



Washington Square NEWS



JINGLE BELL BLOCK
Towner Street



GRINCH'S FAVORITE
837 Westwood
The Rodriguez Family

And the winners of the annual Holiday Decorating Contest are...

BEST USE OF LIGHTS (page 7)

817 Olive Street
The Gomez Family

BEST DECORATED DOOR (page 3)

1110 Washington
The Vasquez Family

MOST WHIMSICAL (page 7)

1120 Westwood
The Byrd Family

CLARK GRISWOLD (page 3)

1311 Lowell
The Estrada Family

GRINCH'S FAVORITE (page 1)

837 Westwood
The Rodriguez Family

JINGLE BELL BLOCK (page 1)

Towner Street

Around the *NEIGHBORHOOD*



WSNA Winter GENERAL MEETING
Where: Heroes School, Multi-Purpose Rm.
When: Thursday, January 16, 2025
Time: 7pm - 9pm
Meeting Topics/Speakers:

- Washington Square Neighborhood Association (WSNA) Board Nominations and Vote.
- Representatives of the City of Santa Ana Finance and Management Services Department, requesting input on shaping the City’s budget with priorities that matter to us.
- Select dumpster locations for the upcoming Dumpster Day in March.
- As always, there will be pizza, water, and your neighbors to exchange information with.

WSNA 2025 DATES!

EVENTS

Dumpster Day	March 8, 2025	Saturday
Progressive Dinner	March 22, 2025	Saturday
Neighborhood Cleanup	April 12, 2025	Saturday
Spring Wine Festival	May 17, 2025	Saturday
4th of July Parade	July 4, 2025	Thursday
Movie Night	August 9, 2025	Saturday
Chili Cook Off	September 13, 2025	Saturday
Oktoberfest	October 11, 2025	Saturday
Holiday Party	December 14, 2025	Sunday

Board Meeting	January 8, 2025	Wednesday
Board Meeting	February 5, 2025	Wednesday
Board Meeting	March 5, 2025	Wednesday
Board Meeting	April 2, 2025	Wednesday
Board Meeting	May 7, 2025	Wednesday
Board Meeting	June 4, 2025	Wednesday
Board Meeting	July 2, 2025	Wednesday
Board Meeting	August 6, 2025	Wednesday
Board Meeting	September 3, 2025	Wednesday
Board Meeting	October 1, 2025	Wednesday
Board Meeting	November 5, 2025	Wednesday
Board Meeting	December 3, 2025	Wednesday

General Meeting	January 16, 2025	Thursday
General Meeting	April 10, 2025	Thursday
General Meeting	July 10, 2025	Thursday
General Meeting	October 9, 2025	Thursday
General Meeting	January 15, 2026	Thursday



CLARK GRISWOLD
1311 Lowell
The Estrada Family

BEST DECORATED DOOR
1110 Washington
The Vasquez Family



Will you be a BLOCK REP FOR FLOWER STREET??

We are looking for a volunteer Block Representative for Flower Street between 10th Street and Washington Avenue, on the West side of the street. The requirements for the Block Rep are to pass out an occasional flyer the quarterly newsletters which come out in January, April, July, and October. Flower Street has only twelve homes and four dentists' offices. If you have any further questions, please call Tom Lutz: 714-836-9110.



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



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✉ christinahernandezc21@gmail.com

📍 2355 Main St , Irvine CA 92614

📷 IG: @christina_real.estate



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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.



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REPORT POTHOLES

With winter comes (hopefully) the rain we can always use, though unfortunately we get a few potholes along with the rain. The city is asking for our help by reporting any potholes you may come across. The following information is provided by our Public Works Department:

- Potholes are created in many ways, and the most common way is when water seeps into cracks on the surface of the road. Water combined with the vibration of the tires over the cracks may eventually cause the asphalt to fail and create a pothole.
- If you notice a pothole on a Santa Ana street, please submit a request through the reporting options noted below and a crew will be dispatched to inspect the area and make the necessary repairs. We thank you for your patience and for your assistance in reporting service requests.

