

historic FLORAL PARK

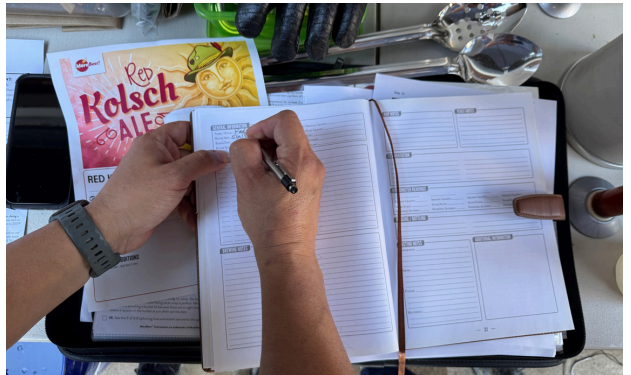
neighborhood newsletter

From Fixologist to Brewologist: Meet Alex Martinez

by Jess Carr

Most Floral Park residents know Ross Street neighbor Alex Martinez as the neighborhood's go to Fixologist. But did you know he's also a talented Brewologist?

A lifelong Santa Ana resident, Alex moved to Floral Park in 2012 and that's when his brewing journey began. His very first beer was a Blonde Ale, and he still has one of the original bottles to commemorate the occasion. Since that first batch, Alex has explored nearly every style, flavor profile, and brewing technique imaginable.



Like many home brewers, Alex started with a method known as Extract brewing, which simplifies the beer making process by using malt extract, a concentrated syrup or powder made from malted grain, instead of mashing whole grains. It's a great way to learn the fundamentals of brewing and create quality beer without investing in extensive equipment.

After many, many batches, Alex graduated to All Grain brewing, a more advanced method that gives brewers greater control over ingredients, flavors, and the overall brewing process. While it requires more time, equipment, and technical know-how, it also allows for nearly endless creativity. Alex checks all those boxes and if you attended this year's Taste of Floral Park, you were fortunate enough to sample the results firsthand.



A few weeks before the event, I had the opportunity to spend a day brewing with Alex. He was experimenting with something a little different: a Red Kölsch brewed using an All Grain technique called Brew in a Bag (BIAB). As someone who enjoys both red ales and Kölsch style beers, I was immediately intrigued. Why not combine the best of both worlds?

The afternoon was spent doing what every good brewing session should include: talking, enjoying a few beers, and watching the brewing magic unfold. Once the brewing was complete, Alex carefully prepared the batch for fermentation, a process that requires patience and precision.

The final product, ready a week or so later, was outstanding. It carried the rich malt character of a red ale while maintaining the crisp, refreshing finish that makes a Kölsch so enjoyable. Judging by the reactions at Taste of Floral Park, I wasn't the only fan. In fact, I'm pretty sure that keg was emptied in record time.

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- Peter & Diana Christoffersen ★★★★★ Major Remodel – N. Heliotrope Dr.

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SPRING 2026 FLORAL PARK NEIGHBORHOOD NEWSLETTER

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2026 FPNA BOARD MEMBERS

The board begins its term in July each year

President	Craig Kalthoff-Patti president@floralpark.com
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Parliamentarian	Julie Humphreys parliamentarian@floralpark.com

From the Editor

by Jess Carr

This is my last issue as Editor of our Newsletter.

When I first took on this role, I honestly wanted nothing to do with it. I felt a little pushed into it. But somewhere along the way, I found my voice, developed a vision, and genuinely came to enjoy the process. With the help of some talented friends and contributors, I think we created something special.

I worked hard to make these pages reflect the people who make Floral Park such a wonderful place to call home. The personalities, the volunteers, the local businesses, the traditions, and the occasional quirky story that reminds us why we love living here. The fact we live in a vintage home is a bonus but doesn't necessarily define the neighborhood. It's the people that define the neighborhood.

If you have a story idea, know a neighbor that we should spotlight, want a favorite Santa Ana restaurant reviewed, or simply have something interesting to share, let us know. The best content comes from real people and real experiences. Call me old-fashioned, but I'd rather hear the stories from the people who live them than let AI tell us what makes our neighborhood special or create pictures that are not authentic. I like seeing things as they are because there is beauty in that. Everything does not have to be perfect!

My hope is that this Newsletter continues to be for our neighbors, about our neighbors, and by our neighbors. Floral Park's greatest asset has always been the people who live here, volunteer here, and care deeply about this community.

