

Floral Park 2013
Home & Garden Tour



Welcome... to the place we call home.

Our neighborhood is representative of a bygone era – one of gracious, tree-shaded streets, abundant lawns and flowers, unique and stylish homes and, most importantly, friendly neighbors! For about a century Floral Park has been preserved from the vagaries of modernization, unlike some Orange County communities.

We are proud of our heritage and endeavor to maintain historic correctness in the process of refurbishing, remodeling and upgrading our classic homes.

So, welcome to the neighborhood! Welcome to the place we call home.





Welcome to Floral Park.

During your visit with us this weekend, of course, you'll be charmed by the array of architecture, manicured lawns and tree-lined streets. And, you should. What is not so readily apparent is the neighborhood camaraderie we feel. But, it is all around you.

This year as we celebrate our 21st Year of hosting our Home & Garden Tour, we are deeply moved to remember that our neighborhood is far more than a collection of houses. We are a neighborhood that is built, metaphorically speaking, brick-by-brick with the personal connections each of us makes with one another. These connections are the true essence of what makes Floral Park such a great place to live. It is because of the contributions and assistance of many, many neighbor and friend volunteers. Our "helpers" also come from West Floral Park, French Park, Wilshire Square, Fisher Park, Morrison Park, Park Santiago and Washington Square, and all around Orange County — our greater neighborhood is an equal treasure. We truly appreciate all these wonderful contributions.

Just look at the many, many volunteers you'll encounter today from those staffing the ticket booths to the docents, to folks providing food and other refreshments, to the coordinators of the car show. And, I've not even mentioned all the "hidden" volunteers who set up and take down signage, ticket booths, yard signs, etc. And, then there are the people who write for and design the printed materials. While you're with us today, take notice of how many folks are out walking about, waving to a friend or neighbor. You'll see welcoming smiles abound.

As always, we hope that you enjoy your brief stay with us. We particularly hope that you have a chance to not only appreciate our lovely homes and gardens, but the true neighborhood and community that we enjoy every day.

Sandy DeAngelis

Chair, Floral Park Home & Garden Tour

Floral Park Neighborhood Association is a 501(c)(3) organization and neither owns nor manages any real property. Floral Park Neighborhood Association is not responsible for any loss, damage or injury to any person or property which may occur during the 2013 Home & Garden Tour. All persons who enter onto any of the properties depicted herein do so at their own risk.

Floral Park Home & Garden Tour



Photos courtesy of John Dworzak & Linda Schulte

One
2102 Victoria Drive



This 1956 *English Tudor*, a complete remodel in the past two years, will amaze you. While the red brick in the front of the house is original as is the front door, glass panes in the door are new. Stucco front walls, originally shake, were moved back to recess new windows.

Through the door, a beautiful wood and wrought iron stair case greets you. A gorgeous contemporary chandelier, dripping with large crystals, descends above the staircase.

The focal point of the living room is the beautiful original marble fireplace. Dark wood floors are all new and the furnishings are traditional with a modern feeling. The contrast of dark accent pieces of furniture and floors with the balance of lighter colored walls and fabrics on the upholstery create a luxurious feeling. The dining room, once part of the living room, overlooks an inviting backyard and swimming pool.

A pocket door separates the kitchen when entertaining. Crisp white Cambria stone countertops stand out and the appliances are all premium stainless steel. The huge island accommodates many guests.

A large entertainment unit with a big screen TV makes for easy viewing from the kitchen. Beyond the French door is a large outdoor cooking and eating area.

The powder room looks like a jewelry box with its gold glass-beaded wallpaper and the floating wall of small glass tiles. Note the cut crystal faucet knobs and tiara-like framed pictures.

The upstairs landing is a TV viewing and play area for the homeowners' daughter. There is a cozy window seat with two beautiful light fixtures inside.

The daughter's room is painted in a pale pink color featuring girly twin beds with lovely upholstered headboards, fit for any princess. Original yellow tile and an old tub with a pink and yellow color scheme finish the room.

A vaulted ceiling sets the tone for attention to detail in the master bedroom. Motorized Roman shades in both the bedroom and the master bath bring a bit of whimsy. The soft white walls and handsome cream ultra-suede upholstered headboard make a grand statement.

