

3rd Quarter - 2024 Newsletter



"Monsoon Majesty"



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President's Letter

Dear Neighbors and Friends,

Hopefully this finds you enjoying the last few weeks of summer, or at least maintaining a tolerance level for these sticky days that precede our lovely fall. I recently came across the following quote from one of my favorite musicians, Nick Cave. Please indulge me for reproducing it here:

"Cynicism is not a neutral position—and although it asks almost nothing of us, it is highly infectious and unbelievably destructive. It is the most common and easy of evils. Unlike cynicism, hopefulness is hard-earned, makes demands upon us, and can often feel like the most indefensible and lonely place on Earth. Hopefulness is not a neutral position either. It is adversarial. It is the warrior emotion that can lay waste to cynicism. Each redemptive or loving act, as small as you like ... keeps the devil down in the hole. It says the world and its inhabitants have value and are worth defending. It says the world is worth believing in. In time, we come to find that it is so."

We are in the throes of the election season and in my experience, nothing fertilizes the weed of cynicism more than participating in the 24/7 news cycle, particularly if we only seek out perspectives or opinions that mirror our own. One of the best parts of Windsor Square is that we are a neighborhood in the most positive sense of the word, and we pride ourselves on being thoughtful and for looking out for our fellow residents. Just a friendly reminder that this pride must not go on temporary hiatus in the fall every four years. So, when we hear a contrary opinion or maybe see a yard sign that gives us pause, I hope that the better angels of our nature will prevail and that we might give grace to those with whom we thoughtfully disagree. We are all Windsor Squarians, after all, and living these values is even more important in times of discord than it is during times of comity.

Have a great autumn!

Mike Freret

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

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Real Estate News

Camelback ONE - Getting Back on Track

The lender took the property back at auction and has engaged a national commercial real estate firm as consultant for the property. Additionally, the lender brought an investor into the ownership and intends to complete the renovation. It is estimated it will take 4-6 months to re-activate expired permits with the city, then 10-12 months to complete the renovation.

Colter Improvement Project Update

The Street and Transportation Department of the City of Phoenix continues to consider ways that Colter Street can be made safer for residents and visitors alike. Mercifully, according to Joe Brown, the head of that department, it appears that installing sidewalks at the expense of our mature landscape in service of this goal has been de-emphasized as a solution based on cost and neighborhood pushback. That is not to say, however, that the entire project has been scuttled; the City continues to look into "solutions" and will communicate regarding these efforts in the City's typically obtuse style. The Board will continue to monitor events closely and may need to enlist neighbors' assistance to ensure that our views are properly heard by the City. Stay tuned...

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	4,000	\$437	1938	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	1949	Jefferson Roosen	04/23/24
333 East Georgia	\$1,020,000	1,931	\$528	1978	Bradley & Marisa Cipriano	05/02/24
5050 North 2nd Street	\$2,087,500	4,741	\$440	1939	Robert K. Newlon Trust	04/26/24
222 East Colter	\$1,150,000	2,399	\$479	1950	Jack & Mary Padden	05/23/24
214 East Colter	\$844,900	2,065	\$409	1947	Paul & Louisa Patterson	06/04/24
5144 North 6th Street	\$565,000	1,415	\$399	1950	Mill Crossing LLC	06/05/24
225 E Orange	\$1,075,000	1,994	\$539	1941	George Guariglio	06/14/24
5139 North 2nd Street	\$710,000	1,458	\$487	1946	Timothy & Elizabeth Becker	07/11/24
507 East Colter	\$1,120,000	2,055	\$545	1950	William Crozier & Tatum Jones	07/24/24
344 E Pasadena	\$829,000	1,782	\$465	1945	Lisa Miller	08/01/24
Average Closing Prices: 2024 - \$476 2023 - \$466 2022 - \$454 2021 - \$344 2020 - \$307 2019 - \$283						
Pending & For Sale						
Address	Price	Size (sf)	Per S/F	Year Built	Status	
5323 North 6th Street	\$1,149,999	2,800	\$410	1950	For Sale	
210 East Georgia	\$2,795,000	4,745	\$589	2024	For Sale	
20 East Orange	\$1,400,000	2,555	\$548	1940	For Sale	
<i>Information courtesy Steve Caniglia at North & Co and Tom Hilditch</i>						

