



WINDSOR SQUARE NEWS

THE NEWSLETTER OF THE WINDSOR SQUARE SPECIAL PLANNING DISTRICT

Palm Tree Care & Maintenance

Ken Furtado

Palm trees are a unique part of urban Phoenix, though they are not native in this part of the state. They were introduced as landscape plants in the early 1900s, due to their stately appearance as well as their ability to thrive in the desert. Commercial date groves were established even earlier — about 1890. Date production flourished until the 1940s, when the palm groves slowly gave way to housing and urbanization.

Most of the palm trees lining the city's streets belong to one of four species: the native Arizona/California fan palm, Mexican fan palm, date palm and Canary Island date palm.

Palms are more closely related to grasses than they are to true trees, and the structural differences require special pruning considerations. Most pruners over-prune, which can reduce the tree's lifespan, cause shrinkage in trunk diameter, and leave the palm susceptible to disease and infestation. Live, green fronds provide nourishment and they should be left in place for as long as possible.

The City of Phoenix publishes a guide, *Palm Maintenance in Historic Districts*, that recommends:

- Fronds should not be pruned higher than at a 45-degree angle from horizontal. (ISA standards are stricter, stipulating that no fronds be removed above the horizontal.)

- Remove fronds close to the point where they emerge from the trunk.
- If you plan to remove flower stalks, do so before any fruit sets.
- Do not use climbing spikes, which injure the tree. Palms do not seal their own wounds, like true trees do.

Paul Kaufman, owner of the Sonoran Tree Service, formerly of Phoenix and now located in Morristown, has additional recommendations about best times to prune.

“After June 15 is the typical safe date to trim Mexican fan palms and after July 15 is the safe date to trim California fan palms. These dates are when it is safe to trim them *and* get all the seed stalks. Unfortunately, there are still nests in the trees at these times. If you want to be sure all the birds are done nesting, you might want to wait until September.”

Birds may or may not be a deterrent, depending on the birds. Pigeons, starlings, Peach-faced lovebirds and orioles are among the many local species that nest in palms. While most people would have few compunctions about routing the pigeons and starlings, eradicating the eggs and young of lovebirds and orioles might give them pause.

Additional information about the care of palm trees can be found online at www.treesar-good.org, isa-arbor.com, aztrees.org and phoenix.gov/FORESTRY.

Some information in this article was taken from the City of Phoenix guide, *Palm Maintenance in Historic Districts*.

The first rule of storm coverage is to begin with palm trees bending in the wind.
Carl Hiassen



PLEASE COME TO A WINDSOR SQUARE BOARD MEETING
10:00 A.M. SATURDAY, OCT. 8 AT MEDLOCK FOOTBALL PARK

ON SATURDAY, OCT. 8, WINDSOR SQUARE BOARD MEMBERS WILL HOLD THEIR REGULAR MONTHLY MEETING AT 10 A.M. OUTDOORS, AT THE PARK ON MEDLOCK. WE LOOK FORWARD TO SHARING THE BUSINESS OF THE NEIGHBORHOOD WITH YOU AND WE ENCOURAGE EVERYONE TO ATTEND. THIS IS YOUR CHANCE TO PARTICIPATE AND WE WELCOME THE OPPORTUNITY TO ANSWER YOUR QUESTIONS AND LISTEN TO SUGGESTIONS ON HOW THE BOARD CAN BETTER SERVE THE NEIGHBORHOOD. BRING A LAWN CHAIR — WE’LL SUPPLY THE BOTTLED WATER!

President's Corner

Vicki Hersh

When assuming the role of Windsor Square board president, little did I know there were so many things to learn about city-wide issues and procedures. Recently I have attended some meetings about city planning that will have a long-range impact on many neighborhoods, especially those situated near the light rail line.