Check out the large bubbly oval-shaped tub complete with remote control. The floors look like linen fabric with pale blue glass dividers. The sink cabinets, made to look like pieces of furniture, appear to float on air.

This house is a stunning example that everything old is new again.

Two
1924 North Ross Street



This 1928 *French Tudor* home is a prototype of residential construction following the return of GIs from World War I where they encountered Old World architecture. From the unique copper turret with the weather vane to the courtyard entry, this home, reminiscent of the French countryside, invites you to come and stay a while.

Beyond the mahogany door with its large peephole, notice the circular, swirled leaded glass window leading to the living room and hall. The living room features a Mansard, beamed ceiling and Batchelder tile fireplace with keystone detail. French windows with natural wood trim bring the vibrant, lush front garden into the house. Original sconces beside the fireplace match the dining room chandelier.

French doors draw you into the dining room, with its coved ceiling with tray detail and picture molding. Beyond is the breakfast room with French windows, built-ins with counter top and glass front cabinets. A swinging door with a diamond-shaped window leads to an updated kitchen.

Kitchens of 80 or so years ago were much smaller than our demands of today. Note how the owners have combined old and new to provide a modern, old-style feel. Ceramic tile countertops, some refashioned to match the old, and butcher blocks finish the room.

The guest room bathroom features lavender floor tile that is original to the house. The bathtub and separate arched shower trimmed in the same lavender and pedestal sink provide a complete feel for the era.

A master bedroom suite with crown molding includes a large bathroom with ceramic tile and a spa tub that provides a relaxing end to an arduous day. French doors open to the back yard and unique garden.

You'll notice the sunken barbecue and bar area, allowing guests to sit at the counter at normal height. The area includes a wood-burning Italian pizza oven, charcoal/wood grill, and two gas-fed burners, one designed for woks. The overhead patio string lights were hung by the owner, reminding him of his boyhood home in an Italian neighborhood in Canada where the old men would gather on Thursday nights for their weekly bocce ball competitions.

Vintage brick walks and a lush garden of succulents and tropicals reveal that this French hideaway is located in good old Orange County, California.

Three
2108 Greenleaf Street



This *French Normandy Cottage* home has a newly re-landscaped front garden that provides a direct view of the entry alcove. Built in 1947, this home truly brings the charm of the Old World into Southern California. The great stone chimney, accented with the tile chimney pot, is one of the hallmarks of this home, yet another contribution of a rural ambience. The opening environment, recently re-landscaped, foreshadows what you will find as a comforting living space throughout. A turreted external entryway completes the Norman ambience.

Inside the house, you'll be ensconced with an elegantly wallpapered foyer complete with the home's original chandelier and hardwood floors.

To your left, you'll see that the living room with its Mansard ceiling continues the French country theme. The interior of the room, the major gathering place for the family, centers around the fireplace and features hardwood floors and original latch windows.

The office just beyond the living room was created from a former patio and is brightened both by its day-long southern exposure and the copious artwork, the latter of which is displayed throughout the house.

The downstairs bathroom has been completely redone while retaining the feel of the era of the house's original construction. In fact, that is a bit of a recurring theme, modernization with a wistful look back.

Nowhere is this on better display than in the kitchen and its adjoining family-friendly dining room. Bold, vibrant colors are most inviting in the kitchen, replete with more art, comfortable breakfast area and updated appliances.

The dining room, created by combining two smaller rooms, is a central feature of the home. The open-beamed area retains the rustic feel of its Norman inspiration and allows for large family gatherings. Opening onto the side yard, it captures daylight and makes for a truly warm gathering spot.

Upstairs, two bedrooms reflect the fact that a teenager and young adults inhabit the space when the latter are home from college.

As you leave this house, you'll take with you the feeling that you've visited a little bit of France, a lot of loving family, and a creative idea or two for your own personal living space.

Four
2109 North Heliotrope Drive



When touring this *Classic Georgian* home, make an effort to see if you can find all 14 urn details throughout the property.

Your first clue of the elegance of this home is the engaging center hall with oak flooring and a custom iron railing on the stairway with theater carpeting with brass rod detail. Note the sidelights on each side of the lovely front door. The stately living room is over-sized with a beautiful marble fireplace, coved ceiling, and French doors that open to the sunny lanai.

