



FEBRUARY 25



# TOP 1%

DIAMOND CLUB MEMBER 2020, 2021, 2022 & 2023



# HOMESMART

## SEE YOU AT THE 2025 WILLO HOME TOUR!

# MOST WILLO HOMES SOLD 2020 2021 2022 2023 2024



- 65 W VIRGINIA (2)
- 119 W ALMERIA
- 41 W VIRGINIA (2)
- 306 W PALM LANE
- 124 W GRANADA
- 538 W WILSHIRE
- 536 W CAMBRIDGE
- 538 W MONTE VISTA
- 302 W GRANADA (2)
- 529 W CAMBRIDGE
- 505 W VERNON
- 52 W LEWIS
- 128 W ALMERIA (2)
- 314 W WINDSOR
- 108 W ALMERIA
- 313 W VERNON (2)
- 501 W PALM LANE
- 301 W LEWIS
- 332 W EDGEMONT
- 521 W CAMBRIDGE
- 536 W WINDSOR
- 532 W VIRGINIA
- 513 W CYPRESS
- 30 W EDGEMONT
- 526 W WINDSOR
- 116 W GRANADA
- 302 W ENCANTO
- 331 W VIRGINIA
- 501 W LEWIS
- 522 W WINDSOR
- 41 W EDGEMONT
- 74 W WILSHIRE
- 301 W ALMERIA
- 335 W VIRGINIA
- 69 W VIRGINIA (2)
- 521 W MONTE VISTA (2)
- 501 W MONTE VISTA
- 54 W ENCANTO
- 139 W CORONADO (2)
- 95 W CYPRESS
- 96 W LEWIS
- 332 W VIRGINIA (2)
- 531 W WILSHIRE (2)
- 74 W ENCANTO (2)
- 302 W CAMBRIDGE
- 58 W VIRGINIA (2)
- 312 W CAMBRIDGE
- 530 W HOLLY
- 133 W PALM LANE (2)
- 335 W WINDSOR
- 315 W CAMBRIDGE (2)
- 315 W EDGEMONT (2)
- 515 W EDGEMONT (2)
- 501 W ENCANTO
- 342 W ENCANTO
- 62 W WILSHIRE
- 61 W VERNON
- 334 W ENCANTO
- 526 W VIRGINIA
- 502 W MONTE VISTA
- 552 W ENCANTO
- 517 W HOLLY ST (2)
- 329 W ENCANTO BLVD

## JAMES JUDGE REALTOR® & DESIGNER

 480-389-6441

 [welcometowillo.com](http://welcometowillo.com)

 [mrjamesjudge@gmail.com](mailto:mrjamesjudge@gmail.com)

 @thehousejudge





# It's Home Tour Time!

## WELCOME TO WILLO HOME

Tour Month. I'd like to send out special thanks to our homeowners for opening their homes for both the Twilight Tour and the official home tour day. As someone who has been on tour, I know a lot of preparation and energy is needed to welcome so many guests into your home. Thanks to our committee chairs, Courtney Southerland and Crawford Breedlove, for their second year chairing this event and their committee of neighbors volunteering most of the year to organize the Home Tour. Home Tour is the neighborhood's only fundraising event, and it funds all the projects we do year-round.

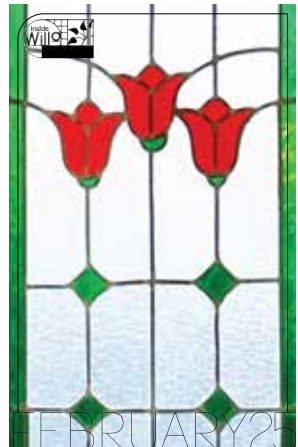
Thanks also to my neighbors who are most affected by our street closures; your patience is greatly appreciated.

There is still time to purchase tickets to both the Twilight Tour and the Sunday Tour, and also still time to volunteer for ticket sales, will call, set up/clean up, maintenance, home docents, and more. View all options at [www.WilloPHX.com](http://www.WilloPHX.com).

We have been sharing our work with our legislators, starting with a meeting with both representatives and our senator last summer. This meeting concerns two laws passed, HB2720 and HB2721, in the previous session. HB 2720 addresses Accessory Dwelling Units (ADU), and

HB 2721, Middle Income Housing. The concern with 2720 is that it removes the city's ability to supervise short-term rentals, which I believe was, until now, done quite well. 2721 would allow up to four units on a single-family lot within a one-mile radius of the Central Business District (CBD), encompassing most of Willo. I believe that would damage the value of homes in our neighborhood, add a significant amount of street parking spaces for those residents, and create a more rental-friendly environment rather than primarily homeowners. This could also affect the Historic designation of Willo as a whole, which would also increase property taxes. None of those are beneficial for a residential neighborhood. The city has provided new language to amend these bills, exempting neighborhoods with historic designations. We have a meeting scheduled with our legislators before the printing of IW.

There will be a special Willo Neighborhood Association Membership meeting after the regular board meeting at 7:30 pm on Thursday, February 13th, to approve the amended bylaws. Starting in May last year, the committee has worked extremely hard to simplify the bylaws, making them easier to understand and interpret. The amended bylaws are posted here: <https://willophx.com/residents/>



**ON THE COVER**  
**HOME TOUR:**  
**STAINED GLASS**  
**WINDOW AT 62**  
**W. WILSHIRE**  
**AVENUE (SEE**  
**PAGE 15)**

**COVER PHOTOS BY**  
**ADDISON DENT (WINDSOR)**

[neighborhood-association/](http://neighborhood-association/).

Membership is open to all Willo residents – members MUST opt-in to vote, which you can do online at <https://willophx.com/residents/membership-opt-in-form/>.

