



APRIL 25



TOP 1%

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



HOMESMART

YOUR WILLO NEIGHBOR AND REALTOR®

MOST WILLO HOMES SOLD

2020 2021
2022 2023
2024 2025



59 W CYPRESS ST

PHOENIX, AZ 85003

4 BED | 4 BATH | 2,916 SQ FT

\$1,750,000



JAMES JUDGE

REALTOR® & DESIGNER



480-389-6441



welcometowillo.com



mrjamesjudge@gmail.com



@thehousejudge



MEMBER



REALTOR



Welcome to Our New Board of Directors!

WELCOME TO OUR NEW

Board of Directors! Election results were provided at our Annual Membership Meeting, March 13th. Congrats to all, this was the largest group of candidates, 11 total running for 9 open spaces. For the first time we had a tie for one of the spots and had to follow our bylaws to determine the winner. Always something new.

The key topic for our March meeting was HB2721, something we've been discussing at board meetings and on this page since March of 2024. This bill was passed at the end of the 2024 Legislative session and signed into law by the Governor. It will take effect 1/1/26. The bill takes zoning capabilities away from municipalities, with over 75,000 residents, and demands that any property within a one mile radius of the Central Business District (CBD) must be allowed to add up to 2 story accessory dwelling units (ADU), divide the property into duplex', triplex' or scrap the property and build four two story units. We are in the heart of that one-mile radius. So, your home that has always been a single family home could be surrounded by multiple storied and multiple family homes on what used to be a single family home. This would

eliminate the Willo Conservation Plan, designed to protect this neighborhood and its historic character/value. We could lose our historic status entirely. No extra parking would be required. Willo would be gone. We have enlisted our representatives at the State to assist and amend to make historic neighborhoods exempt. That was written into a bill that the committee chair refused to bring to the floor. I do want to thank our new representative, Aaron Marquez, for jumping in to support us in his first week in the House. We have met with our Senator and both Representatives on multiple occasions since July of last year. We have created a committee chaired by our Vice President, Aaron Montaña Searles and former board member Opal Wagner and have begun collecting signatures to save this neighborhood at Willo's home tour, Coronado's home tour and Encanto Palmcroft's as well. This will benefit all of us and other neighborhoods as well. Please visit our website at www.willophx.com on the home page to sign our petition. You do not need to donate, that won't come to Willo.

I'm looking forward to serving this neighborhood for another two years. I hope to see more involvement from our neighbors. Until next time, see you 'round the 'hood. ■

ON THE COVER



GARDENScape

PHOTO BY
SANDRA LEFCOVICH
(CORONADO)



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 Contacts



WILLO BOARD OF DIRECTORS

BRAD BRAUER (PRESIDENT)
W. AARON MONTAÑO SEARLES
(VICE PRESIDENT)
VACANT (SECRETARY)
SCOTT FERREIRA (TREASURER)
BOB CANNON
JENNIFER CANNON
DAN CHILDERS
ERIC GILMORE
SANDRA LEFCOVICH
CHRIS NORTON
REID MERTENS
BOBBI RYALS
JEREMY SCHACHTER

brad@b3re.com
wsearles@gmail.com

WilloPhxTreasurer@pm.me
rlcannon7@gmail.com
jencannon128@gmail.com
dan.childers@asu.edu
eric.b.gilmore@gmail.com
lefcovichmoreno@gmail.com
vividviews@gmail.com
Reid.Mertens@gmail.com
willoblockwatch@gmail.com
jeremys@fairwaymc.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.

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
JEREMY SCHACHTER jeremys@fairwaymc.com
W. AARON MONTAÑO SEARLES wsearles@gmail.com

HISTORIC REGISTRATION AND RENEWAL

GENE NANCE genenance1@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

LEGISLATIVE UPDATE COMMITTEE

W. AARON MONTAÑO SEARLES, CHAIR wsearles@gmail.com
OPAL WAGNER opal.wagner@gmail.com
ERIC GILMORE eric.b.gilmore@gmail.com
TOM DOESCHER tfdoescher@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@hotmail.com

ZONING COMMITTEE

ERIC GILMORE, CHAIR 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, 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: wilлотexts@gmail.com (for Willo residents only)

PHOENIX POLICE

CAO BEN HARRIS

benjamin.harris@phoenix.gov

602-684-3079

CRIMESTOP

602-262-6151



**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**





Welcome to April!

