



541 S. Sunnyhill Way, Anaheim
What an opportunity! This two level home located in Sycamore Canyon at the top of the hill offers stunning view from nearly every room!
\$549,900



106 N. Topeka St, Anaheim
This stunning two level Kaufman and Broad built home was constructed in 1993 and is reflective of some of the newer housing in the Downtown area of Anaheim. This home occupies a large lot at the end of a cul-de sac.
\$439,900



698 N. Helena St, Anaheim
This home features all of the charm of a classic ranch home with all of the upgrade desires of current home buyers! Neutral colors, hardwood floors, crown mouldings, built in sound system, central air and heat and much more!
\$850,000



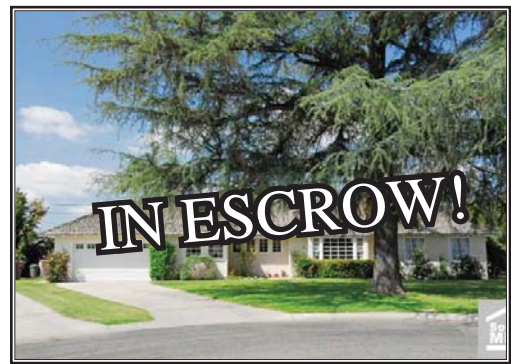
327 N. Janss St, Anaheim
Absolutely beautiful Spanish Colonial home in the Anaheim Colony historic district! The living room and dining room of this home are simply breathtaking with soaring ceilings, crown moulding, casement windows and custom faux painting.
\$374,900



640 S. Gaymont St, Anaheim
This large home is nestled at the end of a cul de sac on a pride of ownership street! Three car attached garage with direct access, RV parking, and huge pie shaped lot. Be the house that all of your friends want to visit with this sparkling pool and spa!
\$459,900



2351 W Broadway, Anaheim
Remodeled with new flooring, new paint (inside and out), new kitchen and baths! This home had a very open floor plan with vaulted ceilings and lot of windows. Romantic fireplace in the living room. HUGE private yard. This house is ready to be your home!
\$379,900



902 W. Ken Way, Anaheim
Absolutely charming ranch home in the Anaheim Colony Historic District! Nestled at the end of a cul-de-sac which is lined with mature trees, this ranch home has been lovingly restored and upgraded in the most sophisticated of manners.
\$489,900



848 N. Clementine St, Anaheim
A relaxing, covered front porch will be a perfect escape for summer! This home offers hardwood floors, recessed lighting, crown molding, hall bath has been totally remodeled.
\$329,900



587 E Chartres St, Anaheim
This pride of ownership single family detached home was built in 1992 and offers soaring ceilings, formal dining room, formal living room and large family room with romantic fireplace.
\$444,900



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Realtor since 1998*

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"Specializing in
custom & vintage homes"

Inside The Colony

4th of July Celebration on Clementine Street!

Come and join us for Clementine Street's 11th annual 4th of July party and potluck! There will be swimming, a jumpy for the kids, music, games and contests!

Food Contests:

There will be three categories: best appetizer, best main dish and best dessert! Please bring a label for your dish and you may be harassed for the recipe afterwards, so bringing a copy of the recipe may be a great idea, unless you are not sharing your secrets!!

Prizes! Prizes! Prizes!!

The prize for the best appetizer and best dessert will be \$50 gift card for each winner. The prize for the best main dish is A DAY AT DISNEYLAND! YIPEE!

Swimming!!

Anyone under 18 must be accompanied by an adult please!

Music, games and more!

The party starts at 4pm and will wrap up at about 9pm.
Please bring your family and friends!

Who will be our next Mayor?

We have a HUGE election coming up here in Anaheim in November. We have the opportunity to vote for a new Mayor and possibly two new council members! Please join me on **June 23rd at 6:30pm** at my house (**510 N. Clementine**) to meet Mayoral Candidate Tom Tait. Tom has huge endorsements and will likely win the race. The time to get to know him is right now! Tom will be here to answer questions and his desire is to really get know what the issues are with downtown. Come with a list of questions! I know what I want to talk to him about:

- Proactive graffiti removal:** in the areas with the most incidents of graffiti (the city knows exactly where this is!!) there needs to be a crew of at least two people that drive the area twice a day and proactively remove the graffiti!
- Affordable housing:** Anaheim has an abundance of affordable housing, so much so that it has really affected the demographics in the area. Demographics are what new businesses study when they decide whether or not they will come to our area, like Trader Joes.
- Code Enforcement:** The city of Anaheim should be more financially responsible for code enforcement. Right now a very large portion of code enforcements budget comes from CDBG money which is also the same pot of money that the city expects to be used for fixing streets, sidewalks, street lights and blight. There is just not enough money to do it all from this grant!

(More on Tom inside)

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

Home Averages

There are 82 homes for sale in the 92805 zip code. The average home that is available for sale is three bedroom, 1532 square feet, asking \$385,643 and has been on the market an average of 107 days. The average home in “pending” status is a three bedroom, 1145 square feet, asking \$315,000, averaging 292 days on the market.



