

4th Quarter - 2024 Newsletter



Windsor's Winter Wonderland



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President's Letter

Dear Neighbors and Friends,

In our family (as in most families), December seems to be a time of reflection on the year gone by but more importantly a time of anticipation of the joys and surprises of the year to come. I think it was either Alfred Tennyson or Keanu Reeves who said: "Hope smiles from the threshold of the year to come, whispering 'it will be happier...'" IMHO, he didn't mean that the prior year was bad, necessarily; more that the next year can be as rewarding and joyful as we allow it to be. And in 2025 in Windsor Square, we will get to welcome new friends to the neighborhood, enjoy new shops and restaurants that we can walk to, hear the exuberant shouts from the ever-expanding horde of kids, and nurture our friendships with kindness and generosity. How fortunate we all are!

And so (in one of the clunkiest segues that you'll ever come across), it is in this spirit that I ask you to please consider paying the dues to the Windsor Square Association via the instructions on the facing page. These dues pay for a wide variety of things such as our maintenance, landscaping and capital expenses, Kids Club events, adult fellowship events, home tour expenses, and fund a reserve account for legal, consultant and other fees and costs that may be necessary to fight threats to our neighborhood way of life that may arise in the future. And along with this peace of mind, when you pay your dues you get a Windsor Square Advantage Card that gets you discounts in tons of North Central eateries and shops!!!! God bless us every one!

Thank you as always for your communication and support, and best wishes for a happy holiday season.

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: Mary Stoffel | marystoffel4@icloud.com | 602-317-0592

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: 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

All Windsor Square residents are invited and encouraged to attend our 2025 annual meeting. It is a great place to get the overview of all things Windsor Square, and meet and engage with board members on topics of interest or concern for you. Plan on an early March meeting, with date/time/location details to follow next month. We are always eager to engage neighbors in various committees, and President Mike Freret at wshdpresident@gmail.com would be pleased to learn of your interest as the board begins forming 2025 committees. Roles include Home Tour, Kids Committee, Adult Committee and maybe something new you'd like to propose.

Windsor Square Historic District

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

2025 Windsor Square Advantage Card Now Available

**Enjoy 10–15% Discounts from Lots of Local Vendors!
2025 Historic District Dues – \$150 Annually**

As many of you know, in 2025, Windsor Square celebrates its 96th Anniversary. The vitality and quality of life we enjoy is largely due to you and the continued proactive efforts of hardworking neighbors and their various contributions. This payment is voluntary but strongly encouraged from each Windsor Square household to continue the important work of preserving and enhancing the Windsor Square quality of life.



Vendors who participate in the WS Advantage Program are: Flower Child, Postino, Windsor, Joy Ride, Elly's, Pizza Heaven, CoffeeZona, Muse, and many more! See the website for a complete list.



Dues can be paid using the QR code above, under the Resident Tab at www.windsorsquarephoenix.com, or a check can be mailed to:

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

What's Supported by the Dues?

Annual Historic District dues support neighborhood events such as Windsor Square Neighborhood Social Events, the Windsor Square Kids Club, legal and civic involvement (including reserves), the maintenance and watering of our common areas, as well as zoning and enforcement oversight and legal/tax filing expenses.

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	\$2,087,500	4,008	\$521	1924	Robert K. Newlon Trust	04/26/24
222 East Colter	\$1,225,000	2,399	\$511	1950	Kyle & Megan Nilson	05/24/24
214 East Colter	\$844,900	2,078	\$407	1947	Paul & Louisa Patterson	06/04/24
5144 North 6th Street	\$565,000	1,415	\$399	1950	Mill Crossing LLC	06/05/24
225 East Orange	\$1,075,000	1,994	\$539	1941	George Guariglio	06/15/24
5139 North 2nd Street	\$710,000	1,458	\$487	1946	Timothy & Elizabeth Becker	07/11/24
507 East Colter	\$1,120,000	1,963	\$571	1950	Pablo & Adriana Cavzos	07/24/24
344 East Pasadena	\$829,000	1,782	\$465	1945	Partly Pasadena LLC	08/02/24
20 East Orange	\$1,355,000	2,555	\$530	1945	J. Amaya	9/26/24
501 East Pasadena	\$840,000	1,857	\$452	1943	Maya & Joseph Courtright	11/1/24
340 East Orange	\$1,075,000	2,298	\$468	1956	Robert Brockelman	11/7/24
309 East Georgia	\$1,550,000	3,526	\$440	2006	Funk Family Trust	12/2/24
504 East Pasadena	\$950,000	1,946	\$488	1945	Robert & Joan Guidry	11/25/24
Average Closing Prices: 2024 - \$478 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	2,510	\$458	1950	For Sale	
210 East Georgia	\$2,795,000	4,745	\$589	2024	For Sale	
222 East Orange	\$1,125,000	2,037	\$552	1948	Pending	
650 East Colter	\$1,390,000	2,877	\$483	2017	For Sale	

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Announcements & Events



Children's Book Exchange

Donate | Jan. 18th - 25th
Drop-off Location TBD

Drop off any new and gently-used books, from toddler board books to pre-teen novels.

