



MAY 26



# TOP1%



## MOST WILLO HOMES SOLD 2020 2021 2022 2023 2024 2025

### WITH 115 WILLO SALES

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 (2)  
 505 W VERNON  
 52 W LEWIS  
 128 W ALMERIA (2)

314 W WINDSOR  
 108 W ALMERIA (2)  
 313 W VERNON (3)  
 501 W PALM LANE  
 301 W LEWIS  
 332 W EDMONT  
 521 W CAMBRIDGE  
 536 W WINDSOR (2)  
 532 W VIRGINIA  
 513 W CYPRESS  
 30 W EDMONT  
 526 W WINDSOR  
 116 W GRANADA

302 W ENCANTO  
 331 W VIRGINIA  
 501 W LEWIS  
 522 W WINDSOR  
 41 W EDMONT  
 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 (3)  
 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 EDMONT (3)  
 515 W EDMONT (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  
 537 W ENCANTO BLVD  
 108 W ALMERIA ROAD  
 59 W CYPRESS STREET  
 324 W WILSHIRE  
 305 W LEWIS  
 533 W LEWIS  
 45 W EDMONT  
 30 W CAMBRIDGE  
 525 W CYPRESS  
 338 W ENCANTO  
 56 W WINDSOR AVE  
 502 W WINDSOR AVE  
 536 W CAMBRIDGE  
 501 W PALM LANE  
 136 W CORONADO ROAD  
 510 W LEWIS  
 82 W WINDSOR (2)  
 538 W HOLLY  
 330 W ALMERIA  
 313 W HOLLY  
 313 W PALM  
 49 W LEWIS  
 530 W WILSHIRE  
 99 W HOLLY  
 332 W CAMBRIDGE  
 514 W MONTE VISTA  
 301 W PALM  
 505 W CORONADO



## JAMES JUDGE REALTOR® & DESIGNER



480-389-6441



mrjamesjudge@gmail.com



welcometowillo.com



@thehousejudge





# May We Take a Walk?

**AS WE HEAD INTO THE FINAL** stretch before summer, it's hard not to reflect on what an incredible season it's been in Willo. From a full calendar of neighborhood gatherings to the energy and connection we felt during the Home Tour, this community continues to show up in the best way.

We have just **one more issue ahead—our June edition—before *Inside Willo* takes a short summer pause.** We'll reconvene in September, refreshed and ready to kick off another exciting season together (and yes, the Road to Home Tour will be here before we know it!).

In the meantime, the neighborhood doesn't slow down. There's still plenty happening over the coming months, and the best place to stay in the loop is the events calendar at **Willo Historic Neighborhood's website ([willophx.com](http://willophx.com))**. From casual get-togethers to pop-up events and neighborhood traditions, it's your go-to for everything going on around Willo.

## Neighborhood Events to Save on Your Calendar

**MAY 8 — Neighborhood Happy Hour, 5:30–7:30 pm** — hosted by **Jim Smith and Ed Buckel** at 121 W Granada \*ADULTS ONLY

**MAY 19 — Willo Communications Meeting, 6pm–7pm | 525 W Cypress Street | \*Third Tuesday each month** | This month's focus: We will discuss the budget and explore ways we can reduce costs for *Inside Willo* while continuing to keep neighbors informed and engaged. If you're interested in how we share information, ideas for improvement, or simply want to be part of the conversation, we'd love to have you there.

**MAY 28 — 2027 Willo Home Tour Kickoff & Information Session, 6–7pm | 70 W. Encanto BLVD**—open to neighbors who are curious about getting involved, as well as our incredible returning committee members. Whether you're interested in planning,

sponsorships, logistics, design, vendors, volunteers, communications, or simply lending your talents where needed, there's a place for you on this team.

For details, check the Willo calendar at [willophx.com/events](http://willophx.com/events) and the **Willo Calendar in the back of this issue.**

**AS ALWAYS, THANK YOU** to everyone who contributes—whether you're submitting content, volunteering your time, or simply showing up and supporting your neighbors. This publication is truly a reflection of you.

Wishing you a safe, fun, and (hopefully a little bit cool!) start to summer. We'll see you back here for our June issue—and then again in September. ■

— With gratitude,  
*Courtney Sutherland,*  
Editor, *Inside Willo*



**Turning Dreams Into Reality Since 1978**

**Kirk**  
Development  
**Company**

We are Licensed Bonded and Insured.



