



WASHINGTON SQUARE
Neighborhood Association

Washington Square NEWS

Real Neighbors. Real Neighborhood. April 2026

Alan Anderson Neighborhood Pride Award

BY MAUREEN TIRITILLI

Michael and Chris 806 N Lowell Street

In 1925, a man named Victor Walker built his house at 806 N. Lowell Street for \$3500.00.

He was the owner of Victor Walker Sporting Goods in downtown Santa Ana, as well as a sportswriter for the Santa Ana Register newspaper, now the Orange County Register.

It has been suggested that this house was a "kit" house. It is a possibility because the floor plan is exactly that of known kit houses, but this cannot be verified. **

As happens, the 1960s came along. The house became famous as an LSD house, and in one of the largest drug raids of the time, it was shut down.

Fast forward to July 2022 and Michael Chu and Chris Barger moved in.

There is no LSD, just a lovely home for Michael and Chris and three-month-old baby Oliver. Chris and Mike had a townhome and an active life with lots of friends in San Diego, when Mike landed a job in Santa Ana.

A dream of Mike's was to have a cute house with a white picket fence, and now all that he needs is the picket fence... and a dog.

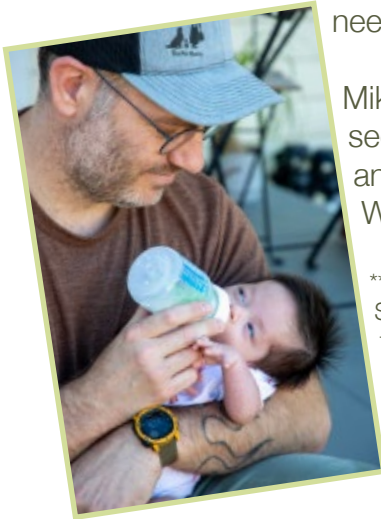
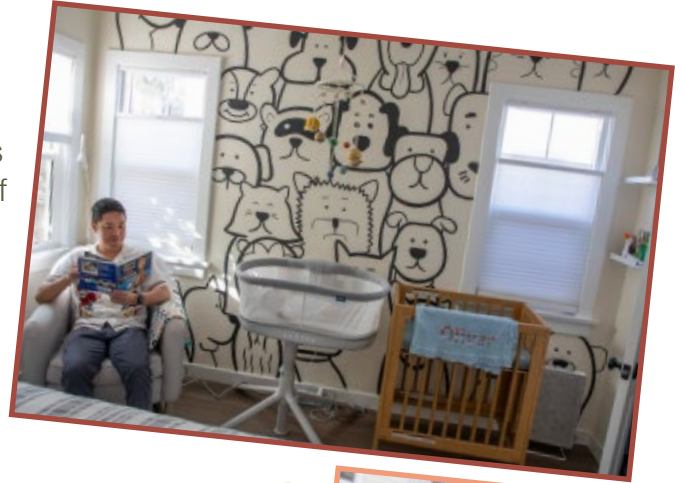


Join us for then next WSNA General Meeting
Heroes Elementary, April 9 - 7:00PM

Alan Anderson Award (CONTINUED)

Ductwork, HVAC, and solar panels have all been added to the house, and the front yard has been landscaped, with white, purple, and yellow colors. The back yard has a mural on the side of the garage that embodies parts of Mike's and Chris' life together, including the Santa Ana water tower, as well as a San Diego water tower.

The muralist also painted little Oliver's bedroom with adorable cartoonish dog images. Now Oliver just needs to sleep through the night!



Mike and Chris are frequently seen at neighborhood events and love the community of Washington Square!

** "Kit" houses were available from the Sears and Roebuck catalog from 1908 to 1940. There were 447 kit designs that ranged in price from \$744 to \$5972 and included "all parts precut and ready to assemble".

These kits were shipped via railroad. (www.history.com)



Bulky Item Pickup

WSNA residents may schedule up to two 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.

Call Republic Services at 657.467.6220 to schedule a Bulky Item Pickup.	Acceptable items: - Furniture - Appliances - Electronics - Trash (four 30-gallon bags) - Yard Waste (twenty 30-gallon bags)
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WSNA Spring General Meeting

HEROES ELEMENTARY MULTI-PURPOSE ROOM

WHEN: THURSDAY, APRIL 9

TIME: 7PM - 9PM

Visting Speakers

Anthony Wong Freedom Forever - Virtual Power Plant
championed by Southern California Edison

Yasmin Garcia

City of Santa Ana Communities Budget Priorities

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!

