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4. 62 W Wilshire Drive
5. 301 W Cambridge Ave
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7. 334 W Encanto Boulevard
8. 526 W Virginia Ave
9. 342 W Encanto Boulevard
10. 517 W Holly Street (2)
11. 329 W Encanto Blvd

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# Happy New Year!

round-a-bouts, landscaping and water, block watch events, like the GAIN event last October, Luminarias, other committees, such as the Social Committee, Inside Willo printing and graphic design along with Kid's Club. Funds also go into other items like taxes and accounting for the neighborhood, our storage unit, and more. We'd be lost without our volunteers sharing their homes with us and putting the tour together. All board members, committee chairs, and members are also volunteers; their work is greatly appreciated. Thank you all for your generosity to your neighborhood. We did have a year without the home tour - (because of COVID-19 in 2021), which we're still trying to recover from. If any neighbor would like to assist with our community, let me know; we can put you to work.

## HAPPY NEW YEAR, WILLO.

The start of a new year has so many details and projects it can be very exciting or daunting. The 2025 Annual Willo Home Tour is just around the corner, and I know the home tour chairs and committee members are working diligently to create another successful experience for all.

A question that often arises is, what do we do with the funds raised from our tour? Willo is a voluntary neighborhood association; we are not a homeowner's association and do not have assessments associated with an HOA. The money that comes in from ticket sales, street fair booth sales, sponsors, etc. goes back to the neighborhood, taking care of the two parks, bump outs,

round-a-bouts, landscaping and water, block watch events, like the GAIN event last October, Luminarias, other committees, such as the Social Committee, Inside Willo printing and graphic design along with Kid's Club. Funds also go into other items like taxes and accounting for the neighborhood, our storage unit, and more. We'd be lost without our volunteers sharing their homes with us and putting the tour together. All board members, committee chairs, and members are also volunteers; their work is greatly appreciated. Thank you all for your generosity to your neighborhood. We did have a year without the home tour - (because of COVID-19 in 2021), which we're still trying to recover from. If any neighbor would like to assist with our community, let me know; we can put you to work.

We are still attempting to work with the city of Phoenix and the state regarding laws that were put into place by the legislature at the end of their last session. We've had a few meetings and are now going back to our newly elected or reelected senators and representatives, and we are hoping to convince them to support historic neighborhoods as they go back into session this month at the capitol. Feel free to research HB2721 for more information.

Til next time, see you 'round the 'hood! ■



**ON THE COVER**  
**HOME ON TOUR:**  
**70 W. ENCANTO**  
**CRAWFORD**  
**AND ASHLEY**  
**BREEDLOVE**  
**(SEE PAGE 15)**  
**COVER PHOTOS BY**  
**ADDISON DENT (WINDSOR)**



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### WILLO BOARD OF DIRECTORS

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### WILLO WEBSITE

[WWW.WILLOPHX.COM](http://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](http://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](http://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](http://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: [willotexts@gmail.com](mailto:willotexts@gmail.com) (for Willo residents only)

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# Block Watch Report

BY BOBBI RYALS (LEWIS)

**THANK YOU TO ALL BLOCK Watch Captains** who have worked to keep Willo safer by disseminating crime and safety information to your respective blocks this year!

We are looking for captains to cover the 300 block of Holly and the 300 block of Cypress. If you know of someone you think would be good or if you'd like to step up, please contact [willoblockwatch@gmail.com](mailto:willoblockwatch@gmail.com).

**11-19-24** Around 5 a.m., a man was caught trying to break in/enter a car on the 500 block of Holly.

**11-22-24** Random car appears to be casing the block. Stopped in front of a home on the 300 block of Lewis and sat for a while around 7 p.m. A resident of the home approached the car and asked if they needed anything. An angry altercation ensued, with the suspect getting out of the car and yelling at the homeowner.

Nobody was injured, and the car squealed off, going the wrong way (south) down 3rd Ave. Police were called.

**11-29-24** An unknown suitcase appeared on the front lawn of a home on the 300 block of Lewis. The homeowner was encouraged to report this to Crime Stop.

**11-30-24** An opened package was found on the 100 block of Lewis, which was addressed to a home on the 100 block of Vernon. It appeared to be another incident of porch pirates. A follow-up from the homeowner confirmed the package was not received.

**12-01-24** On the 100 block of Edgemont, 3 young males were seen dumping a Honda Civic and acting suspiciously in the afternoon. Police were contacted, and the car was, in fact, stolen and dumped there.