**Specializing in Historic Remodels/Additions**  
• **Complete Metal Casement Window Restoration, including Low E Glass and Hardware** • **Historic Preservation Grant Work.**

**602-944-3658 | WWW.KIRKDEVCO.COM | KIRKDEVCO@GMAIL.COM**

# Table of Contents



## Message from the Editor

Page 3

## President's Report & Willo Contacts

Pages 7-9

## Willo Window

Neighborhood news, people, places and more!  
Pages 10-14.

## Preservation Pulse

Updates and news on Save Historic AZ, historic home grant information, how to care for a historic home, and more on preservation! Page 15.

## On the Watch

Block Watch news, information, and neighborhood safety tips. Page 17.

## Puzzle Porch

Crosswords, games, and brainteasers. Page 22

## Mark Your Calendar

Upcoming events and activities in the neighborhood. Page 19

# YOU CAN MAKE A DIFFERENCE

*Visit Residents in  
Long-Term Care*



The Area Agency on Aging Long-Term Care Ombudsman advocates for residents in nursing homes, assisted living, and adult foster care, protecting their rights and helping resolve concerns to improve quality of life.

## *Requirements to Become a Volunteer Ombudsman:*

- Complete a Volunteer Application
- Undergo Training & Orientation
- Pass a Background Check
- Maintain Confidentiality & Professionalism

*Make a Difference in Someone's Life Today*

---

**Senior HELP LINE 602-264-HELP (4357)**  
**[www.aaaphx.org](http://www.aaaphx.org)**



# Summer is Coming!

**MY FELLOW WILLO** neighbors, summer is coming! It always seems to me that it comes without warning. One day we are enjoying 30-degree swings with fall weather in the morning and springtime temperatures in the evening. Then the next thing you know, we are hit with 100 degrees plus days. Be ready and be prepared. Key tips for summer are servicing AC units, checking and resealing doors and windows, and of course, regularly wearing a cap during outdoor adventures. In these upcoming summer months, please remember to look out for one another. Check on elderly neighbors, keep pets safe from the heat, and be mindful of increased pedestrian activity in the mornings and evenings.

With that said, we should still have some lovely days before then. Our Spring is still alive so make sure to take advantage. Our reverse hibernation time is coming so you want to be out and about as much as possible, I know I will be. Luckily, Phoenix is built for the summer, and we have plenty of City Pools and water parks that offer great fun in the sun. Phoenix is the fifth largest city in that nation, and the City of Phoenix has done an excellent job of accommodating our growing population by adding fun free activities year-round.

As the fifth largest city in the nation and being in midtown Phoenix —what I like to call a “suburb within downtown”— we unfortunately do have crime from time to time. Luckily, we have Bobbi Ryals! Our amazing Block Watch Chair has brought our Block Watch back to life! The annual Block Watch Captain and General Block Watch meeting happened this past April at Walton Park. It was a great turnout where neighbors interacted directly with Block Watch Captains, Chair Ryals and our Community Action

Officer, Tim Cobb. We discussed the details of the Willo Block Watch report, and it was clear that Bobbi's efforts along with the efforts of the Block Watch captains have helped significantly to reduce crime! Thank you team Block Watch - we truly appreciate you and everything you do to help keep our neighborhood safe. Of course, we must stay vigilant and consistent in reporting crime, so if you see something say something and make sure to email [willoblockwatch@gmail.com](mailto:willoblockwatch@gmail.com). You can also sign up for the Block Watch texting service that will keep you apprised of all things Block Watch.

## ON THE COVER



## Neighborhood Meeting – Join Us!

You are probably going to get tired of me saying this, but join us at our next Willo Neighborhood Association (WNA) meeting. There is a lot going on in Willo and the decisions we make directly impact our neighborhood and you, so please come one come all! Our next Willo Neighborhood Association meeting is on Tuesday, May 14th at 6:00 PM at the Arizona Opera.

Thank you for being part of what makes Willo such a special community. Wishing you a safe, sunny, and neighborly May! ■

*Respectfully, Aaron*



Recently Move To  
Arizona?

Leaving Corporate  
Insurance?

Have a Chronic Health  
Condition?

Turning 65?

I Can Help Sort Out Your  
Medicare Options!

**Kelly Shaw Norton**

Licensed Insurance Agent

[Kelly@MedicareSisters.com](mailto:Kelly@MedicareSisters.com)

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



**BENJAMIN TAYLOR**

CAR ACCIDENT OR INJURY?  
CALL US!