**You must be present at the meeting to vote in person.**

As always, a lot is going on inside Willo and around us. I hope to see you at Home Tour weekend, February 15th – 16th. Until then, see you 'round the 'hood. ■



# CLW

# PLUMBING

QUALITY GUARANTEED

PROUDLY SERVING CENTRAL PHOENIX SINCE 1998

## 602-690-3111

[www.clwplumbing.com](http://www.clwplumbing.com)

ROC265095 K-77

## Royal Wood Flooring

(602) 446 - 2613

[www.royalwoodflooring.com](http://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](http://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](http://www.ocotilloconstruction.com)

## Willo Contacts



### WILLO BOARD OF DIRECTORS

BRAD BRAUER (PRESIDENT)  
W. AARON MONTAÑO SEARLES  
(VICE PRESIDENT)  
NIKKI ARMSTRONG (SECRETARY)  
SCOTT FERREIRA (TREASURER)  
WYLIE CARHARTT  
DAN CHILDERS  
ERIC GILMORE  
SANDRA LEFCOVICH  
JONATHAN ROBERTS  
LARA SANDS  
JEREMY SCHACHTER  
JIM W. SMITH  
PATRICE WAPPEL  
DR. ROBERT CANNON  
(PRESIDENT EMERITUS)

[brad@b3re.com](mailto:brad@b3re.com)  
[wsearles@gmail.com](mailto:wsearles@gmail.com)

[happinesstogo@gmail.com](mailto:happinesstogo@gmail.com)  
[WilloPhxTreasurer@pm.me](mailto:WilloPhxTreasurer@pm.me)  
[wylie.carhartt@gmail.com](mailto:wylie.carhartt@gmail.com)  
[dan.childers@asu.edu](mailto:dan.childers@asu.edu)  
[eric.b.gilmore@gmail.com](mailto:eric.b.gilmore@gmail.com)  
[lefcovichmoreno@gmail.com](mailto:lefcovichmoreno@gmail.com)  
[jon@ilovetosing.com](mailto:jon@ilovetosing.com)  
[ldsands@hotmail.com](mailto:ldsands@hotmail.com)  
[jeremys@fairwaymc.com](mailto:jeremys@fairwaymc.com)  
[jameswsmith@yahoo.com](mailto:jameswsmith@yahoo.com)  
[iwilliam13@gmail.com](mailto:iwilliam13@gmail.com)  
[rlcannon7@gmail.com](mailto:rlcannon7@gmail.com)

### 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).

### COMMITTEES

#### 3.5 TRAFFIC & SAFETY ACTION COMMITTEE

DR. ROBERT CANNON, CHAIR [rlcannon7@gmail.com](mailto:rlcannon7@gmail.com)

#### BLOCK WATCH

BOBBI RYALS, CHAIR [WilloBlockWatch@gmail.com](mailto:WilloBlockWatch@gmail.com)

#### BYLAWS REVIEW COMMITTEE

LARA SANDS, CHAIR [ldsands@hotmail.com](mailto:ldsands@hotmail.com)

#### COMMUNICATIONS STRATEGY COMMITTEE

SANDRA LEFCOVICH, CHAIR [lefcovichmoreno@gmail.com](mailto:lefcovichmoreno@gmail.com)  
JEREMY SCHACHTER [jeremys@fairwaymc.com](mailto:jeremys@fairwaymc.com)  
W. AARON MONTAÑO SEARLES [wsearles@gmail.com](mailto:wsearles@gmail.com)

#### HISTORIC REGISTRATION AND RENEWAL

GENE NANCE [genenance1@yahoo.com](mailto:genenance1@yahoo.com)

#### HOME TOUR 2025 COMMITTEE

COURTNEY SOUTHERLAND, CO-CHAIR [willohometours@gmail.com](mailto:willohometours@gmail.com)  
CRAWFORD BREEDLOVE, CO-CHAIR [crawford@alliancebc.us](mailto:crawford@alliancebc.us)

#### INSIDE WILLO MAGAZINE

SANDRA LEFCOVICH, EDITOR [lefcovichmoreno@gmail.com](mailto:lefcovichmoreno@gmail.com)  
MEGAN DESMOND MARTINEZ, [insidewilloadvertising@gmail.com](mailto:insidewilloadvertising@gmail.com)  
ADVERTISING DIRECTOR [ralphgroom3@gmail.com](mailto:ralphgroom3@gmail.com)  
RALPH GROOM, ART DIRECTOR

#### KLEANSTREETS/YARD SALE

PATRICE WAPPEL, CHAIR [iwilliam13@gmail.com](mailto:iwilliam13@gmail.com)

#### LEGISLATIVE UPDATE COMMITTEE

W. AARON MONTAÑO SEARLES, CHAIR [wsearles@gmail.com](mailto:wsearles@gmail.com)  
OPAL WAGNER [opal.wagner@gmail.com](mailto:opal.wagner@gmail.com)  
ERIC GILMORE [eric.b.gilmore@gmail.com](mailto:eric.b.gilmore@gmail.com)  
TOM DOESCHER [tfdoescher@gmail.com](mailto:tfdoescher@gmail.com)

#### LUMINARIAS

CHRIS NORTON, CHAIR [VividViews@gmail.com](mailto:VividViews@gmail.com)

#### SOCIAL & WELCOME COMMITTEE

JONATHAN ROBERTS, CHAIR [willosocialcommittee@gmail.com](mailto:willosocialcommittee@gmail.com)

#### SOCIAL MEDIA

JEREMY SCHACHTER, CHAIR [jeremys@fairwaymc.com](mailto:jeremys@fairwaymc.com)

#### WILLO KIDS CLUB

VALERIE LANE [ValerieLane@hotmail.com](mailto:ValerieLane@hotmail.com)

#### ZONING COMMITTEE

ERIC GILMORE, CHAIR [eric.b.gilmore@gmail.com](mailto:eric.b.gilmore@gmail.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: [wilлотexts@gmail.com](mailto:wilлотexts@gmail.com) (for Willo residents only)

### PHOENIX POLICE

#### CAO BEN HARRIS

[benjamin.harris@phoenix.gov](mailto:benjamin.harris@phoenix.gov)

602-684-3079

#### CRIMESTOP

602-262-6151



Jack Hamblet

602-442-1144

www.hambletinsurance.com

Happy home tour WILLO!