**12-08-24** On the 300 block of Cambridge, a package was stolen from the front porch.

**12-08-24** On the 500 block of

Holly, the Block Watch alley sign was taken.

**12-08-24** On the 300 block of Almeria, 4 males dressed in black, wearing hoodies, were seen trying to break in/enter a car around 12:30 a.m. The resident hollered, and it scared the guys off. Police were contacted.

**12-09-24** On the 100 block of Lewis, cops responded to a security alarm system that had been triggered. When they arrived, they found a rear window with the screen removed and the window open. It is possible that after the forced entry, the alarm scared off the burglar. It did not appear that anything was disturbed.

I'd love for you to write me at [WilloBlockWatch@gmail.com](mailto:WilloBlockWatch@gmail.com) and tell me what you love about your camera and home security systems so I can share this with the neighborhood.

Let's keep Willo safe! ■

## Wllo KidsClub

### GREAT ACTIVITIES AWAIT IN 2025

BY VALERIE LANE (LEWIS)

**WE HOPE EVERYONE HAD A WONDERFUL HOLIDAY SEASON.** We are running into 2025 with some great activities. We have a great group of parents volunteering for the booth at Home Tour on February 16th. Please join us; we will gladly accept any help we can get. ♦ We also have our spring event that we plan to organize with other historic downtown neighborhoods. This will be held at Encanto Park. More details will follow, so be sure to look at Facebook, Instagram, Evite, and Inside Willo. We hope to have a few more parents help with this event, as it was such a blast last year. ♦ Please contact me via email at [valerielane@hotmail.com](mailto:valerielane@hotmail.com) and note WKC VOLUNTEER in the title. ■



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Social Committee



# Willo Happy Hour Brings Holiday Cheer

BY JON ROBERTS (GRANADA)



## THE DECEMBER WILLO

Happy Hour was a resounding success, bringing together over 125 neighbors and friends for a night of warmth, connection, and holiday cheer. Our gracious hosts, Tricia Amato and Bobbi Ryals, went above and beyond, treating attendees to two kinds of homemade lasagna and freshly baked bread, all made from scratch. Guests contributed a festive variety of food and drinks, creating a vibrant spread that delighted everyone.

Live music made the atmosphere even more lively, setting the perfect tone for the season. Laughter and conversation filled the air as the

Willo community celebrated together, embodying the true spirit of the holidays.

A heartfelt thank you to Tricia and Bobbi for their incredible hospitality and to all who attended, making this event a joyful highlight of the season.

## “Kick Off the New Year at Willo Neighbor Night!”

**MARK YOUR CALENDARS** for the first Neighbor Night of 2025!

Join us on Friday, January 10, as Charlie Martin and Valerie

Lombardi host a one-of-a-kind evening, including a pop-up speakeasy. Charlie will spin vinyl and take requests from his extensive record collection, setting the perfect tone for a cozy, music-filled night.

All ages are welcome to this family-friendly event, but please keep in mind that space is limited. Parents, be sure to supervise your children to ensure everyone has a safe and enjoyable time.

Bring along some food and drinks to share as we gather to celebrate community and make new connections. Let's start the year with great music, good company, and plenty of laughter. See you there! ■

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# Get Involved – Run for the Board

BY NIKKI ARMSTRONG (GRANADA)

**DID YOU KNOW THAT THE** Willo Neighborhood Association has a Board of Directors and that every seat on that board is up for election this year? That’s right, all thirteen seats on the board will be up for grabs in the election happening in March 2025. If you are a Willo resident and a member of the Association who has lived in Willo for at least one year, one of those seats could be yours if you run in the election. Note that if you want to run for President, there is an additional requirement in our bylaws that presidential candidates must have served previously on the board. All Directors will be elect-

ed for two-year terms.

Prospective candidates’ information must be submitted to the Chair of the Election Committee, Nikki Armstrong, by Friday, January 10, 2025. Prospective candidates must reside in Willo and be members of the Association, having opted in using the form found here: <https://willophx.com/residents/membership-opt-in-form/>. Prospective candidates must inform the Chair whether they are running for an officer’s position (President, Vice President, Secretary, or Treasurer) or one of the nine at-large director positions. Prospective candidates should also submit a short (100

words or less) bio along with a photo of themselves to include in *Inside Willo* and on our website. This information can be submitted to the Chair via email at [happinesstogo@gmail.com](mailto:happinesstogo@gmail.com).

