

Around the Pocket

SOUTH POCKET HOMEOWNERS' ASSOCIATION | NEIGHBORHOOD NEWS

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Web: www.southpockethomeowners.org

LEEVE PROJECT COMING TO SOUTH POCKET

At the SPHA General Membership Meeting on September 21, members learned new details about the upcoming levee work that will affect our neighborhood in 2018. Pete Ghelfi, Director of Engineering at Sacramento Area Flood Control Agency, provided an overview of the need for more work, the proposed solution called "Levee Accreditation Project," and answered many questions from members about the impact on our neighborhood.

For background information, Mr. Ghelfi reminded us that our area is at risk for flooding from three sources: the Sacramento River, the American River and Beach Lake Levee (near Cosumnes River Boulevard) to our south. Many neighbors remember the levee work done by the U.S. Army Corps of Engineers (USACE) in 1993-94, which installed slurry walls to a depth of 35-45 feet in our area. A slurry wall is a strengthening structure installed into the levee, generally 3 feet wide and consisting of cement, bentonite and levee material; its purpose is to stop seepage of river water through and under the levee towards the landside. Our existing slurry walls were "state of the art" in 1993-94 but the standards have changed.

The biggest factor in the changing standards for the USACE was 2005's Hurricane Katrina, yet state standards were also recently increased to require 200-year flood protection in urban areas. Although our levees have never been better, one result of the higher standards is that the USACE removed their certification of our levees in 2013. SAFCA's Levee Accreditation Project (LAP) is needed to improve our levees to satisfy these new requirements.

The LAP, which also includes some regional work in Natomas and other areas, addresses 6 miles of levees in the Pocket over a 2 year construction window. The primary objective in our area is to install deeper slurry walls. Currently, the project design has slurry walls going to a depth of 80 feet, roughly doubling the depth in our area. The work will include taking down the levee to about one-third to one-half current height, trucking out that material, installing the deeper slurry walls, and trucking in new levee material to rebuild the levees to their existing height. The exchange of levee material in that top one-half is because many of our levees, which were originally constructed by farmers over one hundred years ago, contain sand and silt which is sub-standard levee material.

Mr. Ghelfi said SAFCA is working with the City of Sacramento to identify suitable staging areas for the construction equipment. At present, it appears that Garcia Bend Park will be a staging area but Marriott Park, due to its smaller size, will not be selected. The Freeport Regional Water Authority water intake site is under discussion as a possible staging area as well. Neighborhood impacts include dust, noise and trucking activity.

We were mapped into the flood zone in 1989, requiring mandatory flood insurance, and mapped out of the flood zone in 2007 which removed the flood insurance requirement. If the LAP work is not done, we will likely face mandatory flood insurance again soon. From a regional perspective, recent improvements on the American River and at Folsom Dam are wrapping up, which contribute to increased flood protection for the region. The LAP will be another component of that increased regional flood protection.

Mr. Ghelfi said SAFCA intends to work closely with neighborhoods and will initiate both a newsletter and an email update service on the project to keep neighbors informed. More information is available on SAFCA's website at www.safca.org.

-Pat Clark, SPHA President



NEIGHBORHOOD WATCH UP-DATE

Neighborhood POD. With the addition of the Sacramento Police Department's Police Observation Device (POD) at the corner of Pocket

Road and Greenhaven Drive we have a new crime prevention tool.

It's equipped with 2 cameras that provide the Police with 4 different views of the intersection. It is not equipped with a license plate reader as that would have over quadrupled the cost. However the digital cameras have sufficient resolution that they can be used to zoom in on a plate seen on the recorded video footage during daylight hours.

From now on if you have a crime occur and file a report then please be sure and include in your report that you request the POD video footage be reviewed for the hours when it likely might have captured useful information. For example, say your home was burglarized between the hours of 2-4PM on a Saturday. Ask in your police report that the POD video be reviewed for those hours and the time just prior and after that time window; say 1 – 5PM. This will be especially useful if you or your observant neighbors can provide a suspect vehicle description (type, color, distinguishing features, occupants, etc.)

Sac PD Neighborhood Emergency Training: Our Sacramento Police department offers a 2 hour class on disaster preparedness. One was held at the Police and Fire Headquarters at 5770 Freeport Blvd. on Thursday evening, September 8th. The agenda was '3 Steps to Preparedness':

1) Be Informed, 2) Make a Plan and 3) Build a Kit. The class was full with about 80 attendees. They urged folks to take action now as Sacramento is the top city at risk in the nation for a major flood and #5 in California for a terrorist attack. Handouts were provided that covered some aspects of Go Kits, Evacuation plans, sheltering in place and other preparedness tips. The class is a good start for preparing your family for a disaster. I'd suggest monitoring the Sac PD NextDoor feed for when and where the class will be offered next.

