

Updated Daily Interior Photos



518 So. East St:

Own a piece on Anaheim's History! Constructed in 1913. Has all of the classic elements of it's era: gracious front porch, sleeping balcony, hardwood floors, high ceilings, French doors and more.  
\$475,000



501 N. Lemon St.:

Currently a duplex, Could be 3 Bedroom, 2 Bath Home w/Den, Beveled glass French doors, Recently re-landscaped side & rear yard, Mills Act eligible w/some changes  
\$539,900



508 W. Chestnut:

Run don't walk to this unique opportunity! Live upstairs, work downstairs! This property can be used as a single family home or see commercial menu, or both uses. Can be used as an antique store, coffee house, bakery and many more possibilities.  
\$359,900

**Meghan Shigo**  
Century 21 Superstars  
www.MeghansHomes.com  
meghanshigo@lycos.com  
714-273-1381 Cell  
714-254-3071 Office  
510 N. Clementine Street  
Anaheim, CA 92805

"Specializing in Historic Anaheim"



**Meghan Shigo**  
Realtor®  
Cell (714) 273-1381  
Home Off. (714) 817-9217  
www.MeghansHomes.com

Century 21 SUPERSTARS  
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### BUYER NEEDS!!

- **The Garcia family:** Needs a large house, on a large lot, does not need to be historical a guest house is a plus, anywhere in Anaheim, prefers downtown. Up to \$650,000.00
- **Another Garcia Family:** needs 4-5 bedroom home, anywhere in Anaheim, prefers Downtown, fixers OK. Up to \$500,000.00
- **Private Family name:** Already lives downtown in historic home, must have another historic home over 1,800 square feet, minimum 3 bedrooms, has to be in good condition with open kitchen. Up to \$550,000.00
- **Investors, Investors (great ones!):** Always need duplex's, two on a lot, triplex's and four plex's, great shape, good shape or bad shape, I have investors ready to take all.

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## February 2004 Things you should know about Code Enforcement

The city of Anaheim has a Code Enforcement Division. Code Enforcement's mission is "To promote and maintain standards that preserve and enhance the quality of life for all those who live, work and visit the City of Anaheim through community involvement, education and regulation"

Code Enforcement does not act in a police manner, meaning they are not looking for violations, they only respond if a call has been made to report a violation.

### Common Violations:

**Too Many Yard Sales**  
There are guidelines for garage sales in the city of Anaheim. These guidelines were constructed because of problems in the past and complaints from neighbor's of people who have frequent garage sales.

- #1) A garage/yard sale is for selling used or unwanted household or personal items, furniture, tools or clothing from your own property on an infrequent basis (1 to 3 times per year). New merchandise or other items purchased for resale are not typical garage/yard sale merchandise.
- #2) Garage/yard sale merchandise and activities cannot be displayed or conducted on any public property, including sidewalks, streets, alleys and parkways.
- #3) Garage/yard sales cannot be held continually from weekend to weekend. Remember, your garage/yard sale may disturb your neighbors. A good rule of thumb is: no more than three (3) garage/yard sales per year.
- #4) Garage/yard sale signs cannot be displaced, placed or posted on telephone poles, traffic signals, street signs, street lights or city trees.

Remember, be courteous to your neighbors and keep your neighborhood neat and clean, take your signs down when the sale is over.



### People Selling Food From a Push Cart

Motorized vendors are allowed as long as they maintain a business license and a Vendor's permit and may remain in one location on a limited basis. Push carts in Anaheim are strictly prohibited unlike Santa Ana where push carts are allowed and prominently display their permit on the front of their cart.

### Trash Cans

Trash cans must be stored in an area not visible from the street. You may not place your cans out more than 24 hours before a pick up and must put them away 24 hours after pick up. Removing items from a trash can in Anaheim is strictly prohibited.



### Cars, Cars, Cars

Vehicles may not be parked on a public street (in the same spot, unmoved) for more than 72 hours. If a vehicle is parked on the street and is inoperable and/or not registered and someone complains it may be towed away.



Vehicles parked in a private driveway still need to be in operable condition or the owner will be asked to repair the vehicle or park it out of public view.

You can't park on your lawn!!!

Parked cars can not obstruct the sidewalk, alley or someone's driveway. Large commercial trucks and trailers cannot be parked in a residential neighborhood except when loading or unloading.

# Inside The Colony

### Holiday Lights Still Up in February?

Yes, if a neighbor complains you may be asked by Code Enforcement to take them down.

### Property Maintenance

In general:  
"Unpainted exterior building surfaces causing dry rot, warping, and termite infestation."



"Buildings, which are abandoned, boarded up, partially destroyed or left for longer than a reasonable time in a state of reasonable construction."  
"Broken windows, constituting hazardous conditions and inviting trespassers and malicious mischief."

**Vegetation:**  
"Overgrown vegetation which causes harm to neighboring properties or causes unsafe conditions for those walking or driving by."  
"Dead trees or weeds that are unsightly and unsafe are likely to provide a home for rodents or insects."