If you are considering running for election but you want to know more about serving on the board, please feel free to contact the Chair with any questions, or reach out to your favorite current board member to get their feedback. It is recommended that all prospective candidates read the Association’s bylaws, too, which can be found here: <https://willophx.com/residents/neighborhood-association/>. ■

## MEMBERSHIP OPT-IN FORM

Send to: Willo Neighborhood Association; PO Box 36506; Phoenix, AZ 85067

**DATE** \_\_\_\_\_

**OPT-IN** \_\_\_\_\_

**Yes!** I want to be a member of the Willo Neighborhood Association. By checking the box above, you acknowledge that you are of voting age and live within the Willo Neighborhood Boundaries as outline in the Willo Neighborhood Conservation Plan.

Name \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_

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**Living (in) History**  
A Regular Column about Historic Preservation

# Something is Not Necessarily Better than Nothing

BY TRICIA AMATO (LEWIS)

**BACK IN MAY OF 2024,** I wrote about a historic preservation “victory” concerning an internationally famous house designed by Al Beadle, the architect who created Desert Modernism. The house is White Gates, aka Beadle House #10 or #6, depending on how you are counting. The concern at that time was that

a demolition permit had been applied for, and public outcry could be heard all over the world, believe it or not! This house is iconic, and the preservation community wanted to stop the demolition. In that article, I declared victory because, as a result of public pressure, the owner withdrew his demo application. In the

ensuing months, stakeholders met with the owner to try to find an equitable solution.

White Gates is significant because it clearly demonstrates Beadle’s Desert Modernist approach. The house is cantilevered on a post foundation, which makes it appear to float above the landscape rather than impose itself on

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it. The south side of the home is characterized by a loggia — a covered patio that not only shades the main house from the harsh summer sun but creates a functional relationship between the outdoor and indoor spaces of the house. The living and dining rooms are situated along the south side and have access to the loggia via floor-to-ceiling sliding glass doors. There are also three screen walls along the south side, the brise-soleil panels, whose ovoid shapes are unique to this house and are designed to reflect the oval voids in the mountain itself. This house served as the Beadle-family home for several years.

Stakeholders discussed a number of options, including selling the property to someone who would rehabilitate the property, moving the house, or incorporating the house into the owner's plans. The owner said he would never sell, so that wasn't an option. He also refuses to integrate the structure into his own plans. That left moving the house, but it is in such a fragile state that it would take a considerable amount of money and may not even be possible due to the hilly streets in the immediate area. In any event, no wealthy individual has come forward to foot the bill to move it. The stakeholders agreed to salvage the three brise-soleil panels and the decorative awning structures from the house and move them somewhere (?) where they can be appreciated for years to come. In addition, provided the HP Commission did not initiate historic status on the house, the owner would wait 320 days to demol-



ish the house so that the panels could be removed and also to allow more time for someone to come forward to pay to have the building moved. That proposal went before the HP Commission at the December 16th meeting. Much to my dismay, by a 7 to 2 vote, the commission chose to allow the owner to move forward with demolition, stating that "something is better than nothing." I do not agree, and in the end, we have no guarantee that the owner will keep his word. And even if he does, without context, will anyone understand the

panels? To say I was disappointed is an understatement. I hoped my fellow commissioners would vote to initiate historic status on the house, which is what our job is. The commission let all of us down, and now this icon of Desert Modernism will be lost forever. ■

*Tricia is a City of Phoenix Historic Preservation Commissioner. Visit [phoenix.gov/pdd/historic-preservation](http://phoenix.gov/pdd/historic-preservation) for information regarding historic guidelines and approvals. Reach Tricia at [amatotricia@gmail.com](mailto:amatotricia@gmail.com).*

# Just Around the Corner

BY HOME TOUR COMMITTEE

## Hello Neighbors!

**WE'RE A LITTLE OVER ONE MONTH AWAY FROM OUR ONLY** neighborhood fundraiser and are so excited! The proceeds from this event support everything in Willo – Zoning, City of Phoenix Street and Transportation lobbying, Inside Willo Magazine, Holiday Luminarias, Kids Club, Historic Preservation, Movie Nights, Happy Hours, Board Meeting space, and much more!

But having beautiful properties on tour is the only way this can happen! Please consider opening your home to the excited visitors who come through Willo each February. It's seriously the best ego-booster, and many people are unaware that houses with such character are found in Phoenix!