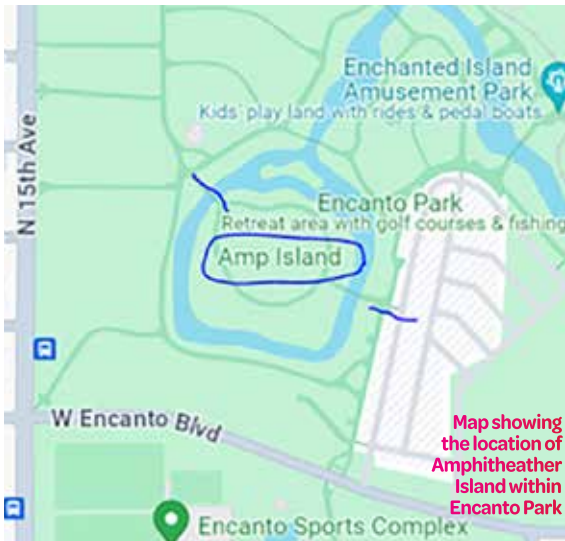
SANDRA IS HAVING A GREAT TIME traveling in South America. ♦ Please read President Brad Brauer's column (on page 3) and visit Willophx.com to sign the petition to protect the Willo Historic District and its distinctive character as outlined in the Willo Conservation Plan, safeguarding it from potential developers. ■

IMPORTANT REMINDER:
It is our responsibility to preserve the unique character and history of our neighborhood.

Willo Kids Club

Our Spring Celebration

BY VALERIE LANE (LEWIS)



WE WILL BE HAVING OUR SPRING

Celebration on April 12th, 3:00 pm to 5:00 pm at Encanto Park at Amphitheater Island. This will be an event combined with our downtown neighbors with the FQ Story Mom's Group. Please be sure to check your Evite and RSVP. We will have an egg hunt, games, bounce houses and a special visit from the Easter Bunny. Please be sure to bring 10 pre-filled eggs for each child (by 3:15) for the egg hunt to be a success. It will most likely be hot that day and we ask that no chocolate is filled in the eggs (for sanitary reasons). Don't forget Easter Baskets and water bottles! Thank you, Marie Hullander and Clare Cahill, for helping with the planning meeting. If you would like to help out with the event, please email me at valerielane@hotmail.com. ■



Dear Willo Residents,

For 78 years, Six Points Hardware has been more than just a store. We're your neighbors, your go-to fix-it friends, and your trusted local hardware shop. Whether you're starting a home project or just need expert advice, we're here to help.

— the **BEST BRANDS** in one place —



and many more!

Upgrade your home with our cabinet showroom!



Transform your space! Visit our Cabinet Showroom or explore sixpointscabinets.com today!

ACE
The helpful place.

Services:

- Assembly
- Automotive Key Programming
- Cabinet Showroom
- Paint Matching
- Delivery
- Glass Cutting
- Key Copy
- Knife Sharpening

Six Points
HARDWARE

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

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

Serving the Great State of Arizona for OVER 42 YEARS!

Keeping you cool in the Summer and warm in the Winter

GONZALES
HEATING & COOLING

1547 West Grand Avenue • Phoenix, AZ 85007

(602) 253-2977

- Licensed
- Bonded
- Insured

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

Block Watch Captain's meeting on Saturday, April 5th, 10 a.m., 90 W. Holly St.

BY BOBBI RYALS (LEWIS)

ALL BLOCK WATCH CAPTAINS

are encouraged to attend the meeting -- we will have Officer Tim Cobb coming to speak to us and we will discuss some new plans with Block Watch that will start in June 2025. There will be bagels and coffee provided. Please RSVP to willoblockwatch@gmail.com.

There were no crimes reported to Willo Block Watch in the last month. This is very good news!

For those who were unable to attend the community meeting with Councilwoman Laura Pastor regarding homeless encampments, here is some interesting information:

The city has various shelters,

outdoor spaces and services for unhoused people. There is a safe, outdoor facility at 15th Avenue & Jackson Street, and a new Phoenix Navigation Center at 71st Avenue & Van Buren Street,

Currently there are 1,402 shelter beds and from July 2022-December 2024, the city has invested \$172,873,375 in homelessness.

The Office of Homeless Solutions (phoenix.gov/solutions) is responsible for:

- ◆ Shelter Creation – City Owned
- ◆ Safe Outdoor Space
- ◆ Encampment Resolution
- Maintenance – Key Campus and Sunnyslope
- ◆ Community Court

- ◆ Heat Response
- ◆ Property Storage
- ◆ Permanent Affordable Housing

The meeting reinforced that the public should not approach homeless encampments but instead, contact PHX C.A.R.E.S 602-262-6251 (M-Sat 8-5 pm) or after hours, go to: phoenix.gov/myphx311.

Contact Crime Stop (non-emergency) 602-262-6515 if you see a crime in progress.

If you have any questions or are not receiving block watch information and want to, please contact [WilloBlockWatch @ gmail.com](mailto:WilloBlockWatch@gmail.com) and I will put you in touch with your Block Watch captain.

Let's keep Willo safe! ■

Cuernavaca

VACATION & STUDY SPANISH IN CUERNAVACA. NOW CELEBRATING 40 YEARS!