Windsor Square Historic Neighborhood Board of Directors

- President: Mike Freret | wshdpresident@gmail.com | 602-743-7506
- Vice President: Mary Stoffel | marystoffel4@icloud.com | 602-317-0592
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- At Large: Kurt Peterson | kap@eblawyers.com | 602-739-5020
- At Large: John Dehn | johndehn10@gmail.com | 916-847-5093
- At Large: Kelly Climo | kellylewis11@gmail.com | 602-550-4935
- At Large: Tim Turner | dakota32az@yahoo.com | 602-469-7855

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

Announcements & Events

10th Annual Tour de Windsor

Bike Races and Neighborhood Leisure Ride



Sunday, September 15 at 8:00 am at the Medlock Football Park

Join your neighbors for the long-awaited return of the Tour de Windsor bike races and neighborhood leisure ride. Open to all Windsor Square residents, young and old! Come with your bikes, trikes, scooters, strollers, moms, dads, kids, grandparents, dogs, and cats. Iced coffee and donuts will be served.

Short course races will be divided into various categories by age, skill level, and/or bike type. The winner in each category will receive a prize. All neighbors are invited to join in the leisurely "long course" tour of the neighborhood, beginning and ending at the Medlock Football Park.

Big thanks to our event hosts, Andrea Stone and Kristi Roschke with additional help from Kathy Sacks and Kelly Climo. These volunteers know how to get it done, and we appreciate their organizing skills!

Movie in the Park - TBD

Saturday, November 2nd or Saturday, November 9th

Our Kids Committee is looking for a few volunteers to manage this family-friendly event held in the Medlock Football Park. Please contact Kelly Climo at kellylewis11@gmail.com / 602-550-4935 if you can help out.

Holiday Hayride

Friday, December 13th

Mark your calendar for this not-to-be-missed family-fun event coming in December. The hayride is fast becoming a beloved annual tradition of Windsor Square thanks to Lindsey Hunt. The Kids Committee is still seeking event volunteers and a yard to stage the start and finish. Please contact Kelly Climo at kellylewis11@gmail.com / 602-550-4935 if you can help out.

Uptown Farmers Market

Continuing through September, enjoy early shopping from 7am to 11am with over 150+ vendors, either indoors with A/C, or in the cooler grassy courtyard of the church. Wednesday markets will resume this fall. Enjoy brunch and beverages at the outdoor, misted food court. Parking is convenient or a short bike ride from the neighborhood is even better!

Past Events

Ice Cream Social

Friday, August 16th 6:30-7:30 pm

Neighbors gathered for yummy ice cream with fun and games on a warm August afternoon as the sun was going down. Schools are mostly back in session, so this was a nod to the dog days of summer that are still hanging on for a bit longer. We thank our event host, Alissa Sperry, and her able co-event hosts Teresa Strunk, Kathy Sacks, Abby Savage and Kelly Climo.



UPTOWN
Plaza

HALLOWEEN TRICK OR TREATING



SUNDAY 6:30 – 8PM
OCTOBER 20TH

Get ready for a spooktacular evening at Uptown Plaza! Bring the family and enjoy a night of trick-or-treating with our plaza tenants. Don't forget to wear your best costume—you never know what awaits, or what **SPOOKY SURPRISE** will be roaming the plaza!

Visit www.uptownplazaphx.com/events for details.

NOTABLE AREA NEWS

NEW Bulk Trash Procedure

Appointment-based collection starts on September 30 using www.phoenix.gov/bulktrash to schedule an appointment. You may set bulk trash out no more than 7 days before the appointment. Tips include:

- Place close to edge of your property and 5' away from fixed objects.
- Tree trimmings must be cut down to less than 12" in diameter and 4' in length.
- No more than 10 cubic yards. Pile must be smaller than 17' L X 4' W X 4' H.
- No loose grass, leaves hedge clippings, etc.
- No household hazardous waste, like antifreeze, pool chemicals, oil, batteries, paint, etc.
- No tires of any kind or size.
- No appliances that use refrigerants.

A New Recycling Option with Recyclops

The City of Phoenix has a partnership with a new-to-the-area recycling business called Recyclops. This recycler seeks to divert around 1 million pounds of plastic and soft film from landfills each month. While you should never put bags in your blue curbside bin, Phoenix residents can now recycle these items with Recyclops – a subscription-based service offering doorstep pickups for plastic and soft film items. Learn more about this program and special trial offer by visiting www.recyclops.com/phoenix to get your first 3 months free while participating in the pilot.