## 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

- Licensed
- Bonded
- Insured

(602) 253-2977

**20% OFF**  
All Service Calls

- 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

www.gonzaleshc.com  
gonzaleshtandcl@aol.com

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



# Block Watch News

BY BOBBI RYALS (LEWIS)

## HELLO EVERYONE! BLOCK

Watch (BW) is looking for a tech-savvy person who can take a spreadsheet and generate meaningful data reports – categorizing crime and safety issues and their locations and possibly using AI to draw conclusions. Please reach out to me at [Willoblockwatch@gmail.com](mailto:Willoblockwatch@gmail.com) if you are willing to volunteer your help and expertise.

BW is thrilled to announce a new captain on the 100 block of Vernon. Let's welcome Luis Barrera! Luis Barrera is replacing Casey Cody, who is moving. Casey did a fantastic job as captain; we wish her all the best and a hearty welcome, Luis!

We NEED captains (or temp captains) to cover the 300 block of Cypress and the 300 block of Holly. Contact me if you'd like to know the scope of commitment. BW is only as good as

the residents make it! All other blocks have captains. So, if you are not receiving BW emails from your captain, please write to [Willoblockwatch@gmail.com](mailto:Willoblockwatch@gmail.com), and I'll make sure to connect you with your captain.

When reporting crime or safety incidents to your captain or BW, it's most helpful to leave dates, times, and street addresses.

**12-11-24** Porch pirate (package theft) on the 300 block of Monte Vista.

**12-21-24** Several large alley trash cans were ransacked on the 300 block of Almeria.

**12-23-24** Signs of people living in the north alley of the 500 block of Coronado. Clothing, blankets, shoes, etc. were left behind.

**12-26-24** Report of a person inside of a large alley dumpster for several hours in the south alley of

the 500 block of Granada.

**12-27-24** Alley trash cans ransacked, and trash strewn about from 1st Ave. to 7th Ave. in the Coronado South Alley.

**12-30-24** Person going through the trash in the alley of the 500 block of Edgemont.

**01-01-25** Christmas lights and ornaments were stolen from the front of a home on the 500 block of Encanto.

**01-03-25** An unhoused man came to the door of a home on the 500 block of Almeria after dark and asked for a blanket.

**01-05-25** Someone found sleeping in a car on the 100 block of Edgemont.

**01-06-25** Porch pirate stole a package at 3:00 am from a home on the 300 block of Edgemont.

Until next time, let's keep Willo safe! ■

## Pup Friends in Willo

### THE YORKIE BUNCH OF PALM LANE WISHING YOU LOTS OF LICKS AND WAGS IN 2025!

Shawn Lawson of Palm Lane cares for her entire yorkie family! Make sure to wave hello if you see them walking in the neighborhood!



**LAWSON YORKIES LEFT TO RIGHT:** Lucy: our one eye wonder, toothless, age 13+; Teemo: red t-shirt with his head over Tripp, toothless, age 13; Tripp: under Teemo's head, age 7; Missy: blue dress with red bow, age 3; Bailee: gray hair on top of her head, she's the left one of the lower center group of three, toothless, age 8; Olivia: between Bailee and Ozzie, toothless, age 9; Emma: standing up on Olivia's back in red plaid, age 11+; Ozzie: Left of Olivia, lower front center, age 4; Zoe Mae: Pink sweater with green holiday bandana, between Ozzie and Tito, age 8; Tito: Under Zoe Mae, age 8; Harley: Right of Tito, toothless, age 11+; Sam: Right of Zoe Mae, looking to the side, age 15+; Sunny: right of Sam, looking to the side, age 2 ■

# Visit Our Booth At The Willo Street Fair !



# KG

KOPMAN-GRAYBEARD  
CONSTRUCTION

---

“Modern Solutions for Historic Homes”

(480) 991.2815 | [KopmanGraybeard.com](http://KopmanGraybeard.com)

Experienced in all phases of construction and restoration.

Licensed - Bonded - Insured | ROC 281293/ROC 281294





# Magical Start to a 2025 Willo Neighbor Night

BY JON ROBERTS (GRANADA)

## JANUARY'S WILLO NEIGHBOR

Night was a lively and heartwarming celebration, bringing together over 100 neighbors to kick off the new year. Hosted by Charlie Martin and Valerie Lombardi, the event featured a unique speakeasy vibe in their garage, where shelves overloaded with vintage records vibrate with ageless tools on pegboards lined walls, adding charm and character. Charlie set the mood with vinyl from his expansive collection, taking requests and creating a nostalgic and inviting atmosphere.

The gathering was elevated by three kinds of homemade chili—each delicious and comforting on a cold evening—alongside a variety of food and drinks shared by attendees. Overhead café lights twinkled, casting a cozy glow on the lively crowd.

