

# 2nd Quarter - 2024 Newsletter



*The start to a perfect  
4<sup>th</sup> birthday morning...*



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SQUARE

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# President's Letter

Dear Friends and Neighbors,

Last week I took a bit of time to walk around the neighborhood, slowly, down every street, trying to notice little things that I couldn't have noticed while in the car, or on the phone or just distracted by the thoughts of the day. I could fill this whole Newsletter with the list of things big and (far more often) small that make our neighborhood so tranquil and inviting. Neatly tended flower beds, giggling kids playing hide-and-seek, ratchet wrenches ratcheting and owls hooting. And so many neighbors chatting and enjoying each other's company. How blessed we are to live here!

I also noticed construction dumpsters, "Sold" signs and dozens of subcontractor pickup trucks – can you remember a time where we have had more transition in Windsor Square? In contrast to all the construction activity, on a more macro-issue level, we are experiencing a bit of a welcome respite from the various concerns of the last year or so. Based in no small part on Windsor Square's objections, the Colter Street Improvement Project has been sent back to the drawing board as the Streets Department was asked to reevaluate and reprioritize the details of the project. We will hear more from them closer to the end of the summer. We haven't heard of any new and objectionable developments around our periphery; a rare benefit of the high interest rate environment. And if the worst thing we have on our plate currently is the departure of Applebee's to be replaced by The Henry, I'd say we're in pretty good shape. All that said, we remain vigilant (we are watching the Accessory Dwelling Unit legislation closely) and appreciate when the community brings other issues and concerns to our attention.

Lastly, I came across this quote recently: "There is nothing permanent except change." Which I think is attributable to Hericlitus or Ariana Grande. Either way, it's what I think of each time I see a new construction dumpster.

Have a safe summer.

Mike Freret

Windsor Square Historic District President • 602.743.7506 • [wshdpresident@gmail.com](mailto:wshdpresident@gmail.com)



The owls are back.

## Windsor Square Historic Neighborhood Board of Directors

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At Large: Andrea Stone | [andrealynnstone@gmail.com](mailto: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](http://www.windsorsquarephoenix.com) | [www.facebook.com/windsorsquareaz](http://www.facebook.com/windsorsquareaz)

**Windsor Square Real Estate Transaction Update**

**2024 Homes Sold**

Address	Price	Size (sf)	Per S/F	Year Built	Buyer	Closing Date
5033 North 6th Street	\$1,750,000	4,751	\$368	1949	Tess Eblin Property Trust	03/21/24
50 East Medlock	\$870,000	1,411	\$617	1944	Nickolas Smith & Megan Smiley	04/18/24
511 East Oregon	\$590,000	1,235	\$478	1936	Jefferson Roosen	04/24/24
333 East Georgia	\$1,020,000	1,931	\$528	1936	Bradley & Marisa Cipriano	04/26/24
5050 North 2nd Street	\$2,051,175	4,008	\$512	1924	Robert K. Newlon Trust	04/26/24
<b>Average Closing Prices:</b> 2024 - \$470    2023 - \$466    2022 - \$454    2021 - \$344    2020 - \$307    2019 - \$283						

**Pending & For Sale**

Address	Price	Size (sf)	Per S/F	Year Built	Status	
222 East Colter	\$1,225,000	2,399	\$511	1950	Pending	
5144 North 6th Street	\$599,000	1,415	\$423	1950	Pending	
5139 North 2nd Street	\$749,000	1,458	\$514	1946	For Sale	
507 East Colter	\$1,295,000	2,100	\$617	1950	For Sale	
344 East Pasadena	\$899,000	1,782	\$504	1945	For Sale	
225 East Orange	\$1,150,000	2,344	\$491	1941	For Sale	

