



Real Neighbors. Real Neighborhood. January 2024

Washington Square *NEWS*



Congratulations to the Holiday Decorating Contest Winners!!



Best use of lights:

1123 Lowell Street

Most whimsical:

819 Towner Street

Best decorated door:

1110 Washington Ave

Clark Griswold Award:

837 Westwood Ave

Jingle Bell Block Award:

Towner Street
(south of Wash.)

A Major Award:

1101 Washington Ave

Around the *NEIGHBORHOOD*



WSNA WINTER GENERAL MEETING

Where: *Heroes School, Multi-Purpose Rm.*

When: *Thursday, JANUARY 11, 2024*

Time: *7pm - 9pm*

Meeting Topics:

1. Board Member Elections
2. A representative from the Santa Ana Police Department will be speaking about recent issues in the Square and will answer questions and offer crime fighting tips for residents.

Dumpster Day

Dumpster Day is Saturday, March 9th. We will again have large dumpsters in the neighborhood and a central e-waste drop off. The big news is that we will have seven dumpsters this year spread out through the neighborhood. You will get a flyer in the mail in mid-February with more information. If you would like to host a dumpster in front of your house, please attend the General Meeting where we'll choose locations.

Progressive Dinner

Also in March, on Saturday March 23rd is the Washington Square Progressive Dinner, a unique opportunity for you to show off your culinary skills and enjoy dinner with your friends and neighbors. The potluck will be hosted by three residents who volunteer their homes: appetizers and salads at the first, entrees at the second and desserts at the third. At the General Meeting you can volunteer your home and/or sign up to attend. If you can't attend the meeting, contact Javier Garcia, the committee chair javier@washington-square.org. This adult only event is extremely popular and limited to fifty people. We look forward to seeing you for dinner!

WSNA 2024 *DATES!*

DUMPSTER DAY	March 9, 2024	SATURDAY
PROGRESSIVE DINNER	March 23, 2024	SATURDAY
NEIGHBORHOOD CLEANUP	April 13, 2024	SATURDAY
SPRING WINE GARDEN	May 18, 2024	SATURDAY
4 TH OF JULY PARADE	July 4, 2024	THURSDAY
MOVIE NIGHT	August 10, 2024	SATURDAY
CHILI COOK OFF	September 14, 2024	SATURDAY
OKTOBERFEST	October 12, 2024	SATURDAY
HOLIDAY PARTY	December 15, 2024	SUNDAY
GENERAL MEETING	January 11, 2024	THURSDAY
GENERAL MEETING	April 13, 2024	THURSDAY
GENERAL MEETING	July 18, 2024	THURSDAY
GENERAL MEETING	October 10, 2024	THURSDAY
GENERAL MEETING	January 16, 2025	THURSDAY

A Word from our Co-Vice *PRESIDENTS!*

Festivities and Lights!

From fall festivities to a winter wonderland in our neighborhood, we have had so many wonderful activities, and so many lights!! The creativity and camaraderie between neighbors are a delight to see. Thank you to all the activity chairs, volunteers, judges, and of course, participants. Since we last met, we observed Halloween décor like no other year in the past. Rolling into December, we had the Holiday Party, carolers, a car show, a Christmas decorating contest and fun time meeting neighbors, new and old. This is what makes living in Washington Square so special. Yes, you have heard this before, but the Holiday season seems to bring out the best in us. May we be considerate, respectful, and kind all year long.

Washington Square Neighborhood Association

We want you!!! As we start 2024, the Washington Square Neighborhood Association needs new people with innovative ideas. We will need to cancel some events without any more helpers. This is your neighborhood. Neighbors contributing their time makes Washington Square a great community. Consider becoming a WSNA board member. We meet the first Wednesday of each month and most meetings last no longer than one and half (1½) hours. Event chairs and committee members are needed, as well as help with our events. Please donate a little or a lot of your time in the coming year, it will make a significant difference. Come to the January 11th General Meeting to join the team.