Exchange | Jan. 26th | 9 a.m. - 3 p.m.
At the Medlock Football

All Windsor Square kids are welcome to come pick out books at the book exchange. Unclaimed books will be donated to local schools and charities.



10th Annual Tour de Windsor

Bike Races and Neighborhood Leisure Ride



Another fun bike/scooter/trike Tour de Windsor was enjoyed by neighbors of all ages. The bike race heats were fun to watch and cheer and medalists proudly accepted their hardware! Lots of neighborly chatting preceded the actual races with coffee, bagels and snacks. Following the races around the Medlock football, a leisurely ride through the neighborhood was enjoyed by many. Thanks to our coordinators, Andrea Stone and Kristy Roschke, for your good work and for helping continue this fun Windsor Square tradition!



Windsor Square Adult Party

Please mark your calendar now and plan to attend the first adult gathering of 2025 with your Windsor Square neighbors. We will be celebrating 2025 and the 96th year of Windsor Square with champagne, fried chicken and sides.

Attendees are asked to bring a dessert to share.

Saturday, February 1, 2025, 5:00 pm

511 East Orange Drive

Please RSVP to Tim Turner via email at Dakota32az@yahoo.com or text 602-469-7855.

You don't want to miss this one!

SAVE THESE DATES

Windsor's Home Tour returns on March 29, 2026.

The Board is forming the Home Tour Committee now and recruiting homes for the 2026 tour. If you have interest in either role, please contact Mary Stoffel at Mstoffel4@icloud.com to learn more about the committee or to volunteer your home as part of the tour. This event is a wonderful Windsor Square tradition that is a lot of fun and showcases some of what is so special about our historic neighborhood. Save the date to be a part of it!

The 36th Annual Willo Home Tour & Street Fair on February 16, 2025 from 10am – 5pm will feature over 10 unique homes representing a variety of architectural styles and a historic firehouse museum.

Willo Historic District

2025 HOME TOUR *And Street Fair*

Oldies but Goodies

36th Annual Willo Home Tour 2025

Sunday,
February 16th
10am – 5pm

Visit WilloPHX.com
for tickets, or
scan the QR code

The Encanto Palmcroft Home Tour on March 16, 2025 will run from 10am-4pm.

See more information below.

ENCANTO PALMCROFT
HISTORIC HOME TOUR AND STREET FAIR

March 16th 2025
10:00AM - 4:00PM

PRESENTED BY
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TICKETS & INFO: ENCANTOPALMCROFT.ORG

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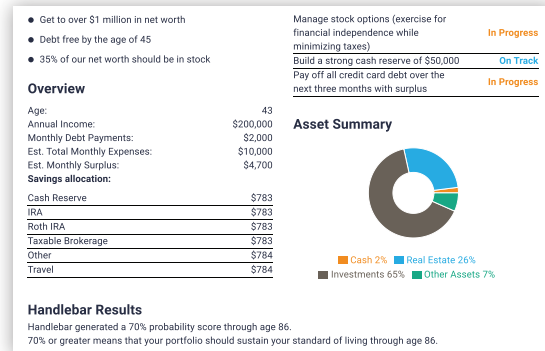
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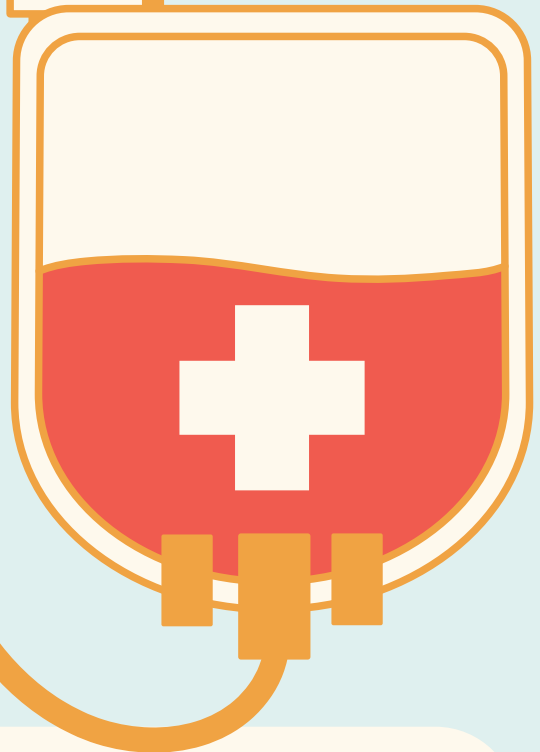
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UPTOWN
Plaza

BLOOD DRIVE

SATURDAY
JAN.
11

from
**10AM
TO 2PM**



Save lives and enjoy sweet rewards! Uptown Plaza is partnering with Vitalant to host a Blood Drive in our parking lot on Saturday, January 11, from 10 AM to 2 PM.