-Rick Beymer, Neighborhood Watch

TEE IT UP FOR ANNUAL NEIGHBORHOOD HOLIDAY PARTY

Let's tee up...not on the fairways...but in the clubhouse for our annual neighborhood holiday party! It's Thursday, December 8, 6-9pm at Bartley Cavanaugh Golf Course, 8301 Freeport Blvd.

New Venue

Full buffet menu with entre and three sides

Variety of Appetizers

Ample Parking

Assorted desserts

Staple for our events over the past years will remain

Door prizes

Entertainment

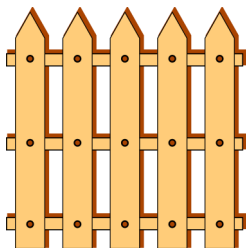
It is important to RSVP for this event! Complete the RSVP card attached to the invitation, hand delivered last week, along with a nominal fee of \$10.00 per person, if RSVP is received by 11/18. RSVPs received later than 11/18, the fee increases to \$12.00 per person. The non-member fee or fee for guest is \$30.00 per person.

Questions: Call or e-mail Sue Faist at (916) 616-3507, sfaist@sbcglobal.net, or Sabra Sanchez (916) 508-5313, sabra@sabrasanchez.com)

Holiday Party Committee Members (L-R): **Della Cabrera** (Fox Oak Court), **Leonor Alvarez** (El Morro Court), **Kathi Chrisopoulos** (Roman Oak Way), **Sue Faist** (Roman Oak Way), **Sabra Sanchez** (Roman Oak Way), **Joy & Bill Prevost** (Grand River), **Rita Blomster** (Cedarbrook), and **Karina Flinn** (Roman Oak Way).



Event	Date	Address
Board meeting	Nov 30	7609 El Douro Drive
Holiday Party	Dec 8	Bartley Cavanaugh



WELCOME NEW NEIGHBORS!

Since the last new neighbor column, we have had seven new homeowners only two of whom we have been able to contact directly before Newsletter deadline. Watch for the formal welcome in the next newsletter. We welcome one an all.

Gary Merwin, recently moved into his new home at **7766 El Rito Way**, having moved from his long time residence in Clarksburg. There he reared his family and ranched growing onions, wheat, alfalfa, safflower and corn as well as grapes for wine. Gary loves to travel and spend time at his cabin in Tahoe plus indulge in his love of vintage cars. Rumor has it that he has a special edition Corvette! **WELCOME Gary.**

Kyle Yamamoto, new owner of **7640 Roman Oak Way** in at the end of the summer but is not new to the area. Kyle grew up in Dutra Bend but returned to Sacramento after graduating from UC Berkeley where he studied architecture. Professionally Kyle is a space and interior designer for restaurant clients, both chains and single location establishments. In his spare time, he enjoys golfing and coaches a local youth basketball team. **WELCOME Kyle.**

-Sabra Sanchez



THE SIGN IN MARRIOTT PARK

If you have been by Marriott Park recently, you may have noticed a new sign! The original sign, a victim of age, deterioration, and a bit of vandalism, was removed early last year by the city and its replacement would be at least 18 months away.

Garrett Suggs, a teen in our neighborhood wanted to make a difference. Driving past the park on his way home, he saw the sign falling apart and thought that it would be a good Eagle Scout project, especially considering how close it was to his home on La Cueva Drive.

Garrett contacted Pat Clark and Sue Ruiz in August of last year to make his proposal and he was off and running. One of his first learnings was exposure to how city administration works. After first proposing the project to the council office, it took a week to approve it and it took several months to get the initial materials, which were provided for by the City. In the meantime, Garrett worked with Christie Garcia, our very own neighborhood graphic artist, to repli-

cate the original sign's design.

With materials in hand, Garrett began construction, but it did not go seamlessly. The first board he assembled warped, so a new one had to be made. Then he had to find a place to apply the blast mask prior to getting the sign sandblasted. But finally, after over a year of effort, the sign was placed in its new location on October 13! Garrett is not quite finished. He has some decorative pieces of wood that will go on the posts and expects those to be in place before Thanksgiving.

Garrett would like to acknowledge several people in the neighborhood, including Gerry Miller, Gordon Nitta, Christie Garcia, and Tim Volf who donated either time or materials. Pat Clark and Sue Ruiz communicated with the City. And of course, Garrett's parents also helped quite a bit keeping him on track and helping with transport and painting. His dad and an acquaintance helped with the welding for the frame, and his dad assisted with putting the board in the frame.

Garrett's reward for all of this effort will earn him Eagle rank, the highest rank in the Boy Scout program. He has a couple of things to finish, including the paperwork for the sign project, finish two more merit badges (he is close to finished with those), and lastly pass the Eagle Board of Review. The lessons learned beyond the sign itself extend to getting direct exposure to working with government, something few of our young citizens have experienced.