The original dining room is used as a family room featuring raised panel pocket doors and a large bay window that looks out on the verdant front lawn. It also has a lovely medallion and a brass and crystal chandelier. Walls are covered in toile with wainscoting below. A dramatic swinging door with leaded, bevel glass is a highlight.

The laundry room has the original ironing board cabinet and an oversized milk door.

The current dining room has rich parquet flooring and an original brick fireplace plus walls of book cases complete with a "secret wooden door." Don't look for it; you will never find it. A beautiful Indonesian bench graces the room that is completed with corner and base block moldings with fluted casings and grass cloth wallpaper.

A particularly fun feature of the house is the powder room that contains a lead glass window, tile counter top, and "beauty shop" sink with hand sprayer. Note the frosted glass cabinet and crystal and brass sconce.

The bath on the second floor has original wall tiles and a marble counter top, original in its design.

In the large master bedroom are textured wallpaper and an oak floor. The bathroom has the original tile as well as the original kidney shaped tub and lavatories in peach.

The lanai, or sun room, is a delightful retreat with sisal flooring and French door sliders providing inside/outside feeling at all times overlooking the beautiful pool and spa.

In the back of the yard, the huge avocado tree overlooks the wisteria-draped arbor. Also in the view of the lanai are two magnolia trees, a tulip tree and a miniature, plus many beautiful camellias. Oops, you may have missed the blooms. Note the colorful and whimsical lifeguard chairs and chaise. A covered brick-detailed walkway leads from house to garden with its decorative back gate and fence.

Five
1908 Flower Street



Here you'll discover a 1930 *Spanish Revival*, secluded from the busy street by tall hedges that create the feeling of a large, outdoor room. The lush front yard invites you to explore this magnificent residence with its textured and wavy patterned stucco, its tile roof, and the Spanish tile accents in the walk and driveway.

An impressive mahogany door, replete with Spanish window grill, opens to the entry and hallway where you step onto a poured concrete floor artistically treated to appear like Mexican tile, a common trick of the eye in the era of the home's construction. A colorful, living room with a graceful barrel ceiling lies just beyond. Note the elegant wood flooring, stunning fireplace featuring Batchelder tile and vintage wood trim as well as the additional mahogany wood trim on the French windows that bring in the light of the front garden.

The dining room serves as the owner's studio/office. Coved ceilings with tray detail and silver/blue metallic faux finish, the first of two such ceilings you will find. Enjoy just a portion of the magnificent array of artwork and photography either created by the owner or collected during a 15-year residence in Hong Kong.

The kitchen has been updated with stainless steel appliances, glass subway tile back splash, marble counter tops and a farm sink, making for a magnificent combination of old and new. It is both functional and beautiful, inviting anyone to pull out a large pot to fill with the pasta water faucet just above the stove. Oh, Mama mia!

In the library, see the second metallic faux ceiling finish, this time in copper, as well as built-in bookcases with artful shelves and more French doors to the side patio that has been enhanced with terracotta accented by hand-painted Mexican Talavera tiles.

The master bedroom, a study in black and white, is softened by a wall of glass overlooking a lovely side yard. Pass down a short hall to the master bath, with a claw-foot tub and pedestal lavatories. And, don't miss the large bathroom with vintage yellow tile and pedestal sink.

In the back bedroom, you'll be greeted by the peaceful, almost Zen-like back and side patio/yard area. The inviting seating area at the back of the yard with a voluminous fire pit is the perfect setting for evening gatherings year round.

Leaving this house, you'll have felt like you've visited the grandeur of old Spain and the peaceful tranquility of Asia, a perfect memory.

Six
537 Santa Clara



Stately and set back from the street, this *Colonial Revival* residence was winner of the 2004 Santa Ana "Most Beautiful Yard" award. Notice the unique wood fence made into squares, reflecting a type of modified split rail. The fence serves as a harbinger of what you will see in the wonderful attention to detail the owners have displayed restoring this traditional home, built in 1942. The arched doorway leads to the front entry hall with its original light fixture. The front door has the look of a crackle finish achieved purely by accident as the intention was merely to paint the door. All the lives of the door reflected in the painted history came out in the process.

