



SEPTEMBER 24



TOP 1%

DIAMOND CLUB MEMBER 2020, 2021, 2022, 2023 & 2024



HOMESMART

IT WAS A HOT SUMMER BUT THESE 2 WILLO SALES WERE EVEN HOTTER!

MOST WILLO HOMES SOLD

2020 2021
2022 2023
2024



61 W Vernon Ave
3 BEDS | 2 BATHS | 1,780 SQFT
SOLD FOR \$800,000



552 W Encanto Blvd
3 BEDS | 2 BATHS | 2,073 SQFT
SOLD FOR \$1,000,000

JAMES JUDGE REALTOR® & DESIGNER

 480-389-6441

 welcometowillo.com

 mrjamesjudge@gmail.com

 [@thehousejudge](https://www.instagram.com/thehousejudge) 



Hello and Welcome Back!

HELLO AGAIN. I HOPE YOU

all enjoyed your summertime, hopefully with a vacation somewhere cooler than Phoenix. We enjoyed a great European trip with our neighbors, visiting Paris, Barcelona, Cádiz, Lisbon, Porto, and Tangier. While the temperatures were cooler, the humidity made up for it. It was a good time for all, and we represented West Monte Vista and Willo.

As usual, we put this September issue together in mid to late July, so if things seem a little dated, it's because of other vacations in August!

Although it's been "a long time coming," 3rd Avenue has progressed slowly but surely, and by the time you read this, I hope it's completely done. 5th Avenue is also showing some progress, but it's difficult to project what will happen by September. Thank you all for your patience; this almost eight-year project's completion is close.

We have enjoyed having our monthly board members while supporting a local restaurant, Oven + Vine. When we switched from Dial/Viad/BMO in November of 2023, our attendance was small, and a large meeting facil-

ity that didn't meet our needs wasn't necessary. Now, with a 13-member board plus more residents in attendance, we are outgrowing the restaurant. Our board member Lara Sands has some new options for us, and hopefully, a decision can be made by mid-August. We'll announce the new location on our website, Willo Facebook, and send text messages to our neighbors. Our meeting dates will remain the second Thursday of the month at 6:30 pm.

The City of Phoenix has voted to expand its Central Business District, leaving the northern boundary at McDowell and stretching the southern boundary to Broadway. Around our area, it's between 7th Street and 19th Avenue, but the zone gets wider further south. In itself, this is not a danger to Willo. However, two bills have been passed in the AZ legislature that actually take away the city's zoning powers. According to my discussion with Phoenix Planning and Development Director Josh Bednarek, it could potentially negatively impact Phoenix's historic districts. I'm hoping another legislature will review this and protect our homes and history.

Until next time, see you 'round the 'hood. ■



ON THE COVER:
PEOPLE
GATHER FOR
THEIR COFFEE
ON VERNON
AVENUE IN
THE EARLY
HOURS OF A
WARM SUMMER
MORNING

**COVER PHOTOS BY
LARA CERRI (VERNON)**



CLW

PLUMBING

QUALITY GUARANTEED

PROUDLY SERVING CENTRAL PHOENIX SINCE 1998

602-690-3111

www.clwplumbing.com

ROC265095 K-77

Royal Wood Flooring

(602) 446 - 2613

www.royalwoodflooring.com

Hardwood Floor Restoration, Wood Floor Sanding,
Staining & Refinishing, Laminates Flooring,
Engineered, Bamboo Installation & Repair.



JUST AROUND THE CORNER

PET SITTING & HOME SERVICES

JustAroundTheCornerPetSitting.com

Call Us Today! (602) 301-1173 Office (602) 258-3386

Caring for your pets since 2003 • Insured & Bonded

WYSOCKI

HARDWOOD FLOORS

SCOTT WYSOCKI

BISBEE
520.971.6511

PHOENIX
602.721.6216

OCOTILLO
CONSTRUCTION
480'857'3551

RESIDENTIAL /
COMMERCIAL

- NEW BUILDS
- REMODELS
- TENANT IMPROVEMENTS
- HISTORICAL RENOVATIONS

www.ocotilloconstruction.com



WILLO BOARD OF DIRECTORS

BRAD BRAUER (PRESIDENT)	brad@b3re.com
W. AARON MONTAÑO SEARLES (VICE PRESIDENT)	wsearles@gmail.com
NIKKI ARMSTRONG (SECRETARY)	happinesstogo@gmail.com
LINDA DOESCHER (TREASURER)	ldoescher@kcpagels.com
WYLIE CARHARTT	wylie.carhartt@gmail.com
DAN CHILDERS	dan.childers@asu.edu
ERIC GILMORE	eric.b.gilmore@gmail.com
SANDRA LEFCOVICH	lefcovichmoreno@gmail.com
JONATHAN ROBERTS	jon@ilovetosing.com
LARA SANDS	ldsands@hotmail.com
JEREMY SCHACHTER	jeremys@fairwaymc.com
JIM W. SMITH	jameswsmith@yahoo.com
PATRICE WAPPEL	iwilliam13@gmail.com
DR. ROBERT CANNON (PRESIDENT EMERITUS)	rlcannon7@gmail.com