The Newsletter is in great hands. Mason Nakamura will continue as Communications Director and take over the content side, while I remain in the background helping with layout and technical support. And of course none of this would have been remotely possible without the help of my dear friend, Stacey Olson. She has been my rock and my mentor throughout this whole journey. I am forever grateful.

After more than 20 years of volunteering - from multiple Board positions to Home Tour Committee to creating the Chili Cook-Off and countless other neighborhood projects, I've decided it's time to take a small step back and spend a little more time simply enjoying the neighborhood I've worked so hard to support.

Thank you for reading, contributing, and being part of this journey. And if you've ever considered volunteering, give it a try. You might be surprised by how much fun it is and how many wonderful people you'll meet along the way.

See you around the neighborhood!

Pride Month is upon us!
Swing by our website to snag your very own Floral Park Pride Flag today! 🌈



The 33rd Annual Home & Garden Tour:

A Record-Breaking Success

by Sandy DeAngelis and Wendy Currin

Our 33rd Annual Floral Park Home and Garden Tour was an overwhelming success, thanks to the incredible volunteers, sponsors, homeowners, and community members who helped make this signature event so memorable.

This year, we welcomed a record number of attendees who toured seven beautiful historic homes and three stunning gardens throughout Floral Park. Guests enjoyed the unique architecture, rich history, and welcoming spirit that continues to make our neighborhood such a special place to live and visit. A special thank you goes to the homeowners who opened their lovely homes and gardens to our guests on this year's Tour:

Sheila Alexander
Jeanne Harris
Jessica Jones
Ralph and Sherry Opacic
Eli Reyna

Christopher Rosas and Matthew Arnold
Sarah Schauer
Robin Bisognio
Ed and Patty Cote
Christina Romero

(Editor's note) - a special thank you also goes out to Sandy DeAngelis for starting the first Home Tour in 1993 and her three plus decades of leadership as Home Tour Chair!


The Home Tour is much more than a beloved neighborhood tradition – it directly supports important community initiatives throughout the year, including:

- Neighborhood improvements such as light post painting, street repairs, and tree maintenance
- Year-round community events including Freedom Fest, Fall Concert, holiday celebrations, and other social gatherings
- Scholarship programs that provide meaningful opportunities for local students and families

This year's Opening Night Gala was equally successful, raising more than \$40,000 through its live and silent auctions. These funds will help support scholarship awards that will be presented in 2027, continuing Floral Park's long-standing commitment to education and community investment. Thank you to homeowners Carl Jordan and Kevin Islas for hosting this year's evening under the stars.

Thank you to everyone who participated, volunteered, donated, and attended this year's Home Tour. Your support continues to strengthen our neighborhood and make a lasting difference in our community. We look forward to building on this momentum and continuing this wonderful tradition with the same enthusiastic community support at next year's Home Tour.

By the close of 2026, FPNA will have contributed more than \$312,000 over the past ten years to student scholarships, local nonprofit organizations, and community grant programs. This remarkable achievement reflects the generosity, dedication, and continued support of our Floral Park neighbors and friends.

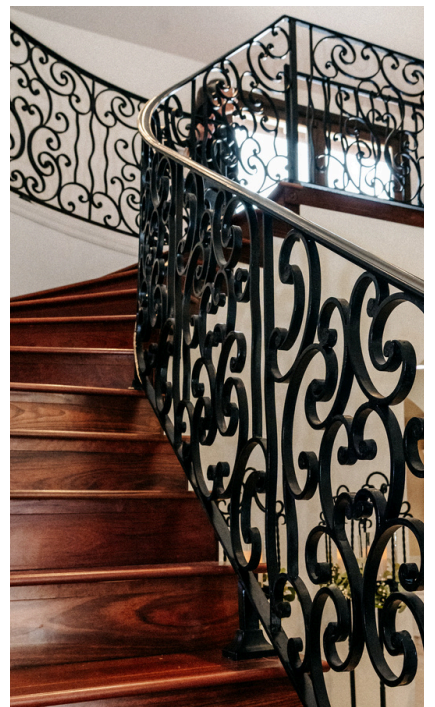


Floral Park Neighborhood Association				
Year	Scholarships #5610	Charities #5620	Grants #5622	Board Approved Donations #5624
2016	\$5,000.00	\$4,000.00	—	—
2017	\$6,000.00	\$4,000.00	—	—
2018	—	—	—	—
2019	—	—	—	—
2020	\$10,000.00	\$4,500.00	—	—
2021	\$11,000.00	\$2,000.00	—	—
2022	\$14,000.00	\$6,347.40	—	—
2023	\$24,169.00	\$8,000.00	—	—
2024	\$30,000.00	\$10,000.00	—	\$9,450.00
2025	\$38,000.00	\$16,000.00	\$17,000.00	\$7,500.00
2026	\$50,000.00	\$16,000.00	\$19,335.00	—
Total	\$188,169.00	\$70,847.40	\$36,335.00	\$16,950.00
Overall	\$312,301.40			