**AARON MARTIN**  
Financial Advisor, AAMS

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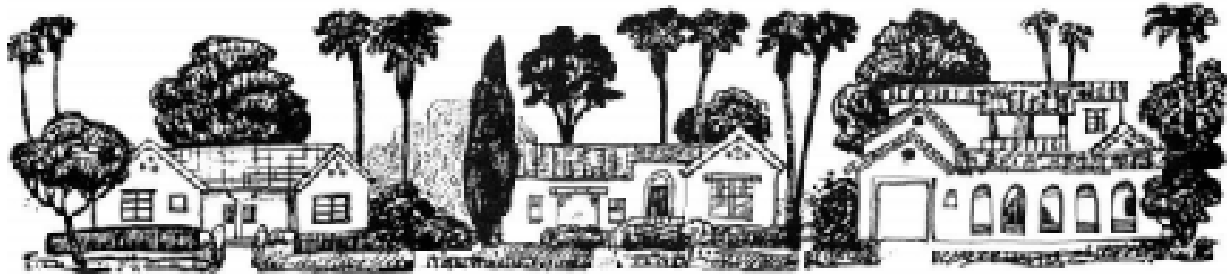
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# Announcements & Events



## Adult Party Saturday, June 1

Get your babysitter lined up and plan to celebrate the adults of Windsor Square, hosted by Windsor Square's voluntary dues. Stop by to join the fun, enjoy the tasty eats and drinks and relax with your neighbors. Visit with longtime residents and meet others new to the neighborhood. Please RSVP.

### Windsor Square SUMMER STARTER 2024

Come one, come all—this one is for the adults!

**SATURDAY, JUNE 1 | 6:00PM**

**THE MACKEY'S | 316 EAST MEDLOCK  
FOOD, ADULT BEVERAGES & FUN**



**PLEASE  
RSVP**

Email Tim Turner at [dakota32az@yahoo.com](mailto:dakota32az@yahoo.com)  
Or call/text at 602-469-7855

# Past Events

## March Block Party - Fun for All Ages

There was a great turnout for the March 10 Block Party! Everyone enjoyed the eats, games and time to hang out with neighbors. A special treat was the Bake Off where neighbors of all ages submitted their entries and then shared their yummy treats with attendees. While there were prize winners, we wish to acknowledge all baker participants here! We thank everyone who helped with planning, setup and breakdown, with special thanks to event coordinators Tim Turner and Steve and Beth Postma.



Baking Talent Abounds in Windsor Square



Families, pets and friends gathered for the fun

## Support Windsor Square with Your Annual Dues

**Please support your neighborhood and donate \$150 in annual dues online now at [www.windsorsquarephoenix.com](http://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 to all who have already contributed but to date, only 50% of Windsor Square residents have participated in annual neighborhood dues. Our Board stewards these funds to enrich our Windsor Square community. Please consider making your dues contribution today!

**Thanks for your consideration and support!**

# Windsor Square Kids News

## Windsor Square Book Exchange a Success



Thanks to Alyse Dehn and the Kids Committee for hosting a book drive and exchange for our neighborhood's youngest readers in April. Collections went well and parents and young readers took advantage of the opportunity to select some "new" books for free. Excess donated books were delivered to Camelview School, where Librarian Mrs. Savannah said our donations will help fill their incentive book vending machine for students who earn books to take home. Plans are to host another book exchange in 2025, so watch for the date!

## Movie Night at the Football

There was a great turnout for the March movie night.

Big thanks to the Kids Committee for organizing the equipment and the popcorn snacks!





# Windsor Square Kids Coloring Page



# NOTABLE AREA NEWS

## **Phoenix Updates Historic Preservation Plan**

The first comprehensive plan for historic preservation in the City of Phoenix was adopted in 2015. The purpose of the Preserve Historic PHX 2025 update is to assess the achievements made after the original plan adoption, address new challenges, and to discover new opportunities to advance historic preservation in Phoenix.

Visit [www.phoenix.gov/pdds/site/pages/preservehistoricPHX.aspx](http://www.phoenix.gov/pdds/site/pages/preservehistoricPHX.aspx) to review this updated plan, which includes a comprehensive report on Tools Strategies Policies Incentives for Historic Preservation in Phoenix, and a link to participate in a survey to share your input on where the Historic Preservation Office should focus its efforts over the next 10 years.

As one of the designated historic neighborhoods in Phoenix, it is good to be informed and engaged with the city's plans to protect and enhance historic preservation.

## **After Hours Noise Complaint Process**

While we hope all neighbors learn and follow the construction hours guidelines, there is a process to follow for violations both inside the neighborhood and for surrounding commercial construction.

