

TRAFFIC SAFETY
COMMITTEE UPDATE
See Options
Inside

Happy
New Year
2021 !!!

BOARD OF DIRECTORS ELECTIONS
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Willo Board?



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Hey Willo!

Welcome to 2021! The start of a new decade! With 2020 behind us, hopefully we can turn a corner on Covid, an election, Tiger King, and let's all promise to never make homemade sourdough bread again. That was a ROUGH year. The one huge silver lining to it all was our real estate market. I will not lie to you, there were a few weeks in March when I was not just a little nervous. The banks froze up, buyers stalled, sellers panicked and Realtors drank. (If you knew us, you would know this is normal, but this was a tad more than 'normal'!). But then May turned things around, almost collectively saying: "yep, ok, sure, but we got things to do Mr. Covid!" and the market took off. Not just took off, it rocketed into levels that made 2020 not just a good year for real estate, we ended it as THE year. As in ALL years. Add that to your 2020 bingo card, we did not see that coming either! Side note, I do not see 2021 being a whole lot different! In order for a fundamental market shift a few things need to happen. First, we need inventory. Our "for sale" inventory is 1/3 of what economists say we need to have for just a balanced market. Not a buyers market, a balanced market. Second, we need demand to slow. Again, I do not see that happening. Maricopa County grew 17% in the last decade and our housing units only increased 9%, so we have

quite the imbalance. As more people find they can work from anywhere, all of a sudden paying 5K a month for a crappy apartment in the bay area isn't so attractive, so like it or not, I see more California people coming our direction. Third, we need the economy to stabilize. This is the one lever that could slow things down or ratchet it up. Investors do not like things they cannot predict, so having a stable economy without daily "will we have a new tariff on China next week?" will go a long way. I do expect rates to slowly creep up, we have been spoiled with historically low rates for way too long. But this might fuel more people into the market trying to lock it in sooner. So add all of this together, and I see a very strong real estate market ahead.

I do want to take a moment to say thank you to all those who participated in our food drive this year. I was blown away and truly humbled by the response we received. We had boxes in most of the high-rise residential buildings and then did bag drop off/ pick up for Willo, Encanto, Roosevelt, Coronado, Garfield and more. Our office was stacked 10 feet high with bags of food. We donated it to several organizations and they were so grateful for the haul. It has been a tough year for them and we were pleased to help out. Thank you, thank you, thank you!



Dr. Robert L. Cannon

Happy New Year!



|||||
ABOUT
THE COVER

**301 W. Encanto
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Cover Photo by
Alex Rentzis
@SpartaPhoto

|||||

WELCOME TO JANUARY 2021, and our first Inside Willo Edition for the New Year! As we begin the New Year, special thanks to ALL of our advertisers who make *Inside Willo* possible. Inside this issue the following major topics are covered:

STREET IMPROVEMENT

Please review the article on page 23 as it contains important information. The overall improvement on 3rd/5th is critical for the long-term success of our neighborhood and supports the Willo Conservation Plan.

ELECTIONS

March 2021 will be the Elections for the Willo Neighborhood Association Board of Directors. Anyone interested in running for a Board of Directors position can refer to the article for information. See page 9 for information on the

voting process. More on the election process and Board of Director and Officer Candidates in the February Issue.

ZONING

As always, zoning issues continue to be highly active as our neighborhood continues to balance the need for preserving historic integrity, with modern day living. Much appreciation to the Zoning Committee for the excellent work and dedication to our neighborhood. See page 15 for this month's update.

WILLOPHX.COM

As always, please refer to our neighborhood web site for updated information

Thank you for being part of Willo. Please drive the speed limit. Be safe.

I look forward to a better 2021! ●

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WILLO WEBSITE

The Willo website, www.willophx.com, contains information on neighborhood activities, committees, and board meetings. The website is frequently updated and contains an archive of *Inside Willo* editions. During Home Tour season, tickets for the event can be purchased online.

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 is not 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 willophx.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 250-500 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*. *Inside Willo* does not accept political campaign ads. A copy of *Inside Willo* is also posted to the Willo website each month.