You can request pothole repairs through the following:

- Download the City's Smartphone Application: mySantaAna
- Call the Public Works Dispatch at (714) 647-3380
- <https://www.santa-ana.org/report-potholes/>



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

©2025 Washington Square Neighborhood Association

2024 Officers

Co-President: Carol Frank
carol@washington-square.org

Co-President: Nina Jirik
nina.jirik@washington-square.org

Vice President: Pat Lenahan
tamerou@aol.com

Secretary: Gabby Martinez
lvn.gabbymartinez@gmail.com

Co-Treasurer: Valerie Boulter
vjbhockey@gmail.com

Co-Treasurer: Juan Carlos Araujo
Carlos.Araujo@washington-square.org

2024 Board Members

Jeff Qualey
jqqualey3@gmail.com

Gabby Martinez
lvn.gabbymartinez@gmail.com

Tracy Simons
Tracyp4210@aol.com

Carol Frank
carol@washington-square.org

Dion Saldana
Dion.S@washington-square.org

Michael Mello
le_canuck@yahoo.com

Allison Adams
allisonadams708@gmail.com

Committee Chairs

Newsletter Editor: Maureen Tiritilli
maurentiritilli@hotmail.com

**Ad Manager and Membership Manager:
Martin van der Roest**
martin@vdr.com

**Tree, Traffic & Quality of Life:
Susan van der Roest** susan@vdr.com

Website & Social Media: David Jirik
webmaster@washington-square.org

Volunteer Coordinator:
vacant

Com-Link Rep: Allison Adams
allisonadams708@gmail.com

Hospitality: Nancy Lutz
nancy-lutz@sbcglobal.net

6 City Liaison: Tom Lutz
vp@washington-square.org

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 (Republic Serv.)	657-467-6220
Tree Trimming	647-3380
Vector Control (County)	971-2421
Water Bill	647-5454
Wilson School	564-8100
Heroes School	658-9600

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, you'll want to 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.

Be A Winner at
Washington Square Board Game Night
6:00pm 3rd Wednesday Every Month
El Pico de Gallo Grille 17th & Flower
Good Food...Good Fun...Good Friends



BEST USE OF LIGHTS
817 Olive Street
The Gomez Family

MOST WHIMSICAL
1120 Westwood
The Byrd Family

SHORT TERM RENTALS INFORMATION

A new ordinance will take place on January 3, 2025, pertaining to short term rentals, also known as Airbnbs. On November 19th, 2024, the city council adopted a ban on short term rentals citywide with enhanced fines. There are five such rentals in Washington Square, and it is good to know of this new ordinance to prevent any fines to neighbors.



Better Buzz Coffee Roasters Drive-Through UPDATE

We reported early in 2024 about Better Buzz Coffee Roasters coming to 1601-1607 N. Bristol St. just north of MacDonaldis. We are happy to report that after several meetings with the developer and meetings with residents, Better Buzz was finally approved by the Planning Commission on October 28th and will begin construction mid-2025.



Better Buzz is a drive thru business with limited outdoor seating and is based out of San Diego where they roast their own coffee and serves an assortment of breakfast rolls and pastries.



WSNA BLOCK REPRESENTATIVES 2025!

Area 1. Louise North of Washington, Tracy Simons, 423-0801, 1310 N. Louise St., tracy4210@aol.com

Area 2. Louise South of Washington, Maureen Tiritilli, 309-2229, 928 N. Louise St., maurentiritilli@hotmail.com

Area 3. Baker North of Washington, Laura Ruiz, 308-3008. 1524 N. Baker St., lruiz@essexrealty.com

Area 4. Baker South of Washington, John McGuinness, 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 N. of Washington, Noe Vasquez, 851-6767, 1416 N. Westwood Ave., wishes_03@hotmail.com