[www.phoenix.gov/pdd/development/inspections/after-hour-construction-noise-complaint](http://www.phoenix.gov/pdd/development/inspections/after-hour-construction-noise-complaint)

Building construction in Phoenix is generally only permitted during daytime weekday hours, unless an extended hours construction permit has been issued.

The subject could be in violation of Phoenix City Code Noise Ordinance 23-12 if construction work is creating unreasonably loud, disturbing and unnecessary noise as described by Phoenix City Code 23-14(h): Building construction.

Construction including erection, excavation, demolition, alteration or repair of any building within 500 feet of any inhabited structure, other than between the hours of 6:00 a.m. and 7:00 p.m. from May 1 to and including September 30 and between the hours of 7:00 a.m. and 7:00 p.m. beginning October 1 and including April 30 on non-holiday weekdays.

Please note that on-call inspectors will only be investigating construction noise complaints related to construction projects that require permits under the Phoenix Building Construction Code such as roofing a new home and NOT the building of a bookshelf.

Complainants must provide their contact information for call back by the on-call inspector. If the inspector cannot reach the complainant, the complaint will not be investigated. On-call inspectors will respond within two hours.

Complaints can be made by calling (602) 262-7456.

## **One Camelback Building Update**

A new building permit that is open within the city of Phoenix, but not issued, shows plans are in the works. The proposed scope of the work includes a tenant improvement for a 3,025 sf. coworking space and a 1,147sf. coffee bar at the property. Seven Ess Investments LLC, who has been in business for over 25 years and works on both residential and commercial projects, is listed as the contractor for this work. The building traded hands at a November trustee sale after its previous owner, Camelback Owner LLC, defaulted on its loan last summer, when the office to multi-family conversion was about 85% complete.

## **New Multi-family Slow to Start**

California-based Omninet Capital LLC has big plans to develop 283 multifamily units and 15,000 sf. of commercial space at the 3-acre site on the southwest corner of Central and Camelback beyond the light rail. The project had been approved to start construction by the end of 2022 and received an extension to start by 2023. A two year extension for commencing construction was approved by the PHO on February 21. We will continue to report on this project as we learn new information.

## **Know Your Representatives**

Research candidates at [www.ballotpedia.org](http://www.ballotpedia.org) and remember 3-4-5 to determine representation for Windsor Square residents:

- US Congressional District 3
- City Council District 4 -Laura Pastor has 4 more years.
- Arizona Legislative District 5
  - AZ State Senator (Dem) Lela Alston running for reelection.
  - 2 Seats held by (Dems) Sarah Liguori and Charles Lucking. Joining them on the ballot in November will be democratic candidates Aaron Marquez and Dorri Thyden.
- No Republican candidates on November ballot.



# READ All About It!

## Windsor Square Little Free Libraries - A Book for Everyone!



Special Kudos to Windsor Square resident **Ellie Rio** and partner **Jeff Parker** who took the initiative to beautify our neighborhood with a Little Free Library in front of their home at 220 E. Medlock Drive in May of 2015. After almost 9 years, Ellie recently refreshed their library and welcomes all comers to enjoy their mini free library. You are invited to leave a favorite book/recent best seller and enjoy titles that you find there. Immediately next door, neighbor **Abbie Smith** installed a Children's Little Free Library, assuring there is a book for all ages in the neighborhood.

For those who do not know, Little Free Library is a nonprofit organization based in St. Paul, MI. Their mission is to be a catalyst for building community inspiring readers and expanding book access for all through a global network of volunteer-led Little Free Library book-exchange boxes. The vision of the organization is a Little Free Library in every community and a book for every reader.

For more information, visit: [www.littlefreelibrary.org](http://www.littlefreelibrary.org)

Check Out the PHX Public Library – Visit [www.phoenixpubliclibrary.org](http://www.phoenixpubliclibrary.org) to:

- Explore Volunteer Opportunities for Teens ages 13-17 helping with the Summer Reading Program at various library locations around the city.
- Explore the Summer Reading Challenges and Summer Events Calendar for free activities for youngsters of all ages.
- Engage older teens with the College Depot and its vast resources for college bound students.