You can read more on the Code Enforcement Division by visiting [www.Anaheim.net](http://www.Anaheim.net)  
You can contact Code Enforcement at:  
City of Anaheim  
Code Enforcement Division  
200 South Anaheim Boulevard,  
Room 525  
Anaheim, California 92805  
(714) 765-5158  
(714) 765-4044

"Be courteous to your neighbors and keep your neighborhood neat and clean."



"I want to see what's out there first before I agree to sell!"



Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

Give me a call. I would love to come over, take a look at your home, show you past comparable sales and tell you what your net dollars will be.

Give a lender a call. Now that you know what your down payment will be they can tell you what your new monthly payment will be and see what type of loan program you will feel comfortable with. Lender suggestion: Gail Kramer, Emerald Pacific Financial 714-520-4383.

Give me another call. I can help you in North Orange County and parts of South Orange County also parts of LA County. I can also connect you with Realtors in other parts of California and all over the country. We can take a look, assess what your dollar can buy you, if it looks as though you have choices that you like then you can make your decision. All of these steps are free and at no obligation. Lastly, I offer special discounts when you list and purchase a home using my services. Please call me when you are ready!

*"Every House in the Colony is different. Some houses are worth more than others because of their rarity, curb appeal or restoration work"*



**729 N. Janss St.**



**939 N. Summer St.**

**Neighborhood Update**

- 939 N. Summer \$439,900.00
- 610 W. La Vern \$380,000.00
- 542 S. Illinois \$375,000.00
- 527 S. Lemon \$360,000.00
- 714 S. Olive \$395,000.00
- 729 N. Janss \$387,000.00
- 702 S. Indiana \$370,000.00

- 310 E. Alberta \$364,000.00
- 212 E. South \$345,000.00
- 856 S. Harbor \$345,000.00
- 921 N. Clementine \$335,000.00
- 232 S. Ash \$325,000.00
- 846 S. Anaheim \$319,000.00
- 805 N. Clementine \$324,000.00

**Save the Fox Theater!**

Some of you may have heard the buzz or have seen the signs as you drive through Fullerton. There is a grass roots movement to save this building from being developed into potentially, a parking lot. The Fox is located at the corner of Chapman and Harbor in Fullerton. Below is some information I copied from their website: [www.savethefox.org](http://www.savethefox.org)

Just a Little History. "The Fox Fullerton Theatre has a pedigree - it was built by the firm of Meyer and Holler in 1925, during the peak of their popularity. They were well known for their lavish designs, prestigious clients and clever innovations, such as the "court theatre" concept, a feature that is an integral part of the Fox. Although they built hundreds of structures, it was primarily their 1920's Hollywood buildings that established their



fame; buildings such as Grauman's Egyptian Theatre, Grauman's Chinese Theatre, the Hollywood Athletic Club, and the Cafe' Montmartre. Having also built many movie studios, it can be said that Meyer and Holler may have been the firm most responsible for giving architectural form to the early entertainment industry in southern California. Although currently in poor condition, the Italian Renaissance-inspired building has been a key element of Fullerton's downtown for over 75 years, and in 1990, the City of Fullerton declared it Historic Landmark Number 35. The Fullerton Historic Theatre Foundation hopes to restore and reopen the Fox as a center for independent and art films, concerts and live stage performances." "The property is privately owned by Edward G. Lewis, a Century City attorney. A Texas-based developer, the Morgan Group, has an option to purchase the building through November 2004. . It has been of interest to the Redevelopment Agency since its initial closing in 1987.

Various projects have been tried through private partnerships-none have succeeded in saving the building. We believe that at this point no private business will find it feasible to invest because of the high restoration costs. That is why the Fullerton Historic Theatre Foundation was formed; we believe that this project can be accomplished only as a nonprofit."

Now, all that the Save the Fox foundation has to do is raise enough money through people like us to purchase and restore the Fox. If you would like to find out more like "What are they going to do with the Fox once it's restored?" please visit their website at [www.savethefox.org](http://www.savethefox.org) or you can write (or send donations to) Fullerton Historic Theatre Foundation P.O. Box 6753 Fullerton CA 92834 Or call (714)607-0884 Or e-mail: [info@foxfullerton.org](mailto:info@foxfullerton.org)

**5 Points Down Zoning A Success!**

On January 27 city council approved with 4 votes the down zoning of the 5 Points neighborhood (Shirley McCracken was ill and not at the meeting). There were about 40 supporters present and one opponent. Keep your eye on that little historical neighborhood to the west of West Street, you'll see some BIG changes!



**Spring, Spring, Spring is Coming!!**



Spring is an exciting time for Realtors in Orange County. It is the season when the most homes are bought and sold (contrary to popular belief that summer is the season). 2004 is already looking more aggressive then 2003 with a ridiculously low number of homes on the market it's a jungle! Buyers are extra diligent to insure that they are not missing out, which is easy to do when you do not have the right Realtor. If you are looking in a particular area and want

a no hassle way to "keep your eye" on new listings there, but you're not ready to move quite yet, please call me or e-mail me. I can set you up on a program that will

automatically e-mail you when a new listing becomes available in an area that you are interested in.

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