Walkable Park Update

In mid-2023, a neighborhood petition drive was conducted to gauge interest in a walkable park within Washington Square. As of December 2023, we have gathered 623 signatures from 381 households representing over 54% of the total homes in the neighborhood.

We have been busy! Our park committee has been instrumental in meeting with our councilperson and City officials to make this become a reality. We have attended several Parks and Recreation Commission and City Council meetings. Everyone has agreed that this vacant land at the end of Olive and Lowell, just north of 15th Street is perfect for a park. As with most things involving government, it is all about the money. The City of Santa Ana will request funds for a feasibility study in February 2024. If the results are favorable, the city will enter the budgeting phase for the land purchase. Only then can we start discussing particulars and designs for our park. This is a slow process, but you can rest assured we will stay on top of it! Stay tuned for further updates.

By Carol Frank & Nina Jirik

Winter 2024

WSNA Board Elections

The Winter General Meeting will be held Thursday, January 11, 2023, 7 to 9 PM at Heroes School Multipurpose Room. Elections of board members and officers will be conducted. Our bylaws require board members be elected by attendees at the meeting and the newly elected board votes in a slate of officers. Officers and board members must be paid members of the association, attend monthly board meetings and WSNA events.

WSNA Membership

The 2024 WSNA membership letter is mailed with the Dumpster flyer in February, but you may send in your donation for the new year now. Your support, both financial and volunteering, is what enables us to put on momentous events and keep the Square moving forward. Details are on our website: washington-square.org.

By David Jirik



- ➔ Home & Rental Properties
- ➔ Car & Collector Cars
- ➔ Recreational Vehicles
- ➔ Umbrella
- ➔ Valuable Articles
- ➔ Life & Health
- ➔ Business



Albert Durazo
PRESIDENT

*For all of your personal and
business insurance needs!*

www.pacificlighthouseins.com

217 N. Main Street, Suite 101
Santa Ana, CA 92701

Tel: (657) 667-0225
Fax: (657) 667-0227

Now Enrolling 2 year olds

Potty training available



*A traditional developmental curriculum
For Pre-School Children ages 2 to 6
2, 3, or 5-day Programs Available
Open 7 am – 6 pm*

Full and Half Day Preschool



714-547-5771
2112 E Santa Clara Ave.
Corner of Tustin Ave & Santa Clara Ave

Lic #304370274

www.plumfieldschool.com

First Presbyterian Church
of Santa Ana



Our Mission

*Celebrating that which unifies us and that
which makes us unique, we are intentionally
building an intercultural, intergenerational
community of faith in Jesus Christ that cares
for, and serves, one another and our city.*



FIRST PRESBYTERIAN CHURCH

600 N Main St.
Santa Ana, CA 92701
fpcs.com



Is Renamed To.....



Working with Washington Square Since 2003

Visit us our new showroom:
**1773 W. Lincoln Ave Unit S
Anaheim, CA 92801**

**Business #: 714-569-1638
714-719-9498**

Website: www.cosmoseventrentals.com

Can't wait to hear from you again!

WSNA BLOCK REPRESENTATIVES 2024!