## IN THE GARDEN



### *What Blooms in the desert summer heat, you ask?*

Transitioning to our hot summers doesn't have to mean a bland garden pallet but it does require special attention to plant selection, watering and feeding. Encourage a bustling ecosystem of plants and birds in your garden by attracting pollinators with flowering annuals, perennials and native plant selections.

Check out this University of Arizona Cooperative Extension site for seasonal information:

<https://extension.arizona.edu/pubs/flower-planting-guide-low-desert>

## MILESTONES

This is a new section of the newsletter we are working to expand so neighbors become more aware of Windsor Square happenings. Residents are encouraged to share milestones with [meg.smeck@gmail.com](mailto:meg.smeck@gmail.com).

We'd especially like to recognize recent 8th, 12th and college graduates as well as births, 50+ year wedding anniversaries and 80+ birthdays in our next issue.

### **CONDOLENCES**

Donald Dean (Oregon) February 2024

Del Smith (Medlock) February 2024

### **GRADUATES**

Caroline Tuskai, MSW, ASU (Medlock) May 2024



# MEET YOUR WINDSOR SQUARE NEIGHBORS

**Dorothy Castillo** “fell in love” with her house on Oregon over 40 years ago. Back then, she and husband Joe, who was the first Hispanic elected to the Arizona Senate, moved to Phoenix from Tucson to open a branch of their family-owned business, Astro Blueprint and Supply, Inc. Besides vaulting the living room ceiling and having their sons replace



*Dorothy and Blanco of 15 years*

the oleander hedge with block wall and wrought iron fencing, the two-story Spanish style home’s footprint is still very much as it was when they purchased it, including the beautiful fireplace mantal that came from Oregon state. Dorothy enjoys gardening, feeding the birds and spending time outdoors in the inviting garden spaces she created on all sides of her home. She is a volunteer member of the Beatitudes Auxiliary and has volunteered for some 40 years, where she continues to serve twice a week.

Dorothy’s home sits adjacent to the oversized brick planter in the center of the street that some neighbors refer to as the “Wishbone.” It was installed by the City of Phoenix to alleviate traffic cutting through on Oregon between 7th St. and Central Avenue. Many neighbors who walk enjoy sitting to rest or visit on the Wishbone wall. We thank Dorothy’s neighbor **Dean Anthony**, diagonally across from Dorothy’s home, for the lovely planter box he maintains on the corner of his yard filled with colorful blooms for neighbors to enjoy year-round.



*Dorothy's home and the Wishbone*

## Meet Chris DeRose

Often seen pushing a double stroller taking his two young sons to and from preschool or dog-walking the family Frenchie, Le Chien, with the boys and wife, breast radiologist **Hannah**, MD, **Chris DeRose** is also the New York Times bestselling author of five books. A graduate of Pepperdine Law School, he served as Senior Litigation Counsel to the Arizona Attorney General; a former professor of Constitutional and International Law (voted by students as “Professor of the Year”); and Clerk of the Superior Court for Maricopa County. Chris’s varied volunteer activity has included serving as



*DeRose Family*

vice chair of the British-American Project, Best Novel Judge for the Edgar Awards, the Abraham Lincoln Association, and the school board of Phoenix Collegiate Academy.

Chris is currently the founder and president of CivicGroup, a multifamily, hospitality, and mixed-use developer, who loves creating wonderful places for people to live, stay, and visit. He is a proud father and engaged family man. Learn more about Chris’ books at [www.chrisderose-books.com](http://www.chrisderose-books.com)



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 summer/fall, give me a call to discuss the current market in Windsor Square and your financial goals.



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

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# Restaurant Review

## ***Khyber Halal Worth the Trip***

***By Mike Freret***

Maybe it's the weather getting hotter. Maybe it's the jasmine in the air. Maybe it's the daily news of the horrible events in Israel and Gaza and the conflicts on our college campuses. It is probably a combination of all three that has left me lamenting the state of the world while simultaneously craving Middle Eastern food for the last few weeks. Since I didn't think creating a lasting peace in that troubled region was likely to happen on an empty stomach, I went in search of the appropriate ethnic cuisine.