GENERATIONS OF ARIZONA STUDENTS AND COMMUNITY MEMBERS, including lawyers, educators, doctors, and businesspeople, have studied in this now famous Spanish Immersion Program at la Universidad Internacional in Cuernavaca, Mexico. Families with children are also welcome to study. Students are not only taught by Mexican professors but also live with Mexican families in a SAFE ENVIRONMENT. ◆ The 2025 Study Program is June 20th – July 5th Alternative dates can be arranged. For more information, contact Dr. Virginia Foster at vrfvrf@gmail.com or call 602.549.4327. ■



Kelly Shaw Norton
Licensed Insurance Agent
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)

RESTORATIVE FITNESS
MOVE BETTER FEEL BETTER (LIVE BETTER)



**ASSISTED
STRETCH**

Reduce Joint Stiffness | Central and Lewis Ave



RESTORATIVEFITNESSAZ.COM

Jen's Pet Sitting
* Jen Henry *
602-317-PETS
NOW ACCEPTING NEW
CAT CLIENTS!



pets@jenhenry.com
www.jenhenry.com

**Advertise in
INSIDE WILLO!**
Competitive Rates for
Multiple Issue

Contact Megan Today to Get
in the Next Issue!
INSIDEWILLOADVERTISING@GMAIL.COM

Stinknet

Information compiled from University of Arizona Cooperative Extension, Arizona Native Plant Society, Saguaro National Park and the city of Phoenix.

BY EDITORIAL STAFF

STINKNET (ONCOSIPHON PILLULIFERUM),

aka Globe chamomile, is an invasive weed from South Africa that is spreading throughout central and southern Arizona. Its bright yellow flowers may look pretty, but this plant has devastating effects on the desert

ecosystem, with the power to outcompete native spring wildflowers. It also appears in neighborhoods, including Willo in recent years. Stinknet especially thrives following wet winters like we've experienced this year.

Declared an Arizona state Noxious Weed in 2020, stinknet's name reflects the pungent odor released from crushed foliage. It has also been linked to contact dermatitis and respiratory distress, so wear gloves (and perhaps a mask) when you remove plants around your property or neighborhood. When it dries out in the summer, it becomes highly flammable brush topped by seed heads (dried flowers). When the seed heads break up, tiny seeds spread on wind, animals, people and vehicles. The dried plant becomes a fire risk with caustic smoke that presents a public



health hazard.

Stinknet plants can easily be spotted in spring, as the flowers resemble little yellow lollipops. In Arizona, it germinates from November–April and flowers from February–June. If it grows on your property, take action to remove and dispose of the plants before the seeds ripen and have a chance to spread.

What to Do

- ◆ Eliminate stinknet asap after it emerges; do not let it flower.
- ◆ Pull the plant by hand or with a shovel, making sure to remove the roots from the ground. Since it can cause allergic reactions and rash, wear gloves, long sleeves and long pants.
- ◆ Use herbicides to kill the plant if it has not yet flowered. A variety of herbicides, including glyphosate and pre-emergents, are

effective.

- ◆ Have an annual management plan to find and remove young plants before they grow seeds.

- ◆ Remove and bag dried/dead stinknet carefully – it will shed thousands of seeds, which can live in soil up to five years. Bag the weeds carefully, clean

shoes, clothing, and equipment to prevent spread of seeds.

- ◆ Do not use a mower or string trimmer; plants may grow back and will leave seeds to germinate the following year.

- ◆ Brush off clothing and shoes after hiking in stinknet areas.

- ◆ Do not allow pets to run through stinknet. Clean them off if they do.

- ◆ Report stinknet plant locations to <https://www.inaturalist.org> and www.stinknet.org

For more info:

- ◆ **CITY OF PHOENIX'**

- <http://tinyurl.com/phxstinknet>

- ◆ **ARIZONA NATIVE PLANT SOCIETY'**

- <http://tinyurl.com/aznps1>

- ◆ **UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION'**

- <http://tinyurl.com/UofAone>

- <http://tinyurl.com/UofAtwo> ■



Living (in) History
A Regular Column about Historic Preservation

Windows are the Eyes to a Home's Soul

BY TRICIA AMATO (LEWIS)

I HAVE BEEN WRITING THESE columns for three years (!) now and I have never written about windows. Frankly, I have avoided the topic because it can be one of the most contentious issues regarding old house upkeep and renovation. However, there have been a few posts on the Willo FB page regarding replacement windows, so I thought it was time to address this.

First of all, windows probably say more about a house than any other single feature.

Whether a window is single - or double-hung, wood or steel, or how many lites (the individual panes of glass) it has is one of the “character defining features” of a historic home. Another important quality of old windows is the glass. If your house was built before the Second World War, you may notice that the glass is wavy and distorts the light coming through. This is the result of how window glass was made in the 19th and early part of the 20th centuries and is one of the peri-

od delineating aspects of historic windows.