PHONE: (602) 403-0212  
[TAYLORGOMEZLAW.COM](http://TAYLORGOMEZLAW.COM)



[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**

**Advertise in  
INSIDE WILLO!**

Competitive Rates for  
Multiple Issue

**Contact Megan Today to Get  
in the Next Issue!**

[INSIDEWILLOADVERTISING@GMAIL.COM](mailto:INSIDEWILLOADVERTISING@GMAIL.COM)



## WILLO BOARD OF DIRECTORS

W. AARON MONTAÑO SEARLES  
(PRESIDENT)  
BOB CANNON (VICE PRESIDENT)  
MICHELLE KOPP (SECRETARY)  
SCOTT FERREIRA (TREASURER)  
ED BUCKEL  
JENNIFER CANNON  
DAN CHILDERS  
ERIC GILMORE  
CHRIS NORTON  
REID MERTENS  
BOBBI RYALS  
JEREMY SCHACHTER  
COURTNEY SUTHERLAND  
PATRICE WAPPEL (DIRECTOR EMERITUS)  
LINDA DOESCHER (TREASURER EMERITUS)

[wsearles@gmail.com](mailto:wsearles@gmail.com)  
[rlcannon7@gmail.com](mailto:rlcannon7@gmail.com)  
[mkopp227@gmail.com](mailto:mkopp227@gmail.com)  
[WilloPhxTreasurer@pm.me](mailto:WilloPhxTreasurer@pm.me)  
[buckeled@gmail.com](mailto:buckeled@gmail.com)  
[jencannon0128@gmail.com](mailto:jencannon0128@gmail.com)  
[dan.childers@asu.edu](mailto:dan.childers@asu.edu)  
[eric.b.gilmore@gmail.com](mailto:eric.b.gilmore@gmail.com)  
[vividviews@gmail.com](mailto:vividviews@gmail.com)  
[Reid.Mertens@gmail.com](mailto:Reid.Mertens@gmail.com)  
[willolockwatch@gmail.com](mailto:willolockwatch@gmail.com)  
[jeremys@fairwaymc.com](mailto:jeremys@fairwaymc.com)  
[willohometours@gmail.com](mailto:willohometours@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)

### COMMUNICATIONS COMMITTEE

ED BUCKEL, CO-CHAIR [willocommunications@gmail.com](mailto:willocommunications@gmail.com)  
COURTNEY SUTHERLAND, CO-CHAIR [willocommunications@gmail.com](mailto:willocommunications@gmail.com)  
JEREMY SCHACHTER [jeremys@fairwaymc.com](mailto:jeremys@fairwaymc.com)

### HISTORIC REGISTRATION AND RENEWAL

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

### HOME TOUR 2025 COMMITTEE

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

### INSIDE WILLO MAGAZINE

COURTNEY SUTHERLAND, EDITOR [willocommunications@gmail.com](mailto:willocommunications@gmail.com)  
NICOLE PIEMONTE, LINDA KOHRS, & FRAN SAPERSTEIN, COPY EDITORS [nicole.piemonte@gmail.com](mailto:nicole.piemonte@gmail.com)  
[kohrs\\_linda@yahoo.com](mailto:kohrs_linda@yahoo.com)  
[fran.saperstein@gmail.com](mailto:fran.saperstein@gmail.com)  
MEGAN DESMOND MARTINEZ, ADVERTISING DIRECTOR [insidewilloadvertising@gmail.com](mailto:insidewilloadvertising@gmail.com)  
RALPH GROOM, ART DIRECTOR [ralphgroom3@gmail.com](mailto:ralphgroom3@gmail.com)

### KLEANSTREETS

PATRICE WAPPEL, CHAIR [ivilliam13@gmail.com](mailto:ivilliam13@gmail.com)

### LEGISLATIVE UPDATE COMMITTEE

W. AARON MONTAÑO SEARLES, CO-CHAIR [wsearles@gmail.com](mailto:wsearles@gmail.com)  
OPAL WAGNER, CO-CHAIR [opal.wagner@gmail.com](mailto:opal.wagner@gmail.com)  
BOB CANNON [rlcannon7@gmail.com](mailto:rlcannon7@gmail.com)  
TOM DOESCHER [tfoescher@gmail.com](mailto:tfoescher@gmail.com)  
ERIC GILMORE [eric.b.gilmore@gmail.com](mailto:eric.b.gilmore@gmail.com)  
CHARLIE MARTIN [cdmact007@gmail.com](mailto:cdmact007@gmail.com)