Please contribute your articles, or if you have story ideas, suggestions, or know InDesign and want to help, you can email us at: newsletter@washington-square.org

©2026 Washington Square Neighborhood Association

A word from our President

There's something special about living in a neighborhood where people know each other by name, lend a helping hand, and share a sense of pride in the place they call home. As we head into a new season, it's the perfect time to reconnect, get involved, and celebrate what makes our community unique.

With the longer days ahead and spring in full bloom, walking around our neighborhood feels like such a gift. Everything seems more alive — the colors are brighter, the air is lighter, and the homes and yards are beaming with fresh energy.

As the weather continues to warm up, more children will be outside riding bikes and playing.

Please remember to:

- Drive slowly through residential streets
- Stop fully at all posted signs
- Be mindful of pedestrians and pets

We're also seeing that energy coming to our neighborhood in new ways with both Better Buzz Coffee Roasters and Raising Cane's recently opening on Bristol just south of 17th.

At the same time, there's renewed talk about the proposed high-rise housing development at One Broadway. If this is something you do or do not support, now is the time to speak up. Community voices truly matter in shaping the future of our neighborhood — and waiting until decisions are finalized can often be too late.

Stay engaged, stay informed, and don't underestimate the impact your voice can have.

Let's work together to keep our neighborhood safe for everyone.

Our neighborhood is more than just a place to live—it's a community we build together. If you have ideas, announcements, or would like to volunteer, we'd love to hear from you.

Here's to a wonderful season ahead!

--

Tracy Simons
WSNA President
e: tracy.simons@washington-square.org
w: www.washington-square.org



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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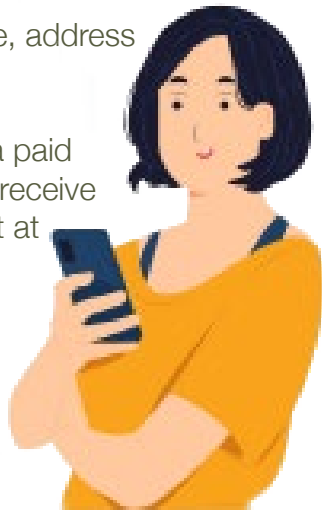
Washington Square Texting Program

WSNA started a text program to update neighbors about neighborhood news and events.

You can opt in when you join the Washington Square Neighborhood Association or you can also sign up by emailing opt-in@washington-square.org

Please provide your name, address and cell phone number.

You do NOT need to be a paid member of the WSNA to receive texts and you can opt out at any time!



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Christina Hernandez

REAL ESTATE AGENT
DRE#01723510

626-221-6870

christinahernandezc21@gmail.com



IT'S OUR March 2026 MEMBERSHIP DRIVE!

BY MAUREEN TIRITILLI

Hello, Washington Square!

Join our 2026 Washington Square Neighborhood Association (WSNA) membership drive!

You might ask, "How do I benefit from membership in WSNA?"

Well, for starters, volunteers:

- produce four newsletters
- decorate both entries on Washington Avenue
- organize and staff general meetings
- organize and staff the Progressive Dinner
- organize and staff the 4th of July Parade
- organize and staff the family summer Movie Night
- And more..

Behind the scenes, the WSNA leadership team helps maintain to our property values and quality of life by addressing:

- traffic/safety concerns, removing graffiti
- keeping 6 dog depot stations filled
- the City to bring a park to our neighborhood and ensuring new businesses on Bristol Street have reasonable business hours!
- maintaining and monitoring WSNA's Facebook page and website
- and staying connected with city officials, council members and community leaders.

PLUS, we are a non-profit 501(C)(3) organization!

This means that your membership contributions and event donations are TAX DEDUCTIBLE.

Your membership plays a crucial role in fostering our neighborhood's community, harmony, and development, ensuring that each voice is heard, and every idea is considered. We look forward to making our 2026 membership drive the most successful to date.

Your involvement has been the cornerstone of our community's strength and collaborative spirit.

Thank you for your continued support.

Online payments can be made at
www.washington-square.org



How's Your Parkway?