It is becoming more common for homeowners to move into historic homes and determine that they must replace the “old, drafty, single-pane windows” in order to achieve energy efficiency. However, according to APS, “While window replacements could save \$200 to \$300 per year in heating and cooling costs, doing so is not typically effective since it takes over 10 years to pay back, in energy savings, the cost

BRICK OVEN + WINE + DRAFTS + COCKTAILS



in-kind advertising / design by tamato

oven+vine

14 W VERNON • 602-687-7632 • OVENANDVINE.COM



This homeowner replaced their wood windows with new ones that are the same size, material, and have the same number and configuration of panes in the upper and lower sashes.

of installing new windows.” The best way to learn where you may be losing energy in your home is through an energy audit, provided through APS for a low fee. Your home may have other issues including a lack of insulation, leaky ductwork, lack of weather stripping around doors, etc. that, when addressed, may realize energy savings without replacing your windows.

Other ways to improve your historic windows’ energy efficiency include installing high-quality window film, replacing glass with thicker panes, or with hard-coat, low-E glass. In some cases, it may be possible to replace single-pane glass with dual-pane glass. Alternately, plexiglass sheets with magnetic edges can be installed on steel windows to decrease thermal gain. Thermal window coverings or plantation shutters can also help keep heat out.

The City of Phoenix HP Office guidelines can help you determine the best course of action when you have insufficient windows. Preservation guidelines specify that the windows that are visible from the street (usually

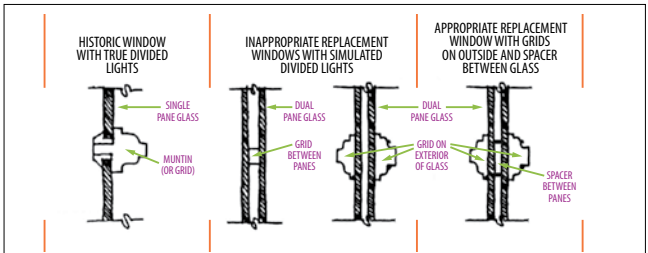
all front windows and the front-most side windows) should not be replaced but can be restored. Windows at the back of the home can be replaced. When replacing windows, HP recommends using like materials — replace wood windows with wood, steel windows with steel — and to keep the same window sizes and configurations. For example, if you have wood windows with a specific pattern in the lower and

upper sash, it is important that the new windows match this configuration.

Until recently, there were no true replacement options for the steel casement windows that are so common in homes from the 30s, 40s and 50s. However, companies such as Pinkys Iron Doors and Steel Windows, Black Badge Steel Windows and Doors and Lion Iron Doors are now offering custom dual-pane steel casement windows with the same thin frame that make historic steel windows so recognizable.

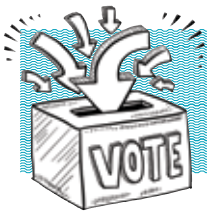
So — embrace your original “drafty” windows! They truly are something to be proud of. ■

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.



PER THE HPO WEBSITE:

“Avoid removing windows with true divided lights and replacing them with windows with simulated divided lights. If simulated divided lights must be used, windows should have interior and exterior grids and spacer bars between the glass to best simulate the appearance of a true divided light windows.”



WNA 2025 Elections

Election Res

BY NIKKI ARMSTRONG (GRANADA)

WILLO NEIGHBORHOOD ASSOCIATION MEMBERS

voted last month in the election for the Board of Directors. Some new names and faces join the board for the upcoming two-year term, along with some names and faces you are sure to recognize. Brad Brauer, Aaron Montaña Searles, and Scott Ferreira return as President, Vice President, and Treasurer, respectively. Dan Childers, Eric Gilmore, Sandra Lefcovich, and Jeremy Schachter return as members at large. Dr. Robert Cannon re-joins the board as a member at large. First-time members at large are Jennifer Cannon, Reid Mertens, Chris Norton, and Bobbi Ryals. Welcome back to returning members, and best of luck to the new members, many of whom have held leadership roles on committees with the Association prior to joining the board.

Thank you also to outgoing members at large Wylie Carhartt, Jonathan Roberts, Lara Sands, and Patrice Wappel. They are joined by me, the outgoing Secretary. Because there were no candidates for the Secretary's position in the election, President Brauer will appoint someone to that position at a future board meeting.

All residents of the Willo historic neighborhood are invited to attend monthly board meetings. These are held on the second Thursday of every month, except July and August, starting at 6:30 p.m. at the Arizona Opera Company, 1636 N. Central Ave. Neighbors can find more information at willophx.com. ■

ults 2025



Meet our New Board ...



PRESIDENT
Bradley Brauer
(Monte Vista)



VICE PRESIDENT
W. Aaron Montaña Searles
(Edgemont)



TREASURER
Scott Ferreira
(Edgemont)



BOARD MEMBERS
Jennifer Cannon
(Coronado)



BOARD MEMBERS
Robert Cannon
(Cypress)



BOARD MEMBERS
Dan Childers
(Cypress)



BOARD MEMBERS
Eric Gilmore
(Coronado)



BOARD MEMBERS
Sandra Lefcovich
(Coronado)



BOARD MEMBERS
Reid Mertens
(Palm)



BOARD MEMBERS
Chris Norton
(Lewis)



BOARD MEMBERS
Bobbi Ryals
(Lewis)



BOARD MEMBERS
Jeremy Schachter
(Palm)



2025 HOMETOUR FINDINGS & LEARNINGS

FROM OUR CO-CHAIRS, COURTNEY + CRAWFORD

LET'S SOLUTION TOGETHER!