All Home Tour Photos by Johnny B Films



All Home Tour Photos by Johnny B Films



All Home Tour Photos by Johnny B Films



Interim President's Message

by Peter Christoffersen

Following Craig Kalthoff-Patti's resignation on April 14 due to his relocation to Palm Springs, I have been asked by the Board to serve as Interim President until our newly elected President officially takes office on July 1. Please join me in thanking Craig for his leadership these past two years and in wishing him much happiness in his new adventure.

The following is a summary of what's been happening since publication of the winter edition of Floral Park Newsletter:

Our 33rd Annual Home Tour was an overwhelming success thanks to the many volunteers who stepped up to make this signature event so memorable. This year, we welcomed a record number of attendees who toured ten historic homes and four stunning gardens throughout Floral Park. In addition, the Opening Night Gala raised more than \$40,000, helping fund scholarship awards that will be presented in 2027.

The Board also approved the Scholarship Committee's recommendation to award twenty-five \$2,000 scholarships to qualified Santa Ana students at the June 13th Floral Park Scholarship Awards Ceremony. In addition, eight local charities will each receive a \$2,000 donation. The Board further approved grants totaling \$19,335 for charitable organizations and student projects.

By the close of 2026, FPNA will have contributed more than \$312,000 to student scholarships, local nonprofit organizations, and community grant programs during the last ten years. This achievement reflects the generosity and continued support of our neighborhood.

On May 12th, Floral Park held its annual Board elections. We are pleased to welcome several new Board members beginning in July:

- Jeffrey Katz - President
- Wendy Currin - Home Tour Chair
- Amy Spero - Secretary
- Alison DeMark - Parliamentarian

We also extend our sincere appreciation to departing Board members Sandy DeAngelis, Jessica Carr and Julie Humphreys for their years of dedicated service and valuable contributions to our community.

Looking ahead, our Social Committee is planning a variety of neighborhood events, beginning with Freedom Fest on June 27th. This patriotic and colorful tradition is always a neighborhood favorite and reserved tables quickly sell out, so be sure to watch for the upcoming announcement. We especially encourage our new neighbors to join us for this fun community celebration.

Financially, FPNA remains in a very strong position through careful and disciplined management of revenues and expenditures and the Board is actively addressing several improvement priorities identified by neighbors as the "top five" during the March 12th General Meeting, including:

- Advocating for City of Santa Ana infrastructure improvements, including street and sidewalk repairs, replacement of faded stop signs, tree root management, Sarah May Downie Park walkway repairs, and traffic enhancements.
- Additional lighting at neighborhood entrances and in Sarah May Downie Park.
- Refreshing the Broadway entrance and exit landscaping with new soil, foundation plantings, colorful flowers, and replacement or removal of the City of Santa Ana sign.
- Cleaning streetlight globes to improve neighborhood lighting and safety after dark.
- Continuing the wrapping and beautification of City-owned electrical and mechanical utility boxes throughout the neighborhood.

Thank you for your continued support, involvement and commitment to making Floral Park such a special community.



From Borrowed Chromebook to Classroom: How One Scholarship Changed Everything

by Amy Spero

When the pandemic shut down schools in the spring of 2020, graduating high school seniors handed back their district-issued Chromebooks and went home. For Andres Rios, a first-generation college student from Santa Ana who had just been accepted to his first semester of university, that moment felt like the ground shifting beneath his feet. Without a device of his own, his entire undergraduate education had nowhere to happen. Cal State Fullerton had announced that they would be providing classes online only beginning in the fall of 2020.

He was 18, the oldest child in a household navigating a divorce, sharing space with family members on their own Zoom calls, working his first job, and trying to build a college routine from scratch with no one in his family who had done it before. "I did want to give up," Andres admits now. "I said, maybe this isn't for me. Maybe I should wait." The obstacles weren't abstract. They were stacked on top of each other, and at the center of all of them was one concrete problem: he had no computer.