### LUMINARIAS

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

### SOCIAL COMMITTEE

MICHELLE KOPP, CO-CHAIR [willosocialcommittee@gmail.com](mailto:willosocialcommittee@gmail.com)  
HEIDI TANCREDI, CO-CHAIR [willosocialcommittee@gmail.com](mailto:willosocialcommittee@gmail.com)

### WELCOME COMMITTEE

REID MERTENS [reid.mertens@gmail.com](mailto:reid.mertens@gmail.com)

### WILLO KIDS CLUB

ASHLEY NAFF, CO-CHAIR [ashleynaff@gmail.com](mailto:ashleynaff@gmail.com)  
LORA MAE AQUINDE, CO-CHAIR [loramae@gmail.com](mailto:loramae@gmail.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, internal committee news, Historic Preservation, WNA Board business and elections, and any legislative and City of Phoenix business that impacts Willo.

*Inside Willo* is published monthly from September to June 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 reserves the right to edit material as needed, attribute authorship, and determine when to publish submissions in the magazine or on Willo's social media platforms, [WILLOPHX.COM](http://WILLOPHX.COM), and promotional materials. The WNA retains the right to use all photos, media, and articles indefinitely.

*Inside Willo* does not accept political content or advertisements. The magazine is posted on [WILLOPHX.COM](http://WILLOPHX.COM), where back issues can be accessed. 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)

## PHOENIX POLICE

### CAO OFFICER TIM COBB

[timothy.cobb@phoenix.gov](mailto:timothy.cobb@phoenix.gov)

602-495-6877

### CRIMESTOP

602-262-6151

# Message from the Home Tour Co-Chairs

## AS WE CLOSE THE CHAPTER

on another incredible Home Tour season, we just want to start with one word: thank you.

From our homeowners who so graciously opened their doors, to the volunteers who showed up with energy and heart, to the neighbors who supported every step of the way—this year's Home Tour truly captured what makes Willo so special. The **37th Annual Willo Home Tour & Street Fair** was a celebration of history, community, and connection, and it wouldn't have been possible without all of you.

This year's **Road to Home Tour** events brought us together in new and meaningful ways. From coffee pop-ups and porcheside melodies to movie nights and neighborhood traditions, these moments reminded us that Home Tour is more than just one weekend—it's a season of community-building that carries throughout the year.

Now...we take a quick breath—and then we do it all over again.

We're excited to officially kick off planning for next year's Home Tour with an **Information Session & Kickoff Meeting on May 28th**. Whether you've been involved for years or are simply curious about how to get involved, this is the perfect place to start.

## We're currently looking for:

- ◆ Homeowners interested in putting their home on tour
- ◆ Neighbors who want to join the planning committee

There is truly a place for everyone on this team. Our committee is made up of neighbors with all kinds of interests and skillsets—from logistics and sponsorships to marketing, events, volunteer coordination, and more. Whether you have a lot of time to give or just want to dip your toe in, we promise you'll find a welcoming (and fun!) group ready to plug you in.

For those newer to the neighborhood, the Willo Home Tour

is our largest annual event and a beloved tradition. Each year, a curated selection of historic homes opens to the public for self-guided tours, alongside a vibrant Street Fair at Walton Park featuring local vendors, food, music, and community partners. It's a chance to showcase the beauty and history of Willo while bringing thousands of visitors into our neighborhood—and it plays a key role in supporting neighborhood initiatives and preservation efforts.

If you've ever thought, "That looks fun," you're absolutely right—it is. And we'd love for you to be part of it.

Come join us on May 28th to learn more, meet the team, and see how you can get involved in making next year's Home Tour another unforgettable one.

Let's keep the Willo vibe going. ■

—Your Home Tour Co-Chairs  
*Courtney & Crawford*



# Willo April Social: Tapas, Sangria & Sunset

**WHAT A BEAUTIFUL SPANISH-THEMED EVENING,** complete with empanadas, croquettes, and sangria, graciously hosted by Don Trujillo and Bob Canon.

The air was warm, the sunset was beautiful, and the sounds of lively conversations and laughter filled the evening.

