W

inside willo

JANUARY 2014

VOLUNTEER TO HELP AT THE HOME TOUR

WHAT LIES BELOW THE STREETS OF WILLO?

A SNEAK PEEK INTO A HOME ON TOUR THIS YEAR

MARK YOUR CALENDAR FOR NEIGHBORHOOD HAPPY HOUR

... AND MORE

A MONTHLY NEWSLETTER PUBLISHED BY THE WILLO NEIGHBORHOOD ASSOCIATION

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HAPPY NEW YEAR WILLO!

Happy New Year Willo! I hope all of you enjoyed the holiday season and celebrated with the ones you love. Another year has passed; I hope you were able to accomplish all that you desired.

Willo was beautifully lit up for the holidays, special thanks to the block captains that organized the luminaries, everyone that contributed to making them, all that lit them nightly and thanks to board member Cristina Coash and her family for organizing. This is a huge undertaking that happens very quickly, but can be quite overwhelming until that moment that every street is lit up for all to see. I noticed a lot of groups walking through the neighborhood enjoying our luminaries, I'm expecting caroling next year.

As the New Year kicks off, a reminder to all residents that it's time to renew your membership in the Willo Neighborhood Association. Forms can be found on our website and mailed in or scanned and emailed into us. We also print membership form here in Inside Willo.

As usual, there is a lot going on in and around the neighborhood. I'm excited to share news from the city regarding our gates at 1st avenue. We have always known that the city is responsible for the maintenance of the gates and walls and as they belong to the city, the lock on them too. We did not get this in writing when they were originally installed, so until just now, the city has been trying to push this responsibility back on Willo. While we are an anomaly in the city, we have prevailed in getting the city to take the full responsibility for all of them. From this point on, the City of Phoenix, Street Transportation Department will be maintaining and repairing the gates and walls. Repair to the Virginia gate that was damaged last fall has been promised by the end of January. Nothing is easy, but I'm excited to have this in writing.

Thrilled to see you all in the new year at a happy hour, gathering, home tour, or just around the 'hood.

BRAD BRAUER (MONTE VISTA)
Willo Neighborhood President

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LESLIE STACKPOLE (TREASURER)	*leslie.stackpole@mcgladrey.com*	623-693-1497
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CHRISTINA COASH	*cristinamcontreras08@gmail.com*	602--882-8591
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THERESA LOCOCO	*theresa_lococo@yahoo.com*	602-826-4746
GENE NANCE	*Genenance1@yahoo.com*	602-252-5397
REBECCA NEVEDALE	*RNevedale@gmail.com*	602-540-8371
BOB THOMAS	*rwthomas123@aol.com*	623-363-8147
PATRICE WAPPEL	*iwilliam@cox.net*	602-248-0408
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2014 HOME TOUR CHAIRS

CINDY DUPONI	*cmsdeponti@gmail.com*	
DRUE KAPLAN	*drue.kaplan@gmail.com*	

INSIDE WILLO NEWSLETTER

ANDREA KATSENES (EDITOR)	*willonews@willohistoricdistrict.com*	602-694-1275
MEGAN DESMOND MARTINEZ (AD SALES MANAGER)	*megan@desmonddesign.com*	602-799-4295
RALPH GROOM (GRAPHIC DESIGNER)	*ralphgroom@earthlink.net*	314-704-0900

COMMUNITY ACTION OFFICER

OFFICER BEN HARRIS	*benjamin.harris@phoenix.gov*	602-361-4501

GAIN EVENT

DON VALLEJO (CHAIR)	*dval549770@aol.com*	602-301-1041

STATUTORY AGENT

PHIL FLEMMING	*flemming@ypklaw.com*	602-501-2492

Willo Website
Join the Willo email list to receive important neighborhood notifications and updates. To subscribe, send an email to: *WilloTalk-join@WilloHistoricDistrict.com*. The Willo website, *www.willohistoricdistrict.com,* contains information on neighborhood activities, committee and board meetings. Webmaster Heather Locke can be contacted at *webmaster@willohistoricdistrict.com*.

Willo Historic Neighborhood Association Board
The Willo Historic Neighborhood Association Board was established in the early 1980s. The members are volunteers and are elected every two years in March. The association does not collect dues and does not act like a Home Owners' Association (HOA). Rather, its function is to serve the collective well being of the neighborhood. Meetings are typically held the second Thursday of each month at 6:30 pm at the Fairfield Inn and Suites Hotel. All residents of Willo are invited to attend. Agendas are available online prior to the meeting at *www.willohistoricdistrict.com*.