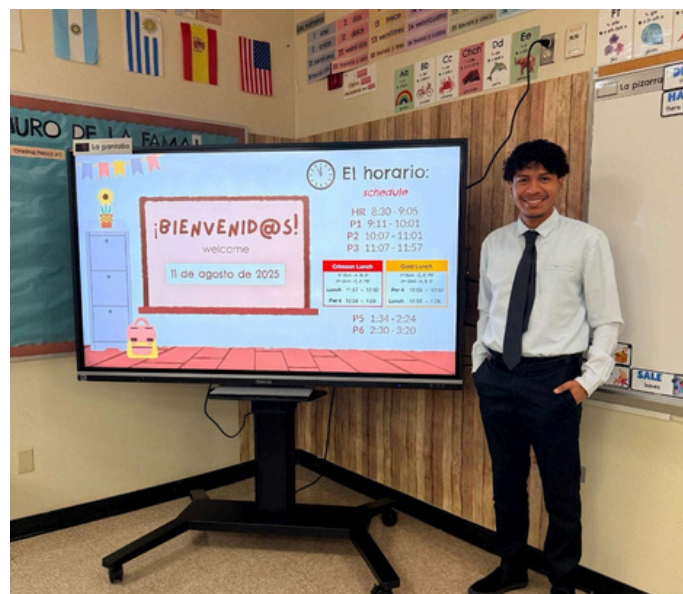
Then a scholarship check arrived in the mail.

Andres had applied for the Floral Park Neighborhood Association Scholarship and, caught up in the chaos of that first pandemic year, had nearly forgotten about it. When the award came through, it covered the cost of a MacBook and with it, his ability to stay enrolled. "That scholarship got me there," he says simply. "It's like, here's your ticket to the university." He called his mom the moment he realized what it meant. He wouldn't have to borrow his brother's Chromebook. He wouldn't have to type papers on his phone. He could go to class.

He did more than go to class. Andres graduated from Cal State Fullerton in three years and earned his teaching credential during his fourth year. Today, at 23, he is back in Santa Ana, teaching Spanish at Segerstrom High School, his own alma mater. He has also taken on the role of Senior Advisor overseeing senior sunrise, senior sunset, graduation walks, and caps and gowns. He also mentors incoming freshmen through the Link Crew organization. Last year, he and his brother purchased a townhouse together in the city where he was born and raised. Andres is also already planning his next step: a master's degree, likely beginning the fall after next, with an eye toward other roles within education after years in the classroom.

He reflects on the full arc of it from the borrowed Chromebook, the scholarship check, the classroom he now stands in front of and lands on something quiet and precise. "Something as simple as a computer has led me all the way here." A thousand dollars, he notes, might look like pocket change to some. To others, it changes the entire timeline. In Andres's case, it meant a teaching position that opened at his alma mater didn't pass him by. It meant 150 students a day now have a teacher who grew up in the same neighborhoods they did, attended the same schools, and chose to come back.

"You don't know how far your impact goes," he says. "It's a seed that you're planting."



A Taste of Floral Park: Sip, Stroll & Savor Debuts as a Sold-Out Success

by Brian Stoddart and Rochelle Landry

What began as a new idea for bringing neighbors together quickly became one of Floral Park's most talked-about events of the season. The inaugural Taste of Floral Park: Sip, Stroll & Savor transformed Ross Street into a progressive neighborhood dining experience.

The response exceeded every expectation. Tickets for the first annual event sold out in less than three days, confirming what many of us already know: Floral Park residents are always eager for opportunities to connect, celebrate, and showcase the unique charm of our neighborhood.

Guests spent the evening strolling from home to home along Ross Street, enjoying four thoughtfully curated culinary experiences hosted by generous neighbors who opened their yards and patios for the occasion. Each stop allowed the hosts to show off a favorite recipe and offered its own personality, menu, and atmosphere while creating a seamless evening of food, wine, cocktails, and conversation.

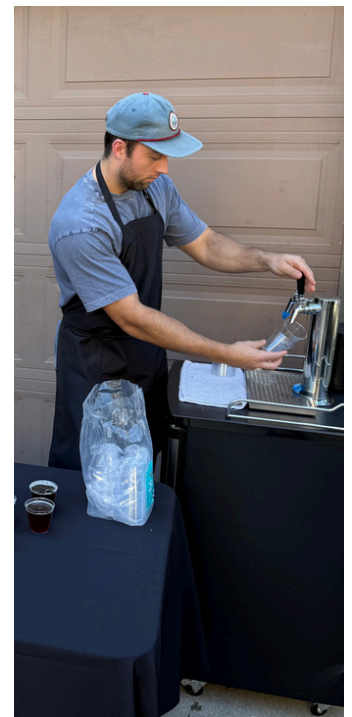
The evening began with Mediterranean-inspired bites hosted by Ramzi & Kevin, featuring hummus with fresh vegetables, kefta meatballs with tomato sauce, za'atar and cheese flatbread slices, and Lebanese wine pairings. Guests then continued to the home of Anya & David for a beautifully prepared orzo pasta with roasted asparagus, cherry tomatoes, mozzarella pearls, basil vinaigrette, and rosemary pizza bread paired with wines from deLancellotti Family Vineyards and Formaglini Vineyards.