If you've already shared your home – **THANK YOU!**

In addition to the showcase houses, we still need many volunteers for Sunday, February 16th. Shifts are as short as two hours, and your efforts help us year-round.

We've shared resources on the following pages, but if you have a question that still needs to be answered, please email [willohometours@gmail.com](mailto:willohometours@gmail.com).

For more information about how Willo utilizes Home Tour funds and to read the Conservation Plan, please visit [Willo-PHX.com](http://Willo-PHX.com) and click the 'Residents' tab. ■

*Warmly, Courtney Sutherland (Palm Ln.) & Crawford Breedlove (Encanto Blvd.), Co-Chairs*

## HOMETOUR SPOTLIGHT: 70 W. ENCANTO BOULEVARD

PHOTOS BY  
ADDISON DENT  
(WINDSOR)

### CRAWFORD AND ASHLEY

Breedlove loved their house in the historic Coronado neighborhood, but when they needed more space, they set their sights on Willo. With the market heating up during Covid, the once dilapidated Encanto Blvd. home had been transformed into a modern, welcoming space with exposed original brick walls. Unfortunately, Covid stopped the previous owners from finishing the renovation and the home lacked curb appeal, not to mention a driveway, patios, and plants! But this wasn't a problem for the Breedloves, and they immediately loved the vibe of the house.

With a large open space at the center of the home, your sightline goes to the backyard, where they've updated every exterior inch. Improvements include building a 620 square foot casita for extended family; adding front, back, and side patios; paving a double wide driveway; adding raised planters, turf, and desert-friendly plants; installing a built-in grill and pizza oven and freshening up the pool area.

We haven't even mentioned the inside where bathrooms and laundry room locations were swapped; the master bathroom was reconfigured, and designer



details were added throughout.

As great as the house is, when asked what their favorite part is, Crawford quickly answered, "We love all the friends we have made and the strong sense of community we feel. We feel really good about raising our child here and

the impact our community is having on him as a person."

We wholeheartedly agree! ■

*Thanks to Ashley and Crawford Breedlove for showcasing their home! This tour is only possible with the help of neighbors like you!*



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Sponsoring a historic home tour is more than just a chance to support our neighborhood—it's an opportunity to align your brand with our heritage, foster connections, and leave a lasting impact on the preservation of Willo. Our tour attracts a diverse audience of history buffs, architecture enthusiasts, families, and tourists. As a sponsor, you'll gain exposure to a crowd genuinely interested in learning more about the past, making this a great chance to connect with potential customers who share your appreciation for culture and history. Your company's logo, name, and message will be prominently featured on event materials, signage, and online platforms. Whether it's in the brochure, on the website, or at a Street Fair booth, you'll increase your visibility in a meaningful, community-driven way. To learn more, email Crawford Breedlove at [crawford@alliace.bc.us](mailto:crawford@alliace.bc.us) ■

## SECURE YOUR PLACE WILLO RESIDENTS HAVE TWO OPPORTUNITIES TO ENJOY THE HOMETOUR!



SCAN HERE

### Twilight Tour Saturday, February 15, 4-7 pm

#### EVENT FOR WILLO RESIDENTS ONLY

With only 600 tickets available, residents enjoy short lines and have time to speak directly with homeowners. After the tour, live music will be on the main stage,

and the Beer/Wine Garden will be open, along with several food trucks ready to serve dinner! These tickets sell out every year; don't wait to snag yours! [You must show ID to enter the beer/wine area - NO EXCEPTIONS] ■

### General Admission Tour & Street Fair Sunday, February 16, 10 am - 5 pm

Check out the gorgeous houses and then take a stroll through our lively street fair! We'll have 150 vendors with hand-crafted art and clothing, vintage goods, and homemade food. Eleven food and coffee trucks will be on hand, and the beer/wine garden will be open alongside the main music stage. ■



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# Give Back in 2025



## WE NEED ENERGETIC VOLUNTEERS!

This is our chance to showcase the incredible neighborhood and build relationships with other community members. Join us in celebrating our heritage and helping create a memorable experience for neighbors and visitors! Scan the QR code and scroll down to Home Tour Volunteers to register. ■

## WE WILL HAVE A

training session on January 31st, where you can ask questions, confirm your shift location and time, and learn the ins and outs of volunteering.