What truly makes Willo gatherings so unique is that with every host, each event takes on its own feel, a different flair brought to life through their personal touches and style. It's that ever-changing mix that makes each gathering memorable and keeps our community so vibrant. ■

**Looking  
forward to the  
final Happy  
Hour of the  
Season:**

**Backyard Pool Party**

**Hosted By:**

**Jim Smith and Ed Buckel**

**May 8**

**5:30-7:30PM**

**121 W Granada**

**ADULTS ONLY**

*Bring your favorite dish  
to share and your drink of  
choice.*



# CLW

---

# PLUMBING

QUALITY GUARANTEED

PROUDLY SERVING CENTRAL PHOENIX SINCE 1998

**602-690-3111**

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

ROC265095 K-77

## Serving the Great State of Arizona for OVER 45 YEARS!

Your Neighborhood HVAC Experts--Honest, Reliable, Local.



1547 West Grand Avenue • Phoenix, AZ 85007

- Licensed
- Bonded
- Insured

**(602) 253-2977**

- Heat Pumps • Water Heater Replacement • Free Estimates • Daikin Mini-Split Installations
- 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



**DAIKIN MINI-SPLIT  
SPECIALISTS**

Financing Available  
90 Days Same as Cash

[www.gonzaleshc.com](http://www.gonzaleshc.com)  
[gonzaleshtandcl@aol.com](mailto:gonzaleshtandcl@aol.com)

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

# Just Outside Willo

2901 North 7th Avenue



## MY NEW SERIES WILL LOOK

at the history of properties located just out of the Willo Historic District. I am starting with the old bank building located at 2901 North 7th Avenue at the Northeast corner of 7th Avenue and Thomas Road.

In the early 1900's, the property was part of the Central Avenue Dairy. The dairy was acquired from the government (also known as "patented") for 10 cents an acre. The dairy was the first to bottle milk in Phoenix. Aerial photos from the 1930's show that some buildings associated with the dairy may have been located on the bank building property. My house was built in 1939. It contains a built-in milk door, considered a modern convenience at the time, as milk was delivered

from the dairy.

The developers of Park Central acquired the dairy and built the first outdoor shopping center in Phoenix in the early 1950's. City of Phoenix public records show

**The dairy was the first to bottle milk in Phoenix. It was part of the Central Avenue Dairy in the early 1900s.**

that the property was a "market" in 1955 and a branch of the Valley National Bank in 1964. Valley National Bank merged with Bank One in 1992. Bank One merged with JPMorgan Chase in 2004, creating the second largest bank in the country at the time. Dignity Health, a California non-profit corporation, acquired the property from JP Morgan Chase Bank for \$5,500,000 in March of

2021. It should be noted that the property is not owned by Catholic Healthcare West, the owner of the hospital property. The bank building itself is padlocked and the property is currently being used

as overflow parking for Dignity Health Medical Center located immediately to the north of the property. DignityHealth is also the owner of the billboard property at the Northwest corner of Central Avenue and Thomas Road, which they acquired for \$7,650,000 in June of 2025. Dignity Health has not responded to my request to provide the proposed future use of the property. ■

## Willo Window



### Willo Walks: Holly Street After the Storm

**THERE'S SOMETHING ABOUT HOLLY STREET** when the sky turns dramatic.

Last summer, just before the monsoon let loose, the air felt heavy and electric—the kind of quiet that makes you slow your steps without even realizing it. Palm fronds swayed just enough to whisper that something big was coming, and the clouds rolled in low and dark, stretching across the neighborhood like a moving ceiling.

Walking down Holly in that moment felt cinematic. Porch lights flickered on early, casting a warm glow against the cool, stormy sky. The familiar outlines of Willo homes softened under the

shadows, and everything—from the block walls to the treetops—seemed to pause.

It's one of those fleeting neighborhood moments you can't plan for. You just happen to be there, mid-walk, when Willo shows you a different side of itself—quieter, moodier, and just as beautiful.

And somehow, it feels like perfect timing to remember moments like this as we head into the summer months again—when the skies build, the air shifts, and those same dramatic afternoons are just around the corner.

Sometimes the best walks aren't about the destination. They're about catching Willo in between. ■



# Plot Twist at the Capitol

## BH2375 Returns as SB1118

### JUST WHEN IT LOOKED

like the efforts to protect Arizona's historic neighborhoods had hit a wall, it found a second life thanks to Rep. Matt Gress, Rep. Aaron Marquez and Senators Lela Alston and Carine Werner.

HB2375 may have stalled in the Senate, but its core idea didn't disappear—it reemerged as a strike-everything amendment to SB1118, giving lawmakers another shot at getting this right.