COMMITTEES

3.5 TRAFFIC & SAFETY ACTION COMMITTEE	
DR. ROBERT CANNON, CHAIR	rlcannon7@gmail.com

BLOCK WATCH	
BOBBI RYALS, CHAIR	WilloBlockWatch@gmail.com

BYLAWS REVIEW COMMITTEE	
LARA SANDS, CHAIR	ldsands@hotmail.com

COMMUNICATIONS STRATEGY COMMITTEE	
SANDRA LEFCOVICH, CHAIR	lefcovichmoreno@gmail.com
LINDA DOESCHER	ldoescher@kcpagels.com
JEREMY SCHACHTER	jeremys@fairwaymc.com
W. AARON MONTAÑO SEARLES	wsearles@gmail.com

HISTORIC REGISTRATION AND RENEWAL	
GENE NANCE	genenace1@yahoo.com

HOME TOUR 2025 COMMITTEE	
COURTNEY SOUTHERLAND, CO-CHAIR	willohometours@gmail.com
CRAWFORD BREEDLOVE, CO-CHAIR	crawford@alliancebc.us

INSIDE WILLO MAGAZINE	
SANDRA LEFCOVICH, EDITOR	lefcovichmoreno@gmail.com
MEGAN DESMOND MARTINEZ, ADVERTISING DIRECTOR	insidewilloadvertising@gmail.com
RALPH GROOM, ART DIRECTOR	ralphgroom3@gmail.com

KLEANSTREETS/YARD SALE	
PATRICE WAPPEL, CHAIR	iwilliam13@gmail.com

LUMINARIAS	
CHRIS NORTON, CHAIR	VividViews@gmail.com

SOCIAL & WELCOME COMMITTEE	
JONATHAN ROBERTS, CHAIR	willosocialcommittee@gmail.com

SOCIAL MEDIA	
JEREMY SCHACHTER, CHAIR	jeremys@fairwaymc.com

WILLO KIDS CLUB	
VALERIE LANE	ValerieLane@gmail.com

ZONING COMMITTEE	
BRAD BRAUER, CHAIR	brad@b3re.com

WILLO WEBSITE

WWW.WILLOPHX.COM is regularly updated with news, events, & past issues of *Inside Willo*.

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 Homeowners' 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 magazine is a communication instrument of the Willo Neighborhood Association (WNA) to share and highlight Home Tour, Block Watch, Kids Club, Zoning, Historic Preservation, WNA Board business and elections, internal committee news, and any City of Phoenix business affecting Willo.

Inside Willo is published monthly and is free of charge. Residents are encouraged to submit articles (125-500 words) by the 10th of each month. Resident business owners are encouraged to advertise in the magazine. The editor retains the right to edit material as needed, attribute the author, and determine when to print submissions or use on Willo social media, WILLOPHX.COM, and promotional materials. WNA retains the right to perpetually use all photos, media, and articles. *Inside Willo* does not accept political content or ads. *Inside Willo* is posted on WILLOPHX.COM. No copies may be reprinted electronically or otherwise.

WILLO TEXT SERVICE

Sign up for Willo events text messages. Please send us an email with your full name, address, and phone number to confirm your subscription for one-way text updates to: willogtexts@gmail.com (for Willo residents only)

PHOENIX POLICE

CAO BEN HARRIS
benjamin.harris@phoenix.gov
602-684-3079
CRIMESTOP
602-262-6151

We restore and remodel historic homes.



Accepting New Projects Starting May 2024

KG

KOPMAN-GRAYBEARD
CONSTRUCTION

“Modern Solutions for Historic Homes”

(480) 991.2815 | KopmanGraybeard.com

Experienced in all phases of construction and restoration.

Licensed - Bonded – Insured | ROC 281293/ROC 281294



Social Committee



Willo Neighborhood Night!

NEIGHBORHOOD NIGHTS ARE FOR ALL AGES, AND HAPPY HOURS ARE FOR ADULTS AGES 21+

BY JON ROBERTS (GRANADA)

WELCOME BACK TO THE

Willo Social 2024-2025 calendar year! The Willo Social Committee is happy to announce an expansion of opportunities for neighbors to gather: alternating months of “Neighborhood Nights” and “Happy Hours.” Our goal is to provide a variety of social activities to meet the desires of our neighbors and hosts.

Please join us for our first “Neighborhood Night,” a celebration at the home of Sandra Lefcovich and Venancio Berrocso on Friday, September 13th. September is Hispanic Heritage Month—and our hosts are from South America via Mexico City—so drawing inspiration from Latin cultures worldwide, bring a fiesta-inspired food or dessert and beverage to share. All ages

WILLO
NEIGHBORHOOD
NIGHT

Friday,
September 13th
5:30 - 7:30pm

HOSTED BY:
Sandra Lefcovich &
Venancio Berrocso
506 W Coronado

SIGNS WILL BE POSTED

are invited. Since the weather will still be a bit warm, everyone is welcome to enjoy our hosts’ swimming pool (with a lifeguard on duty). We’re excited to enjoy another great year in the greatest neighborhood around!