Dinner will be provided by a local food truck, and a signature Willo cocktail crafted by the Cocktail Maven, aka Lisa Carrington (Vernon Avenue), is offered. You'll also receive your volunteer shirt designed by Tricia Amato (Lewis Avenue). Join us! ■



**VOLUNTEER GET TOGETHER**  
FRIDAY, JANUARY 31ST 6PM - 8PM

@ 26 W VERNON AVE  
JOIN US FOR FOOD,  
LEARNING,  
& A GOOD TIME!



### WHAT WE WILL BE COVERING:

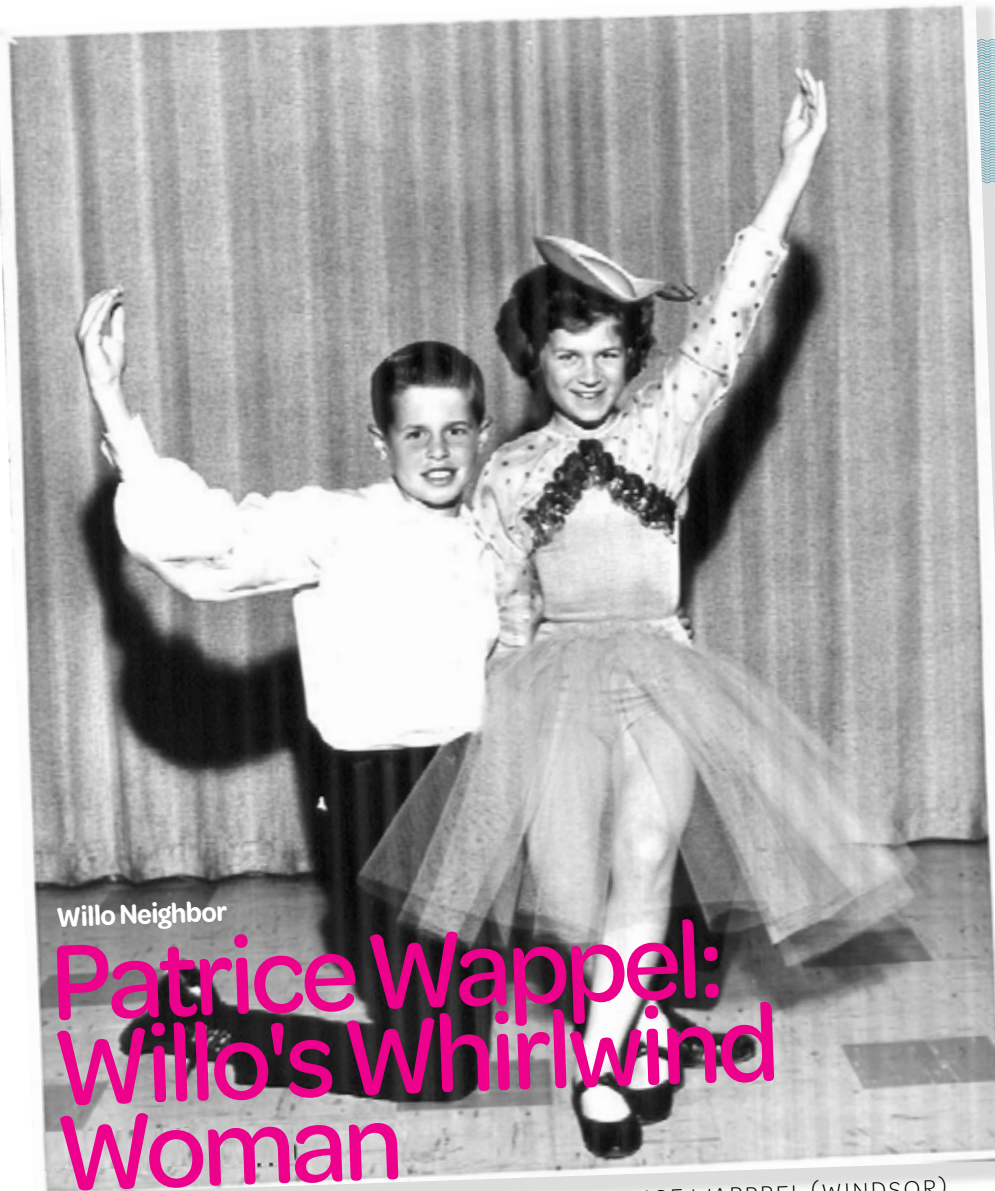
- SNEAK PREVIEW OF SHIRTS,
- REVIEWING STREET FAIR MAP
- BEST PRACTICES
- FAQs, NEED TO KNOWS, & MORE!

