

Around the Pocket

SOUTH POCKET HOMEOWNERS' ASSOCIATION | NEIGHBORHOOD NEWS

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Web: www.southpockethomeowners.org

SACRAMENTO DOWNTOWN ARENA PROPOSES DIGITAL BILLBOARD AT FREE-PORT WATER TOWER

In late January, SPHA received notice from the City of Sacramento of a proposal by Sacramento Downtown Arena, LLC to install a 70-foot tall single-faced digital billboard, visible to northbound freeway traffic on I-5, on the city-owned Freeport Water Tower property. The proposal includes rezoning the 9.2 acre parcel from the existing Agricultural (A) zone to the General Commercial (C-2) zone.

The notice from the Planning Department requested comment from our neighborhood association and SPHA submitted a comment letter on February 12 opposed to the project and outlining a number of reasons for our position. Before writing the SPHA letter, the board circulated the city notice amongst our membership via the website and email distribution list. We received several comments from neighbors, all vigorously opposed to the proposal. We did not receive a single comment in support.

The billboard is part of the city's negotiated agreement over the Sacramento Kings arena, as explained in the planning notice. "The City of Sacramento and Sacramento Downtown Arena, LLC entered into a Master Lease for Digital Billboards on May 20, 2014. The Master Lease granted the right to develop and operate six digital billboards on City owned property. One of the alternative locations is the Water Tank on Freeport Blvd." SPHA's 2-page comment letter to City Planning, and copied to Councilmember Rick Jennings, discussed several reasons why this proposal is unacceptable next to our single-family neighborhood. Visual impact on neighbors on El Morro Court and El Rito Way was first and missing information about the frequency of display change and reflection of light off the luminescent silver water tower were next. We pointed out that a similar proposal at this location was considered and rejected by the Planning Commission in 2014.

Additional considerations are the potentially more intensive land uses that a rezone to a commercial zone might bring to our neighborhood, and the fact that the City made a commitment to this neighborhood that the "buffer zone" between the neighborhood and the water intake plant would remain parklike in perpetuity during the water intake discussions in 2005. Finally, a commercial billboard next to the existing "Welcome to Sacramento, City of Trees" sign on the water tower would detract from the distinctive gateway message.

Both Planning Commission and City Council approval will be required for this proposal. At this time, it is not scheduled for a Planning Commission hearing.

-Pat Clark, SPHA President



NEIGHBORHOOD WATCH – SIGN UP FOR SACRAMENTO ALERT AS IT COULD SAVE YOUR LIFE!

Sacramento-Alert is a mass notification system used by the City of Sacramento in partnership with neighboring cities and counties to issue emergency messages to residents and businesses. The system has the capacity and the capability to send thousands of messages within minutes via phone, text and email. Only authorized officials have access to this notification system.

What types of messages will be sent using Sacramento-Alert?

The primary use of the system is to disseminate messages pertaining to public safety, health or welfare of the community.

Why should I sign up? There are so many answers to this question. The main answer is your best source of information comes directly from your local public safety agencies. News media is an important source for information, but time is of the essence during emergencies. Emergency notifications from Sacramento-Alert are coming directly from public safety officials.

Do I need to register my landline telephone? No, landline telephones are already “registered” through the 9-1-1 system. White page and yellow page listed landline phone numbers can also be contacted during emergencies.

If I provided more than one phone number, what number will be called? If an emergency situation arises that requires a notification to be sent to multiple phone numbers, we will activate the system to contact you through the primary contact notification method. If contact is not successfully made, the system will cycle through to the next notification method until you acknowledge or confirm receipt of the message.

How does the Sacramento-Alert respond to busy signals or when there is no answer? For busy signals, call waiting signals or when there is not an answer, the call will be repeated several times in an attempt to reach you. If the phone is answered by a message recorder, the message will be left on the answering device. If after several attempts the call does not successfully go through, the system will stop attempting to call.

Does Sacramento-Alert replace other emergency notification systems? No. This system supplements other communication methods used by emergency responders. During an emergency, the City will use multiple methods to provide emergency information including television, radio, social media and City websites to broadcast important announcements.

What if my contact information changes? We can only contact you if we have your information up to date.

How can I sign up to receive notifications? You can sign up online by going to www.sacramento-alert.org.