Area 7. Westwood S. of Washington, Steve Widdoss, 310 529-9737, 1116 W. Westwood Ave., stevenwiddoss@yahoo.com

Area 8. Towner North of 15th & 16th, Gil Melendez, 866-9239, 1610 N. Towner, 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, 349-8887, 1506 Freeman St., klaserita@yahoo.com

Area 12. Freeman South of Washington, Jason Athas, 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, 675-3653, 1010 N. Lowell St.,
pantonelaw@gmail.com thefranckfirm.com@gmail.com

Area 15. Olive N. of Washington, Mario & Jennifer Sanchez, 724-3101, 1416 N. Olive St., sanchezjo4@sbcglobal.net

Area 16. Olive S. of Washington, Connie Major, 673-8114, 923 N. Olive St., conniemajor@yahoo.com

Area 17. Bomo Koral, Mailee Doan, 657-4521, 1142 Bomo Koral Cir., 6mndoan@gmail.com

Area 18. Washington Ave. Kurt Preston, 547-7404, 1118 W. Washington Ave., kurtispreston@yahoo.com

Area 19. 10th St. between Westwood & Baker, Cheryl Yarnall, 542-7512, 1139 W. 10th St. 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., (temporarily) Delilah Mendez, 1404 N. Flower St. ,
dee.chic9@gmail.com

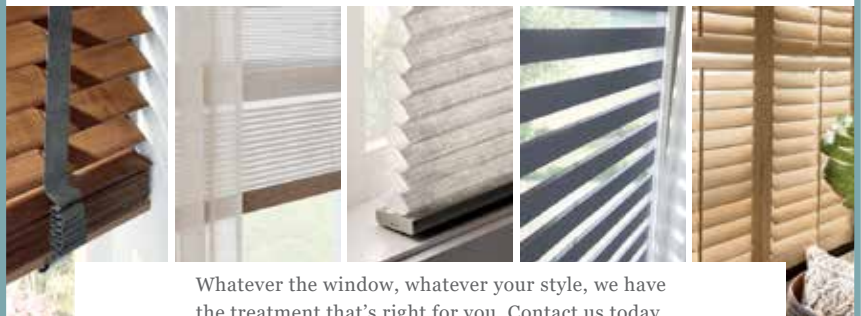
Area 22. Flower between 10th & Civic Center Dr, Jose Palacios, 657- 543-3662, 918 N. Flower St., JosePal1160@gmail.com

All phone numbers are 714 area codes unless otherwise indicated.



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Neighborhood *BUSINESSES!*

Business Name	First Name	Last Name	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) 543-9079
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) 697-0644
Notary/Loan Signing Agent	Bob	Bolton	(702) 498-9832
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	Christina	Moreno	(714) 425-2311
Trash Bin Cleaning	Noah		(714) 717-1079
Wedding Planner	Christine	Wilson	(714) 337-2903
Window Coverings	Krystal	Wallinger	(714) 632-7744
Wine Club/Skin Care	Yolanda	Valdivia	(714) 317-4152

Highlighted Names are WSNA Members

Car Show, 12.15.2024



A Word from our Co -PRESIDENTS!

As I write this, we've just completed our annual Holiday Party, visited by Santa Claus and lots of kids with smiling faces as we passed out sweet treats and cookies. It was wonderful! There were many kids (and adults!) on sugar highs by the end of the party. A big shout out goes to all of those who donated our treats, to those volunteers who set up and to the Vasquez family for loaning us their front yard again.

We are so fortunate that the choir from Godinez High School is by headed our neighbor Jeanette McMahon. Every year they tour our neighborhood and serenade us with holiday songs. We ended the year with our Holiday Decorating Contest. There were some spectacular yards to judge.

We need feedback! One of the things we want to improve for 2025 is **a better way to communicate about our events**. Our events are posted in our news newsletter, on Facebook, and on street signs, but somehow, we're not getting as much response as we once had for our events. We are considering text messaging or emailing monthly about what is happening in the neighborhood. We would be interested in getting some feedback or help and you can contact me at carol@washington-square.org.