And the new version is sharper.

Instead of broadly exempting historic districts, SB1118 takes a more precise approach: it blocks Middle Housing from being built on lots where a historic home has been demolished. In other words, it removes the incentive to tear down what makes neighborhoods like Willo special—while still allowing new housing that works with what's already here.

That's the balance: growth without erasure.

This bill doesn't stop housing. It doesn't freeze cities in time. It simply gives local governments the ability to guide change in a way that respects the places people have invested in for generations.

And it's moving.

On March 31, SB1118 passed the House Appropriations Committee on an 11-7 vote, then cleared Rules and both caucuses. A full House vote is next.

### What Happens Next?

This is the moment when a handful of voices can tip the scale.

**Please take a few moments to help us move SB1118 forward:**

◆ **Log in to the Arizona Legislature's RTS (Request to Speak) system** and record your support for SB1118 with a “Thumbs Up/Yes.”

◆ In the comments section, you may write: **“I support the strike-everything amendment to protect historic neighborhoods.”**

◆ Instructions for using RTS are available here: [https://www.azleg.gov/alispdfs/using\\_the\\_request\\_to\\_speak\\_program.pdf](https://www.azleg.gov/alispdfs/using_the_request_to_speak_program.pdf)

◆ If you need help signing up, call **Opal Wagner at 520-444-5698.**

◆ **Thank Rep. Matt Gress—[mgress@azleg.gov](mailto:mgress@azleg.gov) | 602-926-4105** and **Rep. Aaron Márquez —[amarquez@azleg.gov](mailto:amarquez@azleg.gov) | 602-926-3179** for their continued efforts to move SB1118 forward.

◆ **Contact Rep. Sarah Liguori —[sliguori@azleg.gov](mailto:sliguori@azleg.gov) | 602-926-**

**3264** and respectfully ask her to **support SB1118.**

◆ **Thank Sen. Carine Werner—[cwerner@azleg.gov](mailto:cwerner@azleg.gov) | 602-926-3673** for helping keep this legislation alive by allowing the strike-everything amendment to SB1118.

### Thank You Willo

This effort would not still be moving without the sustained engagement of residents in Willo and historic neighborhoods across Arizona.

Your emails, phone calls, RTS participation, and presence at the Capitol have helped keep this issue in front of lawmakers and underscored an important truth: Historic neighborhoods aren't obstacles to progress—they're part of the solution. They already offer density, diversity, and affordability. What they need is a thoughtful policy that recognizes their value.

We're close.

One more push can help ensure Arizona grows in a way that adds new homes without losing the ones that tell our story.

Stay engaged, neighbors. Check [savehistoricalaz.com](http://savehistoricalaz.com) and [willophx.com](http://willophx.com) for updates. ■



the **BEST BRANDS** in one place



**Our Services**

Glass Cutting • Key Copies • Propane Exchange • Paint Matching  
 Knife Sharpening • Cabinet Showroom • Car Key Programming  
 Free Delivery • In-House Charge Accounts • B2B Accounts



Step into Six Points Hardware, your neighborhood staple since 1946.  
 1409 N. 19th Ave • Phoenix  
**Monday - Friday:** 7 AM - 7 PM  
**Saturday:** 8 AM to 7 PM



**BUILDING SOMETHING BETTER FOR YOU, PHOENIX**

We're wrapping up upgrades at our original Six Points building on the corner of Grand Ave, McDowell Rd and 19<sup>th</sup> Ave.

Soon you'll see more space, a wider selection, and an even better shopping experience, all while keeping the same friendly service since 1946.

This historic corner is coming back to life! **Stay tuned for more!**

**PAWS & PURRS**  
 PET SITTER  
 Dog Walking | Cat Care | Pet Sitting | Home Services

Call Us Today 602.758.5262  
[pawsandpurrspetsitter.com](http://pawsandpurrspetsitter.com) | [info@pawsandpurrs.com](mailto:info@pawsandpurrs.com)

**OCOTILLO CONSTRUCTION**  
 480'857'3551

**RESIDENTIAL / COMMERCIAL**

- NEW BUILDS
- REMODELS
- TENANT IMPROVEMENTS
- HISTORICAL RENOVATIONS

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

**Royal Wood Flooring**  
 (602) 446 - 2613  
[www.royalwoodflooring.com](http://www.royalwoodflooring.com)  
 Hardwood Floor Restoration, Wood Floor Sanding,  
 Staining & Refinishing, Laminate Flooring,  
 Engineered, Bamboo Installation & Repair.