The owners have carried the exterior black and white theme throughout the home. There are hardwood floors throughout and original sash windows. In the living room is a traditional brick fireplace, original andirons, crown molding, full extension pocket door entry, and original windows and doors.

Entering the kitchen you will see an amazing refurbishment that has combined the modern with the traditional. Raising the ceiling two feet and installing upper windows has given this room a feeling of size and grandeur. The kitchen clearly demonstrates how to incorporate today's conveniences without destroying yesterday's integrity from the farmhouse sink to the original milk door, complete with glass milk bottle. Soapstone countertops and original cabinets complemented by newer ones to match make for a splendid finishing touch.

Windows play a great part in the attractiveness of this home as well. Note the great bay window in what is now the TV room with its oversized multi-paned windows. A guest room was modified to include a shower in the ensuite.

Oak floors and corner windows make it light and bright, overlooking a lush backyard and custom area that is any man's envy, open and making the cook easily accessible to guests. The flagstone patio and lush backyard are easy on the eye.

The back garden continues the unique fence enclosing the dog run. Behind the garage is a fully-equipped office and a separate TV room, making this house a great place to live and work.

This home reflects the aspirations of many families of that era, a stately residence that signified arrival.

Gardens



Garden One *1919 North Ross Street*

This beautiful English Tudor home is nestled in a lush landscape “dream garden,” designed by the owner’s late wife. Layers of plants at the front define the street view. From inside, she wanted all to see the inner layer. Both are separated by a wandering boxwood hedge. Featured are blossom heart, sea lavender, roses, rosebud trees, and a 60+ year old crepe myrtle. The inner lining includes a large cypress, split-leaf hydrangea, coral bells, and roses – all guarded by a fairy.

Toward the backyard you’ll pass large pots with donkey tails trickling down the sides. Camellias and azaleas grow well here! A stag horn fern graces the entrance to the “city-landscaped” backyard where garden meets nature to create a sense of place. This courtyard is surrounded by large laurel cherry trees and the ground is a pattern of brick pavers. The stone fireplace, lounge chairs, and large barbeque area to the left of the courtyard beckon visitors. Fuchsias, rosemary, a dawn redwood and a peppermint willow create a highly aesthetic environment.

Just to the right is a renovated garage for food preparation, dining, and entertainment, reflective of the values of the owners and the importance of family and friends.

Garden Two *2023 Greenleaf Street*

Welcome to outdoor family living surrounded by gardens! One year ago, this family was faced with a choice to move to a larger home or add outdoor living to their environment. Working with an architect, landscape and garden specialist and pool designer, they crafted the design for outdoor family entertainment. Walking down the driveway, you pass the neatly manicured front lawn with crepe myrtle trees, pittosporum, figs, flax and boxwood. The driveway leads you to the back of the home.

An outdoor barbeque with built-in bar seating is the first feature you encounter. Under a wood roof, accompanied by heaters, fans and a ceiling fan, are the couch, chairs, and large used brick fireplace. Notice the three flat-screen TVs! French doors open into the home to a comfy gathering spot and another flat screen TV. Custom-made banquette seating is adjacent to the fireplace. Step down to the dining room table and chairs. And, best, all furniture is from Restoration Hardware. The rectangular pool meets the dining room patio. Need a bathroom? There is an all-white tile bathroom located off the patio along the side of the house.

The yard is surrounded by cherry laurel trees, intending to close in the area for privacy and create a secret garden. Step to the very back and you will find a fire-pit with seating tucked into a little corner of the yard hiding behind a wispy olive tree. This beautiful and functional backyard space is the ideal area for family and friends to gather and create memories to last a lifetime.

Garden Three *2216 Flower Street*

This ranch style home and adjacent gardens embrace country living at its best. Drought tolerant California natives, plus an original olive tree and cypress welcome you. Joining them are California poppies, oregano, thyme, lemon grass, lavender, medicinal spices, sage, starflower and more. Walk down the driveway and see the vines of passion fruit, peppers, red trumpet vines, kiwi and jasmine. The family patio with overhang and trellis connects to multiple areas of the home.

Past the spa is the 300-foot long garden extraordinaire! Thirty-five fruit trees grace the property, including loquat, peach, lemon, apricot, plum, pomegranate, bananas, orange, grapefruit, strawberry guava, avocados, mango, persimmon, nectarine and more. There is a grape arbor covering another entertainment area with full outside kitchen and dining. Thompson seedless and ruby flame grapes will come into season on these vines. Inside the large area is a smaller-fenced garden to protect from scavengers. Three compost bins allow for recycling everything on this property.