Let me share some of what I learned. Phoenix is divided into 15 urban villages; each village has a planning committee appointed by City Council. Windsor Square is situated in Alhambra Village. The Alhambra Village Planning Committee provides support to the city's Planning Commission, and its activities include: "Identifying areas or provisions of the General Plan text that need refinement and updating; identifying problems and needs related to implementation of the General Plan; defining in greater detail the intended future function, density and character of subareas of the village; and commenting on proposals for the new zoning districts or land use districts." (Excerpted from the City of Phoenix website.)

Currently the work of the AVPC centers on light rail station area planning for the Camelback and Central location. This involves defining a general range of building heights appropriate for future real estate development. The city Planning Commission has defined eight different place types with building heights ranging from two to twenty stories, all representing various levels of density. The proposed uses range from hotels, multi-family units, employment hubs, entertainment venues and destination retail to mixed use facilities. You may have read about this recently in *The Arizona Republic* or in *The North Central News*.

At a recent meeting of the AVPC, members of the City Planning Commission made a presentation that identified the different place types for consideration by that board. Representatives of Medlock Place, North Central Home Owners Association, Colter Estates, Pierson Place, and Windsor Square all addressed the board, indicating that none of the proposed types seem appropriate for Central and Camelback. As a result, the committee delayed its vote to give neighborhoods the opportunity to have discussions and to propose alternatives to the current place types.

So, I suppose you are wondering why I took the time to share this information. I believe it is very important for all residents to be well informed and to understand what is happening in the broader community and how decisions about the future of the neighborhood are being made. If you have a comment, or want to provide input regarding alternative place types, email vicki_hersh@yahoo.com.

I encourage you to visit the City of Phoenix website, <http://phoenix.gov>, to learn more about our light rail station planning, as well as the city's General Plan.



What Makes a Great Neighborhood?

The Golden Rule is found in 26 different spiritual traditions. Obviously it is a useful guide to daily living.

When we think about the Windsor Square neighborhood, there are many benefits to be enjoyed by all residents. The urban location just keeps getting better now that light rail is fully operational and we all benefit from the Madison School District's ability to educate our youths.

In addition to these and other amenities, a primary benefit is the caring community of neighbors. My family has been the beneficiary of thoughtful neighbors on numerous occasions.

The key to a healthy neighborhood is the Golden Rule. Before you criticize a neighbor's hedge or trash can removal practices (or lack thereof), think for just ten seconds how you would want to be addressed in a similar situation.

It only takes a few seconds to shift into the right mindset, think about the benefits of living in our neighborhood and address issues in a proactive, productive and professional manner. Remember the Golden Rule.

Stay current on neighborhood issues by signing up for Windsor Square's electronic NewsBlasts. There are about 18 NewsBlasts per year, sent directly to your email address. Go to www.windsorsquarephoenix.org and click the link provided, in order to be added to the list.

The *Windsor Square News* is published four times a year, in March, June, September and December. Residents and local businesses are invited to contribute news, opinions and information to the editor. Unsigned submissions will not be used. Deadlines are the first Saturday of the month prior to publication. For ad rates, see www.windsorsquarephoenix.org/pdfs/2011adrates.pdf.

P: (602) 350-2771

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Phoenix, AZ 85012-1520

Dining with Dogs

One of the benefits of living in such an amazing urban neighborhood in Phoenix is having great restaurants within walking distance, many of which have fantastic outdoor seating that can be enjoyed almost year-round. Another benefit for dog owners is that many of these restaurants are dog-friendly, so you can walk your dog around the neighborhood and stop at one of these fine establishments to enjoy a meal and a drink.

Some restaurants within walking distance that allow well-behaved dogs on their patios are Postino, Windsor, Maizie's, Ticoz (small dogs please), St. Francis, Hula's Modern Tiki, That's a Wrap, Two Hippies Beach House and Lola Coffee.

While all these restaurants are dog-friendly, a few are truly dog enthusiastic. Postino provides a leash stand to tie your dog onto, and it will provide a bowl of water. Windsor and Maizie's also provide water bowls for pets.