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Never Too Late for Annual Windsor Square Neighborhood Dues



Support Windsor Square with your annual dues donation at www.windsorsquarephoenix.com under the "For Residents" tab to select "Windsor Square Dues". Our Board stewards these funds to enrich our Windsor Square community. Thanks to those who have contributed, and please consider making your dues donation today! With your donation, you receive a **2024 Advantage Card** with discounts at many of your favorite area restaurants and retailers. Learn more in the link above.

Fresh, Hot Bagels to Order in Windsor Square



Literally, orders are taken and available for pickup at **Matt and Jennifer Dewey's** home on Pasadena -- fresh from the oven! Here's the story... Self-described as an "accidental baker," Matt began experimenting with sourdough bread during COVID. While his early baked goods success was limited, his love and curiosity for sourdough baking only increased. After a move where he lost his sourdough starter and he continued to struggle to bake the quality he desired,

Matt decided to take a sourdough class which turned out to be the game changer that also led to his bagel focus.

At first, he took his hot, fresh bagels to nearby friends who in turn began posting about how delicious a hot, fresh bagel truly could be. Matt's bagels are crispy on the outside and light on the inside, and because of their freshness can be stored for days without sacrificing quality. Word spread, and so did interest in Matt's unique, hot fresh sourdough bagels.

Matt now bakes 3 days/week to fill online preorders, some for pickup and others for delivery. His delivery area is limited to maintain the hot, fresh quality of his bagels but extends approximately into the N. Central area to Glendale, south to Osborn and east to 62nd Street. Visit **DeweysMarketPhx** on Instagram and DM Matt to preorder for Thursday, Saturday and Sunday availability. He currently offers bagels in eight flavors with five cream cheese schmears and two butters to compliment the bagels. He also offers "Dragon Cookies" in two sizes, either baked or in edible cookie dough. Matt says he was in real estate for 20 years but has found his new calling. "Cooking makes me happy, especially when I see how positively my customers are receiving my unique take on bagels and baked goods." Matt and Jennifer's two adorable young daughters help stamp the Dewey bags!

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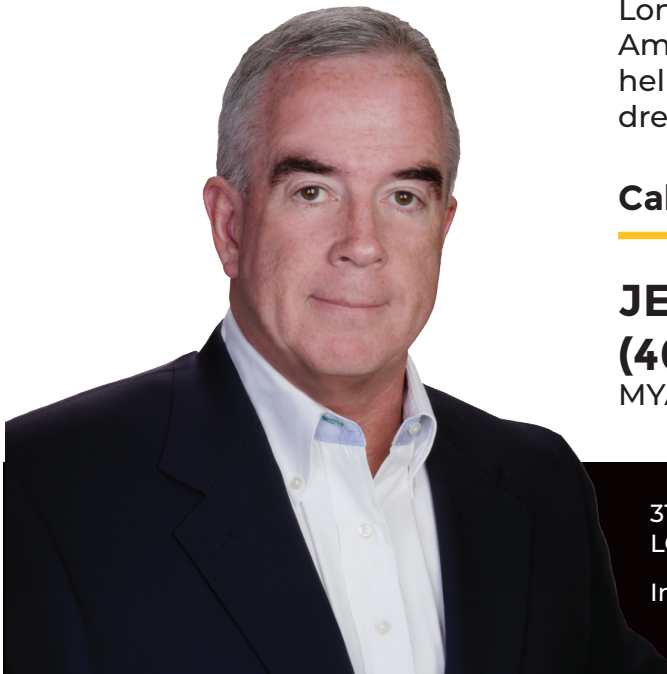


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Hi neighbors! Steve Caniglia here. For those of you new to Windsor Square, welcome! My wife, Carly and I have been residents of this amazing community since 2012, and we couldn't imagine living anywhere else.

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

The Caniglia Group has been a staple in the North Central real estate community for over 40+ years and we are passionate about helping our clients achieve their real estate dreams.

If you'd like to learn more, give us a call at 602-903-7220. Hope to see you around the neighborhood!