- Area 1. Louise North of Washington – Tracy Simons – 714-423-0801 - 1310 N. Louise St. tracy4210@aol.com
- Area 2. Louise South of Washington – Maureen Tiritilli – 714-309-2229 928 N. Louise St. – maurentiritilli@hotmail.com
- Area 3. Baker North of Washington – Laura Ruiz – 714-308-3008 - 1524 N. Baker St. - lruiz@essexrealty.com
- Area 4. Baker South of Washington – John McGuinness -714-836-1971 – 907 N. Baker St. jmcguinness@excite.com
- Area 5. Rosewood – Barbara Holmes - 619 851-8123 – 1606 Rosewood - barbholmes@gmail.com
- Area 6. Westwood North of Washington – 714-851-6767 – 1416 N. Westwood Ave. – Noe Vasquez – wishes_03@hotmail.com
- Area 7. Westwood South of Washington – Steve Widdoss -310 529-9737 - 1116 W. Westwood Ave. - stevenwiddoss@yahoo.com
- Area 8. Towner North of 15th & 16th – 714.866-9239– 1610 N. Towner – Gil Melendez - gilbertmelendez@yahoo.com
- Area 9. Towner North of Washington – Russ Bartlett – 949.278.8350 – 1403 N. Towner – bartletttruss@hotmail.com
- Area 10. Towner South of Washington – Ivy Poggi – 925-354-2214 – 1120 N. Towner St. – ivy.poggi@yahoo.com
- Area 11. Freeman North of Washington – Margarita Klase – 714-349-8887 – 1506 Freeman St. – klaserita@yahoo.com
- Area 12. Freeman South of Washington – Jason Athas – 714-270-4654 – 908 Freeman St. athasjason@gmail.com
- Area 13. Lowell North of Washington – Gilbert Ochoa – 562 884-7193 – 1420 N. Lowell St. - gohawk93@hotmail.com
- Area 14. Lowell South of Washington – Carina Frank & Jim Pantone – 1010 N. Lowell St. – 714-675-3653 – pantonelaw@gmail.com carina@thefrankfirm.com
- Area 15. Olive N. of Washington – Mario & Jennifer Sanchez – 1416 N. Olive St. 714-724-3101 sanchezj04@sbcglobal.net
- Area 16. Olive S. of Washington – Connie Major – 923 N. Olive St. – 714-673-8114– conniemajor@yahoo.com
- Area 17. Bomo Koral – Mailee Doan - 714-657-4521 - 1142 Bomo Koral Cir. - 6mdoan@gmail.com
- Area 18. Washington Ave. - Kurt Preston – 1118 W. Washington Ave. – 714-547-7404 - kurtispreston@yahoo.com
- Area 19. 10th St. between Westwood & Baker – Cheryl Yarnall – 1139 We. 10th St. 714-542-7512 yarnalls@pacbell.net
- Area 20. Flower Between Washington & 15th St. Delilah Mendez – 1404 N. Flower St. - dee.chic9@gmail.com
- Area 21. Flower between Washington & 10th St. – Ivana Unger - 714.421-2139 – 911 W. 10th St. - olivana413@gmail.com
- Area 22. Flower between 10th & Civic Center Dr. – Jose Palacios – 918 N. Flower St. 714-835-0980 – No email



Neighborhood *BUSINESSES!*

Business Name	First	Last	Phone
Accounting/Tax Prep.	Alex	Schneider	(714) 364-5173
Arbonne Consultant	Gloria	Chavez	(714) 280-5723
Attorney, Business Specialist	Ashley	Bolduc	(949) 852-1800
Audio-Video Production	David	Jirik	(714) 337-0732
Avon Representative	Maria	Guzman	(714) 904-1973
Babysitting	Leila	Rodriguez	(714) 727-8313
Computer Specialist	Randy	Simons	(714) 423-0810
Decorative Ironwork	Marco	Coronado	(714) 852-1363
Farmers Insurance	Gonzalo	Guzman	(714) 669-3930
Flooring and Floor Repairs	Tuzos	Flooring	(714) 720-7793
Graphics and Signage	Kirsten	Sketch	(714) 721-8795
Heating and Cooling	Adam	Garcia	(714) 263-6443
Insurance Agent	Albert	Durazo	(657) 667-0225
Landscape Maintenance	Rick	Mora	(714) 721-3897
Mortgages/Loan Officer	Victor	Gallardo	(714) 697-7564
Natural Healing Center	Renee	Ascencio	(714) 549-4435
Notary/Loan Signing Agent	Bob	Bolton	(714) 925-8226
Origami Owl Ind. Design	Jennifer	Begen	(714) 606-0830
Painter	Eric	Torres	(714) 292-4038
Personal Injury Attorney	Moses	Yneges	(714) 591-0661
Pet Sitting	Maria	Rodriguez	(714) 791-0400
Prayer - FREE! * Pastor Ben*	Ben	Wevers	(949) 295-4980
Professional Photographer	Ricardo	Barrera	(714) 715-1747
Realtor	Christina	Hernandez	(626) 221-6870
Realtor	Sarah	Covarrubias	(714) 928-1303
Realtor	Alton	Hitchcock	(714) 775-0779
Realtor/Rodan & Fields	Christina	Moreno	(714) 425-2311
Trash Bin Cleaning	Noah		(714) 717-1079
Wedding Planner	Christine	Wilson	(714) 337-2903
Window Coverings	Krystal	Wallerger	(714) 632-7744
Wine Club/Skin Care	Yolanda	Valdivia	(714) 317-4152