## LIMITED EDITION MERCHANDISE

We're excited to announce we have merchandise for sale! On Sunday, visit our booth next to the ticket station on 3rd Avenue to snag your limited-edition gear!



The shirts are unisex grey heather in a 60 Cotton/40 Polyester blend with a nice drape that won't shrink. Sizes XS - XXL priced \$35-\$37. ♦ Stickers are 3" x 3" and printed in durable, weatherproof vinyl. They're \$4 and perfect for water bottles! ♦ The tote has over the shoulder length straps and is 100% heavy cotton twill; priced at \$25.



Willo Neighbor

# Patrice Wappel: Willo's Whirlwind Woman

BY JAN O'ROURKE (CYPRESS) /// PHOTOS BY PATRICE WAPPEL (WINDSOR)

**AS THE WILLO KLEANSTREETS** Committee Chair and a longtime Neighborhood Association Board Member, Patrice's dedication to our community is inspiring. She has had several of her six homes on the Home Tour eight times. She has brought homemade cookies to the Neighborhood

Association Board Meeting and also visits, cooks, and bakes for neighbors.

## Willo Community is Home

As for commitment to the neighborhood, she and her husband,

Decker, own six homes and a casita in Willo. Since moving to the 100 block of Windsor in 1982, Patrice has been dedicated to restoring and maintaining all five homes they own to their original architectural integrity. She cherishes the home they currently reside in, often hosting dinners



for large groups in their backyard. Her love for the community extends beyond its borders, as she has invited new friends from Germany, Scandinavia, and Chinese dignitaries to experience the joy of a Phoenix outdoor party.

## Indiana Roots

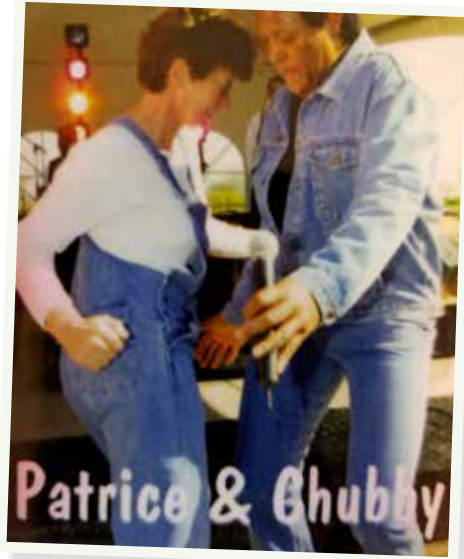
Growing up in Indiana, Patrice left Medaryville and an idyllic but chilly childhood behind when, in 1971, she and her family moved to the sunny city of Phoenix so she could attend Glendale Community College and then ASU. She pursued an entrepreneurial path as a travel agent and finally a cleaning business owner. She still uses those managerial skills today as she and Decker welcome organ transplant patients recuperating from surgery who must remain close to St. Joseph's Hospital's doctors and nurses for long-term recovery.

## A Love Story

Patrice and Decker started dating in 1981. Since he already owned his home at the Embassy Building at 4th Ave. and McKinley, he suggested she also buy a house. She took his idea to heart and found her dream house in Willo. One date night, she told Decker she had something to show him. When they drove by the house on Windsor, he said, "That's a cool house." She said, "I just bought it; thanks for the advice." Patrice confided in this author that four years later, they got married. Decker sold his place, and they live in the home Patrice bought.

## Kleanstreets

One of the changes Patrice has



noticed and enjoyed is how well people in the neighborhood take care of their property. She says she feels a sense of peace and safety when she drives into Willo, as do her guests. That inspired her to ensure that the common areas along 7th Avenue, 5th Avenue, 3rd Avenue, and 1st Avenue are swept clean of debris. She regularly works along these streets with her lawn mower, weed whacker, and edger to tidy up the area. What a gift her work is!

## Heroic Side Business

Patrice and Decker own Paramedics Unlimited, LLC, a business they have owned for over 45 years. They have 70 part-time employees who are full-time professional firefighters for the Phoenix metropolitan area. When working for Paramedics Unlimited,

they respond throughout the Western United States to wildland fires to provide emergency medical care for injured Wildland Firefighters. They also provide emergency medical standby care for public and private events.