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IN THE GARDEN

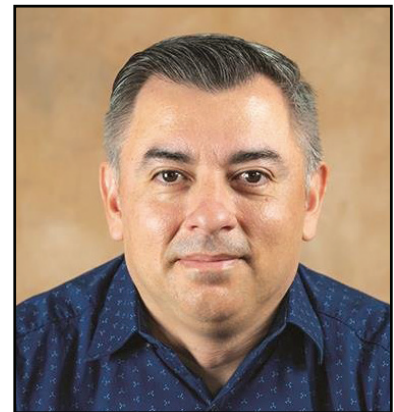
What to Consider for Desert Fall Planting



Fall gardening in the desert can include planting vegetables, herbs, and flowers. Some veggies, like broccoli, peppers, and tomatoes, should have been started indoors at the beginning of August then transplanted outdoors in September when the weather cools down or purchase transplants. Other edible plants, like carrots, spinach, and chives, can be planted outdoors from seed in September.

Here are some plants to consider:

- **Vegetables:** **Beets:** A versatile, cool-weather root crop that can survive near freezing conditions. **Spinach:** Can survive temperatures as low as 20°F and can be seeded in August for fall production. **Carrots:** Can be left in the ground for several weeks after they mature, and some say the best place to store them is in cool garden soil. **Radishes:** Love cool weather and some types can mature in less than a month. **Broccoli:** Easy to grow and frost tolerant, and you can leave the leaves on the plant after harvesting for a second or third crop. **Peas:** Many short varieties are ready to harvest within 50 days, but they germinate faster in warm soil and need more water. **Turnips:** Salad turnips grow quickly and plump up a few weeks after sowing, and their greens become more tender after a light frost.
- **Herbs:** Chives, arugula, dill, fennel, marjoram, and sage.
- **Flowers:** Annuals like dianthus, geranium, lobelia, petunia, pansy, snapdragon, and alyssum can provide color through winter and spring. Perennials like brittlebush, penstemon, desert marigold, salvia, and globe mallow can also be planted.



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MEET YOUR WINDSOR SQUARE NEIGHBORS

Generational Families in Windsor Square

While the trend for multigenerational living under one roof remains strong (59.7 million U.S. residents in 2021), Windsor Square boasts at least six families that have chosen close proximity living in their own homes within our neighborhood. Being close to grandchildren and grandparents, support and care for each other and doing life together are among some of the most common reasons that families elect to live nearby.

Meet our Windsor Square families who live within the neighborhood:



Kathy and Ramon Delgadillo and their adult daughter live near their adult son, daughter-in-law and their two children, where both have homes on Medlock. Some forty years ago, it was the school district and affordability of Windsor Square that attracted Kathy and Ramon to the neighborhood. **Alex** always said he too planned to be in the neighborhood and when the time was right and their Medlock home became available, he and **Roxanna** bought to be near family, work and to enjoy the amenities of Windsor Square living. Interestingly, Roxanna's parents will be moving from out of state into a home on Colter around the end of the year. They also wanted the grandkids to be within walking distance of their home. Aside from doing lots of

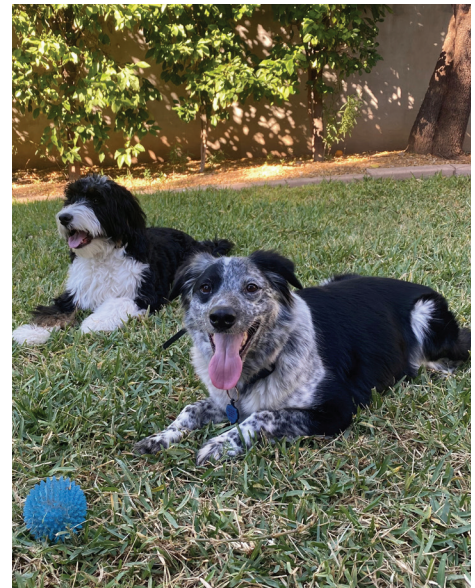
life together, the families enjoy Sunday suppers on a regular basis.

Jane Smith has the pleasure of her son, daughter-in-law and their young daughter living nearby after they moved to the neighborhood earlier this year. **Nick and Meghan** relocated from the Coronado area to be even closer to "Grammy" and to take advantage of the walkability they all enjoy of nearby restaurants and retail. They routinely gather for a Sunday happy hour because Jane says she doesn't like to cook so much anymore, and it is a fun way to spend time together.

Scott and GERALYN Gormley moved into the neighborhood in 2016. In 2018, their daughter and son-in-law purchased a home directly across the street on Oregon. **Brittany and Brent Besinger** and their young son and daughter and the Gormley's have both beautifully remodeled their homes. While they wondered initially if being across the street was actually too close, time has proven that the convenience and joy of being nearby to do life together was the absolute right choice.