An Afghan friend recommended Khyber Halal, a restaurant that's been around for a decade in a strip mall on the southwest corner of Indian School and 24th Street and faces east. That's the center with MNM Furniture and across 24th Street from "Great Deals A to Z". Still not picturing it? Well, that's not at all surprising; Kierland Commons this ain't. "Don't let the location fool you," my friend told me. "The place is legit."

I parked in front of the restaurant between a lifted F250 with a MAGA sticker and a VW Beetle with a peace sign decal on the back windshield. I was encouraged that Khyber apparently caters to a wide variety of political appetites, which makes sense considering the cuisine is a mixture of Afghan, Pakistani and Indian cuisines – one of the most politically unstable areas on earth.

The restaurant is a seat-yourself establishment, and the décor does not appear to have been updated since the Camp David Accords. We sat toward the back, at one of the dozen or so tables. Khyber does not serve alcohol, nor does it permit diners to bring their own (which given it is "Halal" is not surprising but nevertheless mildly disappointing) so we jumped right in and ordered our food. Khyber's price point is immanently reasonable; entrees average under \$20 and many are under \$15. Given the quality of the food, they could certainly get away with charging more.

The appetizer menu is mostly limited to samosas, which we skipped and went right to the big stuff. Our rule in new places is that, if at all possible, you can't order anything you've had before. Which wasn't a problem at Khyber and everything we had was really good. We got Uzbek Pulao, which is lamb chunks over Afghan rice (brown rice with raisins and carrots) with a little salad on the side. We got Goat Karahi, which is bone-in goat pieces in a crazy-tasty sauce that definitely had ginger and onions but also jalapeno which I'm not sure is native to Afghanistan but I didn't stop eating long enough to ask. I should point out that I'm not typically a "goat guy" but you know the saying: "When in Kabul....."

We all shared the Mantoo, which is a bunch of Afghan dumplings stuffed with ground beef and onions with a yogurt and mint sauce on top. The best dish, however, was the Chicken Handi which is chunks of breast meat in a spicy sauce (you can also get mild, but why?) that was so melangenous that I couldn't even guess what was in it and that we sopped up with our warm garlic naan. All the portions were generous, and we had plenty of leftovers to take home. And it was just as good if not better the next day.

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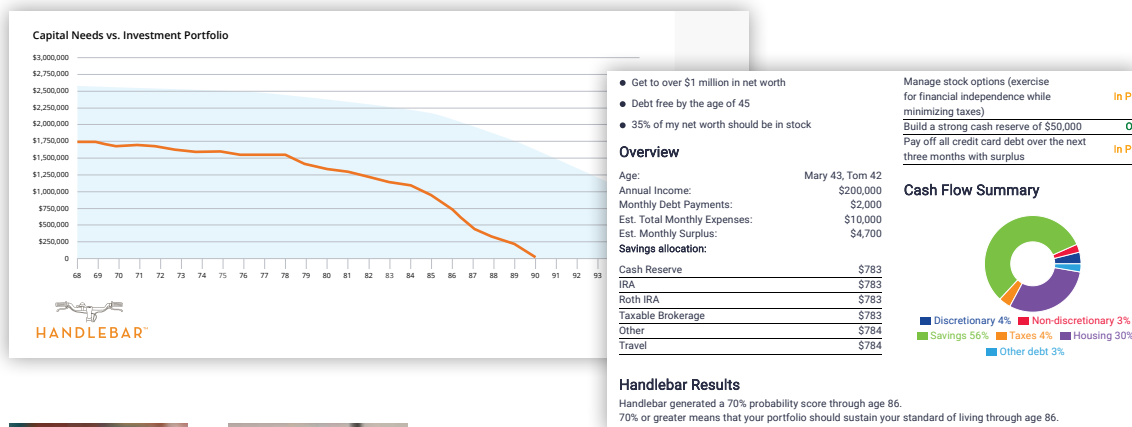
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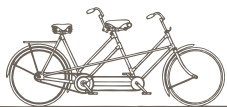
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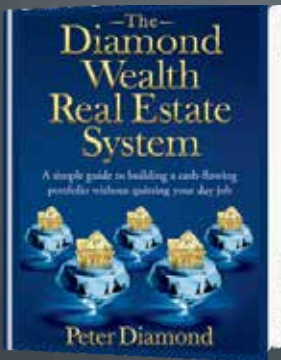


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