## Arizona Dancing Queen

A little-known fact about Patrice is that she appeared on the television show *The Ted Mack Amateur Hour* as a tap dancer when she was a little girl. Another fun fact is that she danced on stage next to the piano played by Little Richard at the Sundome while he played "I Hear You Knocking But You Can't Come In." Another of her dancing partners was Chubby Checker when she danced the Twist with him at another venue. Who knew our unassuming Kleanstreets Chair had such a "checkered past?" ■

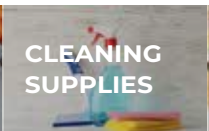


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# CALENDAR



## SUNDAYS JAN. 5th, 12th, & 26th

■ **Hooray Namaste**  
**Free Yoga with Lara Cerri**

**NEW LOCATION:**

Tapestry on Central,  
17 West Vernon  
Avenue.

**NOTE:** Access the  
east side glass doors  
- of the Tapestry  
Condos Clubhouse  
across from Central-  
facing businesses.

## THURSDAY, JAN. 9th

■ **Willo Neighborhood  
Association Board  
Meeting**

**WHEN:** 6:30pm -  
8:00pm

**LOCATION:** Arizona  
Opera - 1636 N Central  
Ave, Phoenix, AZ 85004.  
Please check [WILLOPHX.COM](http://WILLOPHX.COM)  
and The Official  
Willo Historic Neighbor-  
hood Facebook Page for  
more details



## FRIDAY, JAN. 10th

■ **Willo Neighbor's  
Night (all ages  
welcome)**

**WHEN:** 5:30-7:30pm

**LOCATION:** 36 W.  
Lewis



## SUNDAY, JAN. 19th

■ **Miki Aoki - Music for  
Solo Piano**

**WHEN:** 4:00 pm

**LOCATION:** Trinity  
Cathedral

**NOTE:** ASU Assistant  
Professor Miki Aoki  
performs works for solo  
piano on the cathedral's  
splendid Bösendorfer  
piano. Music by  
Schumann, Brahms,  
Berio, Max Richter, and  
Janáček. More informa-  
tion: [https://trinitymusic-  
az.org/2425-concert-cal-  
endar/](https://trinitymusicaz.org/2425-concert-calendar/)

**HOSTS:** Charlie  
Martin & Valerie  
Lombardi  
*Please bring a dish,  
dessert, or drink to  
share—whether it's your  
signature recipe or a  
favorite treat.*