John and Alyse Dehn with their young family live on Oregon in their home with their recently completed renovations. John's Dad, **Starr Dehn**, lives catty corner across the street from them. They enjoy the fun and convenience of living near one another and often walk to Windsor for burgers for a family outing.



Rachel and Jeff Gluck live on Second St., and Rachel's dad, **Geoffrey Cook**, lives on Orange. Her Dad moved into the neighborhood in 2017, and Rachel purchased in 2021. Rachel and her dad used to walk her dogs together in special neighborhoods, but Windsor Square was always the favorite. When the home came available on Second St., Rachel jumped at the chance to move into Windsor Square and also be just around the corner from family. Pups **Maverick and Napoleon** still love the neighborhood and their walks!

Al Myers and Michele Goldstein with her two adult children **Samuel and Jacqueline** and pup **Luna** live a few doors down from each other on Pasadena. As a working mom, living close to "Grandma Linda" was a huge help when the kids were really young. As they grew, Al and Linda loved attending school and sporting events and being near the grandchildren for family fun throughout the year.

These close family relationships contribute to the warm vibe we enjoy in Windsor Square. It will be interesting to see if the generational family living trend continues to expand in our neighborhood.

Meet your Block Watch Captains

My name is **Suzanne Dohrer**, and I have had the privilege of being a Windsor Square Historic District neighbor for more than 24 years. Early on, I enjoyed the neighborhood walks and the October neighborhood gathering, usually a Wisconsin Bratwurst & Hot Dog Feast, in the Medlock Football Park. After a couple of years, I was asked to serve on the Windsor Square Board, which I did for several years. Often a rabble-rouser, my first or second Board meeting involved a presentation from the Rosie McCaffrey's location on East Camelback, seeking neighborhood support to open an Irish pub and obtain a liquor license. Being more than a quarter Irish, I fully supported the application, while all the other Board members had good reasons to oppose it after the neighborhood's recent hardships over a nearby, unruly bar and night club. The Board did not hold it against me, and Rosie's was a fine neighborly pub for many years; I was sad to see it go.

I've been here long enough to see some wonderful neighbors go and fabulous new neighbors arrive. The biggest shift has been from older and more single residents to many more families and the increased availability of Girl Scout cookies! Halloween became an active time, and we began to position our ghosts playing ring-around-the-palm-tree as an annual tradition.



Jennifer Delgadillo and I have served as your Windsor Square Block Watch contacts for more than 15 years. I send out the Block Watch emails and welcome any residents who may be interested in learning more about Block Watch who would consider taking my role in the next year or two. Initially, our Block Watch was much more active when planning for the Light Rail and persistent rezoning applications were underway. Various types of Block Watch issues have presented themselves in our neighborhood over time – graffiti, noise violations, historic district violations, zoning violations, transients, catalytic converter thefts, trespassers, auto break-ins, burglaries, and other concerns.

The most important aspect of Block Watch is to get to know your neighbors and look out for them, as they look out for you.

Neighbors get familiar with the area routine and know if something is up to call **9-1-1**, or CrimeStop at **602-262-6151** for nonemergency concerns. Windsor Square neighbors may call a family member if they become concerned for you, deliver a hot dish when you are ill, or just help pick up newspapers, mail and door flyers when you plan to be out-of-town. Block Watch news and tips are shared via email, and if you want to be added to the distribution, please email me at dwlaw@prodigy.net. These neighborly actions are exactly what has kept the Windsor Square Historic Neighborhood so wonderful from 1929 through today!



See your path. Plan your future.

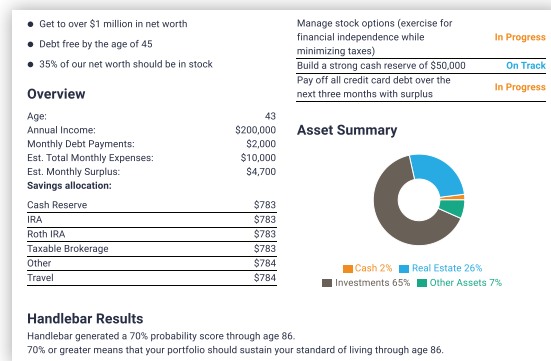
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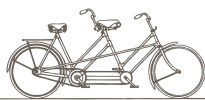
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