WE ALWAYS VALUE YOUR OPINIONS and the strong sense of community we have in Willo. We are committed to working together to increase resident involvement in future tours. Your feedback is important, and we encourage anyone who has an opinion to become involved to help shape this tremendous undertaking and incredibly important, special, and fun Willo event!

Below are the themes and insights from the feedback survey. Let's continue to come together as a community and grow together. ■

THEMES & INSIGHTS

WHAT PEOPLE LOVED!

- ◆ Twilight Tour
- ◆ Beer and wine able to be carried throughout the whole street fair
- ◆ The brochure map
- ◆ Live music, especially the upbeat musicians
- ◆ The merchandise with the logo designed by Tricia Amato
- ◆ The different vendors, especially local artists ■

WE ARE LISTENING! WE HEAR YOU! LET'S ALL COME TOGETHER!

we need assistance with so many different aspects! From emptying trash cans to checking IDs, selling tickets, helping vendors get situated, marking off booth locations, and so much more, there's a place for every person interested in volunteering!

Do you love Willo? Being a docent would be the perfect fit – you get to share what you love about our neighborhood and why it's so special! Please consider being more involved!

8 Better marketing. Separately, Instagram shouldn't be the only place where neighbors can hear about the home tour.

Instagram isn't the only place where you can learn about the Home Tour! We share information on our neighborhood Facebook page and in six 'Inside Willo' newsletters.

As far as marketing, this year we were featured as a FOX 10 Cool House; we had billboards up around town; were in the New Times print and digital versions; our event was shared on other historical neighborhood Instagram accounts and in their community newsletter; we were featured in the Downtown Phoenix Newsletter. Additionally, we had flyers up around local businesses. Unfortunately, there was a huge delay in receiving our flyers which was beyond our control.

9 Previous leaders of Home Tour should be invited to join and assist as they have helpful connections and valuable insight.

As you know, the Home Tour is an entirely volunteer-led project. If someone previously involved
(Continued on page 19)

1 No national brands at the street fair.

We'd love that! If you have a favorite artist or maker, please share about our event! If you attend other street festivals and come across someone you love, share our event!

2 Long Lines at Homes.

The more houses we have, the shorter the lines. If you're curious about what it's like to have your house on tour, please reach out, and we'll put you in touch with previous home tour participants. If your neighbors' houses are unique, encourage them to open their homes! This fundraiser ONLY works with neighbors' support.

3 Places for people to sit, especially along the route and at trolley stops.

Great idea! We'll look into some type of seating rental. Do you know of an option? Send us an email!

4 Food trucks on Saturday evening.

We love this idea! The Twilight Tour is such a unique experience because tickets are limited and sold exclusively

to residents. Connecting with neighbors and celebrating our vibrant community is a fun evening, add in food trucks, drinks and live music and you're guaranteed to have a fun time!

5 More transportation options besides the trolley, especially for those with mobility challenges.

This is an interesting thought. We'll connect with the neighborhoods that have tried this and get their feedback.

6 Better signage: due to conflicting information about when the home tour and the street fair ended.

Agreed! We hope to revamp some of it for next year and will work to do a better job conveying hours to homeowners and volunteers.

7 Too few volunteers. Volunteers dropping out at the last minute was inconsiderate to everyone.

We agree! Many hands make light work. If you're worried it will occupy too much of your time, please know that every volunteer has a minimum two-hour shift, and



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 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.



(Continued from page 17)

would like to help again, please join us at one of the monthly connects. We simply aren't able to reach out to everyone individually. Please know that anyone who would like to volunteer is welcome, and we'll find a place where your skills, interests, and time can be used!

10 I want to see more historic homes on tour and fewer gut rehab jobs.

As times change, so too do the needs and wants of families. Our goal is to not only feature houses that have been historically preserved but also houses that might surprise you! Just because an updated house doesn't appeal to you personally doesn't make it any less of an important house on the tour. In addition to showing off beautiful architecture we love to feature beautiful yards and gardens. Further, we believe it's important to share how families and young couples are moving into Central Phoenix to enjoy the downtown amenities. It helps to emphasize the way our community is growing and evolving.

We hope that by featuring a variety of home styles; delightful gardens; owners who are young and old; homes where families, singles and couples live, that people from all over the country might realize the suburbs aren't the only option. They'll see that living in a community with a mixture of ages has SO MUCH to offer everyone!

11 Since when did the Willo tour move from being a showcase of enthusiastic owners' homes to a pay-to-enter multi-house open house of properties for sale?