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

**Contact Megan Today to Get in the Next Issue!**  
[INSIDEWILLOADVERTISING@GMAIL.COM](mailto:INSIDEWILLOADVERTISING@GMAIL.COM)



May 2026

# Block Watch News

**THANK YOU TO ALL OF THE NEIGHBORS AND BLOCK** watch captains who attended the annual Block Watch meeting on April 4, 2026. It's all of you who make Willo Block Watch a success! ♦ **We had only 3 block watch incidents this month:** On the 300 block of Windsor, there were 2 incidents of illegal dumping, and on the 100 block of Wilshire, there was an unhoused man who was trespassed for sleeping on the front porch of a vacant home that is for sale. ♦ I'm looking for block watch captains for the 300 block of Holly and the 300 block of Cypress. ♦ I am happy to announce 3 new block watch captains, welcome aboard: **Teresa Fontana** – 300 block of Monte Vista, **Anna Rosales** – 500 block of Coronado, and **Ann Bommersbach** – 500 block of Windsor ♦ Community Action Officer: Tim Cobb; [timothy.cobb@phoenix.gov](mailto:timothy.cobb@phoenix.gov); 602-495-6877 ♦ Thanks for helping to keep Willo safe! ■

Bobbi Ryals  
Willo Block Watch Chair  
[Willoblockwatch@gmail.com](mailto:Willoblockwatch@gmail.com)



# 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.



# 2025

## NOVEMBER

- 8th
  - Willo Art Walk
- 14th
  - Willo Friendsgiving
- Happy Hour at 54 W Cambridge. Hosted by  
Lora & Sean Ward.
- 15th
  - Coffee Pop-up
- 22nd
  - Coffee Pop-up

WNA Board Meeting are Second Thursday of every month.

## DECEMBER

- 5th
  - Willo Winter Movie
- Night
- 12th
  - Happy Hour
- 23rd
  - Luminaria

# 2026

## JANUARY

- 9th
  - Happy Hour
- 30th
  - Home Tour Volunteer Meeting
- 31st
  - Home Tour Beautification Weekend

## FEBRUARY

- 14th
  - Home Tour Twilight Tour
- 15th
  - Home Tour & Street Fair Day

## MARCH

- 13th
  - Happy Hour
- 20th
  - Volunteer
- Appreciation Event
- 27th
  - Porchlight Melodies

## APRIL

- 10th
  - Happy Hour
- 11th
  - Willo Yard Sale
- 17th
  - Porchlight Melodies

## MAY


- 1st
  - May Day Flowers
- 8th
  - Happy Hour

Questions? Email

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

### Summer Mind Melters from page 22

- The summer solstice**
- Your shadow**
- A river**
- A rainbow**
- A kite**



20 YEARS REMODELING HISTORIC HOMES

# HOMework REMODELS

RENOVATE YOUR HOME WHILE KEEPING  
ALL THE THINGS YOU LOVE ABOUT LIVING  
IN AN HISTORIC NEIGHBORHOOD!

**FREE CONSULTATION**

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

(602) 478-5102

SERVING GREATER PHOENIX



2026 NARI GREATER  
PHOENIX

# AWARD WINNER

REMODELER OF THE YEAR  
RESIDENTIAL BATH

**Homework**  
Remodels

# KRANTS DOOR AND WINDOWS

30 YEARS EXPERIENCE WORKING IN THE HISTORIC DISTRICTS

- Door & Window Refinishing & Restoration
- Door, Window & Cabinetry Installation
- Staining & Painting - Interior/Exterior
- Wood Patio & Porch Build/Restoration
- Kitchen & Bath Remodeling

Contact Dave for a Free Estimate  
602-499-4967  
krantsdoorandwidow@gmail.com

# THE FITNESS HUB

Powered by  
FIT PHOENIX

### OUR SERVICES:

- Full service locker rooms
- Steam room & sauna
- Free fitness classes
- Personal training
- Nutrition/diet support
- Massage & Reiki therapy
- Performance supplements
- Secure access & parking

### CONTACT US

602-254-5337

Central Arts Plaza BMO Tower  
Concourse Level

Bob Strauss, Personal Trainer

## YOUR NEIGHBORHOOD GYM

More Information  
thefitnesshubcab.com  
Email: info@fitphx.com

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



ACTIVE!