Despite the temperature dropping, everyone stayed warm and comfortable thanks to the fire pit provided by our hosts and additional heaters offered by neighbors Paul Kent and Cody Hall. The combined efforts of many helped create a truly magical evening filled with laughter, music, and connection.

A heartfelt thank you to everyone who contributed to making this night such a success. It takes many hands and generous spirits to create opportunities to gather



and strengthen our community. Here's to more moments like this in the year ahead!

Due to the scheduled dates of the Home Tour, the Social Com-

mittee will not have a February Happy Hour. Instead, we ask you to join us in volunteering and making the Home Tour a huge success. ■



*Shelley Hubbard*  
Realtor®

602.628.8921  
shelley@shelleykayshubbardpc.com  
www.shelleyhubbardproperties.com

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.

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



Medicare • Life • Health  
Dental • Vision • Travel

[www.MedicareSisters.com](http://www.MedicareSisters.com)



**Kelly Shaw Norton**  
Licensed Insurance Agent  
[Kelly@MedicareSisters.com](mailto:Kelly@MedicareSisters.com)

Recently moved to  
Arizona? Have a Chronic  
Health Condition?  
Turning 65?

Call me for a  
no cost review

Includes Medicare  
Supplement, Prescription  
Drug, and Medicare  
Advantage.

**602-692-6013 (TTY:711)**

# Willo Holiday Luminaria 2024

BY CARI PAYNE & CHRIS NORTON (LEWIS)

*“A few blocks had no paper lanterns; they were dark and solemn while the rest of the neighborhood proudly displayed their lanterns for the run-up to Christmas. It was a bit sad, but it’s hard to find coverage for every block...”*

These words were on the tips of the Luminaria committee’s tongues this year but were never spoken. Willo had FULL coverage for December 2024 – that’s all 44 blocks!

THANK YOU to everyone who volunteered, either for their own block or someone else’s block. Each year, we must say this: Luminaria only happens when the entire neighborhood shows up and volunteers to make it happen! This year, in particular, volunteers demonstrated how necessary they are to ensure our beautiful lanterns are built. Supply-box assembly, organizing build parties, lantern setup and tear-down, and post-event inventory require community involvement.

Special Thanks go to Anne Stone for picking up Holly 500, which was not her block, and Joanne Rideau for covering 100 Palm. Thank you, Anne and Joanne, for helping us reach 100% coverage! More thanks are in order, but first, we’ll cover important points about this past Lumi-



naria that made it unique.

This year, we asked people to take photos of the setup and placement of lanterns. These photos allow us to show the folks at the City of Phoenix, the source of funds for Luminaria supplies,

and how their grant money is used to foster strong communities. When they see the photos, it helps Willo maintain a good relationship with them.

Phoenix Spokes People did not host a bike ride this time; the

*(continued on page 13)*



# Robert's

STUDIO DESIGN

*A home  
as unique  
as you are.*



Meet Ariel & Sierra Roberts. Two sisters who own and operate a full service Interior Design Studio, **Robert's Studio Design**. Born and raised in Historic Phoenix, they share a passion for rich architecture, charming homes, and adding unexpected personal touches that resonate with their clients.

"We design custom, curated spaces to fit your needs and create a home that looks, and **feels**, the way you want it to. We believe that a home is the sum of its parts and every room should be personalized, but cohesive. Our services include furnishing, new builds, and renovation of existing spaces - all designed entirely with you in mind."



*Cheers,*  
ARIEL & SIERRA



## paramedics UNLIMITED™

### Your Hometown National Paramedics

Paramedic and EMT Services at sports,  
music, party, & business, conference events,  
medical appointments, travel services.

EMS Education and Awareness

[paramedicsunlimited.com](http://paramedicsunlimited.com)

602-253-0549



(continued from page 11)

construction on 5th Ave presented real safety concerns, which prompted them to cancel it. However, at least three separate groups of neighbors created their own mini-bike ride to enjoy the lights – what a delight! It was so fun to see people come out to enjoy both the lanterns and holiday lights adorning homes.

Our neighbors on Granada participated in a “plastic bag trial”. Instead of using paper bags, they used only plastic bags for all three blocks. Plastic bags are reusable, require no folding, and will survive rain and sprinklers. The goals of the trial were to test the durability of the bags, measure the effort required to clean and refold them when finished and determine other factors that could affect scalability and storage. The Luminaria committee will gather these results and share them with the block organizers to solicit their feedback, as they are the ones who ultimately take responsibility for returning the supplies afterward.

Finally, THANK YOU to the volunteers who helped build supply boxes and take inventory post-event! For the pre-event assembly, thank you to Heidi Tancredi, Lynette Braddock, Wylie Carhartt, Embla Naylor, Joanne Rideau, and Charlie Martin! For post-event processing, thank you to Arlene Hazelkorn, Peter Koliopoulos, Linda MacLeish, Embla Naylor, and Charlie Martin!

Last but definitely not least, thank you to all of our block organizers for illuminating Willo in 2024! ■