The Car Show
had over 40 cars
participants this year!



Washington Square Neighborhood Association *MISSION STATEMENT*

The Washington Square Neighborhood Association is an organization working to foster a sense of community by promoting public awareness, developing an appreciation of the historical significance of our homes, bridging the cultural, generational, and economic diversity of our residents and bringing about communication between the community, local businesses and city officials.

The Washington Square Neighborhood Newsletter is published quarterly by the Washington Square Neighborhood Association. WSNA is a non-profit mutual benefit community association established in 1985. Washington Square is an officially recognized neighborhood by the city of Santa Ana, California. The volunteer Newsletter Committee is looking for neighbors who want to contribute! If you have suggestions or story ideas, or know InDesign and want to help with layout, you can email us at newsletter@washington-square.org

©2024 Washington Square Neighborhood Association



City Contact Information

Police Services West End Office	647-5062
Police (non-emergency)	834-4211
Police admin. business	245-8665
Police and Fire (Emergency)	911
Animal services (lost pets, barking)	245-8792
Code Enforcement	667-2780
Graffiti Hotline	877-786-7824
Obstructing Trees & Bushes	647-3380
Permit Parking (Frank Orellana)	647-5614
Permit Parking Complaints	245-8225
Potholes (Public Works)	647-3380
SAUSD School Police	558-5535
School Traffic Concerns	647-5619
Street Cleaning (Public Works)	647-3380
Street Lights (Edison)	800-655-4555
Street Lights (City)	647-3380
Traffic Engineering	647-5619
Traffic Signals	647-5620
Trash Pick Up (Rep. Svs.)	657) 467-6220
Tree Trimming	647-3380
Vector Control (County)	971-2421
Water Bill	647-5454
Wilson School	564-8100

Heroes Elementary School (714) 568-9600

All numbers (714) unless indicated otherwise

A more complete listing can be found on the WSNA website.

If you have a smartphone or a tablet, download the free "My Santa Ana" app from the Apple App Store or Google Play. With it you can report graffiti, street light problems, potholes, tree issues, water wasting, etc as well as get phone #'s



EL PICO DE GALLO GRILL

- YOU'RE INVITED -

Join us for Washington Square's monthly Game Night! Bring a board game, a friend, meet new people, have a drink, share dinner - and have some fun!

Every third Wednesday of the month

AT 6PM

RAFFLES & PRIZES

Every Game Night!

Let us cater your next event!

901 W 17th St, Santa Ana, CA · (714) 953-7448



Join our Facebook group: "Washington Square Neighborhood Association" We have 875 members!

WSNA Real Estate *REPORT*

As you can see below, there were twelve property sales in WS this past year. The only other slow year that I can remember was in 2020 due to the pandemic. Note that despite the higher interest rates (which went as high as 7.75%) home prices have continued to rise. As 2023 ends, rates have eased up and hovered around 6.5% for conventional and 6.25% for VA and FHA loans. It is forecasted that 2024 will bring rates down below 6%. That said, unless more people are willing to sell, the prices will continue to increase.

I just found out that most of Washington Square is in a low-median income census tract, wherein many banks are offering great loans at extremely low interest rates. A representative from a large bank today quoted a rate around 5.5% if a first-time buyer falls at or below the median income for Orange County. If you know someone that may qualify, I would be more than happy to give you the reps information.

