback Rd Suite 210

Phoenix, AZ 85015

(602) 357-8006



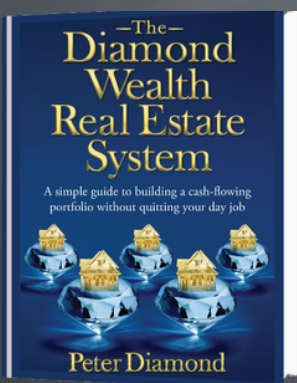


Peter Diamond

TAX • ADVISORY • CONSULTING • STRUCTURE • BANKABILITY®

Gain Financial and Time Independence by Minimizing Taxes, Liability & Risk

- CFO Services
- Wealth & Bankability®
- Real Estate Structure
- Small Business Solutions
- Entity Selection & Structure
- IRS Tax Mitigation & Representation



www.peterdiamond.tax



Windsor Square Historic District

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