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Welcome to WNA Fall Activities

FALL IS FINALLY HERE!

We have planned lots of exciting and fun Willo Neighborhood Events for everyone:

1 **Saturday, October 15th:**

Walk around the area for our semi-annual Willo Yard Sale. You never know what treasures you will find! (details, page 11)

2 **Saturday, October 29th:**

Attend the annual Kids Club Halloween Parade and GAIN event (details, page 22). Join the fun, everyone is welcome to attend! We had a great turnout last year, and we hope this one will be even better.

3 Come to our next board meeting on Thursday, October 13th. Last month, we had the first board meeting in our new location at the Sedona Room of the BMO Building. We have a few technical issues to resolve with Zoom hook-up, but the room is fantastic and much more comfortable. We look forward to the Thursday, November 10th board meeting, when the City will present the FINAL 100% plan for 3rd/5th Avenues.

REMINDER ABOUT WILLO NEIGHBORHOOD ASSOCIATION'S COMMUNICATION STRATEGY:

● We print *Inside Willo Magazine* from September - June.

● We maintain two Facebook options to peruse: **The Official Willo Historic Neighborhood Facebook Page** for residents only & **Willo Neighborhood Events** for a broader, public audience.

● WWW.WILLOPHX.COM

Please browse through our website. We update the site with information regularly for the most up-to-date details. We are in the process of a re-design and update for more uncomplicated navigation!

Thank you to all the volunteers who devote time to our neighborhood. ■

Committee Update

Willo GO PHX Bond Committee Update

BY OPAL WAGNER (CORONADO)

ON SEPTEMBER 9, 2022 WILLO GO PHX BOND COMMITTEE member Eric Gilmore (Coronado), spoke before the Phoenix GO Bond Streets and Storm Drainage Subcommittee to request funding for mitigation of the drainage problems in the northeast area of Willo. Streets Transportation Department staff informed the Subcommittee and the public that while the flooding in Willo is not currently on their "priorities list", it is noted as one of hundreds of local drainage mitigation projects the City plans to address in the future. Eric reminded the Streets and Transportation leadership and the Subcommittee members that Willo has been seeking mitigation of this drainage issue since at least 2017.

Opal Wagner (Coronado), Willo Streets and Traffic Safety Chairperson, also spoke at the Subcommittee meeting to request that "pedestrian scramble" crosswalks be established at the intersections of Central Ave. and McDowell and Central Ave. and Thomas to provide a safer environment for pedestrians and cyclists at those busy intersections.

The City of Phoenix GO PHX Bond 2023 Committee and Subcommittee meetings will continue through November 17, 2022. A calendar can be found at <https://www.phoenix.gov/bond> ■



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WILLO WEBSITE

WWW.WILLOPHX.COM is regularly updated with news, events, & past issues of Inside Willo. Home Tour tickets can be purchased online.

WILLO HISTORIC NEIGHBORHOOD ASSOCIATION BOARD OF DIRECTORS

Established in 1986, the WNA Board consists of 13 volunteer positions elected biennially by the membership. WNA is not a Home Owners' Association (HOA); It does not collect dues; Its mission is to preserve Willo's historic designation and community quality. WNA meetings are open, all Willo residents may attend. Bylaws, registration, and agendas are available on WILLOPHX.COM.

INSIDE WILLO MAGAZINE

Inside Willo is published monthly, free of charge, by Willo volunteers. Neighbors are encouraged to submit articles (125-250 words) by the 10th of each month. We reserve the right to edit as needed, attribute the author, and determine when to print and use the content on WILLOPHX.COM, social media, and promotional materials. Article and photos become the property of WNA. WNA is not responsible nor endorses the editorial content. Inside Willo does not accept political content or ads. Inside Willo is posted on WILLOPHX.COM. No copies may be reprinted electronically or otherwise.

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ERRATA

On page 15 of the September issue we introduced our new WNA Board Member incorrectly. His name is Jackson Modrak.

< less risk means more comfort >



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Home Tour Planning is in Full Swing!



BY LINDA DOESCHER (CAMBRIDGE) & SANDRA LEFCOVICH (CORONADO)

SUPER EARLY BIRD

discounted ticket sales ended on September 30th. However, there will be reduced-priced Early Bird tickets on sale for \$20.00 at WILLOPHX.COM through November 30th. Twilight ticket sales will begin on November 1st. This year we are also adding a special price for group purchases. If you purchase an order of 10 tickets through the website, you will receive 10 tickets for the price of 9. All 10 tickets must be purchased together as a group. Please note that we are finalizing plans for new events on Saturday evening and Sunday.