FAMILY DISASTER PREPAREDNESS CLASS

Our neighbor, John Kane, Managing Director of D-Prep, LLC, conducted a free 1-hour class on Disaster Preparedness on Tuesday, March 7th from 7-8 PM at the Robbie Waters Library Community Room, 7335 Gloria Drive, Sacramento, CA 95831.

The class was very informative and covered these main topics:

- The Hazards and Threats We Face in the Sacramento Area
- Assessing Your Level of Preparedness
- Specific Things You Can Do At Your: Home-Car-and Work-place

One of the eye-opening facts conveyed was that typically there are only 30 uniform police officers on duty during the day shift to cover over 600,000 combined workers and residents! If a major disaster hits us you must be prepared to take care of yourself and your family for at least 72 hours which could stretch easily into 2 or more weeks.

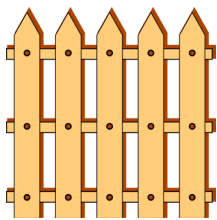
An extremely useful handout including a critical item checklist was included with attendance at the presentation attendance and can also be accessed at our SPHA website <http://southpockethomeowners.org/>

-Rick Beymer, Neighborhood Watch

MARRIOTT PARK AND OFF-LEASH DOGS

We've noticed dogs off leash at Marriott Park and wanted to remind our neighbors that it is against City Ordinance 9.44.220. The city has 11 dog parks for your pooch and you can find them here: <https://www.cityofsacramento.org/ParksandRec/Parks/Specialty-Parks/Dog-Parks>





WELCOME NEW NEIGHBORS!

Joy & Cory Saxton, purchased their new home at **1304 Manzano Way** and just moved in with their family. They were sold on having a home in River Oaks Ranch, in part, due to the access to the river and levee and according to Cory having "escaped the sycamores, noise and endless marathons of Land Park. By day, Joy teaches 3rd grade at Leonardo Di Vinci Elementary in Hollywood Park. Cory is a tax attorney providing counsel to the State Board of Equalization. Cory's is a basketball and softball enthusiast, loves the Kings, craft beer and most especially living vicariously through their children. With whatever time Joy has left, she does soap carving and is a recumbent bicycle enthusiast. **WELCOME to the Saxton Family.**

Jenna & Justin Bagley, new owner of **7672 Del Oak Way**, purchased their new home in December. They literally just moved across the street from where they had previously lived in the Villa Palazzo community. While they had no intentions of moving, they fell in love with the house on line. The home satisfied Jenna's desire to continue living close to family in the Pocket and their varied tastes in architecture, charm and features. Jenna works for CalSTRS as an auditor for the school district retirement programs. Justin is a mechanical engineer and is a supervising engineer for PG & E. For hobbies and pastime activities, they both love to travel and are passionate about food, both cooking/baking and taking food tours. Jenna enjoys art projects and classes too. **WELCOME Jenna & Justin.**

Samual Cheng & Nancy Lee, new owners of **1175 Grand River Drive**. Not only are Samual and Nancy new neighbors but they are also new SPHA Members! While retired, they spent their working careers largely in Taiwan where Nancy worked for China Airlines as a supervisor for 25 years. Samual's career was in advertising and marketing where he handled large multi-national accounts who needed exposure to the Asian marketplace. In addition to his day-to-day job, he was a professor of marketing. The Cheng family has lived for several years on Windbridge but continually looking for a home in River Oaks Ranch. Nancy's parents and other relatives live close by and their adult son and family are close by as well. **WELCOME Nancy and Samual.**

Betsey & Anh Vu, owners of **7688 El Douro Dr**. Betsey & Anh have returned to Sacramento and family after many years in the Bay Area. They have six adult children and are happily retired to their new South Pocket home. **Welcome Betsey & Anh** to the neighborhood and thank you for your 2017 SPHA membership.

-Sabra Sanchez

SAVE OUR WATER REBATES TURF REPLACEMENT PROGRAM

The State of California Department of Water Resources has a rebate program that pays for you to replace your water thirsty lawn with drought tolerant landscaping. It can be found at <http://www.saveourwaterrebates.com/> and as of this date rebate funds are currently available.

The process has you fill out two (2) on-line applications

Part 1: Submit the application to determine if you qualify for a reservation.

Receive your reservation approval to begin the conversion project.

Start and complete your re-landscaping project per the program guidelines.

Part 2

Complete the rebate application for review.

Receive your rebate approval notice.