***Inside Willo* newsletter**
This free newsletter is published monthly (excluding July & August) by a committee headed by Willo volunteers. Willo neighbors are encouraged to submit neighborhood news, tidbits, photos and articles (between 250-350 words) by the 10th of each month. We reserve the right to: edit as needed, attribute to the submitting neighbor (with the street they live on where appropriate), determine which issue the information may be printed and use content on our website and in neighborhood promotional materials. The Willo Neighborhood Association is not responsible for nor endorses the editorial content in *Inside Willo*. A copy of *Inside Willo* is also posted to the Willo website each month.

City Preservation
historic@phoenix.gov 602-261-8699
Walk-in hours are 8:00 am to 12:00 pm, Mondays through Fridays at the main office, located at 200 W. Washington Street, 17th Floor. The field office is The Ellis-Shackelford House at 1242 N. Central Avenue (by appointment only)

Exterior Rehabilitation Program
http://phoenix.gov/HISTORIC/hprehab.html
Historic Designation
http://phoenix.gov/HISTORIC/faqs.html
City Neighborhood Services

General Information	602-262-6011
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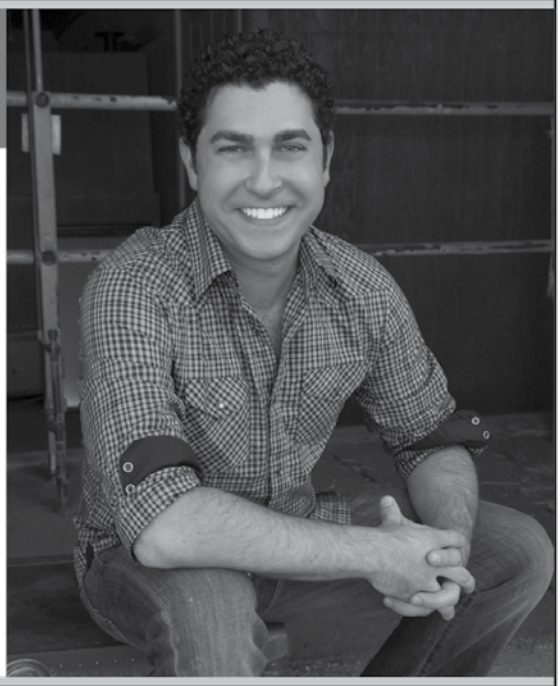
YOUR LOCAL LENDER WHO RESIDES IN WILLO



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feature
WILLO
WONDER
AWARD

TRULY TRANSFORMED

Mara Reynolds (Palm Lane)

You may have driven down Vernon and been drawn to 512 and it's soft yellow color. Cherie Pott owns this little gem and has taken it from bare bones to a yard that begs to be visited and admired.

Originally the home had grass and a few shrubs, now the yard is shaded by two large Ash trees with planters beneath them. A roomy front porch was added and attracts many a neighbor for evening chats and relaxation watching the Willo world pass by. Some of the plants that surround the porch and walkway include Cape Plumbago, a Morning Glory bush, color is added with yellow lantana and the scent of Mexican Honeysuckle fills the air. The many sizes and shapes of the bushes and shrubs add height and dimension to the yard. The back yard is yet another beautiful living space that includes a beautiful pool and lovely guest house. The yards clean lines are accomplished with the use of cobblestone pavers that make up the back and side patio, it also includes individual stepping stones that are inset into the grass. My first question was how on earth do you mow that? The answer is easy, you don't, it's imitation grass and you would never know it even if you touched it. The landscapers weren't too thrilled with the complicated install but the results are amazing.

The back yard oasis is complete with Queen, Mediterranean, and Palm trees lining the pool, more colorful Lantana, as well as Bower vine, and Orange Jubilee. Both the front and back yards make you feel like you are in another world. Cherie will be receiving a gift certificate for $25 dollars from our friends at Southwest Gardener.

Many thanks to our generous sponsor Southwest Gardener, Bobbi and Tricia will receive a $25 gift certificate in their fun store at 2909 N. 15th Avenue (Southeast corner of 15th Avenue and Thomas Avenue).