BLOCK	PERSON	BLOCK	PERSON
<b>ALMERIA</b>		<b>HOLLY</b>	
100	Diane Connors	100	<b>LYNETTE BRADDOCK</b>
300	Ronald Trachy	300	<b>BOB BREEDING</b>
500	Arlene Hazelkorn	500	Anne Stone
<b>CAMBRIDGE</b>		<b>LEWIS</b>	
100	Nathan Dingeldein	100	<b>NICOLE PIEMONTE</b>
300	Kate Barkley	300	<b>NICOLE PIEMONTE</b>
500	<b>TRAVISTAYLOR</b>	500	Linda Pastore
<b>CORONADO</b>		<b>MONTE VISTA</b>	
100	Julie Tomich	300	Teresa Fontana
300	Ari Burshell	500	Xandon Keating
500	Sandra Lefcovich	<b>PALM</b>	
<b>CYPRESS</b>		100	<b>JOANNE RIDEAU</b>
100	Jennifer Cannon	300	<b>KAREN ENGELMANN</b>
300	<b>MARTHA OYLER</b>	500	Linda Kohrs
500	Wylie Carhartt	<b>VERNON</b>	
<b>EDGEMONT</b>		100	Mat Snapp
100	Philip Talarico	300	Embla Naylor
300	Eric Thornhill	500	Kelly Nottleman
500	Francesca Bianco	<b>VIRGINIA</b>	
<b>ENCANTO</b>		100	<b>JULIE CHISHOLM</b>
100	Lisa Hunt	300	Melissa Boyle
300	<b>PETER KOLIOPOULOS</b>	500	Howard Frampton
500	Larry Lee	<b>WILSHIRE</b>	
<b>GRANADA</b>		100	<b>MIKE MOORE</b>
100	Jim Smith	300	Eidola Pieces
300	Barry Sparkman	500	Steve Kilar
500	Wendy Melin	<b>WINDSOR</b>	
		100	<b>JOHN SANFORD</b>
		300	Carey Fredlake
		500	Addison Dent

(Names in **BOLD** type are people who organized a block for the first time)

# Stepping into the 2025 Home Tour

BY HOME TOUR COMMITTEE

## Hello Neighbors!

### IT'S ALMOST THAT TIME OF YEAR- THE SUPER BOWL OF HOME TOURS!

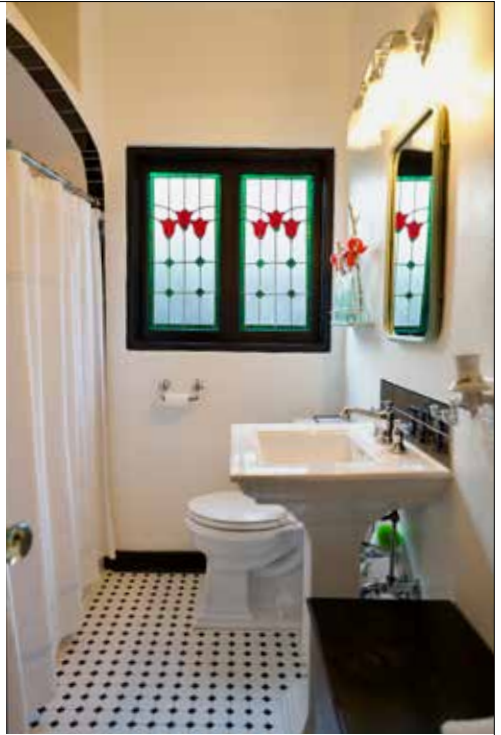
Have you spotted our postcards around town? Look for our Willo Home Tour postcards when getting coffee from local coffee shops and nearby shops!



Offering more than just a glimpse into the past, the 36th Annual Willo Home Tour & Street Fair celebrates our community spirit and showcases the meticulous care residents invest in preserving the authenticity of their homes. As each front door opens, revealing the distinctive features and stories within, you'll find yourself enchanted by the timeless allure that defines Willo.

If you tour on Sunday, enjoy the live musicians at each stop, eat and drink the delicious offerings from our vendors and shop local makers. Above all, enjoy the neighborhood that is helping us all foster a sense of belonging that makes everyone feel like family. ■

*Best, Courtney Sutherland (Palm Ln.) & Crawford Breedlove (Encanto Blvd.)*



## HOMETOUR SPOTLIGHT: 62 WILSHIRE

PHOTOS BY ADDISON DENT (WINDSOR)

**WHEN LINDSAY NAAS** future house went on the market, her son, Reid, also a Willo resident, sent a text saying, “I think this is the house for you.” Unfortunately, Lindsay was at a horse show in California, and the offers were coming in. But as luck would have it, Reid is a friend of Willo resident Josh Hill, a local realtor. They arranged to show the house via video around 4 pm, and Lindsay had about an hour to decide. An offer was written, and lo and behold, her’s was chosen! Historically, the house has

been called the “R.M. Pateman” house after Ralph Pateman, one of three WWII veterans who formed a group in the mid-1940s, the “Climbing Kachinas,” who did some of the early rescues in the Arizona mountains. Additionally, he helped create the Arizona Mountaineering Club, which remains a major

force in Arizona climbing and mountaineering.

Today, Lindsay loves how the previous owner lovingly updated the house in a historically accurate manner with a backyard that feels like a lovely private park. Additionally, Lindsay enjoys walking her dogs and seeing all the different and beautiful architectural styles unique to Willo.

Thanks to Lindsay Naas for sharing her home! This tour is only possible with the help of neighbors like you! ■





**Call to  
schedule  
your  
relaxation  
soon.**



Our boutique four room massage studio offers two couples massage rooms within a Tulum inspired haven at the Brookstone.

**Space Massage Studio - Midtown**  
2025 N 3rd St, Suite 260  
Phoenix, AZ 85004  
602 - 228 - 3559







## HELP CREATE A MEMORABLE HOME TOUR VOLUNTEER WITH US!

We need you! We all know Willo is the best Phoenix neighborhood, so now's our chance to show her off! Join us in celebrating everything that makes Willo amazing and help create a memorable experience for neighbors and visitors! ■



**Scan the QR code above and scroll down to home tour volunteers to register.**

## JOIN US!

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

**EVENT FOR WILLO RESIDENTS ONLY**  
Skip the lines and get the opportunity to connect with your neighbors! After the tour, enjoy live music on the main stage. The beer/wine garden will be open, and several food trucks will be ready to serve. This experience is limited to 600 tickets and sells out every year. Don't wait to snag yours! [You must show ID to enter the beer/wine area - NO EXCEPTIONS]

### Sunday Full Day, February 16, 10 am - 5 pm

Visit the historic homes on display and stroll through our lively street fair! We'll have 150 vendors with past favorites and many incredible new artists and makers. Eleven food and coffee trucks and a beer/wine garden will also be open alongside the main music stage.