330 S. West St



450 E. Afton

Neighborhood Update

Sold* In May

915 N Summer St	\$325,000	1724 E Elm St	\$299,900
921 N Clementine St	\$232,900	1306 E Banyan Ave	\$300,000
1145 W Broadway	\$250,000	1519 E Elm St	\$319,000
627 S Claudine St	\$270,000	555 S Dickel St	\$324,900
1613 E Romneya Dr	\$280,000	1833 E Tyrol Pl	\$335,000
1262 N Evergreen St	\$290,000	605 S Lemon St	\$339,000
1248 E Balsam Ave	\$290,000	1312 N Vista Pl	\$340,000
1122 S Cambridge St	\$290,000		

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

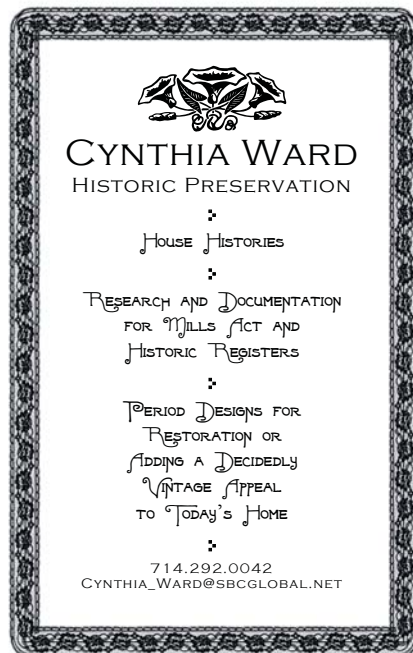


Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

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. Once you know what your down payment will be a lender can tell you what your new monthly payment will be and see what type of loan program you will feel comfortable with.

Give me another call. I can help you in North Orange County, parts of South Orange County, and parts of LA County. I can connect you with Realtors in other parts of California and all over the country. We can take a look to assess what your dollar can buy. Then if it looks as though you have choices you like, 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!



Who will be our next Mayor? (continued)

Anaheim, CA – Former Anaheim City Councilman Tom Tait announced today his candidacy for the office of Mayor in the City of Anaheim.

Tom Tait was appointed to fill a vacancy on the City Council in 1995 and was elected to the post in 1996. He was unopposed in his re-election in 2000 and left the City Council in 2004. He has also served the residents of Anaheim as a Budget Commissioner, a Planning Commissioner and as the City representative to the Metropolitan Water District of Southern California.

Mr. Tait has received unprecedented early support for his campaign from local and regional leaders. Among his endorsements are current Mayor Curt Pringle, Congressmen Ed Royce, Dana Rohrabacher & John Campbell, Supervisors Pat Bates, Bill Campbell, Chris Norby & Janet Nguyen, State Senator Bob Huff, State Assemblyman Jim Silva and former State Senators John Lewis and Dick Ackerman.

“I am humbled and overwhelmed by endorsements that have poured in from so many leaders of Anaheim and Orange County”, Tom Tait said. “I will work to the best of my ability to be worthy of this support and I will work hard to gain the trust of the residents of Anaheim both as a candidate and as the Mayor of our great City. I believe that I served the City well in the past and I look forward to bringing my experience and business knowledge back to the City Council.”

While endorsing Tom Tait for Mayor, current Mayor Curt Pringle made the following comment, “I have known Tom for many years and I have the greatest respect for him. Anaheim is a vibrant community and Tom is the best possible person to continue our new tradition of maintaining Anaheim as a ‘freedom friendly’ city.”

As a councilman, Tom was known for his passion for freedom, an acute sense of fiscal accountability and his ability to work with the community and civic leaders to make Anaheim a better place to live and do business.

Tom holds a Bachelor’s degree from the University of Wyoming and an MBA and a Law degree from Vanderbilt University.

Tom is President of an Environmental and Civil Engineering firm based in Orange County. He and his wife Julie reside in Anaheim and have four children aged 23, 21, 17 and 15.

Special Short Sale Report

Everyone seems to be savvy to certain real estate speak now a days. Short sale, REO, equity sale and so forth. The term “short sale” refers to a situation where an owner is attempting to sell their home for less than what they owe on the loan balance. A short sale is not a sale that will happen for sure; however it is becoming a more likely sale to be accepted by the bank that has the mortgage because it costs considerably less to negotiate a short sale than to foreclose on someone’s house.

I had my first short sale transaction in 1999. My client owned a few fantastic homes in uptown Whittier and had a business that failed. His business loan with the SBA had been secured by these homes so the negotiation started with the lenders and ended with the SBA in downtown Los Angeles. The sales ended in success and it was trial by fire for me. Short sales were not common at that point and there were no “Certified Distressed Property Expert” classes to take.

First to be considered to be a candidate you must have good reason to not be able to make your house payments. Loss of job, illness, death of a spouse, divorce, a circumstance that has changed your income.

Next, you need to be behind on your mortgage payments. Some Realtors may tell you that doing a short sale instead of letting the bank foreclose may be better for your credit. For sure it will be better for the Realtor who gets the opportunity to possibly make a sale what will be better for your credit has yet to be seen! In my experience homeowners who choose to do a short sale are doing so because they believe that it is the right thing to do by costing the bank as little money as possible.

But WAIT! If you still have a job however your income is less or your payment has increased you may be eligible to participate in the Making Home Affordable Act. If you can no longer afford to make your monthly loan payments, you may qualify for a loan modification to make your monthly mortgage payment more affordable. Millions of borrowers who are current, but having difficulty making their payments and borrowers who have already missed one or more payments may be eligible. Visit www.makinghomeaffordable.gov for more information.

If you are considering a short sale on your home please call me so that we may discuss your options.

City of Anaheim Adopts New Preservation Plan!

In May the city of Anaheim adopted a beautiful new historic preservation plan which includes properties from the entire city. You can view the preservation plan at http://www.anaheim.net/com_dev/aRT/PlanCOuncil-May2010.pdf

The plan took 18 months to develop and is definitely a document to be proud of!

Flag Day Celebration



The Flag Day Celebration will be held on Center St. Promenade on June 12th. For more info go to <http://www.downtownanaheim.com/Home/flagday>

June Potluck



Meet your neighbors! Bring your favorite dish and come to 115 S. Olive at 7pm