We understand that some of you were disappointed to see houses for sale featured alongside homes owned and occupied by Willo residents, and we share your passion for celebrating our community. However, we must express our disappointment with the negative feedback regarding this.

The inclusion of homes for sale was not meant to detract from our neighborhood's charm but was a necessary step given that three homeowners backed out one month before the tour. Procurement was

very difficult this year, and when we asked for participation, it became common to hear, "I featured my home on the tour in 20..."

Additionally, there is a very strong "I served my time, or "I already did my part" sentiment from neighbors who have lived in Willo for some time. With fewer residents willing to showcase their homes, we want to ensure the tour remains engaging and worthwhile for all attendees. We hoped to maintain the spirit of the event, elevate the Twilight Tour and Street Fair portion of the event, and offer something unique, even under challenging circumstances.

In the final weeks, we dropped off letters to specific houses we'd like to see featured, made many phone calls to homeowners who said, "next year," and asked several realtors to include their listings. Only one person offered to help. Truthfully, without the inclusion of these houses, the Home Tour likely wouldn't be able to continue. If you don't like seeing houses like this, PLEASE consider having your home on tour and encourage your friends and neighbors to do the same! ■

MISCONCEPTIONS – HOMETOUR EDITION

THERE ARE SEVERAL misconceptions about putting your home on the Willo Home Tour—here are a few of the most common:

1 You Have to Own a "Perfect" Home – People often think their home isn't "historic enough" or needs to be impeccably renovated. In reality, the tour

showcases a variety of homes, from fully restored gems to those with modern touches.

2 It's Too Much Work – While some prep is involved, you won't be alone! The tour committee helps guide homeowners through the process, and involve your family and friends- it's a great excuse to invite over your

loved ones

3 You Have to Let Strangers Roam Freely – Homeowners worry about privacy, but each home has volunteers to monitor traffic, and off-limits areas are respected.

4 Your Home Has to Be Museum-Like – Many believe their home needs to be staged or filled

(Continued on page 23)

THE WILLO HOME TOUR WORD SEARCH ACTIVITY

Engage with a fun Home Tour word search. When you are finished, take a picture and share it on our Willo Facebook Page.

G X I F L C R A N A Z P N E H M G W U Q Z Y T M P
 B X P E R F O R M E R S S C B M L H C L K Y O W E
 R C D F C E E F T C M M N I Y I T N P E W D A N V
 G Y E V E N D O R S A W O I H P X V M U S I C K I
 J C X J Z R X O C G V E R N O N R D V B Y J I W R
 O M L X S U H B A S H V W R A C Z E W Y T I P T G
 Z X E P E N C A N T O U A V Z T N V S R G X T T I
 M T M N Y S A L P N Q E O Z T C D Q T S A T X A N
 P R O V I N C I A L P E R I O D R E V I V A L L A
 H W W H T R Z J X C S P A N I S H R E V I V A L P
 X T N U L F R M H E W M F O O D T R U C K S X H A
 Z Q C H I S T O R I C I J L N H W L T N E U L S F
 I A C S H T B H O X L B L M H K O R G U D G H U J
 A T J W I L U W H E G C C L N B H F I B W F A W Y
 E Q Q A J X G D C N N H H A O J Z H Z D I P H X F
 B N Q L O H I T O W H T B M M Y T A G F L R L H J
 U P E T J M H G K R R M U N K B U A D J S E C K V
 Y X D O A A L W A G R B H E Q C R W V B H C T P K
 U P U N U I O P D J U E U W J S A I M Q I O C K T
 E J W P Y N C F R U N V V B D P L A D W R R X J J
 I D D A A S A L A S I F V I Y A T E W G E D I L K
 A I O R B T L H V R U G O E V B X U W T E S E B R
 J Q V K L A E P G U M G W S R A H V A I W S W V O
 I D Y U F G K G X L L C I G N L L Q G L S E K M H
 X Y W V A E Y E U S P O N S O R S N W J T R V L F

Provincial Period Revival
 Tudor Revival
 Performers
 Main Stage
 Virginia
 Vendors
 Music

Walton Park
 Cambridge
 Historic
 Cypress
 Vernon
 Lewis
 Spanish Revival

Food Trucks
 Wilshire
 Encanto
 Records
 Local
 Willo



March Raincheck & April Happy Hour

BY JON ROBERTS (GRANADA)

OUR COMMITTEE AND MARCH

hosts worked to prepare for Willo Happy Hour with great anticipation. However, we made the difficult decision to cancel due to the high likelihood of rain during the time we need to set up and during the event.

As the Social Committee, we express great appreciation to Diane and Tom Connors for their willingness to host us at their home. We are saddened they will have to wait for the joy of our wonderful neighborhood gathering around them with food, drink, and camaraderie.

Since we didn't gather as a whole, we encourage you to reach out to neighbors and get together for dinner, drinks, or games in your homes. We were delighted to hear that various groups do that.