As a thank-you for your generosity, blood donors will receive:

- ♥ A free dessert of your choice from Scoopwell's
- ♥ 15% off at Huss Brewing Co.
- ♥ A treat from Shake Shack

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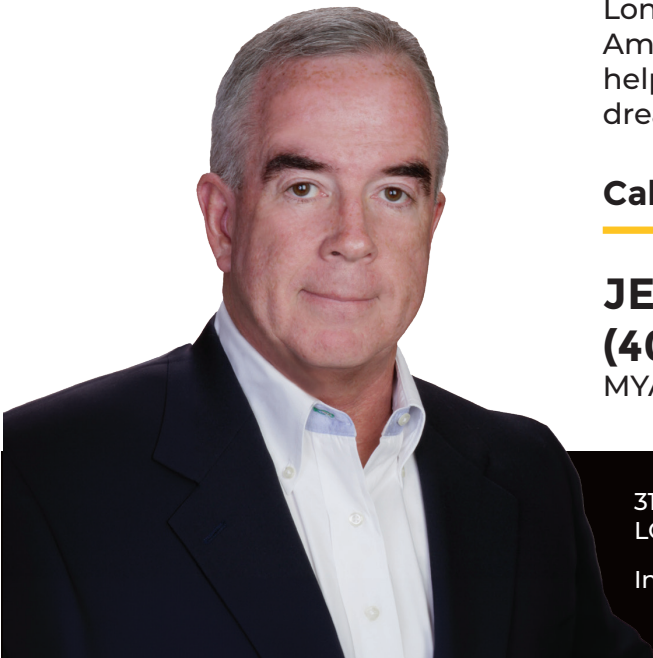


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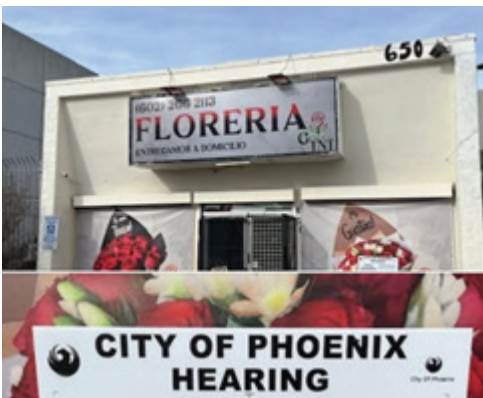
NOTABLE AREA NEWS

Colter Improvement Project Update 2.0

According to the Phoenix Streets and Transportation Department as well as representatives of Councilwoman Laura Pastor's office, the Colter Street Improvement Project is "not moving forward." Huge thanks to the Colter residents who very clearly expressed their displeasure toward the proposed changes – they really made a difference in the City's decision. Of course, and as we mentioned last issue, the City will continue to look into "solutions" and will communicate regarding these efforts in the City's typically obtuse style. We are optimistic though that the project is not going to move forward in its current iteration any time soon. GREAT WORK EVERYBODY!

Variance Case on 650 East Camelback

The new owner of 650 East Camelback has applied for variances providing for the following: reduce the landscape setback to 0'; reduce the number of parking spaces from 6 to 1; and allow vehicle maneuvering in the alleyway behind the structure. All of these variance items were made at the request of the City in conjunction with the new owner getting building permits for improvements to the interior of the structure. It's important to note that ALL of the variances are consistent with the current improvements on the property. Put another way: the City just wants the zoning to match what is already there. Our sources in the Planning Department have said that the City will likely decline the landscape setback change and the alleyway maneuverability request and simply request that the owner change a standard parking space to a handicapped space and grant the interior building permit. The zoning hearing was held after the Newsletter went to press, but the bottom line is it appears that there will be no practical changes from the current condition other than adding a handicapped parking space.



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MEET YOUR WINDSOR SQUARE NEIGHBORS

Meet Rob and Ellen Leonard - Car Enthusiasts



Windsor Square neighbors Rob and Ellen Leonard own an interesting piece of automotive history that they enjoy taking for an occasional spin and sharing with others for weddings and special events.