This is my second and last year as co-president of the Washington Square Neighborhood Association. I want to thank my co-president Nina for being a great partner the last two years. Also, thanks to everybody who has supported me or put up with me. We've had two great Board of Directors, and I am very grateful for everything that they have done. A special thanks to Valerie Boulter and Carlos Araujo for handling our finances for the last few years. You both will be greatly missed.

I wish everyone a peaceful 2025.

Carol Frank



Happy New Year 2025

I wish you all prosperity, blessings, and warm hearts as we enter 2025. Did you know that 2025 is the 40th anniversary of the founding (in 1985) of our Neighborhood Association? Our General Meeting in July will mark forty years of bringing neighbors together, helping one another, and finding solutions to keep and enhance our quality of life in the neighborhood.

Carol Frank and I have been sharing the role of President for two years now, a typical term. Are you interested in helping direct or share opinions on what happens in our neighborhood? Come to the January Board meeting on Wednesday, January 8th at 7 p.m. at Carol Frank's home. (Email carol@washington-square.org for address.) There, put your hat in the ring to be an officer, board member or committee chair. Bring a friend! Each January, we elect board members who then select the president, vice president, secretary, and treasurer. New perspectives are welcome to keep this neighborhood a wonderful place to live.

WSNA does much more than just host the events that have made us famous. We interface with the city leadership to ensure that the concerns of our residents are heard. For example, we will continue to push toward a walkable park in our neighborhood, the next phase of Bristol Street widening, and getting speed bumps in the appropriate places to mitigate traffic. Be a part of the team!

Please come to our January 16th 7 p.m. General Meeting at Heroes Elementary to see what moves our neighborhood. There will be representatives of the City of Santa Ana's Finance and Management Services Agency **requesting input** on the city budget with priorities that matter to us. This is a first!



10 Working with and for you has been a pleasure. It is, however, time to pass the shared baton as Co-President. Cheers for a prosperous 2025!

Nina Jirik



The
Godinez High School Choir,
brought to you by choir director
and neighbor, Jeanette McMahon,
and hosted by Susan Van der Roest.
This is the 20th year they've caroled
in our neighborhood! (12.13.2024)



WSNA Real Estate *REPORT*

Happy New Year, Washington Square!

It's hard to believe 2024 is over when it feels like it just began. This year, the mortgage market has been unpredictable, with rates fluctuating up and down. However, it looks like we'll end the year with interest rates on the lower side. According to current sales statistics, only seven properties have sold this year, with one foreclosure.

Looking ahead to spring, if you're considering a move, now is the time to start prepping your home for sale. It's a good opportunity to trim back the roses, touch up paint, and declutter closets. March 1st will be the next garage sale weekend, a perfect chance to sell items you no longer need. If you are curious or concerned about the tax advantages or consequences of selling, contact your tax professional. Feel free to reach out to me with questions—if I am unable to answer all of them, I can help you find someone who can. I look forward to seeing you around the neighborhood!