In April, we return to the home of Dr. Bob Cannon and Don Vallejo for tapas. When I say "return" it's not just because they've hosted the last two



April Happy Hours, but because our Willo Social Committee originated by Don, Bob, and 500 Cypress Block neighbors starting regular happy hour events for us. We are so grateful for that and their continued support to Willo over the years!

Additionally, Bob has pushed the 3rd/5th Avenue development into completion this month. Come and celebrate this achievement with him and our neighbors.

Food provided, bring a drink to share. Unfenced pool and friendly dogs. Adults only, thank you.

See you there! ■

April Happy Hour

FRIDAY, APRIL 11TH

5:30 to 7:30pm

HOSTS: Bob Cannon

& Don Vallejo

LOCATION: 533 W.

Cypress

AGES: 21+

May Neighbor Night

FRIDAY, MAY 9TH

5:30 to 7:30pm

HOSTS: Crawford & Ashley

Breedlove

LOCATION: 70 W. Encanto

ALL AGES

Time is Precious



Your support is crucial in enabling older adults to continue to remain safely in their homes.

**For more information
call 602-264-2255**



**Make your 2024
Arizona Charitable
Tax Credit Donation to
Area Agency on Aging
by April 15, 2025
aaaphx.org/donate**

*Consult your tax advisor-The Area Agency on Aging is a 501 (c)(3) charitable organization qualifying for the Arizona Charitable Tax Credit under the Arizona Department of Revenue. Our Tax ID number is 74-2371957. Our Qualifying Charitable (QCO) number is 20044.

CALENDAR



SATURDAY, APRIL 5th

■ **Block Watch Captain Meeting**
WHEN: 10:00 am
LOCATION: 90 W. Holly St.
HOST: Bobbi Ryals

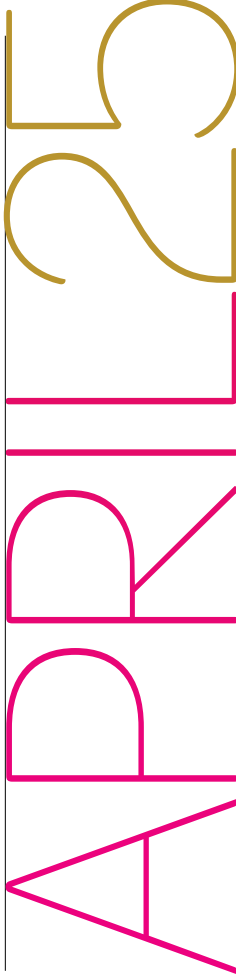
THURSDAY, APRIL 10th

■ **Willo Neighborhood Association Board Meeting**
WHEN: 6:30 pm - 8 pm
LOCATION: Arizona Opera - 1636 N Central Ave, Phoenix, AZ 85004.

Please check WILLOPHX.COM and The Official Willo Historic Neighborhood Facebook Page for more details

FRIDAY, APRIL 11th

■ **Willo Neighborhood Happy Hour – Ages 21+ please**
LOCATION: 533 W. Cypress.
HOSTS: Bob Cannon & Don Vallejo



SATURDAY, APRIL 12th

■ **Willo Spring Yard Sale**
WHEN: 7:00 am to 1:00 pm
LOCATION: Entire Neighborhood

■ Willo Kids Club Spring Event

WHEN: 3 pm
LOCATION: Encanto Park Amphitheater Island

LOOKING AHEAD TO MAY

FRIDAY, MAY 2nd

■ **Reception for "Refuse" by Carol Quijada**
WHEN: 6:00 pm - 9 pm
LOCATION: Olney Gallery at Trinity Cathedral, 100 W. Roosevelt St., Phoenix, AZ 85003.

THURSDAY, MAY 9th

■ **Willo Neighborhood Association Board Meeting**
WHEN: 6:30 pm - 8 pm
LOCATION: Arizona Opera - 1636 N Central Ave, Phoenix, AZ 85004.

FRIDAY, MAY 10th

■ **Willo Neighborhood Happy Hour – All Ages Welcome!**
WHEN: TBD
LOCATION: 70 W. Encanto
HOSTS: Crawford & Ashley Breedlove

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

(Continued from page 19)

with period-accurate furniture. The reality? The tour celebrates how people actually live in historic homes.

5 *It's Only for Homes on the Tour Route* – While some streets are more commonly featured, any home in Willo can be con-

sidered.

6 *Your Home Will Be at Risk for Damage* – Thousands of people have toured homes over the years with little to no issues. Visitors are respectful, and volunteers ensure everything runs smoothly.

Putting your home on the Willo Home Tour is a unique way to celebrate its character and share its story with the community!