BY CONNIE MAJOR

There are Santa Ana rules for parkways, just as there are for front yards. As Washington Square residents, we may know that the height restrictions for front fences, walls and bushes are not to be over 36 inches. That includes the first 10 feet from the sidewalk along the property line. So what about the Parkways? Here's what you need to know.

Residents are responsible for their parkway trees by keeping them watered. Other care that a tree may need is the responsibility of the city.

The parkway also has height restrictions.

Plants are not to exceed 30 inches. Residents who choose to plant bushes in the parkway should consider that the height of the mature plant should not exceed the 30-inch maximum. If it grows taller, pruning will be needed.

In addition, we are not allowed to use any plants with thorns, which includes roses, cactus, and agave. This is true on either side of the sidewalk. The first 20" from the street is also to be unblocked for car doors to open. In order to provide safe passage for pedestrians, plants should not extend beyond half the width of the sidewalk.

Please get out your shears and start pruning as plants in many parkways are getting quite high. The same is for some front yard bushes.

What are allowed for parkway plantings are grass, small rocks, pavers, secured astroturf and low plants. What are not allowed are cement or cemented in pavers, as the ground must be able to permeate water to our local water table, the source of Santa Ana's drinking water.

The overall aim of our neighborhood is to keep it safe and friendly. When passing down our streets, a low-level of landscaping allows the street to feel open. Please evaluate the height of your planting and take action to help keep our neighborhood friendly, safe, and to code, that is with parkway plants not taller than 30" and front yard plants or fences not taller than 36".

You may notice taller planting and fences on other streets. This is allowed on arterial streets like Flower and Bristol. Our neighborhood has no arterial streets, and is a great place to live.

Report Potholes

CITY OF SANTA ANA - 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. 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/>



As a fellow Washington Square resident and homeowner for over 16 years, I care about the people and the homes that make our neighborhood special.

With a deep knowledge of our community and experience working with historic and architecturally unique properties, I'm here to assist neighbors who are thinking about buying, selling, or simply curious about the market. My support is personalized and neighborly, with the goal of helping our community continue to thrive.

I'm always happy to chat about Washington Square and our homes, or simply provide a home-related resource you may need. Reach out anytime or look for me and my dog, Bruno, as we walk the neighborhood.

Tony Michalski

Your Washington Square Neighbor & REALTOR®

714.315.2778

Tony@NeighborsREP.com

DRE #02287850



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Thank you to Marco's for providing Pizza for our General Meetings!

Dumpster Day becomes Dumpster Hour

This year's Dumpster Day kicked off bright and early with dumpsters starting to arrive at 6:30. As soon as the hosts opened the doors at 8AM or a little before, neighbors pulled up with cars, trucks and trailer loads of junk.

We saw a parade of treadmills, couches, lawn mowers, toilets, bed frames and plastic chairs. One family brought seven televisions to the e-waste truck. By 9AM, all five dumpsters were full. A big thank you to the five Washington Square volunteer dumpster hosts.



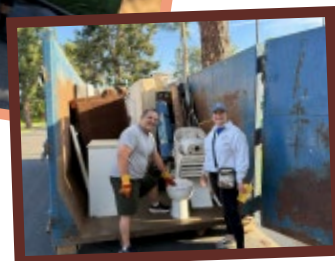
Don't despair, you don't have to wait another year to declutter. Call Republic Services (657) 467-6220 for large item pickup. Their pickup is always the following Monday. You can have a large item pickup every quarter.



The City also has dumpsters in parks around the City every quarter.



The next one is Saturday, April 11th 9AM-Noon in both Bomo Koral Park (900 W. MacArthur) and Jerome Park (2115 W. McFadden). Just like our Dumpster Day, theirs fill up fast, too, so arrive early.



Very Progressive!

BY JAVIER GARCIA

Bacon wrapped Jalapenos, grilled pork spring rolls, pan de bono, burger quesadillas, are you kidding me? These were just a few of the many tasty appetizers to choose from at Javier and Laura Garcia's home.

It was a perfect afternoon to get together with friends and neighbors for the 14th Annual Washington Square Progressive Dinner.

It took great willpower not to overdo it at the Garcia's, because there were many special entrees waiting for us at Kyle Walker's home. Grilled salmon, ham tetrazzini, empanadas, tri-tip, and more.