Peak selling season begins in March, so if you are thinking of selling, now is the time to start prepping your home. Do not hesitate to contact me if you have any questions about what to do.

May 2024 be a happy and prosperous year for all our residents here in Washington Square!

Homes Sold	Beds	Baths	Sq. Ft.	Sold price in \$\$	DOM*	Sale Date
1028 N. Olive	3	2	1372	855,000.00	34	Jan. 4
1104 N. Flower	3	1	1448	635,000.00	73	Feb. 28
1123 N. Baker	Duplex			600,000.00	0	Apr. 6
915 N. Westwood	3	2	1460	999,999.00	2	Jun. 2
1119 Freeman	3	2	1491	901,000.00	7	Jun. 16
1427 Louise	3	2	1727	980,000.00	17	Jun. 16
1330 N. Olive	3	2	1432	905,000.00	3	Aug. 7
919 Louise	2	1	1260	931,000.00	6	Sep. 28
1113 W. 15th	3	2	1575	875,000.00	44	Nov. 15
931 Louise	4	3	2431	1,030,000.00	6	Nov. 21
1008 N. Flower	2	1	1180	600,000.00	2	Nov. 22
1130 N. Lowell	3	2	1752	900,000.00	0	Dec. 5

THE ABOVE SOLD STATISTICS ARE FOR THE PERIOD OF JANUARY 1, 2023 THROUGH DECEMBER 27, 2023.

COMPILED FROM INFORMATION FROM THE CALIFORNIA REGIONAL MULTIPLE LISTING SERVICE AND COUNTY RECORDER'S OFFICE.

*DAYS ON THE MARKET

Sarah Covarrubias
714 928-1303
DRE# 00911629





801 N. Bristol St. W. Civic Center Dr.
Santa Ana, CA. 92703

Visit our G&M Chevron ExtraMile, featuring...

- Fresh Coffee
- Hot, Fresh, & Tasty Food
- Ice Cold Drinks
- Bagged Ice
- Propane Exchange



www.gmoc.com

**DOWNLOAD THE FREE G&M APP TODAY TO GET
YOUR FREE MEDIUM FOUNTAIN DRINK**

Life is Better *BUZZED!*

Very exciting things are happening at 1601 N. Bristol!

A year ago, this property just north of McDonalds was purchased by developers from Southwest Group Properties, LLC. They wanted to meet and communicate that they feel like they have found the perfect tenant for this property. Consequently, the concept plan for a Better Buzz Coffee Shop was shared at a meeting on December 8th at the home of Tom Lutz. The attendees included: Amir Houriani, Nina Jirik, Tom Lutz & Tracy Simons.



Better Buzz Coffee is a privately owned, premium coffee company that is certified by CCOF as an Organic Coffee Roaster, and they strive to source nothing but Fair-Trade and Rain-Forest Alliance coffees.

Founded in 2002 by then college students in Pacific Beach, California, Better Buzz has opened twelve locations in the San Diego Area. Their latest shop just opened last week in San Clemente. The company is interested in migrating north of San Diego and have found this Santa Ana location to be a perfect fit.

The next step for the developers will be to present their renderings and concept plans to the City of Santa Ana's Planning Department. After approval, they will proceed to the City of Santa Ana's Planning Commission with the Construction Documents.

This process will take time, and updates will be shared at the Washington Square General Meetings.