### Behind the Walls: A Journey Through History with the Hip Historian

Whether you're a history buff, an architecture enthusiast, or just love a good story, you won't want to miss the exclusive Hip Historian-led Twilight Tour. With this experience, you'll receive transportation to each house, front-of-the-line wristbands, two drink coupons for use during the tour, and an amazing historical lecture by Marshall Shore. Hurry, space is limited to just 39 seats (see page 19). ■



**TO PURCHASE THESE EXPERIENCES, SCAN THE QR CODE ABOVE**



# See your path. Plan your future.

Tandem Wealth Advisors is an investment management firm focused on investors' needs. Adhering to a disciplined investment process, we strive to deliver consistent, risk-adjusted returns at a low cost over complete market cycles. We also provide retirement planning with Handlebar™, our proprietary tool that gives you a roadmap to your financial future.



Amy Bush, CFA



C. Angus Schaal, CFP®



Robbie Cohen



Meghan Mulligan

Learn more at [tandemwealth.com](https://tandemwealth.com) or call **602-635-3600**

1850 N Central Avenue  
Suite 330  
Phoenix, AZ 85004



**TANDEM**  
WEALTH ADVISORS®



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.

## Limited Edition Merchandise

Don't forget to grab your limited-edition Willo gear! Visit our booth on 3rd Avenue next to the ticket station to snag your Tricia Amato (Lewis) designed exclusives!



The shirts are a unisex grey heather in a 60 Cotton/40 Polyester blend that won't shrink and have a nice drape. Sizes XS to XXL, priced \$35-\$37. ■



Our tote measures 14"x14"x3" and is 100% heavy cotton twill; priced at \$25. ■



Stickers are 3" x 3" and printed in durable, weatherproof vinyl. They're \$4 and perfect for water bottles. ■


Willo Historic Neighborhood Presents

# TWILIGHT TOUR WITH THE HIP HISTORIAN

Whether you're a history buff, an architecture enthusiast, or just love a good story, this tour is sure to entertain!



SATURDAY, FEBRUARY 15 4-7PM

SCAN ME 



## LOCAL VIBES: THE HOME TOUR PLAYLIST



SCAN ME

Experience the heart-beat of our community with a curated Spotify

playlist featuring local musicians who will be showcasing their talents during the home tour. With upbeat indie melodies, these tracks capture the essence of homegrown creativity and charm. Tune in and let the local vibes inspire you!



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

# The Four "Rs" of Updating

BY TRICIA AMATO (LEWIS)

**THERE ARE FOUR TERMS** that sometimes get mixed up among owners of old houses. They all sound similar and seem to have similar definitions, but they are not interchangeable. The words are: Restoration, Renovation, Rehabilitation, and Remodeling. All of these processes aim to save, stabilize, or make buildings more useable and desirable, but not in the same way. However, sometimes these undertakings overlap, as you will see below.

**RESTORATION** is the process

that aims to bring a building back to its original character and function, or, in the case of an archeological site or ruined building, to protect what is left in a way that is compatible with the least amount of impact to the existing building fabric. The goal is to preserve the structure's authenticity by retaining original character-defining elements. I knew a woman in Tucson who bought a Queen Anne and restored it to its original state, down to the flocked wallpaper, velvet curtains, and horsehair couches. She even had

a custom-built refrigerator that looked like an old ice box. However, most people don't want to live like that, even though we love our historic homes.

**RENOVATION** attempts to update a building with an eye toward livability or usefulness while paying respect to the elements that define the architectural style of the building. This can be as simple as painting and repairing elements such as windows or doors. Generally speaking, renovation does not include changes to the house's footprint,

**ENCANTO PALMCROFT**  
Historic Home Tour and Street Fair

**March 16<sup>th</sup> 2025**  
10:00AM - 4:00PM

PRESENTED BY  
**BLOCKS**  
BROKERAGE  
BLOCKSAZ.COM

TICKETS & INFO: [ENCANTOPALMCROFT.ORG](http://ENCANTOPALMCROFT.ORG)

HOME TOUR • LIVE MUSIC • FOOD TRUCKS • BEER GARDEN • BOUTIQUES • & MORE



**1) The city is working on a long-term plan to restore and save the "Duppa Homestead;" 2 & 3) The owners of Arcadia Farms bought and renovated a derelict house from the city; 4) Federal Pizza is an example of rehabilitation. Image courtesy of Modern Phoenix LLC.**

but may, provided it is done in a way that respects the original building fabric. The goal is to create a more livable and functional environment for the way we live today while paying close attention to the historic elements of the building. Examples of this can be seen all over our historic districts.

**REMODELING** involves changing and/or updating a house or building in a way that is purely to the owner's taste, regardless of the existing architectural style. For example, a person may buy an old ranch-style house and remodel it to resemble a pueblo revival. I had a friend who did just this — her house was not in a his-

toric district, and she absolutely hated the plain look of it, so she changed it by adding fake vigas and stuccoed the exterior to look like adobe. As good stewards of historic homes, remodeling such as defined here is not encouraged, nor does the City of Phoenix allow it.