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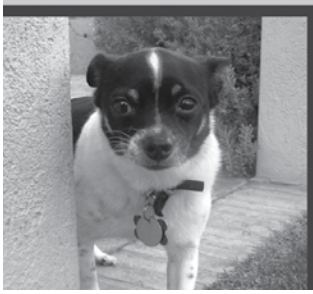

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feature
ROAD
CLOSURES

ROAD CLOSURE IN THE WILLO

Sunday, February 9, 2014
6 AM to 5 PM

Dear Willo neighbor,

A friendly reminder that the annual Willo Home Tour will take place Sunday, February 9. The following streets will be closed from 6am5pm:

- 100 and 300 blocks of Holly Street
- 300 block of Monte Vista
- 3rd Avenue between Cypress Street and Palm Lane

Please remember to remove your cars from these streets by Saturday night. In addition, if you would turn off any sprinklers in your front yards (near the sidewalks and streets) on Saturday and Sunday, it would be greatly appreciated by the Street Fair vendors.

We apologize for this inconvenience, but hope you will join us for the event. Advance tickets are on sale on our website: www.willotour.com. They will also be available at the park on the day of the tour. For more info, please visit our website.

On behalf of the volunteer Home Tour Committee members and your fellow Willo residents, thank you for your patience, consideration, and help.

The Willo Home Tour Committee

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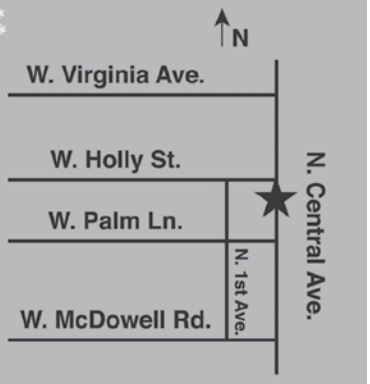

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feature
WILLO NEEDS YOUR HELP

WE NEED YOUR HELP AT THE HOME TOUR!

We are looking for volunteers to help on the day of the big event—our annual Willo Home Tour, Sunday, February 9th. We will need volunteers to work shifts between the hours of 7:00a.m. and 6:00p.m on Sunday.. This includes set-up, break-down and ticket sales. If you are interested in volunteering, please e-mail Don Vallejo at: dval549770@aol.com

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feature
WILLO HOME TOUR 2014

GOING "GREEN" IN WILLO

Don't Miss This Beautiful Home on Sunday, February 9, 2014

The J. Elbert Jones Duplex, 313 W. Granada was purchased by Jan Lorant in 1989. While attending graduate school at ASU, he lived in one of the two bedroom/one bath units and leased the other. For the latter part of the 90's, the duplex was an investment property that he rented out. In 2002 he bought the house next door with the intention of renovating both properties, moving back to Willo and living in one while renting or selling the other.

In 2006, Jan completed the renovation of both homes. The duplex is now a beautifully redesigned single family home with an "H" shaped floor plan that encompasses 5 bedrooms and 4 bathrooms. Currently, Jan, along with son Will, daughter Elizabeth, and cat Rufus lovingly call 313 their home.

In 1984, Jan joined his father at Gabor Lorant Architects after graduating from ASU's architectural program. Gabor Lorant Architects (GLA), established in 1963, was a leader in sustainable designs that integrate with the environment. As the Principal of GLA, Jan has gained national recognition for his sustainable and environmentally appropriate design.

The firm has completed buildings in 42 states and three countries, generating timeless and sustainable design solutions of lasting value. Under his direction, the firm has designed nearly a dozen LEED certified buildings. These include the Gold Certified Scottsdale Granite Reef Community Center, Engel Classroom/Lab Building and Javelina Hall. Recent LEED certification efforts include pending Gold Certification for his offices at 3rd Avenue south of Osborn, the ASU Downtown Sun Devil Fitness Center and the 911 Dispatch Center and the Sheriff's Office headquarters for Maricopa.

Originally built in 1928, Jan artfully restored and renovated the 313 W. Granada duplex with a combination of historical integrity and modern energy efficient design. This 2,500 sq. ft. English Tudor Revival home retained most of its original character in the renovation. The high pitched roof and tall narrow windows with characteristically small panes frame the entry porch.