At Amy & Drew's home, guests enjoyed house-cured pastrami Reuben sliders, classic potato salad, and mini black & white cookies accompanied by a locally crafted Red Kölsch Ale by Ross Street's own "brewologist" Alex Martinez, along with selections from Italy and Chile. The evening concluded at the home of Summer & Alex with Jamaican Rum Cake and Blue Mountain Martinis in a festive tropical-inspired finale.

A heartfelt thank you goes out to all of our hosts, volunteers, organizers, and attendees who made this first annual event such a tremendous success. From setup and planning to food preparation and hospitality, the event reflected the collaborative spirit and neighborhood pride that continue to define Floral Park.

Based on the overwhelming enthusiasm and immediate sellout, we would love to see Taste of Floral Park become an annual neighborhood tradition. Planning is already underway to identify a future host street for next year's event, and we can't wait to see how this exciting new tradition continues to grow.

Cheers to a successful first year of sipping, strolling, and savoring in Floral Park!





Kids Corner



Do you have a story or poem or pictures you want to share? All kids welcome!! Submit your creations or questions to Stephanie Miles at stephaniemiles919@gmail.com.

Finneas & Flora's Floral Park

by Stephanie Miles



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I've Got Curb Appeal

by Diana Christoffersen

Our committee has been happily busy perusing the 'hood this winter/spring season and we're pleased to present these homes as well-deserved recipients of the monthly "I've Got Curb Appeal" recognition. Congratulations to all and thank you for keeping our neighborhood such a beautiful and special place.

2046 N. Flower Street (March Winner)

This Floral Park home perfectly captures a sense of grandeur. Over the years, the garden has evolved through several design phases, each contributing to its unique character. Today, the landscape feels more balanced than ever. Thoughtful pruning and selective plant removal have opened the sightline, allowing the scale of the property and one of the neighborhoods most admired architectural styles to fully shine.



2435 Bonnie Brae (March Winner)

Chosen for its refined and cohesive street presence, this home offers understated elegance rather than flash. Italian cypress create a graceful, European-inspired rhythm along the curved driveway, while the soft neutral exterior of the home and crisp white awnings evoke timeless California Spanish Revival style. Beautifully integrated hardscape and meticulously maintained landscaping make every detail feel intentional, resulting in a welcoming home that clearly reflects pride of ownership.



2311 North Park Blvd. (April Winner)

After purchasing the home in 2021, the current owners set out with a clear vision to breathe new life into the property. A crisp black and white exterior provides a timeless foundation, while a bold red front door adds a pop of personality. Updated windows with black canvas awnings, checkered urns flanking the entry, a rope swing beneath a perfectly pruned magnolia, and rocking chairs in the repeated red create a polished transformation, blending classic design with playful elegance.



1816 Greenleaf (April Winner)

For more than 30 years, the homeowners have cared for this stunning corner property on Greenleaf, dedicating hours each week to hand watering and careful pruning. Their garden is a true reflection of pride and passion - always impeccably maintained - and often with a basket of home-grown fruit waiting at the end of the walkway to share with passersby. A split-rail fence and beautifully aged, gnarled white roses add timeless character and, yes, undeniable curb appeal.



I've Got Curb Appeal (Cont'd)

2215 N. Victoria Drive (May Winner)

Affectionately known as "The Tiki House," this classic Polynesian-style home has been lovingly cared for by its current owners for nearly 15 years. The home recently received a new roof that not only satisfied insurance requirements, but also honored the owners' strong commitment to preserving its authenticity. Lush tropical greenery enhances the home's style perfectly. Unique and full of personality, the property stands as a testament to both past and present homeowners whose dedication has kept its distinctive character alive.



2323 Bonnie Brae (May Winner)

The Liggett House, a Spanish Revival residence, was originally designed and built in 1928 as a single-story residence before a second story was integrated in 1978. For the past 18 years, the current owners have remained deeply committed to preserving its beauty and original charm. The exterior features original iron detailing and vibrant tile work. The home is enveloped in abundant greenery that nearly conceals the front facade, creating an immersive tropical setting. Proud of their home and its history, the owners especially cherish the garden which is continually alive with fluttering Monarch butterflies, the cheerful chorus of songbirds and the playful antics of squirrels.