JOIN THE SOCIAL COMMITTEE

Continue the great tradition of making Willo more connected, supportive, safe, and fun by becoming a volunteer member of the Social Committee. We make the Happy Hours and Neighborhood Nights happen, and we want to create more events and groups to gather neighbors and strengthen our community. We need your help! Please send an email to WilloSocialCommittee@gmail.com if you can get involved.

SUBSCRIBE

Send an email to WilloSocialCommittee@gmail.com to request notifications on upcoming Willo Social events. ■



A DELICIOUS SELECTION OF EMPANADAS

BEEF, CHICKEN, SEAFOOD, VEGETARIAN, DULCE DE LECHE, NUTELLA, APPLE CINNAMON, & MORE!

ALSO CHOOSE FROM A VARIETY OF PASTAS & OTHER URUGUAYAN FAVORITES!

Willo Resident Owned & Operated

NOW OPEN for Pickup or Delivery



ORDER TODAY!
SCAN QR CODE

10% Off First Order!
USE CODE: WILLO
(Limited Time Only)

For pickup orders, visit Highland Food Hub
720 W Highland Ave, Phoenix, AZ 85013

(602) 313-0904
info@uruguayankitchen.com



A non-government entity powered by Medicare Sisters, a health insurance agency.



Kelly Shaw Norton
Licensed Representative
Kelly@MedicareSisters.com

602-692-6013 (TTY 711)

Medicare | Life Health |
Dental Vision | Travel

Calling the number listed will connect you with ME, a licensed insurance agent.

I can help you navigate Medicare Advantage, Medicare Supplement, and Stand Alone Drug Plans.



www.MedicareSisters.com



Old Buildings Want YOU! (To Get Involved in Historic Preservation)

BY TRICIA AMATO (LEWIS)

HAS IT COOLED OFF AT ALL?

When I wrote this article in July, it was 118°, and we were all hiding in our houses or pools (at least those of us who had not left town). Now that cooler weather is here, maybe it's time to think about getting involved!

Recently a young person has started attending the city's Historic Preservation Commission (HPC) meetings and chastising the Commission because we are old and don't, in their mind, do enough outreach to get more young people involved in historic preservation (HP). At first, I was annoyed, but the more I listened to this person, the more I have come to think that they have a point. Preservation efforts are most successful when the whole community works together for a desired result.

My articles for Inside Willo are a form of outreach because I am trying to keep everyone informed on what is happening in preservation that affects Willo residents. But we can all do more. And we need to. There have been a number of high-profile cases lately that will be devastating for Phoenix if the buildings are torn down. These include White Gates and Mystery Castle, both of which I wrote about in previous issues of our newsletter. They have

yet to be settled in a way that guarantees the buildings will be saved. More people being involved means more pressure on our city officials and property owners to "do the right thing" for HP.

So, how can you get involved? The most obvious way is to attend the HPC meetings, which are held on the third Monday of each month at 4:30pm in the City Council Chambers, with a virtual option available. To find out about upcoming meetings, go to phoenix.gov/cityclerk/publicmeetings, where you can also find meeting dates and agendas for HP hearings, zoning adjustments, and the Encanto Village Planning Committee* meetings.

Another great resource for everything HP is the Arizona Preservation Foundation, a statewide organization that works with local, state, and national partners to promote and protect Arizona's historic resources. They organize a yearly conference called Preserve AZ that is open to the public (next year, it will be right here in Phoenix!) and host a number of events related to historic preservation.

Do you like mid-century modern (MCM) architecture? Modern Phoenix is an activist website dedicated to all things



MCM in Phoenix and advocates for preserving our modern treasures. Each year, they organize Modern Phoenix Week, which includes a tour of MCM homes and a week of lectures, movie screenings, and exhibits.

Or, maybe Art Deco is more your style? If so, the Phoenix Art Deco Society is your place for information and events.

Do you want to save vintage signage? Then, the Arizona Vintage Sign Coalition is for you!

The chart on the next page lists these organizations and more. Consider getting involved to help preserve our historic homes, buildings, and spaces.

(Continued on page 11)



Area Agency on Aging Celebrates
**National
Grandparents Day**
Sunday, September 8th

To learn more about services for older adults,
call the 24-Hour *Senior* HELP LINE

602-264-4357



AREA AGENCY ON AGING
REGION ONE, INCORPORATED
50 YEARS OF IMPACT

aaaphx.org



Living (in) History
A Regular Column about Historic Preservation



(Continued from page 9)

Note: links to all these groups will be live on web version of this month's *Inside Willo*.