Now that's an eclectic lineup!



After dinner, it was time for desserts. The heavenly treats included lemon bars, homemade cookies, chocolate cake, and berry cobbler. What can be better than having

an amazing dinner with 45 of your friends and neighbors? It was also nice to see the new neighbors who attended this event.

Thanks to all in attendance for bringing your homemade dishes and making the 14th Annual Washington Square Progressive Dinner a successful event.

Special thanks to our hosts as well as the volunteers who helped with set up and clean up.

This wonderful gastronomic event would not have been possible without you.

Now that's a wrap...without bacon.



WSNA Real Estate Report

BY SARAH COVARRUBIAS

Over the past six months, real estate activity across Orange County has been relatively quiet. Here in Washington Square, there have been just three home sales during that time. One reason for the slowdown is that many mid-level homeowners are choosing to stay put rather than sell and move into a larger, more expensive home.

A significant number still have mortgage rates in the 3% range, and purchasing today would likely mean moving into rates above 6%, which could more than double their current monthly payment. That said, homes are still selling. There are buyers who would love to purchase in our neighborhood, but the challenge right now is limited inventory.

As of March 15, there is only one home on the market in Washington Square. My guess is that it will sell quickly and may even attract multiple offers. Our little piece of heaven here in Washington Square continues to be in demand, as it has been for many years. With its central location, distinctive homes, strong neighborhood pride, and close-knit community, it's easy to see why people are drawn to this special place we call home.

Currently FHA and VA loans are at 5.75%; Conventional loans with 20% down and good credit are about 6.25%.



Sarah Covarrubias
714 928-1303
DRE# 00911629

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Address	Bedrooms	Baths	Square Footage	List Price / Sold Price	Days on Market	Sale Type
For Sale/Lease						
1501 N. Lowell	3	2	1.3 Acres	\$6,950,000.00	331	House + Acres
1107 N. Towner	3	2	1538	\$1,100,000.00	1	Standard
1505 N. Rosewood	3	2	1517	\$4,450.00	32	Lease
Welcome to our New Neighbors						
1123 N. Lowell	2	1	1,314	\$4,000.00	23	Lease
1407 N. Towner	3	2	1900	\$4,500.00	9	Lease

Neighborhood Businesses



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Make a plan to protect your people.



Haga un plan para proteger a su gente.

Get to safety with things you need.



Póngase a salvo con los artículos que necesita.

Stay safe at home when you can't leave.



Manténgase a salvo en su casa cuando no pueda salir.

Help friends and neighbors get ready.



Ayude a sus amigos y vecinos a prepararse.

Business	Owner	Phone
Accounting/Tax Prep.	Alex Schneider	(714) 364-5173
Attorney, Business Specialist	Ashley Bolduc	(949) 852-1800
Avon Representative	Maria Guzman	(714) 904-1973
Babysitting	Leila Rodriguez	(714) 727-8313
Bounce House Rentals	Shawn Verdin	(949) 247-2878
Computer Specialist	Randy Simons	(714) 423-0810
Decorative Ironwork	Marco Coronado	(714) 852-1363
Editor	Maureen Tiritilli	(714) 309-2229
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
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 Wallinger	(714) 632-7744
Wine Club/Skin Care	Yolanda Valdivia	(714) 317-4152
Highlighted Names are WSNA Members		

Spring Wine Event Takes a Pause This Year

BY TRACY SIMONS,
WSNA PRESIDENT

For the first time in nearly 30 years, WSNA will not be holding its traditional spring wine event this year. This long-standing gathering has been a favorite in our community, but unfortunately no one has stepped forward to host or organize the event.

Like many volunteer organizations, WSNA relies on a small core group of members who have generously given their time and energy for many years. That group has carried much of the responsibility for planning and running events, and many of those volunteers are understandably feeling the strain after doing so much for so long.

As time passes, some of our long-time volunteers are finding it harder to take on large projects like organizing major events. Without new volunteers willing to help lead and share the workload, it becomes difficult to continue traditions that have been part of our community for decades.

WSNA remains a strong and active organization, and we hope this serves as a reminder that our events and traditions depend on the willingness of members to get involved. Fresh energy and new volunteers will help ensure that these special gatherings can continue in the years ahead.