On behalf of the neighborhood, we would like to extend our thanks to Garrett and his family for providing the new sign for our beautiful park!!

-Sue Ruiz, Secretary

SOUTH POCKET HOMEOWNERS' ASSOCIATION

Holiday Party

THURSDAY, DECEMBER 8, 2016

6PM - 9PM

BARTLEY CAVANAUGH GOLF COURSE CLUBHOUSE

8301 FREEPORT BLVD, SACRAMENTO, CA

ENTERTAINMENT, MUSIC, AND DOOR PRIZES

FULL DINNER BUFFET WITH NO-HOST BAR



RSVP:

SABRINA.PAPE1@GMAIL.COM

DELIVER/MAIL RSVP CARD AND PAYMENT

IN THE ATTACHED ENVELOPE

\$10 PER PERSON IF RECEIVED BY NOVEMBER 18

OR \$12 AFTER NOVEMBER 18

NATIONAL NIGHT OUT—AUGUST 2, 2016

More photos on our website: www.southpockethomeowners.org



Engine 11 was there



PIZZA!



Vice Mayor Rick Jennings



Shane Romick & Giant Bubbles

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"We listed with Sabra...because she has lived in the neighborhood for many years...sold many properties here and [the sellers] were very pleased. We listed on 9/21, had an accepted offer on 9/30 [escrow closed on 10/17]...We found her to be very helpful, honest and professional in the whole process. If you want to get your house sold and at the right price, we highly recommend Sabra. She will work hard for you and get the job done."

- Jan & Doug Meyer, Dutra Bend sellers

JUST SOLD



7720 Rio Estrada



9760 Harrier



2972 Mojave



2920 Turnbuckle

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JUST LISTED

3768 Grand Point Lane
Lakeside Community
Elk Grove



RAIN & ROOF LEAKS...THE HIDDEN CULPRIT?

With the fall season starting with some wonderful rain (nearly 4" to date at this writing with normal for the date being less than 1") cleaning the gutters pops up on almost every homeowner's to-do list. Rightfully so, as clogged gutters can cause all kinds of trouble if they are full. Having had a problem in my own home 3 years ago which brought water through the ceiling of the first story of our 2-story home, we quickly became aware that just cleaning the gutters of leaves and debris might not be enough prevention. In our case, it was the flashing! Read the article below for the best description of the potential flashing problems I had seen in my years in real estate. (Reprinted with permission from Roof Doctors, providing inspections, repairs and certifications: 916 721-6130)

The hidden culprit? Debris Trapped Under Roofing Material

Most roofs have flashings underneath the tiles or roofing system that collect water and carry it down to the rain gutters below. Over the past few weeks we've seen falling leaves and higher winds, fueling the buildup of leaves, dirt and even bird droppings. As debris falls onto the roof and works its way underneath the tiles, it breaks down into smaller particles in the chimney, valley and sidewall flashings and creates a blockade. This often happens over the course of a few years, and isn't noticeable with a visual inspection. Now, with the rain coming down, these natural dams on your roof are holding unseen reservoirs of water that eventually spill off the sides of the flashings and onto the felt underlayment and wood deck underneath the tiles. This compromises the strength of your roof and sets the stage for major leaks in the future. Sometimes, these leaks have already been happening for years, causing damage to the wood sheathing and walls before the owner sees any evidence of leakage in the home.

To prevent greater damage in the future, inspect and clean out flashings in your sidewalls, valleys and around chimneys. Think of it like an oil change for your car...a little service prevents costly repairs in the future.



Sabra Sanchez
COLDWELL BANKER
RESIDENTIAL BROKERAGE

Your South Pocket Neighbor
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www.sabrasanchez.com

Thinking of painting your house?



Call us for a complimentary consultation. We live right here in the neighborhood!

747-3312

**timvolfpainting@yahoo.com
www.timvolfpainting.com**

"The exterior of our house was badly in need of paint. We called Tim Volf and he prepared a bid that broke down the cost of the exterior parts and prepared a bid for each. This way we were able to choose what to have him paint. The exterior was painted several years ago, and in comparison, his price seemed very fair. Tim gave us a time when he would start each day and also how long it would take to finish the job. He always arrived on time and he finished the job in the time he said it would take. He even replaced a piece of trim that had gone bad. He is easy to work with and very personable (enjoyed talking about golf with him). The paint looks great - we are very pleased! He has our highest recommendation!"

*William and Tiki Anderson
South Oak Way*



"Tim Volf recently painted the exterior of our home. In the past he has also painted several interior rooms. Tim is very professional. He is an excellent painter, his workmanship is immaculate, and his prices are very reasonable. It is always such a pleasure working with Tim! We highly recommend him to others in our neighborhood. Tim is totally the BEST!"

*Blanca and Bernie Santos
Manzano Way*



TIM VOLF PAINTING

Your South Pocket Neighbor



CA Lic# 641037