*The city is divided into 16 villages that work with the city planning department to "define the intended future function, density and character of subareas of the village and comment on proposals for new zoning districts or land use districts." ■

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

RESOURCES

HISTORIC PRESERVATION COMMISSION
phoenix.gov/cityclerk/publicmeetings

ENCANTO VILLAGE PLANNING COMMITTEE
phoenix.gov/villages/Encanto

ARIZONA PRESERVATION FOUNDATION
azpreservation.org

PRESERVE AZ CONFERENCE
azpreservation.org/conference

MODERN PHOENIX
modernphoenix.net

PHOENIX ART DECO SOCIETY
phoenixartdeco.org

ARIZONA VINTAGE SIGN COALITION
facebook.com/AZVintageSigns

PRESERVE PHX.ORG
preservephx.org

ARIZONA HERITAGE ALLIANCE
azheritage.org

ARIZONA HISTORICAL SOCIETY
arizonahistoricalsociety.org

HISTORICAL LEAGUE
historicalleague.org

Calendar

THURSDAY, SEPT. 12th

Willo Neighborhood Association Board Meeting - 6:30pm - 8:00pm
LOCATION: **NEW LOCATION TBD**
Please check willophx.com and The Official Willo Historic Neighborhood Facebook Page for details

FRIDAY, SEPT. 13th

Willo Neighborhood Night (AKA: All-Ages Happy Hour) - 5:30 - 7:30 pm
LOCATION: 506 W. Coronado
THEME: South American Way!

Celebrate Hispanic Heritage Month
HOSTS: Sandra Lefcovich & Venancio Berrocso

SATURDAY, SEPT. 27th

Willo Home Tour Meeting, 6:00-7:00pm
LOCATION: 70 W. Encanto

LOOKING AHEAD

THURSDAY, OCT. 10th

Willo Neighborhood Association Board Meeting - 6:30pm - 8:00pm
LOCATION: TBD

Willo Neighborhood Happy Hour/ Neighborhood Night - 5:30 - 7:30 pm
LOCATION: TBD

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

FRIDAY, OCT. 11th



Marilyn Esteves Rendón: Good Times & Tough Battles to Keep Willo Historic

BY JANICE O'ROURKE (CYPRESS)

MARILYN ESTEVES RENDÓN has been a prominent figure in Willo's history since she moved here in 1970. She has lived in five houses in the area and currently resides on W. Cypress, where she has lived for 25 years. Marilyn's contributions to the community include serving as the former President of the Willo Neighborhood Association Board. Amongst other achievements, she was at the forefront of the community's efforts in challenging the Federal Aviation Administration (FAA) and Arizona Public Service (APS), resulting in favorable settlements for Willo.

UP FROM THE ASHES

Marilyn's current home on Cypress was built by her father in 1999 after the previous house had burned down to the footings. His construction company designed and built a classic ranch with a huge backyard.

COLORFUL WILLO

When Marilyn first moved into the neighborhood, her neighbors were hippies, eccentric types, aging celebrities, and older residents with houses needing repair. Marilyn recalls many 1970s-era parties hosted by this diverse mix of neighbors that usually went on late into the night. The events of the previous evening were never discussed the next day...

Over the years, several celebrities called Willo home. Aquanetta, the 'Venezuelan Volcano' and B-movie actress, lived in the neighborhood with her third husband, Jack Ross, who unsuccessfully ran for governor in 1970 and 1974. Nick Nolte briefly resided at the house on the northwest corner of Virginia and 3rd Avenue. Frank Lloyd Wright rented a house on the north side of Almeria and First Avenue when the neighborhood was new. Another notable celebrity from Willo is

Aidy Bryant, an actress on Saturday Night Live, who grew up in the neighborhood in the 90s and discovered her passion for acting while attending Xavier Preparatory Academy in Phoenix. Also, more recently, Frankie Muniz lived quietly on 1st Avenue and Palm. His cat once turned on the bathroom faucet while he was on vacation, causing the house to flood!

CELEBRATIONS

Willo residents came together to celebrate Pope John Paul II's visit to Phoenix in September 1987. They spruced up their gardens and properties for the occasion as the Pope was driven on Central Avenue in his Popemobile.

As a matter of fact, before the Light Rail, all parades came down Central Avenue. There was one time that Marilyn remembers using a large piece of elephant dung to fertilize her garden. An elephant taking a break during a parade down Central Avenue



left it in her front yard when the Ringling Brothers visited the Coliseum for one of their annual visits.

A CHANGING WILLO

Growing up in Willo, Marilyn has seen the neighborhood evolve. Throughout the years, she has witnessed the community come together to support their neighbors during difficult times: the AIDS crisis of the late 1980s and 1990s, which devastated some families in the neighborhood, economic recessions in the late 1980s, the great recession in 2008, and the COVID-19 pandemic. The community has always been supportive.

In the late 70s and early 80s, high-rise development led to the demolition of numerous homes in Willo and Central Avenue mansions, causing significant concern among the residents. The construction of I-10 and the Deck Park Tunnel cut the area in half. Entire streets of homes and other buildings were torn down on Latham and Moreland Streets, from 7th Street to 7th Avenue, at least 20 blocks where 2,000+ structures were torn down, and thousands of people were displaced. This event was the catalyst for the historic preservation movement in Phoenix; Neighborhoods came together with the City to save what was left of the historic neighborhoods.