Address	Bedrooms	Baths	Sq. Ft.	List/Sold \$\$	*DOM	Sale Type	Sale Date
For Sale							
1312 N. Baker	2	1	1254	\$ 878,000.00	67	Standard	
911 N. Lowell	4	2	1447	\$ 998,000.00	26	Flip	
Welcome to our New Neighbors 2024							
1311 N. Towner	2	1	1357	\$ 930,000.00	9	Standard	4/8/2024
1053 W. Civic Center--duplex	1	1	1520	\$ 875,000.00	7	Standard	4/19/2024
1324 Freeman	3	2	1576	\$ 1,050,000.00	7	Standard	4/22/2024
1028 N. Olive	3	2	1372	\$ 975,000.00	3	Standard	5/3/2024
1123 N. Baker--duplex	1	1	1950	\$ 1,200,000.00	4	Standard	6/7/2024
1119 Louise	4	3	2103	\$ 900,000.00	59	Standard	9/5/2024
1515 N. Rosewood	3	2	1387	\$ 982,000.00	7	Standard	9/26/2024
835 Freeman	2	1	1303	\$ 690,000.00		Foreclosure	9/30/2024
1308 N. Baker	2	1	1601	\$ 925,000.00	13	Standard	12/19/2024
THE ABOVE SOLD STATISTICS ARE FOR THE TIME PERIOD JANUARY 1, 2024 THROUGH DECEMBER 18, 2024.							
COMPILED FROM INFORMATION FROM THE CALIFORNIA REGIONAL MULTIPLE LISTING SERVICE AND COUNTY RECORDER'S OFFICE.							
*Days on Market							

Sarah Covarrubias
714 928-1303
DRE# 00911629





The Holiday Party, brought to you by WSNA, hosted at the Vasquez Family home, 12.15.2024.



Halloween Contest WINNERS



BEST USE OF LIGHTS
The Fausto Family
1105 N. Olive



BEST HALLOWEEN THEME
The Escalera Family
1101 W. Washington



SPOOKIEST
The Montes Family
817 N. Louise



MOST SPOOKTACULAR
The Vialobos Family
1302 N. Lowell



MOST WHIMSICAL
The Ruiz Family
1115 N. Lowell

Bulky Item Pickup!

WSNA residents may schedule up to **four** bulky item pickups annually. Each pickup can be up to **four** items, or **four 30-gallon bags of trash**, or **twenty 30-gallon bags of yard waste**.

Acceptable items:

- Furniture
- Appliances
- Electronics
- Trash (four 30-gallon bags)
- Yard Waste (twenty 30-gallon bags)
- (No Hazardous waste, ie: oil, paint, garden sprays, etc.)

Call Republic Services at 657.467.6220 to schedule a Bulky Item Pickup.

WSNA Hiring for Newsletter Editor

Just kidding!! That heading involved editorial license. There is no salary, just the love and appreciation of your neighbors, and the fun of having the last word ...ALMOST.

What being the Editor of the Washington Square News entails:

- Send email to certain people reminding them of the upcoming newsletter time frame.
- Receive content from contributors: Board of Directors and others who volunteer to write about a topic
- Edit content in Word for:
 - Clarity
 - Spelling
 - Punctuation
 - Length
 - Just like in school, but there are no grades assigned!!
- Use InDesign (it's easy to learn) to:
 - Insert the edited article
 - Insert photos
 - Insert advertisements
 - Arrange layout
 - Play with colors and themes
 - And make it all fit within 16 pages
- Send it to designated proof readers for any corrections their eagle eyes can see -THEY have the last word!
- Email it to the printer on time



Et, Voila!! Call Maureen at 714.309.2229 for more info!

Michael B. Chu, Esq. Personal Injury Attorney



Washington Square Resident

Law Office of Michael F. Smith

Office: 714-558-0101

Email: mchu@mikeandmikelaw.com

1651 East 4th Street

Suite 123

Santa Ana, CA 92703

mikeandmikelaw.com



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!

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Sarah and Greg

With our combined experience and unwavering commitment to the Washington Square neighborhood, we are your go-to team for buying and selling.

What we find most fulfilling about real estate is helping people discover their dream homes all over OC, but especially in Washington Square. Along with our extensive real estate expertise, we are passionate about preserving the neighborhood's unique character and supporting its vibrant community.

We are proud to serve the Washington Square community for over 25 years now! Thank you for the confidence and trust you have placed in us.

What does "home" mean to you? We'd love to find out!

SARAH COVARRUBIAS

714.928.1303

SarahCRealtor@gmail.com

SevenGables.com

GREG HENDRICKSON

714.514.5766

GregH@SevenGables.com

GregHendricksonHomes.com