Please reach out if you would like to be involved and have any questions — Willohometours@gmail.com ■



LOVE YOUR HOME AGAIN

20 YEARS REMODELING HISTORIC HOMES

(602) 478-5102

WWW.HOMEWORKREMODELS.COM

HISTORIC HOME RENOVATION SPECIALISTS

BENJAMIN TAYLOR

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

PHONE: (602) 403-0212
TAYLORGOMEZLAW.COM

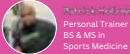


**ACHIEVE YOUR GOALS FASTER WITH SMALL GROUP TRAINING
IS SMALL GROUP TRAINING A GOOD FIT FOR YOU?**

- ✔ Experienced instructors
- ✔ Groups of six or fewer participants
- ✔ Suitable for all fitness levels
- ✔ Options available in general fitness, weightlifting, yoga, 40+ programs
- ✔ Affordable
- ✔ Tailored to you
- ✔ Progressive - Evolves with you
- ✔ Community Support
- ✔ Proven Results

Monthly membership required for personal & small group training

30 & 60-minute training sessions
PACKAGES STARTING AT \$176



Stephanie Gomez
Personal Trainer
BS & MS in
Sports Medicine



Sheri Sims
Personal Trainer
Senior Fitness
Specialist



Lisa
Functional Aging
Group Exercise
Specialist

PERSONAL TRAINING

WE HAVE A VARIETY OF PERSONAL TRAINERS GUARANTEED TO SERVE YOUR NEEDS!

	30 Minutes	60 Minutes
1 Session	\$45	\$65
8 Sessions	\$320	\$480
12 Sessions	\$400	\$696

March Special

Save \$70

30-minute personal training 8 session pack just \$250!



Bob Strauss
ISSA Fitness Trainer
35+ years experience



Fredo
BS Exercise Science,
MS Rehab Science



info@tfghe.com | 602-254-5339 | thefitnesshub.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	ACTIVE	\$650,000
541 W Edgemont	ACTIVE	\$699,000
545 W Windsor	ACTIVE	\$820,000
345 W Wilshire	ACTIVE	\$1,125,000
56 W Windsor	ACTIVE	\$1,149,000
73 W Lewis	ACTIVE	\$1,190,000
34 W Vernon	ACTIVE	\$1,250,000
102 W Almeria	ACTIVE	\$1,625,000
101 W Cypress	ACTIVE	\$1,750,000
305 W Lewis	PENDING	\$650,000
30 W Cambridge	PENDING	\$700,000
45 W Edgemont	PENDING	\$775,000
542 W Vernon	PENDING	\$824,850
320 W Cypress	PENDING	\$955,000
537 W Encanto	PENDING	\$1,175,000
118 W Palm	PENDING	\$1,249,000
130 W Palm	PENDING	\$1,675,000
59 W Cypress	PENDING	\$1,750,000

27 W Lewis	SOLD	\$400,000
<i>(Note: 27 W. Lewis not in Willo)</i>		
335 W Cambridge	SOLD	\$602,500
533 W Lewis	SOLD	\$775,000
324 W Wilshire	SOLD	\$825,000
108 W Almeria	SOLD	\$1,250,000
61 W Wilshire	SOLD	\$1,550,000

Real estate information provided by **Bradley B. Brauer**, Broker's Hub Realty. All figures as of 03/17/2025. 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.



Yard Sale

Willo Neighborhood Spring Yard Sale

BY PATRICE WAPPEL (WINDSOR)

MARK YOUR CALENDARS!
SATURDAY, APRIL 12th, 2025,
7:00 AM to 1:00 PM

WILLO HISTORIC NEIGHBORHOOD YARD SALE IS HERE!

Get ready for the annual Willo Historic Neighborhood Yard Sale – a treasure-hunter’s dream, and a spring-cleaners delight! It’s time to stop stashing away those hidden gems and let them shine on your front lawn. ♦ This even isn’t just about selling; it’s about the stories behind the treasures. Imagine the joy someone finds in an 80-year-old fireplace mantle you almost discarded, or the excitement of giving new life to a vintage bathroom sink. Don’t underestimate what you’ve got – after all, I once saw an old O’Keefe & Meritt stove salvaged from a dumpster sell for thousands after re-conditioning! ♦ With 30-40 yard sales happening simultaneously and hundreds of eager buyers, this is your chance to turn “old” into “gold.” So, clean out those attics and garages, and prepare to uncover your own finds while you’re at it. ♦ Spread the word, gather your treasures, and make plans to be part of the Willo Yard Sale on Saturday, April 12th! Who knows what unique items you’ll discover or pass on to a new home? ♦

PLEASE CHECK WILLOPHX.COM FOR
SCHEDULING UPDATES

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



Charming Craftsman Bungalow On Double Lot!



101 West Cypress Street
\$1,750,000



3,100' 3br/3.5ba main house
360' 1br/1ba casita + 2CG

Outdoor paradise with pool, gazebo, kitchen
and oversized 2-car garage! Call to see today.



Vicki Vanderhoff

SELLING WILLO FOR MORE THAN 20 YEARS!

602.377.1571

vanderhoffhomes@gmail.com
CentralPhoenixHomes.com

COMPASS