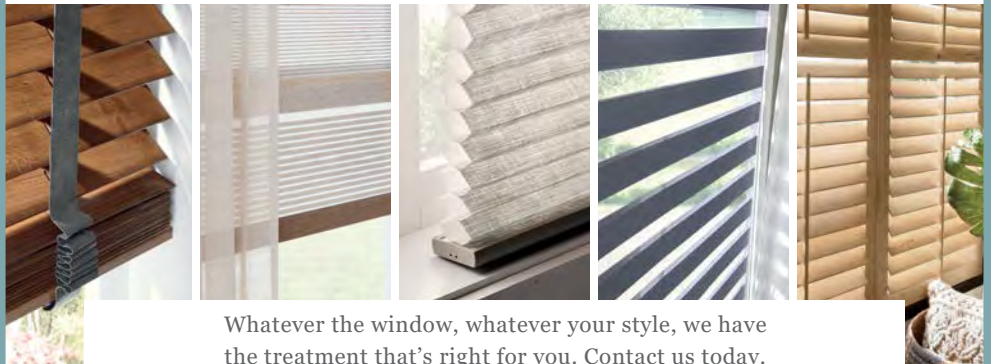
It is just lovely to know that new businesses are interested in investing in these vacant lots on Bristol Street.

In the meantime, here is the website for Better Buzz Coffee: <https://betterbuzzcoffee.com/>

by Tracy Simons

GRABER.

Blinds | Shades | Shutters | Drapery



Whatever the window, whatever your style, we have the treatment that's right for you. Contact us today.

We also offer 1 year financing.

SHUTTER HEAVEN INC. 714.632.7744

Watching *TIME!*



I used to be obsessed with watches. I can't remember my first watch, but I have owned hundreds of them. Calculator watches in the early 80's followed by Swatches in high school and then on to more sophisticated timepieces. I have owned pocket watches on chains, keychain clocks and rubber wristband watches to wear while surfing. I never owned a sundial, but I have had use of the sun and a stick for a long time.

The "keeping" of time obsessed me. Does that watch keep good time? It's an odd question. You can't keep time, and whether the time you can't keep is good is highly subjective. Does that watch

count time in segments you find pleasing? Are you enjoying your time? Maybe these are more appropriate.



After college I stopped wearing a watch. I found I couldn't stop looking at it after a while. I had developed a habit of checking the time. You can't check time technically. It's a constant. It can be referenced, but not checked. You can check the accuracy of the timepiece you carry but that timepiece is independently calibrated against some measure that we decided counts time in units we decided are useful for dividing days. Days are just larger units of time. They don't fit well on wrist-

watches. We stick to just half a day on a watch. Then we count it twice for a full day. Days we count 28, 30 or 31 in groups and call them months. Months we count in bundles of twelve and call those years. Years all have the same number of days even though months are not constant but hours in days are. We do shift those hours in some months to account for something called daylight savings, Event though no real savings occur.

It's all very confusing, time. Where has the time gone? I don't know if it goes anywhere. It doesn't need to since it is everywhere at every moment. Time is not on a schedule. In truth time is really just our experience of now, the nows that have gone and the nows we are waiting for. I don't wear a watch anymore. I don't wear one because I want to be here now. Now's are easy to count. There's just one. You don't need an apparatus to count that. It doesn't even need to be counted.

If you find yourself staring at your watch today, ask yourself this question. Why is it called a watch? I think perhaps for the most obvious reason.

The new year is upon us. Time to get going. Time to get started or maybe time to finish. Whatever the case. I hope you find all the time you need.

By Alton Hitchcock



Sarah Covarrubias Greg Hendrickson

Forging a New Path

Sarah's decades of experience and intrinsic knowledge of Washington Square blended with Greg's modern, innovative approach to buying and selling homes yields a powerful real estate duo.

Sarah, a long-time resident of Washington Square, is passionate about the community and the history it holds. Greg, an Orange County native, has years of experience in the business servicing highly sought-after zip codes. Together, their one size *does not* fit all view of real estate, is what makes them rise above the murky sea of other agents.

So, what does "home" mean to you?
We'd love to find out!

SARAH COVARRUBIAS
714.928.1303
SarahCRealtor@gmail.com
SevenGables.com
DRE #00911629

GREG HENDRICKSON
714.514.5766
GregH@SevenGables.com
GregHendricksonHomes.com
DRE #01953366



Seven Gables, DRE #00745595, information is not reliable although not guaranteed.