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Crimestop	
City Councilmember/District 4:	
Hon. Laura Pastor	
council.district.4@phoenix.gov	602-262-7447

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Tudor Revival in the Willo

STORY BY REGINA HARRIS (PALM LANE) • PHOTOS BY DIANA HERMAN (MONTE VISTA)

THE WRIGHT DAVIS HOUSE, 301 W. ENCANTO BLVD.

KNOWN HISTORICALLY

as the Wright Davis House, this charming Tudor Revival home was constructed in 1928. Wright Davis was both the contractor and builder, and also its first resident. Also attributed to Wright Davis are another home and a duplex in the Willo; several homes in both the Garfield and Brentwood subdivisions are also Wright Davis.

Tudor architecture, of Welsh origin, originated in England during the reign of the House of Tudor, beginning in the late 1400s. The most notorious character of this era was King Henry the 8th with his 6 wives. The revival of Tudor/Elizabethan design occurred in the United States during the 1920s and 1930s. This Encanto Boulevard home exemplifies many Tudor Revival style characteristics, such as the steeply pitched roof with its sharp multiple gables. Two arched entries with brick quoin surrounds lead to a small vestibule porch. The half-timbering on the facade and the battered chimney lend an Elizabethan flavor.

Inside, this cozy house retains many of its original features, including a phone nook, oak hardwood flooring, and glass doorknobs. The living room has a recessed tray ceiling, and the bedrooms have crown molding. Wood wainscoting adorns the bathroom

walls. A built-in china cabinet completes one wall of the formal dining room. An antique Beautyrange stove by Odin and original cabinets add to the “once-upon-a-time” ambiance in the kitchen. In the sitting room, the Elizabethan leaded window mimics old-world design but was newly created by Robin Pearson of Willo Glass.

The current owner, Linda Helser, has lived in the home for 52 years since 1968. She fell in love with the Willo when she was just a child of about 6 years old. She remembers being smitten by the charm of the neighborhood while driving with her parents up 3rd Avenue on the way back from church in downtown Phoenix. Later, after becoming a reporter for the Arizona Republic and Phoenix Gazette, she achieved her dream and moved into the Willo, enjoying its proximity to her work. She also wrote freelance articles for other publications and eventually retired from the Arizona Republic after 43 years. As a single mom, Linda raised her son, P.J. Dean, who later became a Captain in the Phoenix Fire Department. P.J.’s wife, Brigid, also from the Willo, was practically “the girl next door.”

Linda has beautifully decorated her home partly with handmade furniture passed down in her family, as well as antique “finds” from local vintage shops. Today Linda resides in the home with her beloved German Shepherd, Rocky, and her 24-year-old cockatiel, Emmy. ●





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2021 Board Elections

March 2021 Willo Board Elections

BY ANN BOMMERSBACH (WINDSOR)

DUE TO HEALTH AND SAFETY

concerns related to Covid-19, mail and in-person voting for the 3/11/2021 Board election will be suspended, and the election will be held electronically. Electronic voting will require the following procedural and date changes:

■ The deadline to submit an opt-in form for the 3/11/2021 election will be moved to 2/15/2021. All members must have a current

opt-in form in order to vote. Opt-in forms are available on the Willo website WILLOPHX.COM and everyone is encouraged to submit the form electronically.

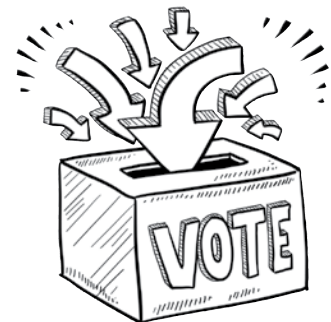
■ On 2/26/2021, notification to vote with a link to the ballot will be sent via email and text to all members who have opted in.

■ Voting closes at midnight 3/9/2021, so please cast your vote by 3/9/2021.

■ Election results will be announced at the 3/11/2021 Board meeting.