We would love to talk to homeowners who want to participate in Home Tour. If



you are interested, please don't hesitate to get in touch with Brad Brauer or Addison Dent, you can find their contact details on page (5)

we incorporated the few cactus that came with the house and added a few more. Many of our plants have been re-homed from around the valley. Our neighbors have also given us beautiful specimens.

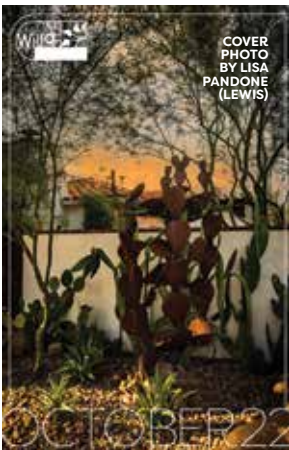
The giant bougainvillea is a source of concern to our pool guy, but we love it! The Palo Verde trees give shade in the summer and beautiful yellow flowers in the spring. We have become members of the Desert Botanical Gardens and regularly attend their desert landscaping classes to keep up to date on caring for and propagating our plants.

We don't think our garden will ever be finished, but we do have fun planning, planting, and re-planting! ■

ON THE COVER - GARDEN TOUR - 506 W. CORONADO - GARDEN OF SANDRA LEFCOVICH & VENANCIO BERROCOSO:

When we bought the house in 2017, the property had a patch of grass, a few cacti, a ramshackle shed, and a lot of dirt and gravel; we transformed it to fit our family better as we needed a safe way to get around the house, more shade, and a place to park our car.

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URBAN NOCTURNES KICKS OFF '22-'23 CONCERT SERIES

BY BITSY SUSICH (GRANADA)

MUSIC AT TRINITY, UNDER the direction of Erik W. Goldstrom, begins its new Concert Series with Trinity's resident quintet Urban Nocturnes performing music for string

quartet and flute on Sunday, October 9 at 4:00 p.m.

The performance will include works by Arthur Foote and Jan Brandts-Buys with Niccolò Paganini's String Quartet in

D Minor also on the program. Tickets \$25. Students \$10.

Music at Trinity presents low-cost performances in the acoustically renowned Trinity Cathedral. Artists range from international performers to established and emerging talent. Offerings include organ and piano concerts, chamber and vocal ensembles, and more.

Trinity Cathedral, located at Central and Roosevelt, is accessible by Valley Metro light rail. A parking garage is north of the Cathedral. For tickets, artist information and future performances, visit trinitymusicaz.org. ■

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Willo Yard Sale



Willo "Fall Yard Sale"

BY PATRICE WAPPEL (WINDSOR) & ERIC GILMORE (CORONADO)

JOIN YOUR NEIGHBORS IN A DAY OF SHOPPING! The Willo Neighborhood Association will be marketing the yard sale to the entire Valley for a day of shopping fun for all! On **SATURDAY, OCTOBER 15TH, FROM 7:00 A.M. TO 1:00 P.M.**, thousands of people will come through Willo, admiring our neighborhood and the average yard sales of **100 HOMES!** ■ Stop taking up space storing your unused **PAST TREASURES** and set them out on your front lawn on Saturday. Join your Willo neighbors: clear out the items you're ready to move on to other families and prepare your house for the holiday season! ■ **PRICES ARE TERRIFIC**, and it's nice to see the joy that our neighbors and folks from outside our neighborhood get when they purchase such items as an 80-year-old fireplace mantle... and were you going to throw it away? No, not yet! That antique bathroom sink? Please don't throw it away yet, either! **COME OUT AND SEE YOUR NEIGHBORS' TREASURES AND MAKE THEM YOUR OWN!** ■

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AND BUYERS TO SEE THE POTENTIAL.



Exterior Rehab Grants are Back!

BY TRICIA AMATO (LEWIS)

GREAT NEWS FOR WILLO

homeowners! The City of Phoenix has funded the Historic Preservation Exterior Rehab grant program for 2023, but you must act quickly — **THE APPLICATION DEADLINE IS NOVEMBER 18, 2022.**

This grant program is designed to assist homeowners with the preservation of their historic properties through sensitive rehabilitation of exterior features such as roofs, windows, lost or damaged architectural elements, foundation repair, etc. Successful applicants can receive between \$5,000 and \$20,000 in matching funds to complete their projects, which is significant!