2103 N. Ross Street (June Winner)

Over the past few years, this enchanting cottage has been transformed into a home that radiates storybook charm. A winding brick walkway leads to striking double front doors, while matching brick details frame a front patio as well as the driveway, creating a first impression that clearly says "welcome." The classic white picket fence, colorful plantings, lush green lawn (much enjoyed by resident goldendoodle, Ace) and the whimsical black-and-white striped awnings reinforce that every element has been carefully curated. The result is a perfectly executed plan.



2327 Benton Way (June Winner)

A cascading garden of carefully selected rocks in varying sizes, shapes and hues frames the masonry steps leading to the front door of this home, creating a landscape that feels both natural and artfully composed. Drought-tolerant plantings bring texture, color and year-round interest to the stonework, while roses and a crepe myrtle add a softness to the approach. Flanking the entry, pottery planters with trellises draped in bright mandevilla vines lend a welcoming feel - a distinctive vision brought to life through the homeowner's labor of love and completed with remarkable success.



Santa Ana's Most Beautiful Yard 2026:

This year's award goes to....

by Diana Christoffersen

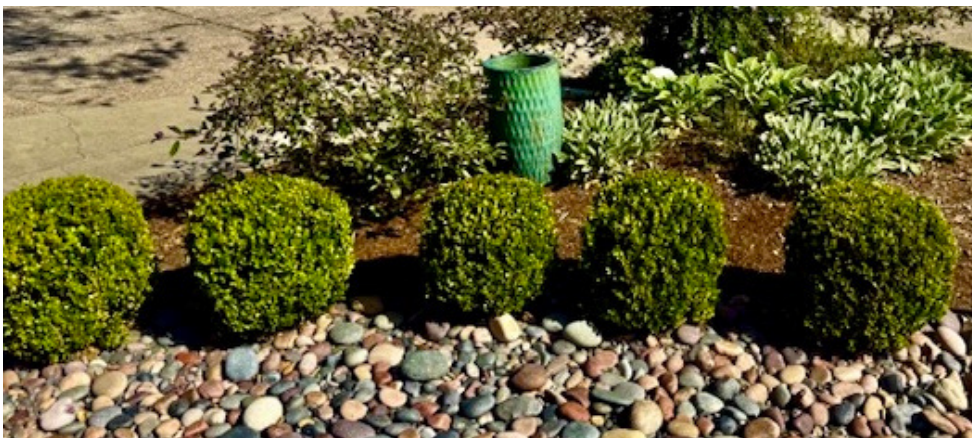
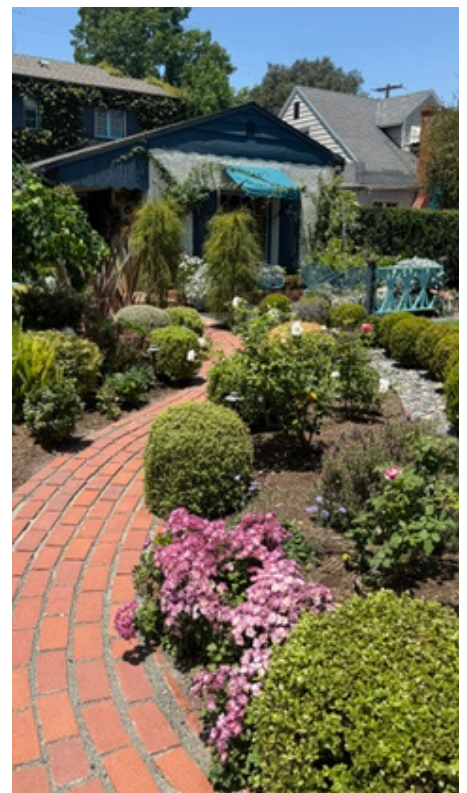
The City of Santa Ana has selected 2204 N. Greenleaf Street as Floral Park's 2026 Most Beautiful Yard. Congratulations to homeowner Millicent Low, whose enchanting garden and historic home embody the spirit, creativity and charm that make our neighborhood so special.

The house, awash in vibrant shades of blue, is surrounded by a garden that celebrates texture, color and form in an eclectic yet harmonious mix of plant material - some clipped to shape, others architectural in their natural growth pattern and a few simply left to sprawl. Large ceramic planters that echo the home's vivid color palette are selectively placed throughout the garden. The result is whimsical and inviting, playful yet thoughtfully curated.