■ Names of candidates, self-nominated or nominated by other members of the Association must be submitted to the Election Chair by January 15. Please submit nominations to Ann Bommersbach at bommer1948@gmail.com no later than 1/15/2021. ●

If you have questions or need assistance with electronic voting, call Ann Bommersbach at 623-330-3203.





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Willo Stuff by Stuff

OLDEST SIDEWALK CONTEST

(No, don't just mutter "oldest sidewalk?" and turn the page. Read this stuff.)



OK, BUCKEROOS, *Inside Willo* (March 2020) covered the white dot blizzard on 3rd and 5th avenues. 23,000 of them suckers to mark future street planning and, admit it, you had no idea. As a follow-up, we're gonna

make you keep your heads down with a stupendous contest. Tell us where is the oldest sidewalk in Willo.

Rules are, the submittal must show a legible marking and be on a public sidewalk.

(I'm not climbing no fences only to get attacked by someone's crazed poodle). In case of a tie, we will do a draw. The winner will be published in the next "Inside Willo." And no cheating! Stuff will be watching.

To enter, just drop a note to johnbarsha@gmail.com. Send a virtual Hershey bar if you want special attention. Send a real Hershey bar if you're smart. And guess what! The prize for our oldest sidewalk winner will be a choice between a bottle of champagne (Chandon Brut)... or a roll of toilet paper (yes, we try to stay current)! Hot Dang!

Entrants that insist on presenting themselves at our door will get a cold beer. No, we're not giving you our address, but beer drinkers are resourceful, so, yes, we have done a load-in.

BTW, "Amy + JR" memorialized in a heart on the northeast corner of Lewis and 3rd does not qualify for this contest (no date). BUT, since Mr. and Mrs. Stuff are romantics, an update on these kids could be worth another bottle of champagne. Maybe they are still together and now have six of their own? Or, maybe she dumped the dude for desecrating a public walkway? Let us know.

Gosh, the suspense around this contest will be incredible. Can't you just feel it? And champagne or toilet paper... how could one possibly choose??

COMMERCIAL: When you send in your entry, tell us something interesting about Willo. No, not about that lunthead that lives next door. Something neat or quirky.

OK, back to work. Our March column about the blizzard of white dots marking 3rd and 5th Avenues drew a considerable response. Well, one email, but it doesn't take much to impress Stuff. ●

**UNTIL NEXT TIME (MAYBE),
STUFF**

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Set Your Fitness Plan Up for Success this Year

BY KELLY WILLIAMS, CORRECTIVE EXERCISE SPECIALIST AT RESTORATIVE FITNESS

THE START OF A NEW YEAR

always brings opportunities to reflect and consider how you can make changes moving forward.

Focus on these 3 key points this year to build your fitness goals on a strong foundation.

1 NIP THE WEAKEST LINK: You're only as strong as your weakest link. Find the #1 thing that sets you back or holds you back every year from reaching your goals. Whether it be achy knees or

portion control - identify your "weakest link" and create a plan to manage it first.

2 SET A 4-WEEK PLAN: Now that you have a plan to manage your "weakest link," blend your workouts in and make a 4-week program. If your knees ache a lot, yoga might be a better start than running. If portion control is your challenge, plan more snacks closer to your workout routine so you don't overeat afterward. Be creative with this process but stay consistent - it's only 4-weeks!

3 STEP YOUR PLAN UP: Push your fitness comfort zone after the first 4-weeks and progress your monthly workout program by changing 1 component. Consider increasing the time, changing the exercise, increasing the frequency, etc. But, don't stop managing your "weakest link." Repeat this step every 4-weeks.

Acknowledge and plan your weakest areas first, and progress slowly. This will help you create a strong fitness foundation that will carry you through the year. ●



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Investment Lessons from 2020

NOW THAT 2020 IS BEHIND US, it's fair to say that we've all learned something about the social, political, physical and environmental forces that affected everyone. And, in some ways, our lives will be changed, perhaps permanently. As an investor, what lessons can you learn from 2020?

HERE ARE SOME TO CONSIDER:

THE MARKETS LOOK AHEAD.