The application process requires homeowners to fully document the proposed project in writing and photos and provide comprehensive estimates for repairs. It is also helpful to detail how this project fits into the long-term plans for the rehab of the home and how the proposed repairs contribute to the goals of the city's Preservation Philosophy. A committee consisting of HP staff and community members

PROJECTS ELIGIBLE FOR GRANT FUNDING

All work performed must be exterior work, which results in the repair, improvement, reconstruction, maintenance, or enhancement of the facades or exterior faces of the subject property. Eligible exterior work may include:

- Roof repairs/replacement
- Foundation repairs
- Structural rehabilitation/reinforcement
- Exterior wall repairs
- Masonry/stucco repairs
- Exterior window and doors repairs
- Porch and step rehabilitation
- Cornice and parapet repairs
- Re-painting (if a part of an eligible repair)
- Historic garage, guest house, or carport rehabilitation
- Reversal of previous inappropriate alterations
- Demolition of non-historic additions
- Reconstruction of original architectural elements based on documentation/evidence

evaluates the applications based on the importance of the restoration to the long-term survival of the building and the extent to which the proposed repair respects the original architectural elements of the home.

Last year, which was the first time in many years that the city offered this grant, 63 applications were reviewed, and only 12 grants were awarded before the money ran out. So keep in mind that the competition is fierce! Make sure applications are complete and provide enough history so the committee can understand the importance of the project. It will help to read through the informational materials on the city of Phoenix website before beginning an application — they can be found here: www.phoenix.gov/pdd/historic-preservation/exterior-rehab-assistance. ■

Tricia is a City of Phoenix Historic Preservation Commissioner. Visit www.phoenix.gov/pdd/historic-preservation for information regarding historic guidelines and approvals. Tricia can be reached at amatotricia@gmail.com



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Willo Social Happy Hour

BY JONATHAN ROBERTS (GRANADA)

OUR FIRST HAPPY HOUR of this year was a wonderful event thanks to our hosts Sandra Lefcovich and Venancio Berrocoso, and all who attended. What a joy to greet each guest, see all the beautiful floral clothing, and place a lei around your necks. Tiki torches blazed into the

A little sprinkle of rain cooled the heat but stopped long enough to gather. Kids were even able to safely splash in the refreshing pool. We couldn't have timed it better as the downpour came just after the last guest left. I think I can say, we all enjoyed this as a neighborhood.

willosocialcommittee@gmail.com.

Note From the Editor:

We had a great time hosting the Aloha Happy Hour! Thanks to everyone who joined us; it was a pleasure to meet so many new neighbors and see so many familiar faces as well. We could not have organized such a great event without our new Social Committee Chair, Jon; he is truly a party planner extraordinaire... Do not hesitate to plan a Happy Hour at your house; Jon makes it all easy and fun! S.L. ■



sunset while we enjoyed catching up. Delicious musubi, mochi, pineapple meatballs, short ribs, pineapple cupcakes, mai tais, and more filled our food table. Our evening was even complete with hurricane weather!!

If you missed this Happy Hour, I hope you can make it October 14th and bring a "Fall/Carnival" inspired food and drink to share! Subscribe to the Willo Social Committee's email list for more information by contacting

OCTOBER HAPPY HOUR "FALL FAIR" FRIDAY, OCT 14TH

HOSTS:
Nic and Lawrence Andrews

ADDRESS:
90 W Virginia

All ages invited. Bring a Fall or Fair ("carnival") inspired food and beverage to share. Think: small bites of funnel cake, corn dogs, pie, donuts, fried oreos, wings, etc.... decadent and fun!