True to Tudor design the 2-way fireplace is the focal point as you enter the front door. The reconstructed great room shares some of its space with a cozy library. Built-ins and custom shelving line the walls of the entry and great room. Hardwood floors, warm wood tones, and cool wall colors lead to the gourmet eat-in kitchen. Ground concrete floors, solid surface counters, and stainless steel appliances complement this bright open concept kitchen.

Also, to be seen tour day: the beautiful guest studio, the master suite, 3 bedrooms, and beautiful landscaped grounds.

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FOOD TRUCK

feature
DINING IN THE WILLO

ENTHUSIASM ON WHEELS

Tracy Gromer (Wilshire)

When I agreed to write an article on new Willo residents with a food truck restaurant called the "Roasted Shallot," I didn't envision a lively discussion of developing "the fond" on sliced fennel. But such was the enthusiasm displayed by chefs and Roasted Shallot proprietors, Nathan Carel and Brook Francis. Natives of the Midwest, Brook and Nathan moved to Phoenix in 2003 for the fresh air, sunshine, and culinary school -- Scottsdale Cordon Bleu and Art Institute of Phoenix, respectively. They love food and cooking, and have thrown themselves wholeheartedly into their new mobile restaurant.

The Roasted Shallot goes way beyond the dogs and plastic-wrapped sandwiches that used to be found at construction sites. Their concept is "locally grown -- globally inspired." Nathan believes in supporting the local economy with an awareness of the impact on the global environment and future generations. And Brooke is inspired by fresh local foods influenced by global cuisine. Their vision is not only fresh and delicious real food, but also green and earth friendly production. They want to make tasty, organic, local food while keeping their carbon footprint small and sustainable. To that end they hit the area farmer's markets for fresh sustainably-grown foods and prepare everything on the spot in their mobile kitchen. It's more time-consuming and labor intensive than using processed foods, but they think the tradeoff is worth it for the health of consumers and the planet. I happen to agree and cannot wait to try their food, which includes Argentinian steak tacos, a bacon-lettuce-avocado-tomato sandwich, root vegetable soup, and bacon jam with bread. They even include some gluten free and vegan offerings for those of us who usually have to walk past the food trucks.

Brook and Nathan found Willo and their house on Cambridge in December of 2011 and love the blend of urban and suburban along with the genuine feeling of community. You can find Nathan, Brook, and the Roasted Shallot at the Willo Home Tour this year. Meanwhile, they post events and locations on their website, www.theroastedshallot.com

For those who may not know: a shallot is the large mellow relative of the onion. When you roast it, the delicate flavors are brought forth. Beautiful, real, humble food, expertly prepared—that's what Brook and Nathan are bringing to Willo and the Phoenix metro area. My mouth waters thinking about it.

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feature
HAPPY
HOUR

HAPPY HOUR AT SIDEBAR

Start working on your New Year's resolutions in the best way possible. Catch up with old friends and make new Willo friends while supporting one of our favorite local businesses. Join us at SideBar (southwest corner of McDowell and 7th Ave) every third Thursday of the month starting January 16th from 5:30-7:00pm. Tell the bartender that you're from Willo and you will get half off on alcohol and special happy hour pricing on food (including the new flatbread pizzas).

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feature
LUMINARY
THANKS!

THANKS

Thanks to all the kind neighbors who helped us light up Willo for the holidays this year. Our streets were beautiful and so many residents and visitors were out, walking and driving, enjoying the holiday cheer. We know everyone is always so busy at the holidays, but we hope you will personally thank the street captains on your street that took the lead. And thanks to Cristina Coash for serving as our luminary chairman this year.

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100 Encanto- Lisa Hunt
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300 Cypress- Carrie Marill
100 Cypress- Summer Oliver
500 Monte Vista-
Andrea Meury & Diana Herman
300 Monte Vista- Vicki Vanderhoff
500 Holly- Monica Speiss
300 Holly- Glenn Hammond
100- Rocio, Andrew Sumner
300 Palm- Bob, Debbie Anderson
100 Palm- Gene Nance
500 Granada- Bitsy Susich
300 Granada- Greg Corns
100- Dan Childers & Barry
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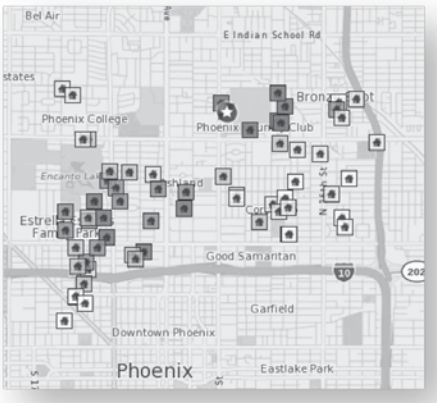