THE WILLO CONSERVATION PLAN

The establishment of the Willo Historic District and the implementation of the Conservation Plan in 1987 further strengthened Willo. Marilyn was influential and played a crucial role in advocating for the preservation of Willo as a historic neighborhood, protecting it from inappropriate development.

She contributed significantly to the neighborhood as the Editor of *Inside Willo* Magazine, Chair of the Luminaria and Block Watch committees, and notably as WNA Board Vice-President from 2013-2015, and Board President from 2015 to 2017.

WORKING WITH THE FAA AND APS

In 2014, the Federal Aviation Administration (FAA) allowed airlines to change their flight paths by using the airspace over Phoenix's historic neighborhoods as a shortcut. This caused irritation and distress among many residents. Marilyn took action by organizing neighbors from Encanto-Palmcroft, FQ Story, Coronado, Woodland, and Willo and hiring attorney Terry Goddard to challenge the FAA in the legal case, "Historic Neighborhood Petitioners vs. FAA et al." The court ruled in favor of Willo and the other historic neighborhoods on August 29, 2017. The flight paths were returned to their original course in March 2018 as part of a settlement agreement between the FAA, the City of Phoenix, and the historic neighborhoods. Despite over 30 citizen lawsuits against the FAA in the past few decades, only three

have been successful, with Willo and other historic Phoenix neighborhoods being among them. We couldn't have won the FAA case without the total backing of the City of Phoenix, Sky Harbor's leadership, and the other historic neighborhoods. Marilyn successfully brought all of those people together to tackle the problem.

In 2016, the Arizona Public Service (APS) planned to build a power substation on a vacant lot on 1st Avenue between Cambridge and Virginia. Coincidentally, the same lot had been the site of a mass demolition in the 1980s. Marilyn rallied the neighborhood to oppose it; it took only three days to gather 600 neighbors in opposition. The WNA, once again, hired an attorney who determined the lot's footprint was too small for the substation APS was proposing. After much correspondence, meetings, and negotiations, the APS executives were persuaded by the WNA to abandon the project, find a more suitable location for the substation, and sell the lot to a developer.

After both these successes, Willo celebrated! The neighbors, known for their love of a good party, found even more reasons to come together. The monthly Happy Hours, the Luminaria-building parties, and the Home Tour planning gatherings were all infused with a renewed sense of pride and accomplishment.

These and other hard-won victories serve as a testament to Willo's willingness to work with our federal and local governments and local businesses to find solutions that work best for Willo residents and the community as a whole. ■

See your path. Plan your future.

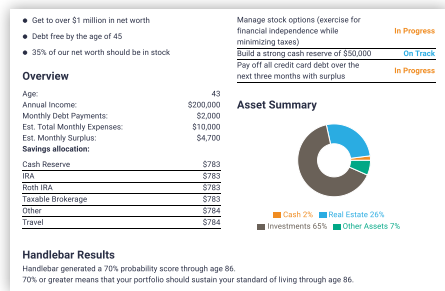
Take the guesswork out of retirement planning with **Handlebar™**, a proprietary financial planning tool available only from Tandem Wealth Advisors.

In collaboration with a CERTIFIED FINANCIAL PLANNER™, **Handlebar™** creates a financial plan that suits your specific situation and preferences. You can explore different scenarios such as retiring earlier or later, or how changing your asset allocation impacts your standard of living in retirement.

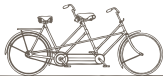
Handlebar™ helps you understand:

- Exactly how much money is needed to retire
- How long savings will last
- How spending decisions affect your long-term financial health

Determine your retirement destination and plan how to get there with **Handlebar™**.



Learn more at tandemwealth.com/handlebar or call **602-635-3600**



TANDEM
WEALTH ADVISORS®

1850 N Central Avenue, Suite 330
Phoenix, AZ 85004



Tandem Wealth is an investment adviser registered with the SEC, using Charles Schwab & Co as custodian for client accounts. Handlebar™ is intended to assist in providing financial planning services and help investors make better financial decisions. The results produced by Handlebar™ do not guarantee future outcomes. Results may vary with changing inputs and market conditions. Registration of an investment adviser does not imply any specific level of skill or training and does not constitute an endorsement of the firm by the SEC.



Block Watch News Summer 2024

BY BOBBI RYALS (LEWIS)

WE HAD A FUN AND WELL-attended Block Watch/Kid's Club event on June 8th at Walton Park. All the participants in the scavenger hunt took home some cool reflective safety gear, dusk-to-dawn light bulbs (they come on automatically when it gets dark!), and/or bike lights. We also enjoyed ice cream, all courtesy of the City of Phoenix Block Watch grant program and the Willo Neighborhood Association.