The owner rescues bees from the neighborhood and has 100 hives located off property. She makes fresh honey and sells to local stores. This is truly the loving work of two vegetarians who live off the land!

*This book is your entrance into the Homes & Gardens.
Please open your book to this Map page and show it to the
head docent at the entrance to each Home or Garden.
The docent will mark off that Home or Garden in your book.*

Map

Floral Park has a number of homes listed on the City's historical register. For the past couple of years we have drawn attention to these by placing markers in the yards of homes on the historic register. We did this in response to the many requests for information on the wide variety of home styles

evidenced in our neighborhood. The markers indicate year and type of registration. Understand that these residences are not open to the public as they are private homes. We hope you enjoy the added information on your stroll from house to house on this year's tour.

Homes

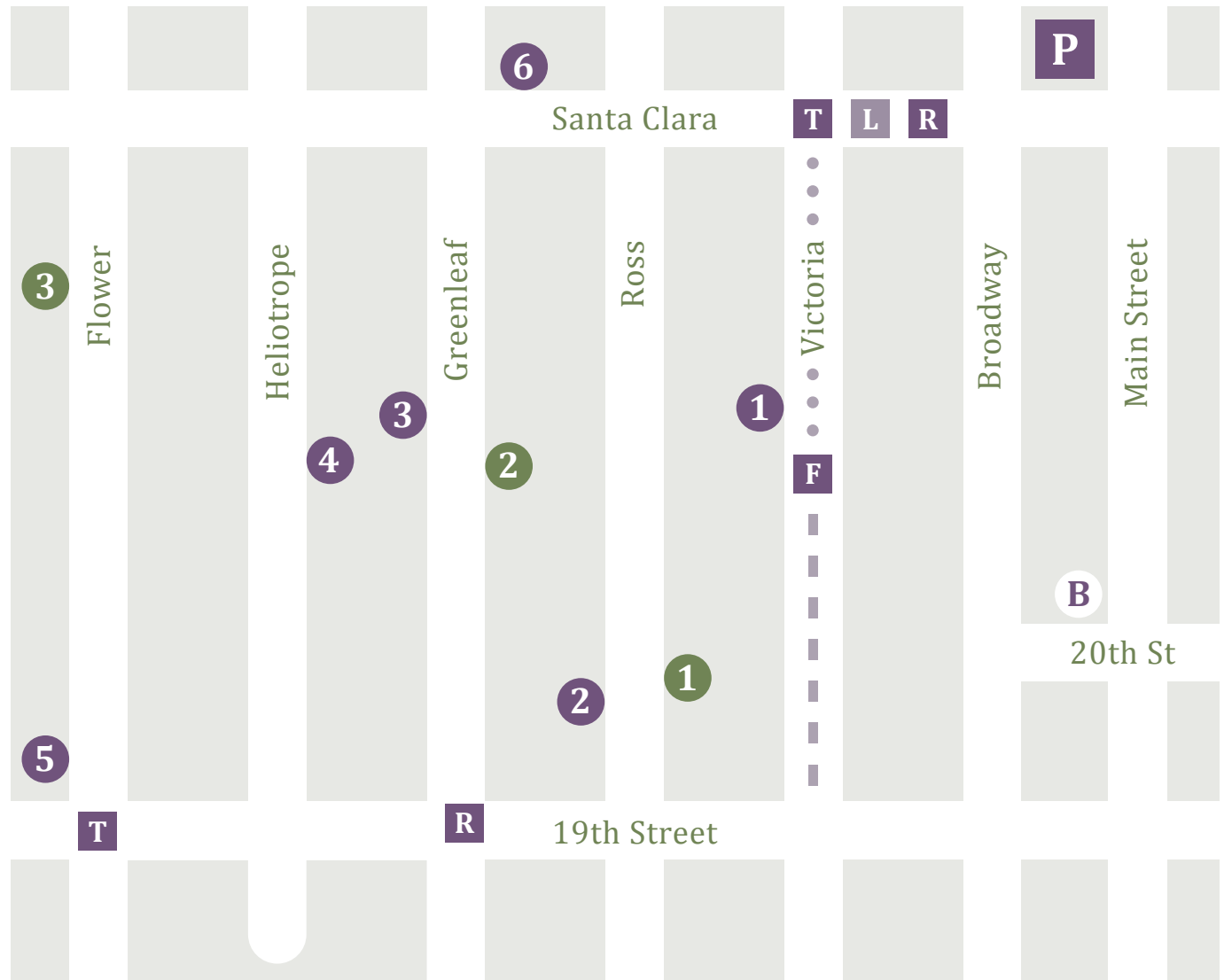
- 1 2102 Victoria Drive
- 2 1924 N. Ross Street
- 3 2108 Greenleaf Street
- 4 2109 N. Heliotrope Drive
- 5 1908 Flower Street
- 6 537 Santa Clara