Built in 1932, the home is listed on the historic registry and is known as the Alice Peterson House. Peterson herself was a newspaper publisher as well as a prominent civic and community leader. When Milli first toured the property six years ago, she immediately felt what she describes as a "great female energy" within the home. Though the property had changed hands several times and the garden was largely neglected, she was captivated by what was obvious remains of the original landscaping. Determined to preserve the property's historic soul, Milli carefully restored the garden with a vision to maintain the original "feel" of the home and landscape, reduce water usage and create a gathering space that reflects Floral Park's front-facing sense of community.

Her preservation efforts have paid off beautifully. Original Cecil Brunner roses still flourish on the property. An aged grapefruit tree may be the largest in Floral Park, towering more than two stories high. Since moving in, Milli has further enriched the garden with a diverse collection of fruit trees, including lemon, pineapple guava, espaliered apple and plum, weeping mulberry and pluot.

Milli says she simply loves to "play in the dirt," a passion she has transformed into a successful career as owner of the landscape design business Table2Garden. Her work can be seen throughout Floral Park and West Floral Park, where she designs gardens that are not only beautiful, but also environmentally conscious and welcoming to pollinators and wildlife.



Congratulations Beautification!!

A Community Treasure Keeps Getting Better

by Jess Carr

The Wednesday Weed Whackers were back in action during May, volunteering two mornings to help keep Sarah Mae Downie Park looking its best. Their efforts, combined with ongoing support from the City of Santa Ana Parks and Recreation Department, continue to make our neighborhood park a true community treasure.

Recently, Parks Service Superintendent Jorge Acevedo shared exciting news: Sarah Mae Downie Park has been recognized as a Destination Park and contributed to Santa Ana earning a Park Score ranking of 75 among the nation's largest cities. This recognition reflects years of collaboration between City staff, volunteers, and neighborhood residents.

Since Eric Castelan became Parks Service Inspector in October 2024, the park has seen numerous improvements. Early efforts focused on repairing and improving the irrigation system, including identifying and mapping all 12 irrigation zones for the first time. Additional upgrades included trimming overgrown trees, installing new trash and recycling containers, adding a dog waste station, improving electrical infrastructure, and supporting the installation of the Historic District Monument.

Most recently, eleven crape myrtle trees were trimmed, boxwood hedges were pruned, and new pathways and bender boards were installed throughout the park. The City also installed wiring for new landscape lighting, while FPNA purchased the lights and transformer. The result is a beautifully illuminated park that can now be enjoyed long after sunset.

The volunteers who help maintain Sarah Mae Downie Park are especially grateful for the partnership and responsiveness of Eric Castelan and the Parks Department. Their commitment to maintaining and improving the park has made a noticeable difference.

Thanks to the dedication of our volunteers, the tireless leadership of Chris Switzer and Beth Hoffman, and the ongoing support of the City of Santa Ana, Sarah Mae Downie Park has never looked better. It continues to serve as one of Floral Park's most beloved gathering places and a shining example of what can be accomplished when a community works together.



For One Morning, We Remembered

by Jeffrey Katz

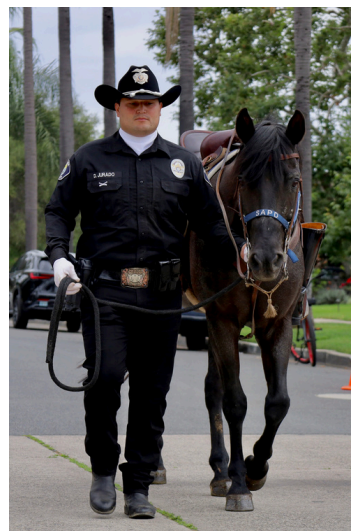
On Memorial Day morning, hundreds of neighbors gathered for Floral Park's fifth annual Memorial Day Ceremony, one of the community's most meaningful traditions.

The ceremony opened with a powerful presentation by Jeffrey Katz, accompanied by Civil War-era drumming from Steven Amsler, reminding attendees of the call to service that has echoed throughout our nation's history. The Santa Ana Police Department Honor Guard presented the colors, while Santa Ana Mayor Valerie Amezcuca and Congressman Lou Correa spoke about service, sacrifice, and remembrance.

Moving tributes included neighbor Kyle Houlton's stories of the Tomb of the Unknown Soldier and Medal of Honor recipient Mitchell Red Cloud Jr., as well as recognition of the Acjachemen people and Native American veterans. The American Boys Choir provided stirring musical performances, and the riderless horse and Freedom Bell ceremonies served as poignant reminders of those who never returned home.

The morning concluded with a breathtaking flyover of four vintage North American T-6 Texan aircraft as the crowd joined together in singing patriotic songs.