Investment prices don't always move in the same direction as the overall economy. This might not have seemed apparent right after the COVID-19 pandemic struck in mid-February, as the overall economy and the stock market took big hits. But just about five weeks later, the markets began a rally that lasted several months.

What can explain this discrepancy between the markets and economic activity? Essentially, economic numbers, such as the unemployment rate and GDP, reflect what's happening today, but the markets are always looking toward tomorrow, which means they are anticipating a stronger economic recovery and the results that come with it.

OPPORTUNITIES WILL ALWAYS EXIST FOR INVESTORS.

Although the coronavirus seems unprecedented, the equity markets have rebounded from many crises before it. From war to global financial meltdowns, the market has seen it all. But even at the height of these events, when the markets might be most affected, individual industries and sectors can do well.

For example, in the current environment, when many people have been forced to work and shop from home, and get their entertainment online, it's probably not surprising that some parts of the technology sector have seen their economic activity and stock prices grow.

PATIENCE AND DISCIPLINE CAN PAY DIVIDENDS.

As mentioned above, the stock market dropped sharply in the weeks immediately following the pandemic, but then gained steadily for months afterward. Investors who tried to "cut losses" and exited the market likely did so at the wrong time and missed out on the recovery. Unfortunately, this is not uncommon - investors who overreact to market declines often find themselves on the investment sidelines just when a new rally begins.

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Willo Zoning Committee Update

BY TOM DOESCHER (CAMBRIDGE)

U-HAUL REQUESTED A SIGN

variance for their headquarters at 2727 N Central Avenue. They asked for two LED signs to be placed on the north and south face of the building with a color temperature of 4000K and a brightness level of 80 Nits. The request exceeds what the Willo Board has adapted for color temperature of 3000K and brightness level of 40 Nits, dimming to half strength at 11:00 pm. U-Haul's request would increase unwanted glare into our neighborhood, which the Willo Conservation Plan prohibits. The Hearing Officer took U-Haul's request and Willo's objection under advisement and will render his decision within thirty days.

Two additional hearings were held on December 17, 2020. The first hearing was the Zoning Adjustment Hearing for a zero setback to add an addition to the rear of the garage. It was approved by the zoning hearing officer. The Historic Preservation Hearing for a two-story addition to a home generated much discussion in Willo. The entire application was denied by the hearing officer took as he took into consideration federal, city and the Willo Conservation plan in his decision. The committee provided information

to the Willo Board at their December Board meeting for each scheduled hearing, and what the homeowner proposed to do. Because of the interest raised by neighbors, they were encouraged to participate in the hearings. Information for both hearings was posted on WILLOPHX.COM

It is important to note that the Zoning Committee's function is to ensure that the Willo Conservation Plan, historic preservation guidelines, and appropriate zoning rules are followed and that the homeowner has received the proper certificates and adjustments to make changes to their home or property. Therefore, we cannot side or represent either the homeowner or neighbors at the hearing. We strongly encourage the homeowner to explain what they plan to do to their neighbors prior to a pending hearing's formal announcement. Finally, if you have feelings either way, please talk with the homeowner and/or attend the hearing to make your voice heard.

For future reference, if you want to participate in either a zoning adjustment hearing or a historic preservation hearing, here is the easiest way to obtain this

information: The City will post a notice on the homeowner's property requesting a hearing. The sign provides information on when the hearing is scheduled and how to participate. The City provides further access for public comment through their website, Phoenix.gov, under the **City Business** pull-down menu, and selecting **More Public Meeting Notices**. Then select **View Public Meeting Notices**, which displays all scheduled public meetings by date and time. Each public meeting will have information on how to either listen, watch, or speak at that public meeting.

REMINDER for neighbors thinking about remodeling the exterior of their home or adding an addition. Please check out the following for guidance on historic preservation:

■ **Willophx:** For Residents, Quick Important Links, Conservation Plan

■ **Phoenix.gov:** Planning and Development Department, Historic Preservation Office, 602-261-8699 for information or to make an appointment or historic@phoenix.gov; Planning and Development 602-262-7811 for information or pdd@phoenix.gov ●



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Willo Neighborhood Association Board Meeting

JANUARY 14, 2021

(THURSDAY)

6:30 p.m. to 8:00 p.m.