**REHABILITATION** is the process of creating a modern, usable space while still preserving significant character-defining features. An example is adaptive reuse — when an older building that may no longer be viable for its original use is rehabilitated for a different purpose. Examples of this include a church or old commercial building that is turned into a restaurant,

like Taco Guild, or the restaurants on Central Ave. — Postino's, Joyride, Federal Pizza, and Windsor — that are housed in old commercial buildings. Or when an old school or factory is turned into condos or artist studios.

Granted, the differences in these definitions may seem very subtle, and some certainly can overlap, but I hope this article helps to clarify these terms a bit. ■

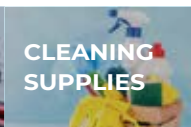
*Tricia is a City of Phoenix Historic Preservation Commissioner. Visit [phoenix.gov/pdd/historic-preservation](http://phoenix.gov/pdd/historic-preservation) for information regarding historic guidelines and approvals. Reach Tricia at [amatotricia@gmail.com](mailto:amatotricia@gmail.com).*



**Ace** is here for all your **Home Improvement** Needs.



**ASSEMBLY**



**CLEANING  
SUPPLIES**



**COLOR  
PAINT  
MATCHING**



**GLASS  
CUTTING**



**KNIFE  
SHARPENING**



**Come in today!**  
From tools to expert advice,  
we've got you covered!

1409 N. 19th Ave Phoenix 85009  
602-252-6157

MON - FRI | 7:00 AM - 7:00 PM  
SAT | 8:00 AM - 7:00 PM

**f** FOLLOW US ONLINE FOR  
STORE NEWS & UPDATES  
**@sixpointshardware**



**>>> HOME TOUR SPONSOR ADVERTISEMENTS <<<**



**FULL SERVICE EVENT PRODUCTION**  
AUDIO · VIDEO · LIGHTING · STAGING · SPECIAL EFFECTS · HYBRID EVENTS

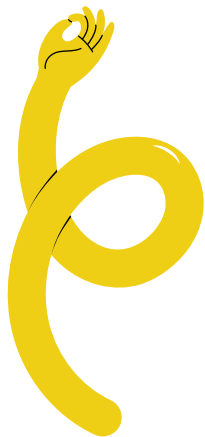
**CORPORATE CONFERENCES  
GALAS, FUNDRAISERS & SOCIAL EVENTS  
IMMERSIVE & EXPERIENTIAL**

LED VIDEO WALLS · PROJECTION MAPPING · COLD SPARKS · THEMED LIGHTING



**LatestCrazeProductions.com**

# CALENDAR



FEB. 5th, 9th,  
19th & 26th  
from 9 am to  
10 am

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

**LOCATION:** Tapestry  
on Central, 17 West  
Vernon Avenue.

**NOTE:** On east  
end of pool in center  
courtyard; enter from  
east side glass doors.  
Donation-based.

THURSDAY,  
FEB. 13th

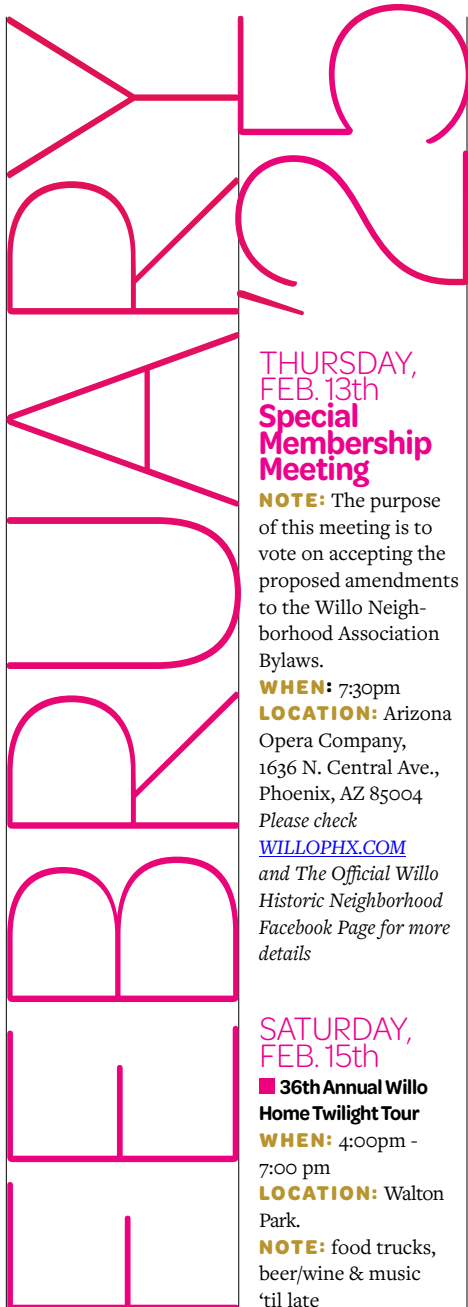
■ **Willo Neighborhood  
Association Board  
Meeting**

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

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

[WILLOPHX.COM](http://WILLOPHX.COM)

and *The Official Willo  
Historic Neighborhood  
Facebook Page* for more  
details



THURSDAY,  
FEB. 13th  
**Special  
Membership  
Meeting**

**NOTE:** The purpose  
of this meeting is to  
vote on accepting the  
proposed amendments  
to the Willo Neigh-  
borhood Association  
Bylaws.