More than anything, the ceremony demonstrated what makes Floral Park special, neighbors coming together to honor those who gave everything for the freedoms we enjoy today. For one morning, we paused to remember, reflect, and give thanks and in doing so, continued one of our community's most important traditions.





Whimsy Lives in Floral Park

Fairies of Floral Park (and Beyond!)

by Seana Rahe

Honeysuckle in the air, rainbows through crystal prisms, barefoot garden adventures, letters to fairies, and treasure hunts for gnomes, Floral Park is full of little magic. Whether it's Victoria's magic tree or a stroll through Sarah Mae Downie's garden, enchantment is never far away.

In our family, childhood whimsy is something to be cherished. My children and I have explored fairy gardens throughout Orange County, and here are a few favorites:

Ross Street & Flower Street, Floral Park - Our own neighborhood fairy gardens, open to visiting children.

21st & Towner, West Floral Park - A whimsical "Stay and Play" fairy garden filled with magical surprises.

Avalon & Lincoln Park, Santiago - A street lined with fairy homes and toadstool tables perfect for exploring.

Laguna Beach Library - Tiny fairy doors, charming houses, and even a fairy mailbox.

San Clemente Fairy Trail - Hidden fairy doors waiting to be discovered.

M&M Nursery, Orange - Fairy homes tucked alongside a winding stream.

Fairy Resources:
[@thefairydoorproject](#)
[@lagunabeachfairygarden](#)



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Terms and conditions are subject to change without prior notice. All loans are subject to credit and property approval.

- ¹ \$500 off Closing Costs offer is valid for applications submitted for first lien purchase transactions of primary residences or second homes (1 to 4 family dwelling). Properties must be located in California with fee simple ownership. This offer excludes Home Equity Lines of Credit (HELOCs). The \$500 off Closing Costs will be applied at the time of loan closing as a Lender Credit. F&M reserves the right to cancel or modify the \$500 off Closing Costs offer without prior notice. Cannot be combined with other offers.



NMLS #537388
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Floral Park Community Market Update

THE FOLLOWING IS LOCAL HOUSING ACTIVITY FROM JANUARY 1, 2026 TO PRESENT

Address	Square Ft.	\$\$\$ / Sq. Ft.	Sales Price	Status
*1806/1808 Ross	1,475 SF	\$702	\$1,035,000	SOLD
2324 N. Riverside	1,602 SF	\$805	\$1,290,000	SOLD
*2105 N. Heliotrope	2,285 SF	\$700	\$1,600,000	SOLD
1804 N. Heliotrope	3,188 SF	\$518	\$1,650,000	SOLD
*2510 N. Park	2,300 SF	\$761	\$1,750,000	SOLD
*902 W. Riviera	2,660 SF	\$752	\$2,000,000	SOLD
2316 N. Flower	2,524 SF	\$1,020	\$2,575,000	SOLD
*936 W River	\$1073 SF	\$1073	\$3,000,000	SOLD

*Denotes a property Kevin Represented Sellers, Buyers, or Both

#BENEIGHBORLY #PUSHINGVALUES

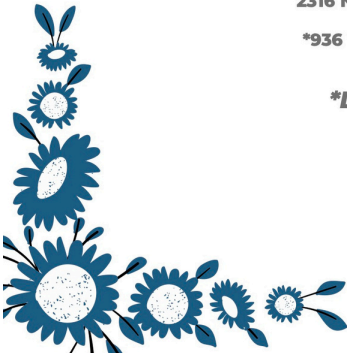
With Kevin, it is about you and your home!



KEVIN SHULER

949.633.6668

Kevin@NeighborsREP.Com | Lic. #01953088
KW. N. TUSTIN | LIC. #01933507



The Market is GREAT; Inventory is up!

GIVE US A CALL AND LET US WORK FOR YOU
TO MAKE YOUR DREAMS COME TRUE!

What our clients say...

“Sandy knows my area better than anyone. She and her team handled everything quickly and smoothly. Don't hesitate to call her!” –Jim B. (Seller, Riverside Drive)

Don't miss these upcoming events in Floral Park!

Scholarship Event | Saturday, June 13 | 3:00-7:30 PM | 2121 Victoria Drive
Giving out 25 \$2,000 scholarships to area students.

Freedom Fest Bike Parade | Saturday, June 27 | 9:00-10:00 AM | Benton Way

Freedom Fest | Saturday, June 27 | 4:00-7:30 PM | Heliotrope Drive
Come get a FREE beverage from us!



Sandy DeAngelis

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Seven Gables Real Estate
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HistoricHomes.com