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REAL ESTATE Q AND A

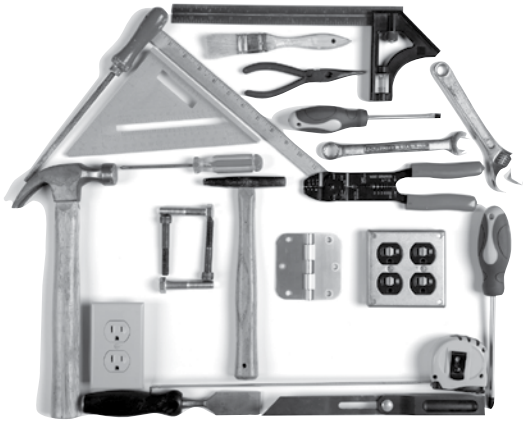
REAL ESTATE ADVICE

HOME QUESTIONS? We Have Answers!

Vicki Vanderhoff (Monte Vista)

"Can you help me kick start 2014 with suggestions on how to keep my home in tip-top shape all year long?"

—Plucky on Palm Lane



Dear Plucky,

I love a Top Ten List, so here's my 2014 New Year's Resolutions for Home Improvement.

1 PLUNDER THE PILES.
Uncover those few useful pieces of paper in the stacks and file them. Toss the rest. Start the year with clean desks, tables and counters.

2 ONE GOOD SPLURGE.
Is there something you see or touch every day that is of poorquality? Whether it be a kitchen knife or a front door handle, give it an upgrade. I promise it will make you smile every day.

3 A NEW COAT OF PAINT.
New interior or exterior paint looks and feels clean. It's the single best improvement you can make.

4 TACKLE THE TOYS.
Here's how you do it- wait until the kids are at school or at grandma's. Sell or donate a third the toys. If, and that's if, your kiddo asks about a missing toy? Change the subject. Their attention spans are surprisingly short.

5 SAFETY FIRST.
Smoke and carbon monoxide detectors should get fresh batteries in January. Don't have them? Run, don't walk, to Ace Hardware.

6 PLANT SOMETHING GREEN.
Make friends with the folks at your local Whitfill, Moon Valley and Harpers Nurseries. Plant people are good people, that's a fact.

7 SAVE THE EARTH.
Well, at least be more energy efficient with new bulbs and low flow showers. Turn off the lights and unplug the electronics. Hey, saving energy saves money too!

8 KEEP IT COMPANY READY.
Every day: make the bed, stack the dishwasher, throw clothes in the hamper, toss the junk mail. Keep it simple, silly.

9 ENLIST THE TROOPS.
Don't feel like you need to go it alone. You are not the maid and everyone needs to do their part around the house.

10 ACCEPT THE THINGS YOU CANNOT CHANGE.
While resolutions are exciting, they can be hard to keep. Forgive yourself when the piles start appearing again, because they will. Luckily, 2015 is just around the corner.

Thanks to Vicki Vanderhoff for helping us share home information with our readers. To submit your question, please contact Vicki at vicki@centralphoenixhomes.com.

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WELCOME TO THE WORLD

NEW BABY IN WILLO!

Welcome to new baby girl on Holly, Ella Rose Eisenstein, born on October 16th —a little early. Her big brother Jake (22 months old) and parents Lauren and Josh Eisenstein are thrilled to have her join the family!

feature
HISTORIC
IMPROVEMENTS

COMING SOON...

Soon you will see our new Willo Historic neighborhood markers placed at streets leading in and out of Willo. Local artist and neighbor Dan Moore is busy working his "metal" magic and trenches are appearing on the side of Willo streets... more to come.

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~10 years working in Willo Historic District~
References available

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feature HISTORIC WILLO

HISTORIC HOME HELP

Have you just purchased a home in an historic district? Are you thinking about making improvements to your historic home? The city of Phoenix Historic Preservation Office (HPO) is here to assist you.

The HPO performs design review for exterior changes to properties listed on the Phoenix Historic Property Register to ensure changes are compatible with the historic character of the property and/or historic district. When someone comes to the city to obtain a permit for work on their house, design review by the HPO may be required. However, there are a number of permits that do not require HPO review.