IN OTHER NEWS:

► June 7th: the backyard gate of a home on the 300 block of Cambridge was pried open during the mid-morning hours. Fortunately, nothing was stolen. The owners were home at the time but did not hear anything, and nobody came forward with information.

► June 14th: the block captain informed me of a vehicle regularly parked illegally in the fire lane at the east end of the 100 block of Vernon. The car's owner appears to live at Tapestry on Central—they park there and walk into the building. After being reported multiple times to the City of Phoenix parking enforcement de-

partment, the issue appears to be resolved at this time.

► June 23rd: there was an attempted car break-in on the 500 block of Almeria. The block captain and neighbors chased the guy off, but he was soon found and confronted by the car's owner at Habit Burger. (Rather than confronting thieves, please call Crime Stop at 602-262-6151.)

► June 27th: cars were ransacked, and random items were stolen from the 100 block of Vernon and the 500 block of Encanto. It is unknown if the cars were secured.

REMEMBER...

Block Watch is ALL of US! Every single resident in Willo! This means that when you see something, YOU are empowered and encouraged to report it. Please use the Willo "Important Numbers" magnets that all residents should have received, and call the appropriate number when you see a crime or safety issue. It's best to report it to your block captain in real-time. The police department doesn't know, for example, that multiple cars were

ransacked unless you report it when it happens to you. Unfortunately, most of the incidents above were not reported to the Police Department.

You may think "I'm not going to bother my block captain because I forgot to lock my car, and it got ransacked; after all, it's my fault!" While being embarrassed is understandable, we are all human, and we've all done it! By reporting it to your captain, when other Willo residents learn of this, they will be extra vigilant in locking their cars and hopefully avoid theft. Furthermore, the police will now be aware that people are ransacking cars in Willo, and they can also be on alert. We are an amazing neighborhood – let's help to keep each other safe!

Lastly, we have a new block captain on the 300 block of Cypress: Marty Oyler. Thank you, and welcome, Marty!

We are now only missing one block captain, and it's for the 300 block of Holly. If you are interested in learning more about how you can help, please email Willo-BlockWatch@gmail.com.

Let's keep Willo safe! ■

The Willo Historic Home Tour

BY HOME TOUR COMMITTEE



HISTORY OF WILLO

Willo was once the epitome of suburbia: a collection of subdivisions on the outskirts of the small but thriving Phoenix metropolis. This charming neighborhood is nestled between 1st and 7th Avenues, north of McDowell Road and South of Thomas Road. It features a variety of architectural styles, including Bungalows, Tudor Revival, Greek Revival, Amer-

ican Colonial, Pueblo Revival, and Ranches. Twenty-two separate subdivisions were platted and developed in Willo by various entrepreneurs from the early 1900s to the beginning of World War II.

As Phoenix experienced significant growth, commercial development gradually encroached upon what used to be peaceful suburbs. Over time, due to expansion over the past century, the individual subdivisions were

overlooked, and the area merged into one unified whole. In the 1980s, Willo's residents successfully advocated for its designation as a Special Conservation District. This landmark achievement, culminating in the adoption of the Willo Conservation Plan by the City of Phoenix in 1986, secured the neighborhood's historic status and ensured the preservation of its unique charm for future generations to enjoy. (see article

on page 12.)

Willo is one of Phoenix's oldest historic neighborhoods. It is now part of the core of Central Phoenix, with all the amenities, culture, and community the area has to offer. Visit us to wander through our palm-lined streets and glimpse Phoenix's past. The Willo neighbors are a close-knit, supportive community that takes advantage of living in the urban core of Phoenix.

ANNUAL EVENT



Now in its 36th year, the Willo Home Tour is an annual event organized by the Willo Neighborhood Association. It has a nationwide presence, with visitors traveling from several states to enjoy the historic charm and preservation efforts of the Willo Neighborhood in Midtown Phoenix, Arizona.

WE ARE BACK

We are so excited to be co-chairs again this year! We have many new committee members, ideas, and plans in the works. Stay tuned for more! Our goal is to better enable community engagement and throw an amazing event!

Our first Willo Home Tour Neighborhood Update meeting will be Sept 27th, 6 pm-7 pm,



at 70 W. Encanto. The Monthly Meetings are open to all Willo neighbors. To get on the WHT distribution list, email us at WilloHomeTours@gmail.com.

Without further ado
DRUM ROLL
THE 2025 WILLO HOME TOUR WILL BE HELD ON FEBRUARY 15th & 16th, 2025!!

(Continued on page 19)

We Want to Welcome Our New Committee Members!