Virtual Meeting via Zoom
(Zoom instructions posted on WILLOPHX.COM)

AGENDA

Welcome and Introductions
Bob Cannon, President

Legislative Update to Include AirBnB
Honorable State Senator Lela Alston

Approval of DECEMBER Minutes
Charlene Gum, Secretary

Financial Reports
Linda Doescher, Treasurer

Street Improvement Committee
Opal Wagner (Board Member/Chair),

Zoning
Tom Doescher

Inside Willo
Sandra Lefcovich, Board Member/Chair

Social Media
Jeremy Schachter, Board Member

2021 Election Committee
Ann Bommersbach

Holiday Luminarias
Chris Norton

Other Committees as Needed

Old Business

New Business

Willo residents should contact Linda Doescher at ldoescher@kcpagels.com for ZOOM links and instructions. Alternatively, visit WILLOPHX.COM or THE OFFICIAL WILLO HISTORIC NEIGHBORHOOD FACEBOOK PAGE for instructions on ZOOM access.

(AGENDA IS SUBJECT TO CHANGE)

NEXT MEETING IS ON FEBRUARY 11, 2021

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Photo Ops

Out and About with the Dogs!

PHOTOS BY DIANA HERMAN (MONTE VISTA)



Personal Training

WHAT WE CAN CONTROL

BY SHERYL HAARMAN (PALM LANE)

“ACCEPT THE THINGS WE CANNOT CHANGE, CHANGE THE THINGS WE CAN”

We’ve all heard the serenity prayer. For the past 9 months and counting, we have been living in strange and difficult times. Many of us feel like we are just functioning in survival mode. While we can’t control the world’s circumstances, we CAN control our own

perspective and outlook on life. We CAN take daily actions to take care of our bodies the best we can. Some ideas:

- Exercise/physical activity
- Spending time outdoors in nature
- Eating fruits and vegetables
- Meditating or praying
- Gratitude
- Minimizing alcohol and caffeine intake

- Giving ourselves plenty of rest

In particular, exercise helps to improve and prevent both stress and anxiety, as well as depression and fatigue. The simplest thing we can do is go outside for a walk. Focusing on what we are grateful for, lowering our expectations in this new normal, and making the best we can of our situation will

help us get through this until the pandemic finally ends. ●

Sheryl Haarman (neighbor on Palm Lane) is a certified personal trainer through ACSM, ACE, and NASM, and a credentialed Wellness coach through the Wellcoaches Corporation. She can be reached at 602-717-4898 for private in home or virtual fitness training, or in person gym sessions at Tangible Fitness.



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Food Drive

Willo Food Drive

BY LISA HELM (PALM LANE)

THE STREET ACTIVATION COMMITTEE

sincerely appreciates all the generous Willo residents who donated to the food drive for Saint Mary's food bank! We collected enough for at least two loads in an SUV. Thank you! Many people will benefit from your kindness. ●

Willo Wednesdays

WALTON PARK FOOD TRUCK SCHEDULE

3rd Avenue between Holly
and Monte Vista

TAKE OUT ONLY, NO SEATED DINING.

Please wear a mask and practice social distancing. For full schedule and menus, go to <https://streetfoodfinder.com/WilloWednesdays> ●

WEDNESDAYS (5 TO 8 P.M.)

JAN. 6
JAN. 13
JAN. 20
JAN. 27

2FG Grilled Cheese (American)
Habanero's Street Tacos (Mexican)
Mr. Rice Guyz (Asian Fusion, Chinese, Japanese)
Mediterranean Majik (Lebanese, Vegan)



Kelly Shaw Norton

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Inside Willo

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Spring 2021 Virtual Concert Series

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Our noontime organ series moves to Sunday afternoons
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FEB 28, 4 PM Jeffrey Campbell **MAR 14, 4 PM** Brandon Burns
MAR 7, 4 PM Julia Tucker **MAR 21, 4 PM** Peter Mahigian

THURSDAY, APRIL 29, 7 PM

Urban Nocturnes Spring Concert

Music at Trinity's chamber music
ensemble-in-residence presents a
concert of duet performances.