LOOKING AHEAD:
NOVEMBER HAPPY HOUR
FRIDAY, NOV 11TH

HOSTS:
Wylie & Lauren Carhartt
LOCATION:
500 Block of Cypress

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Calendar



THURS, OCT 6TH

Willo Home Tour Planning Meeting. Home of Brad Brauer 302, W. Monte Vista 6:00pm social, 6:30 meeting

WED, OCT 12TH

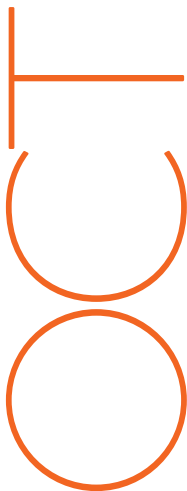
Willo Food Truck Wednesdays - 5:00pm - 8:00 pm - Sunny's Gyros. Walton Park*

THURS, OCT 13TH

Willo Neighborhood Association Board Meeting - 6:30pm - 8:00pm. NEW LOCATION: BMO Building - 1850 N Central Avenue - Sedona Room

FRI, OCT 14TH

Willo Happy Hour - 5:30pm - 7:30pm Home of Nic & Lawrence Andrews, 90 W. Virginia - ALL AGES WELCOME *You are invited to bring drinks and snacks to share.*



SAT, OCT 15TH

Fall Neighborhood Yard Sale. Front yards all around Willo

WED OCT 19TH

Willo Food Truck Wednesdays - 5:00pm - 8:00 pm - Que Chevere AZ. Walton Park*

WED OCT 26

Willo Food Truck

Wednesdays - 5:00pm - 8:00 pm - 2FG Grilled Cheese. Walton Park*

SAT, OCT 29TH

Halloween Kids Club and G.A.I.N. Event Walton Park*

SAT, OCT 29TH

Bulk Trash Alley Placement Begins



*Walton Park is at Monte Vista & 3rd Avenue for more info: streetfoodfinder.com/WilloWednesdays

LOOKING AHEAD

THURS, NOV 10TH

Willo Neighborhood Association Board Meeting - 6:30pm - 8:00pm BMO Building - 1850 N Central Avenue - Sedona Room

FRI, NOV 11TH

Willo Happy Hour - 5:30pm - 7:30pm Hosts Wylie & Lauren Carhartt - 500 block of Cypress

As always, please check WILLOPHX.COM or THE OFFICIAL WILLO HISTORIC NEIGHBORHOOD FACEBOOK PAGE for the latest updates. ■

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♦ **Continuous improvement of our shelter services** in order to meet the diverse needs of the unique populations we serve. Specialized services for senior citizens, who comprise 1/3 of our guests, have led us to the development of the country's first senior-only emergency shelter, to open in 2023 in North Phoenix. We are also focused on meeting the behavioral health needs of those we serve, with expansion of care and a new shelter facility to open in 2024.

♦ **Strategic expansion into high need communities outside of downtown Phoenix.** The vast array of services downtown should be easily available at other sites in our surrounding cities. Our goal is to provide regionalized and specialized services at other locations around the Valley, where services are most needed.

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Learn more about CASS and how you can get involved in changing the future of homelessness in Phoenix.

I'd love to invite you for a tour of CASS and share more about the work we do and our vision for the future.

We're just a short ride away from Willol!

Please email me at dgabler@cassaz.org.

*Dayna Gabler,
CASS Chief Development Officer
and Willol Resident*

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602.417.9800

Holiday Shopping in October

BY PHILIP TALARICO (EDGEMONT)

TWO OF OUR "LOCAL FAVORITES" have teamed up, so you can enjoy early holiday shopping. For that someone who's "hard to buy for," **MELROSE KITCHEN** offers gift cards in any amount. The restaurant has joined forces with local artist Abe Zucca, who will offer special discounts on "pet painting" commissions. As he works from photographs, Abe can do a stylized or realistic painting of your pet (dog, cat, iguana, boa, etc.). You can see his work on display at Melrose Kitchen. Paintings start at \$150, depending on the size. Stop by Melrose Kitchen and "follow" them on Instagram for a 15% discount off your meal. Discount does not apply to gift cards. 4306 N. 7th Avenue. 7AM to 2PM. Closed Mondays. ■



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ACTIVE!

PENDING!

Active Pending, & Sold Listing

SOLD!