PENDING!

# Active, Pending, & Sold Listings

SOLD!

ADDRESS	STATUS	PRICE
136 W Granada Rd	ACTIVE	\$700,000
29 W Wilshire	ACTIVE	\$725,000
537 W Virginia Ave	ACTIVE	\$740,000
521 W Wilshire	ACTIVE	\$799,900
536 W Virginia Ave	ACTIVE	\$825,000
30 W Edgemont	ACTIVE	\$895,000
541 W Palm Lane	ACTIVE	\$899,999
301 W Holly Street	ACTIVE	\$950,000
322 W Coronado Rd	ACTIVE	\$968,000
526 W Windsor Ave	ACTIVE	\$975,000
546 W Encanto Blvd	ACTIVE	\$1,175,000
517 W Holly St	ACTIVE	\$1,299,999
518 W Holly St	ACTIVE	\$1,499,000
71 W Cypress St	ACTIVE	\$1,570,000
315 W Edgemont	PENDING	\$799,999
330 W Almeria Rd	PENDING	\$1,000,000
313 W Holly St	PENDING	\$1,290,000
326 W Cypress St	PENDING	\$1,499,000
49 W Virginia Ave	SOLD	\$455,000
28 W Lewis Ave	SOLD	\$475,000
37 W Virginia Ave	SOLD	\$475,000
538 W Holly Street	SOLD	\$715,000
530 W Coronado Rd	SOLD	\$790,000
77 W Windsor Ave	SOLD	\$860,000
34 W Vernon Ave	SOLD	\$955,000
87 W Windsor Ave	SOLD	\$1,300,000

Real estate information provided by **JAMES JUDGE**, HomeSmart. All figures as of 04/13/2026. 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.

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

Contact Megan Today to Get  
in the Next Issue!

INSIDEWILLOADVERTISING@GMAIL.COM



Puzzle

# Summer Mind Melters

1 I stretch the day and shrink the night, I bring the heat and blinding light. Farmers love me, children cheer, I'm the longest one of the year. What am I?

---

2 I fall on you without a sound, I have no weight, I touch the ground. I shrink at noon and grow at dusk, I'm yours alone, yet made of nothing much. What am I?

---

3 I have a mouth but never speak, A bed but never sleep. In summer, I run shallow and slow, But never stop my endless flow. What am I?

---

4 I'm a giant arc of color and light. I appear after rain, before the night. I need both sun and storm to show, and promise fair weather wherever I go. What am I?

---

5 I have no engine, yet I soar, I need your breath and nothing more. I tug and pull dancing high on an invisible wing. What am I?

---

# WELCOME TO THE NEIGHBORHOOD, MIKE & SI! BILL WOLFE



YOUR NEIGHBOR (WILLO RESIDENT)  
PHOENIX NATIVE  
REALTOR ©

Big congratulations to my clients, Mike and Si, on finding their perfect home in the neighborhood! When you see them around, give them a warm hello—they're ready to make the neighborhood home! And if you or someone you know is thinking about buying or selling in Willo, I'll work hard for you. But don't just take my word for it—take theirs!

*"We couldn't be happier with our experience working with Bill! His deep knowledge of the Willo neighborhood really stood out—he knew every detail we needed to feel confident. Bill's professionalism, patience, and experience made the process seamless. We've settled into our perfect home, and we absolutely recommend Bill to anyone buying or selling in Willo!"*

- Mike & Si



**CONTACT ME TODAY FOR YOUR  
HOME'S PERSONALIZED  
MARKET ASSESSMENT**

(602) 610-8664  
Bill@BillWolfe.com  
www.BillWolfe.com



# Great Opportunity in Willo!

---

301 West Holly Street | \$950,000

3br/2.5ba + 2CG | 2,511 sq ft



Charming 1930's home with lots of character just across from Walton Park! Spacious 2,511 sq ft with split floor plan and large master suite. Formal living and dining room with french doors to lush side courtyard. Cozy family room with gorgeous wood burning fireplace and sliders to backyard. Updated kitchen with white cabinetry and stainless appliances. Office and 2 car garage! Move right in or update to your liking, can't find this much home in a single level in Willo!



**VICKI VANDERHOFF**

SELLING WILLO FOR MORE THAN 20 YEARS!

---

**602.377.1571**

**COMPASS**

vanderhoffhomes@gmail.com  
CentralPhoenixHomes.com