Remember, taking your dog with you to a restaurant is a *privilege and not a right*. Only well-mannered, well-groomed dogs should accompany you for a meal. Even if state or local laws permit, patio dining with your dog is offered solely as a courtesy by the restaurant. If your dog does not know the basics of Sit, Down and Stay, then consider dining without your canine companion or get your meal "to go" and come back when your dog knows the basics.

Here are a few tips when dining with your dog.

- Walk your dog before going to a restaurant so it doesn't require a bathroom break near the dining area.
- A tired dog is less likely to be active while you're dining.
- Always leash your four-legged friend but don't use an extension leash.
- If your dog barks, it is not welcome. This can frighten and disturb other patrons or their dogs.
- Keep your dog out of the waiter's path.
- Unless invited, dogs should not socialize with other diners, employees or fellow dogs.
- A dog tied to a table can result in spills, so keep it tied to your chair.

Telephone Numbers for Phoenix Police

Emergency: 911

Non-Emergency (Crime Stop): 602-262-6151

Information Desk (no reports or dispatch):
602-262-7626

Community Action Officer Jon McLachlan
Badge #7553: 602-882-9666 or
jonathan.mclachlan@phoenix.gov.

While Eating, Do ...

Request a table on the edge, if possible, where there are fewer distractions for your dog.

Get your canine pal to lie down under the table or as close to you as possible. Of course, this depends upon the size of your pal.

Discourage your dog from begging.

Leave a tip for your server for graciously serving you and your canine companion.

Be prepared to pay your check and leave your meal if your dog becomes stressed or causes a disturbance.

Don't ...

Place your dog, even a small one, on the table, in your lap or on a chair next to you.

Let your dog eat off your plate or drink from your glass.

Feed your dog off your plate or with your silverware.

Put your plate (or any dinnerware) on the ground for your dog to eat from or lick.

Be upset if people refuse to be seated by you. Not everyone will share your enjoyment of your dog's presence.

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Problems with Home Appraisals

Shelly Dunlop

Methods of home appraisal have undergone changes since 2007, when Maricopa County was declared a “Declining Market” by Fannie Mae and Freddie Mac. There is to be no contact between appraisers, lenders and buyers, and the appraiser is expected to describe market trends and their effects on the property value. Counties in declining areas are subject to a five percent decrease.

Desktop reviews further alter and complicate the picture. A desktop review is a desk appraisal from a person who may not ever have seen the property, but has only numbers and statistics to refer to.

Every lending institute has its own underwriting instructions for appraisers. For example, one bank might require the appraiser to have six comparable properties: two must be properties that sold in the last three months, two must match sale price within 10-15 percent of the subject property, while for the others, parking must be the same, homes with pools compare with homes with pools and so on. Yet in areas where there have been very few sales or listings, even highly desirable homes can suffer.

The table below shows homes in Windsor Square that are currently for sale or have recently sold. For homes that have sold, the final price per square foot is included.

Address	List Price	Sold Price	Per Sq. Ft.
344 E. Pasadena Ave.	219,000	199,900	\$115
248 E. Orange Dr.	285,000	285,000	\$170
225 E. Orange Dr.	409,000	362,500	\$182
321 E. Pasadena Ave.	397,000	372,000	\$189
200 E. Colter St.	525,000	510,000	\$163
208 E. Colter St.	539,900	525,000	\$173
220 E. Medlock Dr.	230,000		
334 E. Medlock Dr.	230,000		
5029 N. 6th St.	250,000		
5335 N. 6th St.	325,000		
222 E. Orange Dr.	389,900		
302 E. Pasadena Ave.	390,000		
230 E. Pasadena Ave.	413,900		
511 E. Georgia Ave.	454,900		
340 E. Orange Dr.	546,500		
5247 N. 6th St.	585,000		

Historic Home Care

For the greater good of the community we revisit this topic frequently. Understandably, when homes change hands in Windsor Square, new owners want to update or put a personal touch on their new property. This is great, except that Windsor Square was designated a historic neighborhood in 1996 and is now subject to some reasonable limitations.