When review by the HPO is required, a majority of those reviews are handled over the customer service counter and are approved as a Certificate of No Effect (CNE). The Historic Preservation Commission (HPC) has an approved policy for items that are eligible for a CNE.

For those exterior changes that are not eligible for a CNE, a Certificate of Appropriateness (COA) is required. A COA request is scheduled for a public hearing with one of our volunteer hearing officers. Anyone is welcome to attend the hearing and emails or letters of support or opposition are welcome. The decision of the hearing officer is appealable to the HPC and their decision is appealable to the City Council. In my two years with the office, we have had only four cases appealed to the Commission and two cases appealed to the Council. HPO staff work closely with applicants to ensure their projects meet our Design Guidelines and follow our Historic Preservation Philosophy.

The good news is that there is no fee for review by the HPO. In fact, we are happy to provide guidance on the best way to preserve the character of your historic home. You can come in and talk to us in person, send us an email or give us a call. Our contact information is on our website: www.phoenix.gov/pdd/historic

The HPO wants to help you protect the special character of your historic neighborhood for generations to enjoy.

Michelle Dodds, AICP, Historic Preservation Officer, 602-262-7468, michelle.dodds@phoenix.gov

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the ADVERTISER SPOTLIGHT

PHOENIX CHRISTIAN PREPARATORY (Open House Jan. 25th from 10 am to 4 pm)

For many of us "Preparatory" connotes a strictly oo-lIege-preparatory, highly competitive academic institution that is very selective in its admissions. While Phoenix Christian remains an institution of academic rigor and high expectations, and while we still are selective regarding our admissions criteria, we want to intentionally broaden the scope of the word "preparatory" in the mind of our students, parents, faculty—indeed the entire school community.

"Preparatory" in its broadest sense means to prepare, introduce, or get ready. Phoenix Christian's intent is to prepare, introduce, or get ready each of our students for what's next. "What's next" for a first grader is different than for a se nior. What's next for a gifted athlete is probably different than for a gifted musician. What's next for a student who has a faith in Christ is different for a young person who has not yet begun his faith journey. Additionally, academics is only one facet of any individual. We are social, physical, spiritual, intellectual, and emotional beings. Our desire is to meet the needs of each student where he or she is, see growth, and prepare him or her for the next step —wherever or whatever that might be.

We also want to emphasize that we are not a collection of schools, but one "school," Preschool through 12th grade. We are of one mind and one vision.

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HOME SALES

neighborhood HOME LISTINGS

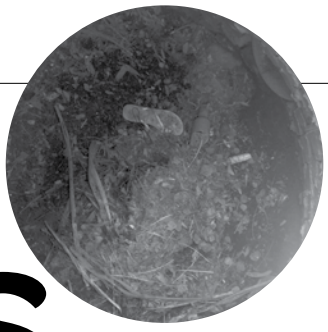
Real estate information provided by Brad Brauer, HomeSmart Elite Group.

Sold or Pending	Status	Price
537 W. Virginia	SOLD	$275,000
48 W. Cambridge	SOLD	$312,500
318 W. Monte Vista	SOLD	$340,000
510 W. Granada	SOLD	$350,000
332 W. Edgemont	SOLD	$462,500
126 W. Palm	SOLD	$463,000
89 W. Lewis	PENDING	$249,900
530 W. Wilshire	PENDING	$287,000
526 W. Windsor	PENDING	$345,000
501 W. Lewis	PENDING	$350,000
76 W. Lewis	PENDING	$350,000
542 W. Encanto	PENDING	$374,500
121 W. Granada	PENDING	$429,000
309 W. Holly	PENDING	$479,900
58 W. Wilshire	PENDING	$489,000

For Sale in Willo	Status	Price
38 W. Edgemont	ACTIVE	$329,900
64 W. Virginia	ACTIVE	$330,000
26 W. Vernon	ACTIVE	$359,000
505 W. Vernon	ACTIVE	$389,900
505 W. Coronado	ACTIVE	$469,000
312 W. Palm	ACTIVE	$485,000
330 W. Monte Vista	ACTIVE	$489,900
54 W. Holly	ACTIVE	$549,000
102 W. Cypress	ACTIVE	$560,000
131 W. Coronado	ACTIVE	$615,000
326 W. Granada	ACTIVE	$949,000

All figures as of 12/15/2013. Information provided by Arizona Regional Multiple Listing Service and is listed by individual brokers. For more information, please contact the listing agent, one of our advertising realtors or your real estate professional.

feature
WHAT LIES BENEATH?