Gardens

- 1 1919 N. Ross Street
- 2 2023 Greenleaf Street
- 3 2216 Flower Street

Legend

- T** Tickets: Pre-sale/ Purchase
- L** Lost and found
- R** Restrooms
- F** Food Court
- B** Bowers Museum
- P** Parking
- - - Antique Cars
- Street of Treasures



- 1
- 2
- 3
- 4
- 5
- 6
- 1
- 2
- 3

Thank You

To Our Advertisers

On behalf of the Floral Park Neighborhood Association, Home and Garden Committee, we sincerely thank you and appreciate your generous support.

THE HACIENDA 21 years
SANDY DE ANGELIS 21 years
WASTE MANAGEMENT 20 years
NICHOLE DOUGHTY GROUP 19 years

To Our Tour Guests

Please patronize our advertisers and vendors.
Pass along their names and businesses to your friends as they help make our neighborhood a better place in which to live.

THANK YOU FOR ATTENDING!

Our Sincere Thanks

To a special group of homeowners in our neighborhood who generously opened their homes and gardens to make the 2013 Home and Garden Tour possible.

Homeowners

WAYNE SURACI & MERLE CRAIG
RANDY HARMAT & EUGENIO VAZQUEZ
ELLEN FRIEDLANDER & DAVID BUTTS
TORI & PETE HENSON
NICKY FLEMING & JAMES JOHANSSON
MICHELLE & ROBERT DONAHUE
JOE MAGADDINO
STEPHANIE & JIM MEIER
KELLY & PATRICK YRARRAZAVAL

2013 Home Tour Committee

Thanks to an incredible group of volunteers who pull this EVENT together!

Director Sandy DeAngelis
Docents Nicki Curran
Homes & History Ed Trotter, Cynthia Wilsie
Gardens Susan Wilkie
Publicity Linda Schulte
Vendors Susan Hart
Sponsorship Natalie Summerfield, Nancy St. Jacques
Staging and Set Up Boe Boezinger
Permits, Ticket Booths Tom Pataca
Tour Program Ron & Robin Romain
Homeowner Appreciation Ruth Seigle
Classic Cars John Richmond, Santiago Martin
Facilities Jessica Carr
Communication Riva Knapp
Community Tables Blake Anderson
Liaison Bev Schauwecker
Committee support Wanda Marrero, Toni Kimball, Helen Alberts, Susie Grande, Jennifer Faiz, Ramin Faiz, Darlene Glenn-Wolff

Special Thanks for Your Help & Cooperation

Program Tour Advertisers
Volunteer Docents
Classic Auto Owners
Waste Management
Beard Printing
Wyndham Hotel
Chapter One Restaurant
Designs by Cynthia Dalton Wilsie

FLORAL PARK HOME, GARDEN AND ARCHITECTURAL TOUR

Enjoy Your Day !