Two organizations have oversight for Windsor Square: the City of Phoenix Historic Preservation Office (HP), which designated the neighborhood as a Historic Preservation Conservation District, and the State Historic Preservation Office (SHPO). HP departments are primarily concerned with changes to the street views of our homes, including front fences, windows, the exterior finish (brick, wood, stucco and so forth) and any other architectural enhancements. A breach of regulations can lead to a home

losing its historic qualification and, if applicable, property tax credit. A breach of the City HPO guidelines can result in fines as well as a home losing its status as contributing to the historic neighborhood. As more homes are disqualified, the entire neighborhood could lose its historic designation.

Most qualifying homeowners agree that the property tax savings of up to 50% is a significant benefit of historic designation. The “Mayberry” effect (a close-knit group of people sharing life in a small, old neighborhood) creates ancillary benefits. Among those is the evolution of a desire for new home buyers to want to share the experience of living in historic Windsor Square. I think we all understand supply and demand and the value of real estate.

The possibility of losing historic designation is an ongoing concern to the Windsor Square Board of Directors. Please keep this in mind and share it with your neighbors (especially new ones). The HP office will work with anyone wanting to make modifications.

If you encounter some activity that concerns you, contact a board member ASAP. Board member contact information can be found on the last page of this newsletter or at www.windsorsquarephoenix.org. The State Historic Preservation Office number is 602-542-4009 and the City of Phoenix number is 602-261-8699. There will soon be a link for your Historic Preservation needs on the Windsor Square website.



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Block Watch: What Is Suspicious?

The Tempe Police Department has shared this information about what constitutes a suspicious person, vehicles or situation. This information is worth a review. If you observe suspicious activity, call 911 or Crime Stop: (602) 262-6151. And put the Crime Stop number in your cell phone or speed dial!

SUSPICIOUS PERSONS

Going door-to-door in residential area, especially if one or more of the subjects goes into a back or side yard.

Waiting in front of a house or business, particularly if owners are absent or the establishment is closed.

Forcing entrance or tampering with a home or vehicle.

Non-resident going into back or side yard of house.

Exhibiting unusual mental or physical symptoms — do not approach these people.

Carrying property is suspicious depending upon the circumstances. For example, an unusual hour or in an usual place, or if carrier is running.

Excessive human traffic to and from a residence, especially on a daily or regular basis, at late or unusual hours.

SUSPICIOUS VEHICLES

Certain moving vehicles, especially if slow moving and without lights, or if motion is aimless or repetitive. This is particularly suspicious near schools, parks or playgrounds.

Parked, or occupied vehicles containing one or more persons, especially if observed at an unusual hour.

Vehicles being loaded with valuables when parked in front of a closed business or unattended residence, even if the vehicle is a legitimate looking commercial unit.

Abandoned vehicles or any vehicle containing weapons.

Persons attempting to forcibly enter a locked vehicle, especially at night or in a parking lot.

Persons detaching parts or accessories from a vehicle, especially at night or in a parking lot.

Apparent business transactions conducted from a vehicle, especially if around schools or parks, and if juveniles or females.

Objects thrown from a vehicle, especially while traveling at high rate of speed.

Vehicle containing property not normally found in vehicles, especially if observed at unusual hours or if TV sets, stereos, other electronics or auto parts are involved.

OTHER UNUSUAL SITUATIONS

Open or broken doors or windows at closed businesses or residences whose owners are temporarily absent.

Unusual noises: gunshots, screaming, sounds of combat, abnormally barking dogs, anything suggestive of foul play, danger, or illegal activity.