INTRODUCING OUR 2025 WILLO HOME TOUR COMMITTEE MEMBERS:

2025 WILLO HOME TOUR CO-CHAIRS

- ▶ Courtney Sutherland
- ▶ Crawford Breedlove

HOME TOUR COMMITTEE CHAIRS + MEMBERS:

- ▶ Michelle Govani - Homeowner Liaison
- ▶ Linda Doescher, WNA

Treasurer + Scott Ferreira - Finance

- ▶ Sarah Bradley- Marketing MEMBERS: Nicole Burgess, Heidi Tancredi, Josh Utter
- ▶ Addison Dent + Lara Cerri- Photography
- ▶ Crawford Breedlove- Procurement & Sponsorship
- ▶ Reid Mertens- Operations & Crowd Control

- MEMBERS: Paul Burgess
- ▶ Erika Gagnon- Street Fair MEMBERS: Nicole Burgess
- ▶ Chris Forenz + Lara Cerri- Musicians

▶ Julie Whelihan & Gregg Carrington- Volunteers & Docs

- Members: Paul Nakata, Paul Burgess
- ▶ Nicole Armstrong - WNA Board Secretary & Home Editor
- ▶ Aaron Montaña Searles - WNA Board VP & Home Tour Liaison

If you would like to be part of our Home Tour Planning Committee- please email WilloHomeTours@gmail.com



Shelley Hubbard

Realtor®

602.628.8921
shelley@shelleykayshubbardpc.com

Not intended as a solicitation if you are currently working with a real estate agent. 

NEVER GOES OUT OF STYLE

Let me use my 30 years of experience as a lawyer and my love of historic real estate to help you with your next real estate transaction. I am RRC Luxury Home Certified and a Maricopa County Special Commissioner for Sale of Real Property.

Serving the Great State of Arizona
for OVER 42 YEARS!

Keeping you cool in the Summer and warm in the Winter



1547 West Grand Avenue • Phoenix, AZ 85007

(602) 253-2977

- Licensed
- Bonded
- Insured



- Heat Pumps • Water Heater Replacement • Free Estimates • Refrigerated Air Conditioners
- Historic Home Specialists • Evaporative Coolers • Metal Fabrication • Gas & Electric Heating
- Residential & Light Commercial • Duct Sanitation / Decontamination • EPA Certified Technicians
- Electrical Work • Plumbing Air Balance • Duct Sealing • Dryer Vent Cleaning & Maintenance Programs Available

Financing Available
90 Days Same as Cash

Se Habla Español
R.O.C. C39R#52793
L39 #075927

www.gonzaleshc.com
gonzaleshtandcl@aol.com



(Continued from page 17)

OUR NEW 2025 WILLO HOME TOUR LOGO & THEME

With a nod to times past, Tricia Amato (Lewis) has designed a logo featuring a record player that reminds us of an age when families gathered in living rooms to listen to the news, special interest stories, and the latest musical craze. It also brings attention to music in general, a growing piece of the 2025 home tour, with live acts at each house and several on the main stage Saturday evening and all day Sunday.

The 2025 Home Tour theme, Harmonizing History: Where Architecture and Melody Meet, brings it all together, and Willo's best will surely shine.

You'll see the logo on t-shirts, signs, and brochures and may notice it mentions the street



fair. With a growing interest in supporting small businesses, our street fair continues to bring more people to Willo. With an exciting mix of artists, makers, and non-profits, the February 16th fair truly has something for the history buff, shopper, musician, and

Willo lover.

As the Home Tour and Street Fair continue to expand, so too does our fundraising. The Committee is excited to help support neighbors and continue to make Willo the best neighborhood in Phoenix! ■

Trash Pickup

CHANGES TO BULK TRASH COLLECTION IN SEPTEMBER

BY BITSY SUSICH (GRANADA)

WILLO HAS ONE MORE OPPORTUNITY for Bulk Trash alley placement which starts September 7th and collection begins September 16th.

After that you'll no longer have to wait for bulk trash to be picked up quarterly. The change enables residents to have their trash picked up after yard work projects, cleanups or holidays.

Bulk trash will be collected curbside, not in the alleyway. Residents are limited to 10 cubic yards

worth of trash, instead of the previously allotted 20 cubic yards. Scheduled collections start Sept. 30th.

Make appointments starting in late August through the myPHX311 portal, or by calling the Public Works Customer Contact Center at 602-262-6251. Appointments will be available throughout the year except for holiday weeks surrounding Halloween, Thanksgiving, Christmas, and New Year's. ■



HOMWORK REMODELS
Let us help you *love* your home again!



5 REASONS TO
WORK WITH US
AS YOUR
REMODELER

Award-Winning Contractor
Older Home Experts
Commitment to Excellence
Proven Processes for Results
We do the homework for you!

Let's Talk!
(602) 478-5102



HOMWORKREMODELS.COM



I Made the **SMART MOVE**

SOLD



Carey Flamer-Powell
971.300.3850

Buying or Selling?
Call Me Today!

Carey Flamer-Powell
REALTOR®
971.300.3850
careyflamerpowell@gmail.com

Some Great Service,
New Company!

I am a Willa resident and long time Willy resident. I can't wait to help make your next home sale or purchase exceptional!

206-4-94-1000



ACTIVE!

PENDING!

Active Pending & Sold Listings

SOLD!