In
Loving Memory
of Our
Home Portrait

Artists
Lea Pascoe
&
Ann Berkery

Notes



This year's home illustrations by Chantal de Felice

MeridianProp.com 800.550.1968
714.836.1968



MERIDIAN
PROPERTY MANAGEMENT
Since 1974



Full Service
Residential & Commercial
Property Management

STRONG. RELIABLE. AFFORDABLE. DRE01258547



GANAHL
LUMBER

**Serving the community
since 1884**

Anaheim - Los Alamitos
Lake Forest - Costa Mesa
Capistrano Beach - Corona
Laguna Beach - Buena Park
- Pasadena -

1220 East Ball Road
Anaheim, CA 92805
www.ganahlumber.com

Phone: (714) 772-5444
FAX: (714) 772-0639

**Reduce, Reuse, Recycle,
and Rethink.**




WM
WASTE MANAGEMENT

1-866-WM RECYCLE
www.wm.com



*Designs by Cynthia Dalton
Wilsie*

Cynthia Dalton Wilsie
Interior Designer

2437 North Park Blvd.
Santa Ana, Ca. 92706

714-345-6146
cdwilsie@yahoo.com

THE STUDIO OC
where fitness fuels your soul



Good for 1
Complimentary Guest Class

Classes we offer:

- ▼ Zumba
- ▼ Body Pump
- ▼ Buffet Barre Fusion
- ▼ Boot Camp
- ▼ Step
- ▼ Yoga
- ▼ Dance and Define
- ▼ Circuit Training and more

Open August 2012
www.TheStudioOC.com

 TheStudioOC  TheStudioOC

431 N. Tustin, Suite E Santa Ana, CA 92705 714-547-7500



BRAD M. SIMON
ATTORNEY AT LAW

A LIMITED LIABILITY PARTNERSHIP

1819 N. BROADWAY
THE SIMON LAW BUILDING
SANTA ANA, CALIFORNIA 92706

PHONE: (714) 916-5050
FAX: (714) 916-5051
Brad@TheSimonLawGroup.com

www.TheSimonLawGroup.com

Culinary Bar Program Worldly, Craft, Boutique

BEST OF WINNER
OSWEEKLY 2012

Chapter One:
the modern local

A Dynamic Downtown Dining Experience
Seasonal, Local, Farm-to-Table Kitchen

Food so sexy that it even looks good in black and white.

LUNCH * DINNER * LATE NIGHT
7 days a week 'til 2AM • Kitchen Service 'til 11PM

Civic Center Dr	N Broadway St	3rd St	4th St
Santa Ana Blvd	1st St	2nd St	3rd St
Rowen St	Boundary	10th St	11th St

Live Entertainment
2 Outdoor Patios
Banquet Room
Ample Parking

In Downtown's Artist Village
227 N. Broadway
Downtown Santa Ana, CA 92701
www.chapteronetml.com
714.382.2225

Orange County's best selection of:

MOTHER'S
Market & Kitchen
CALIFORNIA

Don't forget to visit our fresh JUICE BAR & DELI

- Organic
- Non-GMO
- Gluten-Free
- Raw
- Vegetarian
- Local
- Sports Nutrition
- Low-Sodium
- Dairy-Free
- Low Glycemic

Santa Ana
Main St and Memory Ln
(714) 542-6667

also:
Anaheim Hills • Brea
Costa Mesa • Huntington Beach
Irvine • Laguna Woods

www.mothersmarket.com #mothersmarkets
facebook.com/MothersMarketandKitchen

MILLER GIANGRANDE LLP
CPAs and ADVISORS

Accounting and Tax Services
Business Consulting
Technology Services
Bookkeeping

(714) 494-2200
www.mngcpa.com

"Business solutions that go beyond tax returns."

ECB
ELECTRICAL

YOUR RESIDENTIAL SPECIALISTS
We have been specializing in home electrical services for many years - from repairing an outlet to remodeling your home.

Bob Vela
Owner / Electrical Contractor

We Can Help...

(714) 757-1494
ecb@ecbelectrical.com
www.ecbelectrical.com

License No. 962504

FERRUZZO & FERRUZZO, LLP
ATTORNEYS AT LAW | Our Practice Is Rooted In Strong Relationships



FERRUZZO & FERRUZZO, LLP, FOR MORE THAN 35 YEARS, HAS represented businesses, entrepreneurs, and their families in all of their corporate and personal matters. The Firm's attorneys share their clients' high standards and are committed to building relationships that their clients can rely upon. To that end, all of the Firm's practice areas are led by attorney's who are AV[®] Preeminent[®] rated by Martindal-Hubbell[®].