The car is a 1948 Lincoln Continental with a V12 motor. It has 28,000 true miles which is quite low for its age. The car was originally purchased in LA, and the owner was part of the Bugsy Siegel mob syndicate. As the story goes, the car's owner picked up money from the various prostitution and gambling houses around LA. One evening, the owner was picking up the bags of money from

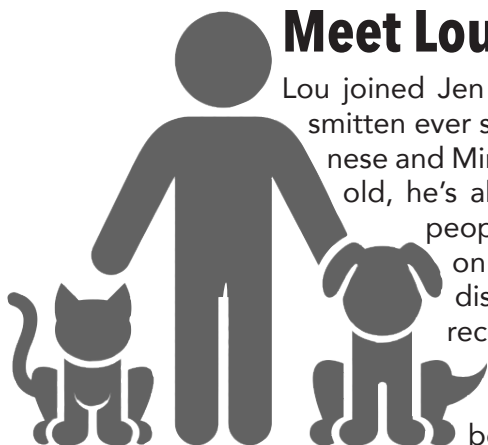
the various illegal places, and he was gunned down and murdered in the vehicle. The bullets hit the car and windshield, eventually killing the mobster. The windshield was replaced, but the bullet hole in the car still exists today.

The widow of the mobster stored the car for 12 years (1948-1960), and the car was sold to Rob's father in 1960 through Tom Barrett, who later came to run Barrett-Jackson Auction Company. The car had 8000 miles on it when it was sold. It has been restored twice since 1960, is in mint condition, and is a joy for the Leonards to drive!

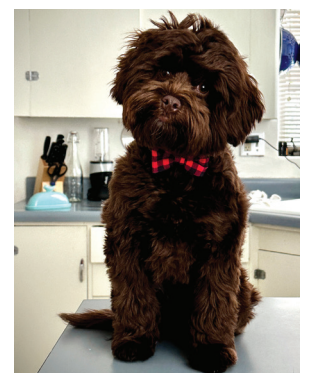
Generational Families Follow-up

We learned after the last newsletter that board member Hope Webber on 6th Street and her mother-in-law, Joy, on Pasadena St. have been in the neighborhood for eight years. Hope's mom was also a Windsor Square resident before she passed. Remaining close as parents were aging was both convenient and a blessing. Pretty amazing to have even more extended families in Windsor Square than reported in the September newsletter! Just another thing that is special about this place we call home!

Meet Lou on Medlock



Lou joined Jen and Joe in September 2023, and they've been smitten ever since! Lou is a Havapoo—a delightful mix of Havanese and Miniature Poodle—and at just a year and five months old, he's already a seasoned charmer according to his pet people. Jen shared that Lou adores people, thrives on travel, and loves to mix and mingle. With a great disposition, Jen says he's happiest when sharing and receiving love with others. Lou has brought endless joy into this home. If you meet Lou on his walks, don't hesitate to stop and say hello—he would be very happy to meet you!



IN THE GARDEN



Nastursiums for the Neighborhood

Nastursiums are the ideal no fuss/high reward bloomer, providing



showy blossoms all winter long that are bright yellow, red and orange. Nasturtium is the common name of *Tropaeolum majus*. It is one species in a genus of about 80 species of annual and perennial herbaceous flowering plants in the family Tropaeolaceae native to South America and Central America, from Mexico to Chile. They can handle full sun or part shade and grow easily in pots or beds. They do have a tendency to "climb" a little if near a taller plant. These peppery tasting flowers are a great addition to salads or as an edible garnish on a cheese board.

Meg Smeck first got going with her seeds shared by her neighbor Rob who had harvested from his garden on Pasadena. He coached that they are hearty and reseed themselves every year so to be sure to plant them in a place where

you can handle natural reseeding. Meg planted the seeds in front of the canna lilies in both of her front beds (also a garden share from Dr. Phil who lived on 2nd St.) When the weather turns hot, nastursiums go to seed, and Meg has enjoyed harvesting the abundance of seeds to share with friends and neighbors.

Meg has a box on her front porch with free FCFS seed packets at 302 E. Pasadena. You can just stick the seeds in the soil now and with a little water, they will take off and bloom all winter long and in to the spring. It is Meg's dream to have these easy to grow, bright pops of color all throughout Windsor Square. Lady Bird Johnson took on Texas to seed wildflowers, but Meg finds our neighborhood a much more realistic goal! Please do stop by and start some nastursiums of your own, and then pass the seeds along to others from your garden later this year. Who knows, Windsor Square could become a mecca for nastursiums!



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Known for its charming homes, curvy streets and urban vibe, Windsor Square is a dynamic, family-friendly neighborhood that my wife, Carly and I (Steve) have proudly called home since 2012.

With 260 homes dating back to 1929, this quintessential, historic community is still one of the most sought-after neighborhoods in North Central Phoenix.

If I can be of assistance, please feel free to give me a call and hope to see you around the neighborhood!



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



Scan to watch Steve Caniglia as he shares some fun facts about Windsor Square.



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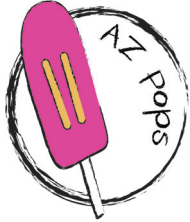
If you've been thinking about buying or selling in Windsor Square, give us a call today at 602-903-7220.



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