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Windows of Opportunity

Linda Pollock

The City Council will consider in September whether to allow homeowners to replace windows without a building permit. This proposal set off alarms in city historic districts, as inappropriate window replacements adversely impact the character of historic homes. In historic districts, all exterior alterations, including window changes, must be reviewed and approved by the City of Phoenix Historic Preservation Office prior to commencement of work.

Original windows are as integral to a historic home as any other component. Restoration of original windows is the preferred option, but replacements that match original materials and patterns may be acceptable if restoration is



not possible. Unfortunately, many historic homeowners have replaced historic windows with extremely incompatible replacement windows (such as vinyl sliders) without the required HP review and city permit, resulting in a degradation in the historic character and value of the home and its historic district.

To deal with this issue, the Historic Preservation Commission formed a Window Advisory Committee this spring. Windsor Square was represented on that committee. The committee recommended that HP review and the City of Phoenix permit process be kept in place for all window repairs or replacements in historic districts. To further aid homeowners, the HP office recently issued a very helpful 18-page "Guide to Window Repair and Replacement for Historic Properties" that can be downloaded at <http://phoenix.gov/historic>.

Windsor Square and other historic districts will ask the City Council to keep the HP review and city permit process in place for window repairs or replacements in historic districts. Another good reason to maintain the HP review process is a new rule the State Historic Preservation Office intends to adopt. The rule will allow the removal of a historic property from the state tax reduction program, and its listing on the National Register, if even one historic element, such as windows, has been inappropriately altered or removed. Call or email District 4 City Councilman Tom Simplot at council.district.4@phoenix.gov to tell him you want the HP review process for windows maintained.

Upcoming WS Traffic Study

Stephanie DePascal

The Windsor Square Board has been working to resolve some neighborhood traffic issues. Cars continue to speed along our streets and shortcut traffic seems to be increasing. In September, the City of Phoenix Transportation Department will place radar speed trailers in the neighborhood, in nine locations, and you will observe tubes running across streets that measure speed and volume of traffic. These will be in place 48 hours and should not cause any difficulty for residents. Later there will be license plate surveys at both ends of Colter Street, where diverters prohibit entrance. Zip codes of entering vehicle owners will be used to determine the percentage of shortcut traffic we are experiencing. When the studies are complete, Kerry Wilcoxon from the city's Safety and Neighborhood Traffic Department will come to a board meeting to report findings and make recommendations. Residents are invited to attend board meetings. We value your input!

Everything You Ever Wanted to Know

Six times a year, the City of Phoenix publishes a "Seamless Service Directory and Information," containing phone numbers, emergency numbers, trash pickup information, WWW addresses and more, for nearly every city service you might ever want or need to know as a Phoenix resident. A paper copy of the directory is normally enclosed with your water bill, but you can also find the current and previous editions of *notes* online at www.phoenix.gov/PIONEWS/notesidx.html. Don't be afraid to ask.



Q Ranch: Historic for 1,000 Years



Nestled under the Mogollon Rim in Arizona's Pleasant Valley lies the Q Ranch. It was founded as a cattle ranch in 1893 by one-time Texas Ranger and Confederate Colonel Jesse Ellison. The Q brand belonged to Ellison's wife, Susan.

The Ellisons were hardly the first residents. A millennium earlier it was the site of a thriving Mogollon culture, a village of which more than 250 rooms, some two and three stories high, still exist. It is the third-largest archaeological site of its kind and has been undergoing continuous study and excavation since 1988. In 2010, archaeologists discovered evidence of pit houses near the Q Ranch Pueblo, pushing back the dates of occupancy another 300 years.

Ellison had eight children, but his daughter Helen, known as Duett, was his favorite. Despite having two sons, Ellison called Duett his "right-hand man." She could act the part of a lady when need be, but she could also ride, rope and shoot. Duett planted an orchard at the ranch, of which apple, persimmon and almond trees remain today, along with towering elderberries that provide food for birds and wine, pies and jelly for humans. In 1904, Duett married George W.P. Hunt, who became Arizona's first governor when the territory became a state. Hunt, Duett and Col. and Susan Ellison are entombed in the white pyramid in Papago Park adjacent to the Phoenix Zoo.