THE FITNESS HUB
FIT PHOENIX

Central Arts Plaza BMO Tower
Concourse Level



Christine Rizzo,
Personal Trainer &
Reiki Trainer

Use code
WILLW2024

Reach Your Fitness Goals with

30 & 60 MINUTE PERSONAL TRAINING
*Packages start at \$320

SAVE \$50 NO INITIATION FEE
Offer expires August 30, 2024

LONGEVITY LIFE ZONE 40+ \$79 Monthly
For people in their 40's & beyond

MONTHLY MEMBERSHIP \$45
*one-time initiation fee \$50

Monthly membership required for personal & small group training

More Information
Email: info@fitphx.com

- ✓ Full service locker rooms
- ✓ Steam room & sauna
- ✓ Free fitness classes
- ✓ Nutrition/diet support
- ✓ Grab & Go fridge & snacks
- ✓ Performance supplements
- ✓ Private, secure access

Make Appointment
602-254-5337

ADDRESS	STATUS	PRICE
526 W Wilshire	ACTIVE	\$529,000
536 W Windsor	ACTIVE	\$745,000
340 W Wilshire	ACTIVE	\$745,000
517 W Holly	ACTIVE	\$775,000
546 W Lewis	ACTIVE	\$850,000
345 W Wilshire	ACTIVE	\$1,145,000
118 W Palm	ACTIVE	\$1,290,000
531 W Wilshire	PENDING	\$799,000
525 W Granada	PENDING	\$1,164,000
48 W Holly	SOLD	\$607,777
505 W Edgemont	SOLD	\$680,000
62 W Wilshire	SOLD	\$710,000
541 W Windsor	SOLD	\$800,000
61 W Vernon	SOLD	\$800,000
502 W Monte Vista	SOLD	\$900,000
552 W Encanto	SOLD	\$1,000,000
139 W Coronado	SOLD	\$1,205,113

Real estate information provided by **Bradley B. Brauer**, Broker's Hub Realty. All figures as of 07/15/2024. 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.

T&G
TAYLOR & GOMEZ
LLP

BENJAMIN TAYLOR

**CAR ACCIDENT OR INJURY?
CALL US!**

PHONE: (602) 403-0212
TAYLORGOMEZLAW.COM



Willo Kids Club September Update

BY VALERIE LANE (LEWIS)

WELCOME BACK ALL WILLO FAMILIES

to this new school year and fiscal year for the Willo Neighborhood. We hope you had a great summer. As we gear up for Halloween, a time of fun and wearing costumes that are still way too hot for AZ and kids with constantly sticky fingers, we invite you to join us in making this year's celebration a big success. There was a WKC planning meeting on August 11th, and we will have several more to plan for this year's events. Please check your email, texts, Willo Facebook, or Evite to stay updated and connected. ♦ Traditionally, our Halloween celebration has been the Saturday before Halloween. We are planning to celebrate with everyone on October 26th in the neighborhood at either Walton Park or Lewis Park, depending on how many people can help! If you would like to help with any of these events, whether planning, setting up, coordinating games, or cleaning up, please let me know via email at ValerieLane@hotmail.com or text at 480-223-7682. ■

Maximize your Phoenix area home sale with a systematic process and expert guidance...

As a homeowner in Phoenix, particularly this historic and central corridor, you've likely put life, love, and funds into your home, but when you find yourself desiring extra space or amenities in your home, you may decide it's time to sell. That's when the question then becomes, how do you ensure you're doing everything possible to maximize your home's value?

If you're not prepared with a strategic plan and expert guidance, you can easily find yourself walking away with less than you deserve..

I can help.

When you're selling your home, you want to know you have the guidance of someone who will go the extra mile to help you capture every bit of equity you've earned. Unfortunately, many agents today expect MLS and a click of the internet to sell your home. But that isn't how you ensure you're getting the maximum sale price.

You deserve better and I agree.

Working with Brad...

Your comfort level from the first meeting to closing is my top priority. You've worked hard for your home, so I want to ensure you feel confident in the decisions you're making.

Using exclusive strategies to boost your home's perceived value, we'll get your home prepared and positioned on the market to attract the most qualified buyers.

My commitment to you is a fierce work ethic, due diligence, clear and consistent communication, and strategic negotiations. These are just a few reasons why my clients have trusted me to over 500 sales in Phoenix area real estate. My systems work and remove stress from this process.

Call me today for your initial consultation – 602-690-1400

We'll discuss your needs, goals, and how I can work with you, and if it's the right fit, our next step from there.

I look forward to hearing from you.

BRADLEY BRAUER

Associate Broker
602.690.1400
Brad@B3RE.com
B3RE.com



Thankful to be Selling Willo for Over 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
- 516 W. Lewis
- 107 W. Granada
- 126 W. Palm
- 325 W. Vernon
- 41 W. Virginia
- 83 W. Cypress
- 529 W. Cypress
- 95 W. Holly
- 329 W. Vernon



Vicki Vanderhoff

Phoenix | Paradise Valley | Scottsdale

M: 602.377.1571

vanderhoffhomes@gmail.com

CentralPhoenixHomes.com

LAUNCH
POWERED BY

COMPASS