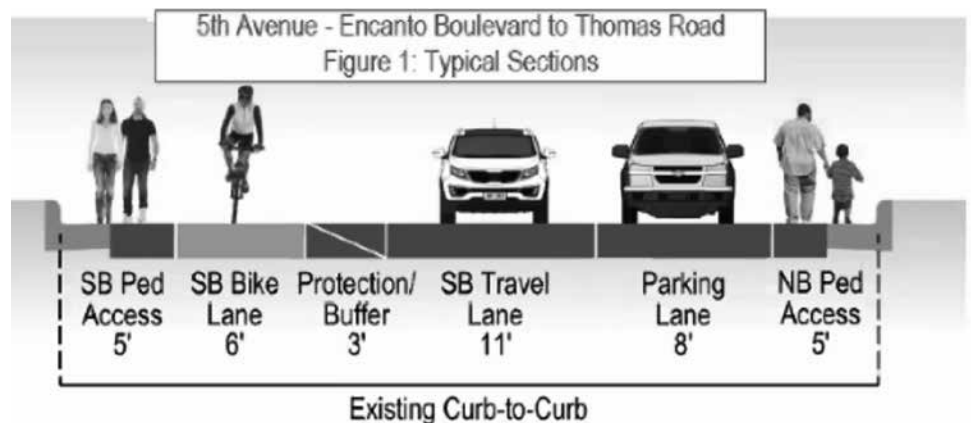


**MUSIC
AT TRINITY**

Trinitymusicaz.org is your portal to experience
the 2021 spring concerts, calendar, artist
biographies, and more. Be social with
the latest, connect with us on .

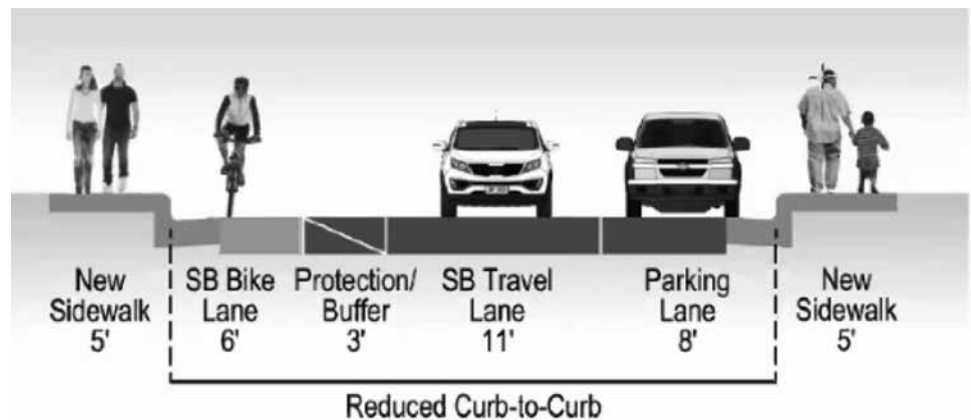
Willo Streets & Traffic Safety Committee Updates

BY OPAL WAGNER (CORONADO)



5TH AVENUE PEDESTRIAN INFRASTRUCTURE:

At the December Willo Board meeting, City of Phoenix Streets Transportation Director Kini Knudson and Traffic Planner/Project Manager Chris Manno gave an update on options for future pedestrian infrastructure on 5th Ave. between Encanto Blvd. and Thomas Rd. The options presented (which would minimize disruption to existing driveways, etc. currently in the right of way) included 5-foot pedestrian pathways at street level next to the existing curb on both sides of 5th Ave. (Option 1 below) vs. 5-foot raised sidewalks (Option 2 below). The estimated cost of the pedestrian pathways is \$350,000. The estimated cost of raised sidewalks would be 5 to 6 times that amount. At present, the City of Phoenix does not have funds allocated to complete the project, but Mr. Knudson said the prospect of securing funding for the pedestrian pathways (and perhaps some landscaping for shade) is far more likely than being able to pay for the additional cost of raised sidewalks. The Streets and Transportation Department plans to hold another virtual public meeting in February, 2021 to gain public input for the 60% phase of the 3rd and 5th Avenues North of McDowell re-



design. For the latest updates, please check willophx.com and the City's webpage for this project at <https://www.phoenix.gov/streets/3rdand5thavenuesnorth>.

BIKE PATH SAFETY:

As a reminder to cyclists, the bike paths on 3rd and 5th Avenues through Willo remain one way (north on 3rd Ave. and south on 5th Avenue). The City of Phoenix plans to repaint the bike path stencils through Willo in February, 2021 to reinforce this. As the 2-way bike path currently under construction on 3rd Ave. south of McDowell

becomes operational, it is likely we will see more cyclists riding against traffic on 3rd Ave. Drivers, please be cognizant of this and always stop and look both directions before proceeding onto 3rd and 5th Aves. For shorter trips, in areas without bike paths, and for parents with small children, it is important to know that it is legal to ride a bicycle on the sidewalk against traffic in Phoenix, but bikes must always yield to pedestrians. Bicycle safety tips can be found on the Phoenix Police Department's webpage: <https://www.phoenix.gov/police/resources-information/bicycle-safety> ●

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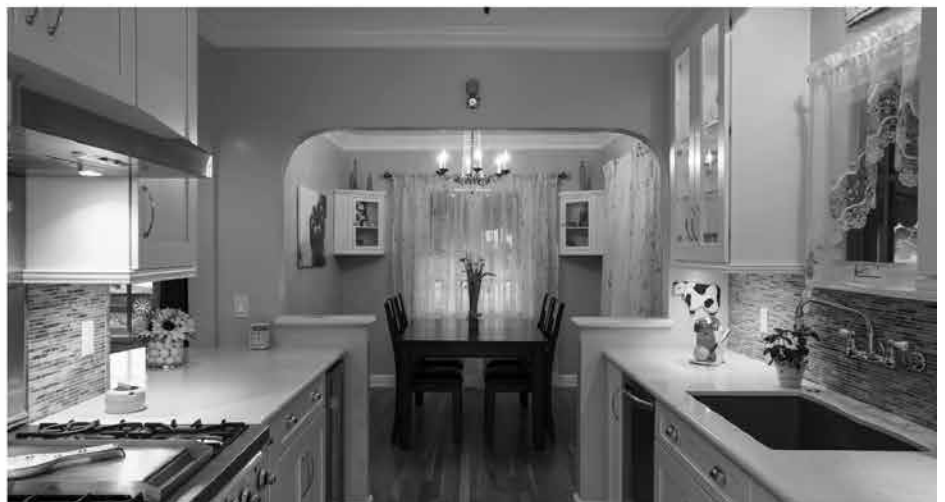
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505 W. Virginia	ACTIVE	\$559,900
301 W Coronado	ACTIVE	\$695,000
90 W. Virginia	ACTIVE	\$1,599,900
521 W Cambridge	PENDING	\$359,900
91 W. Virginia	PENDING	\$525,000
318 W. Granada	PENDING	\$622,400
514 W Holly	PENDING	\$650,000
54 W. Encanto	PENDING	\$699,000
517 W. Virginia	SOLD	\$430,000
52 W. Lewis	SOLD	\$585,000

Real estate information provided by Bradley B. Brauer, Broker's Hub Realty. All figures as of 12/15/2020. 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.



Holidays Around the Willo

WILLO WAS VERY FESTIVELY DRESSED FOR THE HOLIDAYS THIS YEAR!

PHOTOS BY DIANA HERMAN (MONTE VISTA) AND HOMEOWNERS



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-Paul

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-Sheryl & Mitch



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Historic and Central Phoenix Home Specialist



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