Arizona's Pleasant Valley War was the longest and bloodiest range war in American history. Between 1885 and the end of the century, rival cattle clans, the Tewksburys and the Grahams, committed upwards of 30 killings, some so horrific, it delayed statehood for Arizona. Col. Ellison's name was linked to vigilantes who, hoping to extinguish the embers of war, hanged several fellers.

In 1956, Jefferson Z. (Jack) Rogers purchased the Q, building it into the one of the largest cattle operations in the state. At its peak, Q Ranch consisted of over 2,500

deeded acres and an additional 120 sections (square miles) of grazing permits. In 1988, Jack retired, turning the running of the ranch over to his son Jonathan, who lives on Pasadena Ave. The cattle permits and much of the land were sold, as Jonathan had no wish to stay in the cattle business. He negotiated with the Arizona Archaeological Society to begin excavating the ruins and he turned the main ranch house into a bed-and-breakfast operation, the Q Ranch Lodge.

The ranch is off the grid. The nearest paved road is 20 miles. Electricity is generated on site and water comes from a well. Your cell phone will not work, but there is satellite wi-fi for those who cannot be without contact with the outside world.

The "season" at Q Ranch runs from April to November. The lodge is a popular destination for birders, amateur and professional archaeologists, hunters, those looking to escape the Valley's heat, groups seeking a restful place for a retreat and more. The remote location guarantees dark skies at night (you can see the Milky Way with the naked eye) and abundant wildlife. The elk arrive daily at cocktail hour and more than 135 species of birds can be found.

It's a uniquely historic Arizona site, not only for its archaeological significance but for the role it played in the Pleasant Valley War and in the development of Arizona's cattle industry, one of the state's 5 C's. For more information, visit facebook.com/QRanchLodge.

New Digs

Coffee With a Cop has moved. The new location is Dunkin' Donuts, 2322 E. Thomas Road. Meet the Community Action Officers and other police personnel who serve the city, along with fellow residents of historic neighborhoods, at 9 A.M. the first Wednesday of each month. No RSVP required — just show up. Java and donuts are on the house.



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Resources (area code 602 unless shown otherwise)

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District 11 Elected Officials

Sen. Adam Driggs (R)	926-3016	adriggs@azleg.gov
Rep. Eric Meyer (D)	926-3037	emeyer@azleg.gov
Rep. Kate Brophy McGee (R)	926-4486	kbrophymcgee@azleg.gov

CRIME STOP
(602) 262-6151

Elected City Officials

Mayor	262-7111	
Councilman Tom Simplot	262-7447	council.district.4@phoenix.gov

BLOCK PARTY

The annual Windsor Square Block Party will take place Saturday, Nov. 15, in the park on Medlock Drive. Look for more details soon via NewsBlast and a flyer that will be delivered to your house. Party organizers need volunteers to assist with some critical tasks, all of which will help to make the event run more smoothly. You can offer to pitch in and lend a hand before, during or after the event. To volunteer, or to inquire about how else you might help, contact any board member (see above).

Thank-Yous

Thank you to everyone who assists with the *Windsor Square News* by folding and stamping newsletters, hand-delivering them around the neighborhood, writing articles and soliciting advertising. That includes Sarah Schantz, Noelle Baker, Shelly Dunlop, Linda Pollock, Tom Fitsimones, Mo Mackey, Katharine Halpin, Sean O'Donnell, Stephanie DePascal, Vicki Hersh, Suzanne Dohrer, Linda Mardian, Michelle Khazai, Negatu Molla, Bob & Diana Hoyt, Janie Stegall, Jennifer Laffoon, Bob Shepherd and Robin Spencer.

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