3737 Birch Street, Suite 400,
Newport Beach, CA 92660
ph: 949.608.6994
www.ferruzzo.com

CORPORATE LAW | LITIGATION | ESTATE PLANNING | REAL ESTATE | TAX | FAMILY LAW

CALL 714 . 743 . 5053 OR VISIT WWW.GOODHOMECONSTRUCTION.COM



GOOD HOME CONSTRUCTION
DESIGN-BUILD GENERAL CONTRACTOR



CA LICENSE #852240, BONDED AND INSURED - SPECIALIZING IN VINTAGE AND CUSTOM HOMES



for more info connect YOUR way...
www.facebook.com/memphissantora
instagram: memphissantora
tweet to: @memphissantora
www.memphiscafe.com

201 n. broadway santa ana - 714.564.1064

VILLAREALESTATE.COM

VILLA



Joanne Peart, proud new resident of Floral Park, would like to congratulate the Floral Park Home Tour Committee for 21 years of stellar performances in the prestigious Home and Garden tours. My family is looking forward to being a part of this wonderful community!

JOANNE KNUDSEN-PEART 949 395 2190 jpeart@villarealestate.com

ALARM MONITORING



\$13.95
per month!

- No Long Term Contracts
- Month-to-Month Terms
- Discounts Available For 1 & 3 years
- Installations & servicing exclusively by Jadtec technicians
- Your insurance company may grant as much as a 20% discount for security monitoring protection.

Protecting Southern California homes and businesses since 1995, Jadtec Security runs its monitoring, installation and servicing operations from our corporate headquarters in the City of Orange. Call us for an appointment to tour our state-of-the-art facilities. And remember, if your security monitoring program is set-up on auto-pay from your bank account, your monthly fee will NEVER – that's right, NEVER – increase!

JADTEC
SECURITY SERVICES

Call 800 474-3346
www.jadtec.com

1520 West Yale Ave., Orange, CA 92867

AC9 4202

Santa Ana Historical Preservation Society

congratulates our friends, the

Floral Park Neighborhood

on their 2013 Home and Garden Tour

Save the date for our annual award-winning
Historic Cemetery Tour, October 19, 2013,
*"Creative Genius: Artists and Inventors
in Orange County History"*

Featuring 3 books from our *Local History Series*

Tustin by Guy Ball

Santa Ana: 1940-2007 by Roberta Reed

Then and Now: Orange County by Chris Epting



To buy these or our other books, or to learn more about local history
(with articles and vintage photos), visit www.SantaAnaHistory.com

Santa Ana Historical Preservation Society
Dr. Willella Howe-Waffle House and Medical Museum
a legacy of preservation since 1974
120 Civic Center Dr., W.; Santa Ana, CA 92701
714 547-9645 sahps@sahps.org

REAL ESTATE



Specialists

With Honesty,
Integrity &
Professionalism
With Service
As Our First
Priority



**NICHOLE
DOUGHTY**

714-272-4033
nicholendg@gmail.com
DRE 01251403



**MEL
STEINER, GRI**

714-269-4138
melsteinergr@gmail.com
DRE 01497016

FIRSTTEAM
REAL ESTATE 

© First Team Real Estate. All rights reserved. All information deemed reliable but not guaranteed. This is not intended to solicit listed property. If your property is currently listed for sale with a broker, please disregard. Designed By One Step Services 1-888-587-5301.

www.NicholeDoughtyGroup.com

The Hacienda



Laurie Ann Martin

Come Enjoy our Wonderful Southwest Dining!

Thursday Evenings

5:00pm-9:00pm

**Enjoy One Complimentary Entree
of Equal or Greater Value
with the Purchase Of One Entree!**

Expires 8/31/13

1725 N. College Avenue Santa Ana, CA. 92706

(714)558-1304 www.the-hacienda.com

Specializing in Weddings & Receptions,
Special Events and Holiday Parties!

Welcome to Floral Park

A Place For All Families



Artwork by Marley - Age 5

Enjoy the Home Tour

Your
Gay Neighbors
Families and Friends

gnffsna@gmail.com



Buying or Selling? Call Sandy!

Your Real Estate Resource!

"I can help" are my watch words. With over 20 years living and working in the community as a Realtor, I am your real estate resource. The fact that I listen to you sets me apart.



My Experience + Expertise
= Your Success!

SSandy
De Angelis

714.731.5100

Your Trusted Advisor