THE SILOS BENEATH OUR STREETS

Dick Staats (Coronado)

A long, long time ago, when people purchased lots and built their homes from Central west and McDowell north, the City of Phoenix constructed individual dry wells to keep streets and yards from flooding when it rained. If you look for the manhole cover in the middle of Almeria exactly 25 feet east of 3rd Avenue, you may be looking at the lid of the first storm drainage dry well in our historic neighborhood.

We have dozens of valuable antique brick and mortar dry wells below the ground of our historic neighborhood, all hand-made. Dry wells are something like a farm silo, 6 to 7 feet in diameter and 25-30 feet deep. Wish everyone could look down into one. They are scary awesome! If a dry well is full of debris, the water will not drop 30 feet down to seep into the ground and our streets will flood.

We have dry wells beneath all of our cross streets in about the same position as Almeria, except in the northern part of Willo, where the storm drains were a 1940's WPA project. On Virginia the manhole lid at 3rd is not in the center of the street. Most of the dry wells between 3rd & 5th and 5th & 7th are located several houses east of the west end of the block.

Find the rusted steel drainage grates in your street section. Most often there is one at the curb in the gutter directly north of the dry well lid (manhole cover) and another at the curb directly south. There is a 10" pipe below each drainage grate that takes water over to the middle of the street to drop down into the dry well.

Thirty years ago the City installed large capacity storm drainage beneath 3rd and 5th Avenues. They installed 8" pipes underground from the top of our dry wells over to the new sewer system. When it rains so heavily that the dry wells fill, water is to overflow from the top of the dry wells into the storm drainage pipes under 3rd to prevent street flooding, similar to the overflow system of our bathtubs and sinks.

We submitted a report of our flooded streets to The Street Transportation Department after the heavy rains at the end of August. Michael Mobley responded immediately and the City had ProPipe vacuum and pressure wash our dry wells along the east side of 3rd Avenue. Several of the pipes that link our dry wells, running through catch basins in the easements, are plugged and will soon be investigated. We hope they will inspect/vacuum all of Willo, a process that will take months at great expense. We've heard of heavy storm drainage coming from First Avenue into Willo on Virginia and other streets. When it rains hard again we'll observe the drainage to see if it's still problematic for Willo.

Dry wells fill over many years as residents neglect to sweep their gutters to keep them free of debris. Look closely at the photo down into a dry well - six feet in diameter, 30 feet deep, filled with broken bottles, flip-flops, food containers and debris of all kinds. Look for the U-shaped ladder rungs into the dry well for climbing down to clean it out. Eighty years ago they didn't have huge trucks with powerful hydraulic equipment to break up the debris and suck it out. When they vacuum one dry well full of debris, the crew must go empty the tank of their truck a number of times. Look for the monstrous trucks on our streets and extend your appeciation to the workers.

It's important to keep our streets and historic storm drain systems clean to prevent flooding and costly clean-out. Chat with your neighbors about maintaining a clean street. Always pick up tossed food containers, lids and straws and other stuff from our Willo streets. Sweep your gutters and check your drainage grates to keep them free of all grass, tree and shrub debris. When your neighbors don't sweep the gutters in front of their home, do it for them. Our streets belong to all of us. If we keep our dry wells clean down below, our City will have more time and resources to maintain our streets up above. W

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Hopi: Songs from the Fourth World (1958, 58 minutes)
Tuesday, Jan. 7, Encanto Room.

Mystery of Chaco Canyon (1999, 56 minutes)
Tuesday, Jan. 21, Monte Vista Room.

FOOD ON FILM
JAN. 17 & 24 | NOON | FREE WITH MUSEUM ADMISSION

Chocolate: Pathways to the Gods (2008, 52 minutes)
Thursday, Jan. 17, Monte Vista Room.

Seasoned with Spirit: Cuisine of the Desert Southwest (2006, 27 minu tes)
Thursday, Jan. 24, Steele Auditorium.