Receive your rebate check

You must submit five (5) photos of the yard you are going to convert with the initial application along with a photo of your current City of Sacramento utility bill. Once the conversion is completed you repeat that with five (5) more photos of the new landscape and another photo of your utility bill.

Important NOTE: Do not start your project before receiving your reservation approval by email. A reservation is confirmation that funding has been set aside for your project. If the project is completed in accordance with the program requirements, applicants will be eligible to claim the reserved funding.

2nd Important note: There is a 120-day reservation timeframe in order to collect the rebate so your project must be done and the Part 2 rebate application submitted before that expiration date.

I followed this process last year and received \$2000 for converting 1200 square feet of front yard.

If you are interested please go to <http://www.saveourwaterrebates.com/> and review all of the available information to see if it works for you.

-Rick Beymer

ONCE PER YEAR! YARD SALE 2017

The annual neighborhood yard sale takes place **Saturday, May 20** from 7am until noon. Your neighborhood association will be placing an ad in the Sacramento Bee and in Craigslist, placing a sign at the entrance, and once again offer to have YOUR address listed on a map available at the entrance to our neighborhood. To be included on the map, please email or call Sue Ruiz (ruizsue@pacbell.net, 916-429-0727) no later than May 17th 6pm.

For advice on the best way to set up a yard sale, **visit our website**, under 'blogs' to see a great article from Donna Nieto with some tried and true tips and tricks.





POCKET ROAD NEIGHBORHOOD SIGN

The City Department of Public Works has gone out to bid for a replacement for the "Welcome to the Pocket-Greenhaven Neighborhood" sign that was in the Pocket Road median just east of Greenhaven Drive. You may recall that the previous sign was destroyed in a May 2016 traffic accident. We're hopeful that the replacement sign will be just as effective as a neighborhood identifier and reminding drivers that they are now off the **freeway and entering a neighborhood.**



EASTER EGG HUNT

The annual Easter Egg Hunt was scheduled for Saturday, April 8. Unfortunately, the weather did not cooperate and the event was cancelled due to rain. A thanks goes out to the volunteers who helped with the planning for the event. See you all next year for the hunt!



GENERAL MEMBERSHIP MEETING MAY 24

Agenda will be Elections | Park Sign | Special guests: City Arborist, Supervisor Kennedy | Discussion on use of funds



- Annual Yard Sale – Saturday May 20 | 7am -Noon
- General Membership Meeting – May 24th | Marriott Park | 7pm (Elections)
- Jazz in the Park – July 29 | Marriott Park | Time TBD
- National Night Out – August 1 | Marriott Park | 6pm
- General Membership Meeting – August 23 | Marriott Park | 6pm
- Holiday Party – December | Date and details to follow

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(Garcia Bend area)



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JUST SOLD

DYI PROJECTS TO UPDATE YOUR HOME Improvements That Can Boost Value

You live in and love your home, but there might come a time when you want to freshen up the look for your own enjoyment or with the thought in mind that you will be selling soon. And if the plan is to sell, you'll want to get as much money as you can for your property. Here are a few DIY projects (or jobs easily tackled by a handy person) who can help with these transformative schemes. Ready to get to work? Enjoy the fruits of your labor or be ready when it's time to sell. You'll be pleased to know that your property will be updated in a manner that will help it sell. Roll up your sleeves and start on one of the following projects.

- **Paint or Repaint Kitchen Cabinets.** A neutral hue is good and then add metallic knobs/pulls to complete the job.
- **Add Crown Molding.** The line created by the crown molding draws the eye upward making the room appear airier and larger. Start with rooms that will yield the most interest and ROI. Think kitchens and baths.
- **Spruce Up the Landscaping: Front (Enhance Curb Appeal) & Back (Bonus Space)**
 - **Landscape Overhaul of Front Yard.** Adding a path of pavers or a simple cleanup up of your flowerbeds with added color.
 - **Back Yard.** Cleanup and improve with an eye on creating more useable outdoor living space for dining and seating.
- **Front Doors.** Paint or replace with more contemporary style entry and garage doors. Don't forget to freshen up the trim around the doors too.
- **Beautify the Bathrooms**
 - Add updated light fixtures
 - Updated hardware
 - New Countertops or tile
 - New vanity if the current one cannot be reimagined with paint and new hardware
- **Out with the Really Old: Biggest Offenders**
 - Old-school wallpaper
 - Floor-to-ceiling wood paneling
 - Popcorn ceilings



Go get 'em, weekend warriors!



Sabra Sanchez
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