**WHEN:** 7:30pm

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

Please check

[WILLOPHX.COM](http://WILLOPHX.COM)

and *The Official Willo  
Historic Neighborhood  
Facebook Page* for more  
details

SATURDAY,  
FEB. 15th

■ **36th Annual Willo  
Home Twilight Tour**

**WHEN:** 4:00pm -  
7:00 pm

**LOCATION:** Walton  
Park.

**NOTE:** food trucks,  
beer/wine & music  
'til late

SUNDAY,  
FEB. 16th

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

**WHEN:** 10 am - 5 pm

**LOCATION:** Walton  
Park

THURSDAY,  
FEB. 27th

■ **The A3F Almost  
Famous Film Festival  
Screening (see page 26)**

LOOKING  
AHEAD TO  
MARCH

THURSDAY,  
MAR. 13th

■ **Willo Neighborhood  
Association Board  
Meeting**

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

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

FRIDAY,  
MAR. 14th

■ **Willo Neighbor's  
Night**

**LOCATION:** TBD

**NOTE:** All ages  
Welcome

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



*Love your*  
**HOME AGAIN**

Renovate your home while keeping all the things you love about living in an historic neighborhood.

As historic renovation experts, we blend industry expertise with a customer-focused approach to creating a space that reflects your home's history, style, and needs.

**(602) 478-5102 | [WWW.HOMEWORKREMODELS.COM](http://WWW.HOMEWORKREMODELS.COM)**  
**HISTORIC HOME RENOVATION SPECIALISTS**



**BENJAMIN TAYLOR**

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

PHONE: (602) 403-0212  
TAYLORGOMEZLAW.COM

**RESULTS NOT RESOLUTIONS** THE FITNESS HUB  
ACHIEVE YOUR GOALS FASTER WITH SMALL GROUP TRAINING



**JOIN AN EXISTING GROUP OR CREATE YOUR OWN!**

**IS SMALL GROUP TRAINING RIGHT FOR YOU?**

- Experienced instructors
- Groups of six or fewer participants
- Suitable for all fitness levels
- Options available in general fitness, weightlifting, yoga, 40+ programs

**THE BENEFITS**

1. Cost Effective: More affordable than one-on-one training.
2. Personalized: Individual attention and focus.
3. Progressive: Challenge you to reach new milestones.
4. Community Support: Train alongside like-minded individuals and benefit from support network.
5. Proven Success: Research shows small group training helps participants achieve goals faster, and sustain long-term progress.

**WORK WITH OUR SMALL GROUP & PERSONAL FITNESS TRAINERS**



**Kim**  
Functional Aging Group  
Exercise Specialist



**Christine**  
Personal Trainer  
Senior Fitness Specialist

**BASE MEMBERSHIP JUST \$45 PER MONTH**  
\*SMALL GROUP TRAINING STARTS AS LOW AS \$79 PER MONTH

Central Arts Plaza BMO Tower  
Concourse Level

Join on existing group or create your own!

info@fitphx.com 602-254-5337 thefitnesshubcab.com

**Residential Painting**

- Interior/Exterior
- Prompt Estimates
- Extensive Preparation
- Thorough Cleanup
- Historic Homes
- References Available



Call Ed: 623-313-6925

Licensed and Bonded  
ROC #289384



Real Estate

**ACTIVE!**

**PENDING!**

**Active Pending, & Sold Listings**

**SOLD!**

ADDRESS	STATUS	PRICE
533 W Coronado	<b>ACTIVE</b>	\$749,900
30 W Cambridge	<b>ACTIVE</b>	\$758,000
533 W Lewis	<b>ACTIVE</b>	\$799,999
546 W Lewis	<b>ACTIVE</b>	\$829,900
542 W Vernon	<b>ACTIVE</b>	\$834,850
530 W Vernon	<b>ACTIVE</b>	\$839,900
56 W Windsor	<b>ACTIVE</b>	\$1,200,000
73 W Lewis	<b>ACTIVE</b>	\$1,275,000
517 W Granada	<b>PENDING</b>	\$1,400,000
125 W Palm	<b>SOLD</b>	\$700,000
517 W Holly	<b>SOLD</b>	\$900,000

Real estate information provided by **Bradley B. Brauer**, Broker's Hub Realty. All figures as of 01/15/2025. 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.

# Lights, Camera, Action!

BY JAE STAATS (CORONADO)

**GET READY FOR AN ADREN-**aline-pumping, creativity-fueled adventure as the Almost Famous Film Festival (A3F) launches its exhilarating 72 Hour Short Film Challenge on February 14th. Whether you're a seasoned filmmaker or an enthusiastic novice, this is your chance to showcase your cinematic prowess.

From humble beginnings at the iconic Ice House in downtown Phoenix to captivating audiences at AMC Arizona Center 24 Theatres, the A3F has grown by leaps and bounds, attracting hundreds of passionate participants from across the valley and beyond.

As a 501(c)3 non-profit organization, the A3F is dedicated to nurturing talent and providing educational opportunities, offering tuition scholarships and workshops to help filmmakers hone their craft. Over the past two decades, 1500+ short films have been born through the A3F's film challenges, serving as stepping stones for college degrees in media and film and even successful careers in the glittering world of Hollywood.

So, if you've ever dreamed of



stepping behind the camera, yelling "Action!" and bringing your vision to life, now is your moment to shine. And if you prefer to sit back and be dazzled by the incredible talent on display, mark your calendar for the Top 20 Public Screening on February 27th.

Visit [www.THEA3F.net](http://www.THEA3F.net) for all

the details and get ready to be swept up in the magic of cinema. Who knows? You might just find yourself on the path to becoming Almost Famous! ■

*Jae Staats is the Founder/Director of the A3F and a Willo resident since 1985.*

# 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 | 2,343 sq 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

---

**602.377.1571**

[vanderhoffhomes@gmail.com](mailto:vanderhoffhomes@gmail.com)

[CentralPhoenixHomes.com](http://CentralPhoenixHomes.com)

**COMPASS**