## LOOKING AHEAD TO FEBRUARY

## THURSDAY, FEB. 13th

■ **Willo Neighborhood  
Association Board  
Meeting**

**WHEN:** 6:30pm -  
8:00pm

**LOCATION:** Arizona  
Opera - 1636 N Central  
Ave, Phoenix, AZ 85004

## FRIDAY, FEB. 14th

■ **Willo Happy Hour**

**WHEN:** TBD

**LOCATION &  
HOSTS:** TBD.

*TBD due to Home  
Tour- please check your  
email, WilloPhx.com &  
Facebook*

## SATURDAY, FEB. 15th

■ **Willo Home Tour-  
Twilight Tour**

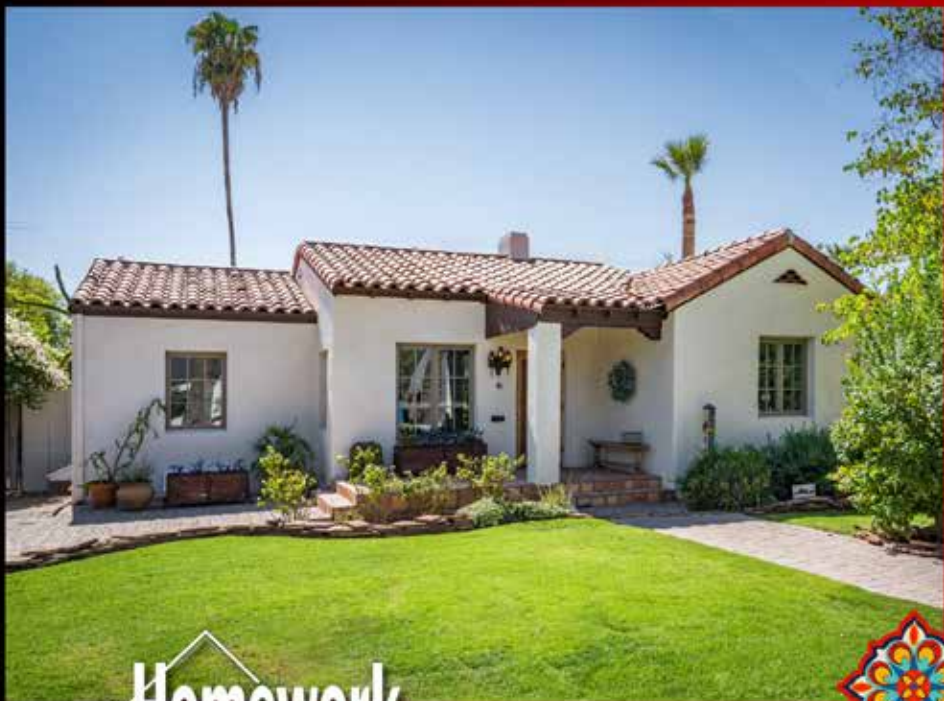
**LOCATION:** Walton  
Park

## SUNDAY, FEB. 16th

■ **36th Annual Willo  
Home Tour & Street Fair**

**LOCATION:** Walton  
Park

*As always, please check  
[WILLOPHX.COM](http://WILLOPHX.COM)  
or THE OFFICIAL  
WILLO HISTORIC  
NEIGHBORHOOD  
FACEBOOK PAGE for  
the latest updates. ■*



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MS Rehab Science



**Bob**  
ISSA Fitness Trainer



**Christine**  
NASM Personal Trainer



**Patrick**  
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training sessions**



**ACTIVE!**

**PENDING!**

**Active  
Pending,  
& Sold  
Listings**

**SOLD!**

ADDRESS	STATUS	PRICE
533 W Coronado	<b>ACTIVE</b>	\$749,900
30 W Cambridge	<b>ACTIVE</b>	\$760,000
542 W Vernon	<b>ACTIVE</b>	\$834,850
530 W Vernon	<b>ACTIVE</b>	\$849,900
73 W Lewis	<b>ACTIVE</b>	\$1,275,000
517 W Granada	<b>ACTIVE</b>	\$1,400,000
125 W Palm	<b>PENDING</b>	\$665,000
517 W Holly	<b>PENDING</b>	\$899,900
545 W Windsor	<b>SOLD</b>	\$550,000
329 W Encanto	<b>SOLD</b>	\$825,000
306 W Cypress	<b>SOLD</b>	\$870,000
52 W Lewis	<b>SOLD</b>	\$885,000

Real estate information provided by **Bradley B. Brauer**, Broker's Hub Realty. All figures as of 12/15/2024. 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.

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# 3rd & 5th Avenues Construction Continues

BY DR. ROBERT CANNON (CYPRESS) /// PHOTO BY LUANNE EDWARDS (ENCANTO)

## 3rd Avenue

Construction on 3rd Avenue is almost complete! Delineation devices have been installed at the two-way cycle track openings. The City has also procured additional devices to ensure uniform delineation at the alleys. The striping and sign installation has also been completed.

## 5th Avenue

The roadway reconstruction and tree trimming activity started in mid-December on both the east and west sides of the street. The drainage work on Encanto Blvd at 5th Avenue was completed; the City resolved the conflict with the unmarked power line, and the catch basin and storm drain pipe have been installed. The final pavement lift is set to begin this month. Installation of concrete curbing, speed humps, and landscape restoration will follow. ■



Willo resident  
Carl Schurtz  
(Encanto) joins the  
construction effort,  
if only in spirit!



5th Avenue  
Progress

# 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



# New Year, New Home

## Upgrade to Your Dream Home and Stay in Willo!



**56 West Windsor Avenue | \$1,200,000**  
**3br/2ba + Office | 2,175sq ft**

---

This stunning 1922 Spanish Colonial exudes timeless charm and modern comfort. Gorgeous curb appeal, desert landscaping, and a large front gated courtyard. Step inside the Spanish-style original entry door to find hand-carved beams, a cozy fireplace and authentic quarry tile flooring in the living room. The remodeled eat-in kitchen features sleek white cabinetry, Carrera marble counters, and a perfect blend of style and functionality. New Milgard dual-pane windows provide efficiency while preserving the home's character. The private upstairs primary suite offers a serene retreat. Main floor boasts an office with French doors and a bay window with abundant natural light. The backyard is an entertainer's dream with a Pebble Tec pool, a ramada, lush trees, and breathtaking city views. This home perfectly marries historic elegance with modern luxury.



**Vicki Vanderhoff**

Phoenix | Paradise Valley | Scottsdale

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