ADDRESS	STATUS	PRICE
57 W Vernon	ACTIVE	\$674,900
50 W Encanto	ACTIVE	\$750,000
518 W Palm	ACTIVE	\$925,000
509 W Wilshire	ACTIVE	\$850,000
313 W Vernon	ACTIVE	\$850,000
325 W Cambridge	ACTIVE	\$889,000
514 W Wilshire	ACTIVE	\$949,986
501 W Encanto	ACTIVE	\$975,000
102 W Almeria	ACTIVE	\$1,375,000
101 W Cypress	ACTIVE	\$1,625,000
302 W Cypress	PENDING	\$699,900
518 W Palm	PENDING	\$875,000
120 W Coronado	PENDING	\$884,000
34 W Edgemont	PENDING	\$1,090,000
59 W Holly	SOLD	\$630,000

Real estate information provided by **Bradley B. Brauer**, Broker's Hub Realty. All figures as of 09/19/2022. 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.



Willo Kids Club & Block Watch Halloween Event!

MARK YOUR CALENDAR FOR OCTOBER 29TH FROM 5:00 - 7:00 P.M. AT WALTON PARK.

BY VALERIE LANE (LEWIS) & ERIKA GAGNON (CYPRESS)

KIDS CLUB & BLOCK WATCH are planning another big event for Halloween this year in collaboration with G.A.I.N. (Getting Arizona Involved in Neighborhoods <https://www.phoenix.gov/police/resources-information/gain>.) Phoenix community members such as police, firefighters, and council members will promote neighborhood safety. ■ **YOU CAN ALSO EXPECT A KID'S PARADE, A COSTUME COMPETITION WITH MANY PRIZES, A BOUNCE HOUSE, MUSIC, CRAFTS, AND A BALLOON ARTIST.** We hope

to have **FOOD TRUCKS** and as great a turnout as last year! ■ Parts of Monte Vista and Holly will be closed off to accommodate all the fun. ■ **WE WILL NEED AS MUCH HELP AS POSSIBLE IN PLANNING THIS EVENT. PLEASE CONTACT US AT WILLOKIDSClub@GMAIL.COM AND [BLOCKWATCH@WILLOPHX.COM](https://www.facebook.com/blockwatch@willophx.com) IF YOU ARE INTERESTED IN VOLUNTEERING!**

■ Please check for final details and updates on the WILLOPHX.COM calendar, and Facebook. ■



KIDS CLUB had a great turnout this past September 10th with our Back to School Bash. Kids and adults all participated in the fun. Please be sure to see all the updates for upcoming events on the WILLOPHX.COM, Facebook, and *Inside Willo*.

BRADLEY BRAUER

Associate Broker

602.690.1400

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Thankful to be Selling Willo for 20 years!

- 140 W. Coronado
- 522 W. Windsor
- 38 W. Vernon
- 76 W. Virginia
- 522 W. Monte Vista
- 514 W. Granada
- 317 W. Vernon
- 321 W. Encanto
- 511 W. Windsor
- 330 W. Monte Vista
- 537 W. Virginia
- 310 W. Lewis
- 93 W. Lewis
- 73 W. Edgemont
- 301 W. Palm
- 510 W. Cypress
- 315 W. Almeria
- 54 W. Edgemont
- 330 W. Cypress
- 515 W. Windsor
- 521 W. Monte Vista
- 329 W. Coronado
- 101 W. Cypress
- 2017 N. 3rd Ave.
- 151 W. Palm
- 321 W. Monte Vista
- 305 W. Palm
- 118 W. Palm
- 506 W. Cypress
- 337 W. Vernon
- 342 W. Vernon
- 40 W. Cambridge
- 324 W. Monte Vista
- 61 W. Virginia
- 515 W. Cambridge
- 338 W. Vernon
- 53 W. Encanto
- 81 W. Lewis
- 78 W. Virginia
- 99 W. Holly
- 140 W. Coronado
- 45 W. Windsor
- 506 W. Cypress
- 62 W. Edgemont
- 57 W. Edgemont
- 313 W. Wilshire
- 133 W. Palm
- 51 W. Cambridge
- 77 W. Edgemont
- 34 W. Vernon
- 302 W. Wilshire
- 46 W. Vernon
- 537 W. Monte Vista
- 102 W. Granada
- 336 W. Virginia
- 90 W. Cypress
- 317 W. Almeria
- 543 W. Coronado
- 325 W. Almeria
- 45 W. Virginia
- 41 W. Vernon
- 130 W. Palm
- 502 W. Windsor
- 127 W. Granada
- 535 W. Wilshire
- 301 W. Vernon
- 77 W. Windsor
- 506 W. Holly
- 301 W. Holly
- 518 W. Palm
- 514 W. Holly
- 509 W. Coronado
- 306 W. Cambridge



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