Your input is Valuable

The Washington Square Neighborhood Association would like your input regarding neighborhood events and activities.

This information will be used to help shape and develop future events and activities that contribute to making our neighborhood a great place to live.

Your input is important and we want to hear from you!



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Mel's Tip:

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A Simple Food Formula for Women 61+

Built for busy days, achy knees, and better sleep.

BY OLIVER NAM

You're not "undisciplined"—you're human.

Mornings rush by; lunch gets skipped; dinner shows up when energy is lowest.

There isn't a perfect plan; there is a meaningful one you can live with. Start where consistency lives.

Make protein your anchor—it steadies appetite, preserves lean mass, and supports recovery (especially for women 40+). Then, layer in colorful veggies for micronutrients and fiber, purposeful carbs for steady energy, and modest fats for satisfaction.

Don't shoot for the stars on day one.

Pick one doable habit and repeat it until it's automatic—then upgrade every 30 days.

That's how momentum begins, with small steps that align with your goals.

And if cortisol is running high (busy brain, achy knees, gym nervousness), match your food to your physiology: protein + complex carbs in the evening can calm the system and prime you for tomorrow's workout.

Lead your body with care, not force.

Here's a simple example of what to eat in a day.

If this is too much, take a little bit out and make it your own!



Per main meal for most women:
Protein 1 palm • Veggies 1 fist • Carbs 1 cupped hand • Fats 1 thumb (see pic)

Snacks:
about ½ of those portions.

7:00a Breakfast
Front-load protein
• Greek yogurt (1 palm) + berries (½–1 cupped) + flax/walnuts (½ thumb)
or 2 eggs (1 palm) + sautéed spinach (1 fist) + oats ½–1 cupped hand.

10:00a Snack

Pick 2 macros

- String cheese (½ palm) + apple (½ cupped hand)
or Edamame (½ palm) + Cutie.

1:00p Lunch

Color+fiber for knees and energy

- Rotisserie chicken (1 palm) + big salad (1–2 fists) + quinoa (1 cupped) + olive oil (1 thumb)

3:00p Snack

Steady, simple

- Hummus (½ thumb, some protein) + veggie sticks (1 fist)
or GoMacro/RxBar (check added sugar)

5:30p Dinner

Calm the system

- Baked salmon (1 palm) + roasted veggies (1 fist) + small, sweet potato (½–1 cupped hand) + olive oil (½ thumb)

Evening wind-down (optional)

- Cottage cheese or yogurt (½–1 palm) + kiwi/tart cherries (½ cupped), herbal tea, dim lights.

Want this tailored to you? Text "NUTRITION" to 949-696-5615 and we'll jump on a quick call—or set up a free visit at the studio!

Excited to chat!

- Oliver Nam

WSNA OFFICERS

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WSNA Event Dates

Neighborhood Beautification	April 11	Saturday
4th of July Parade	July 4	Saturday
Movie Night	August 8	Saturday
Chili Cook Off	September 9	Saturday
Oktoberfest	October 24	Saturday
General Meetings	April 9	Thursday
	July 9	Thursday
	October 15	Thursday
Board Meetings	May 6	Wednesday
	June 3	Wednesday
	July 1	Wednesday
	August 5	Wednesday

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 92701

mikeandmikelaw.com

Santa Ana Phone Numbers

Police Services West End Office	647-5062
Police (non-emergency)	834-4211
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.

SEVEN GABLES
REAL ESTATE



Sarah, Cecilia & Greg



714-928-1303
SarahCRealtor@gmail.com

HELLO

Washington Square

..... NEIGHBORS

We're proud to have served the Washington Square community for over 30 years. What we find most fulfilling about real estate is helping people find their dream homes throughout Orange County—especially right here in Washington Square, where preserving the neighborhood's unique character and supporting its vibrant community mean so much to us.

With our expanded team, we're able to offer an even wider range of services with the knowledge, care, and strategy to guide you every step of the way. And the results speak for themselves: **every one of our Washington Square listings over the past two years has gone under contract after just one weekend—each selling over asking.**

Thank you for your continued trust. We feel grateful every day to be part of this community, and with our deep knowledge of Washington Square, no one is better positioned to guide you. Washington Square is not just where we work—it's our home.

YOUR WASHINGTON SQUARE REALTORS
Built on Trust. Backed by Results.