HAUTE CHOCOLATE
JAN. 31 | 5 TO 8 P.M. | TICKET INFO AT HEARD.ORG/CHOCOLATE

Last year's event was so "sweet" that we're doing it again! This evening affair will feature chocolate tastings offered by local vendors, live entertainment, chocolate cocktails, and much more. Sample delectable morsels artfully created by local vendors and culinary schools – and enjoy chocolate couture with your chocolate in the form of a live fashion show, where edible chocolate is to be used in components of each outfit the models will be wearing!

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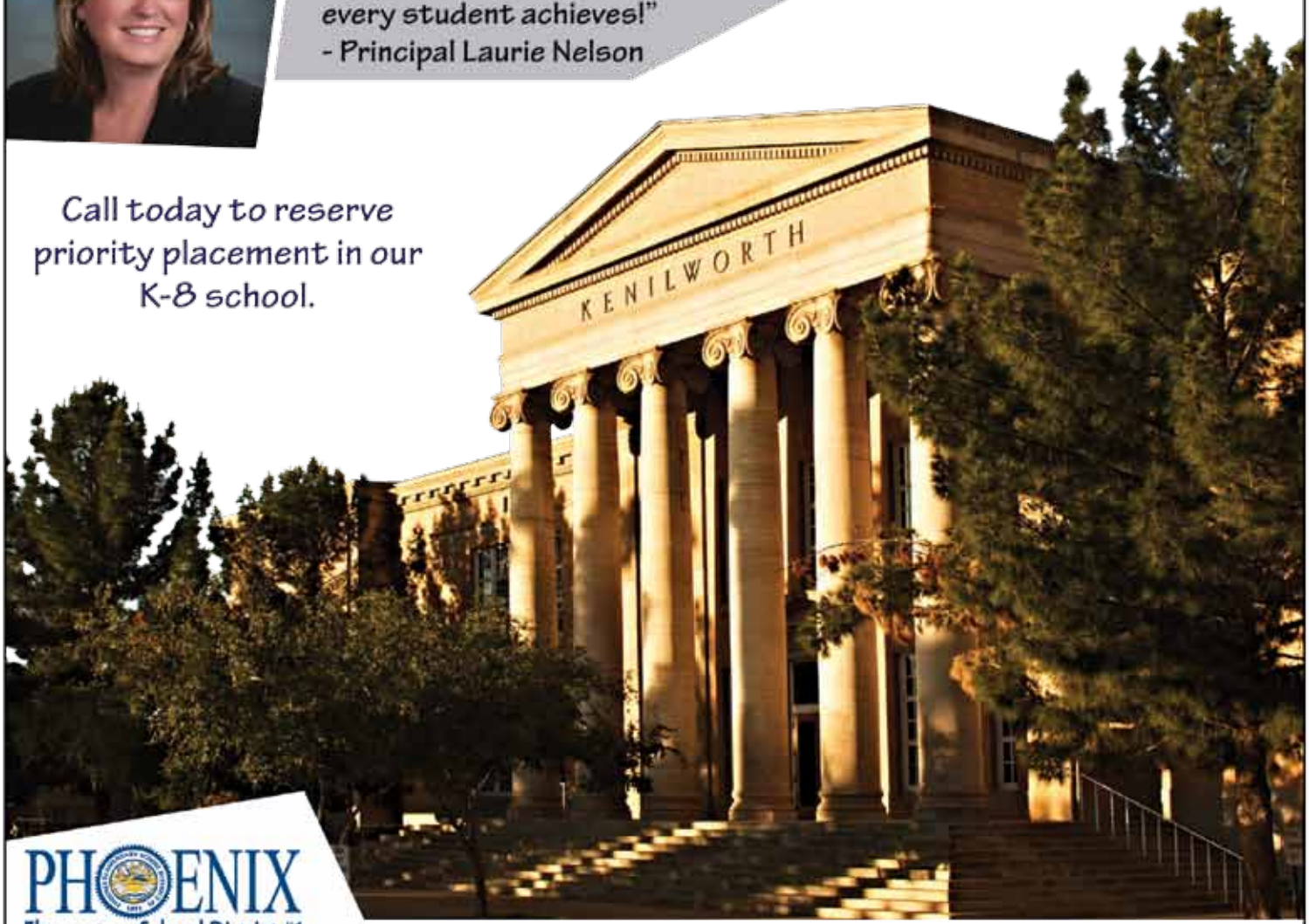

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