

Around the Pocket

SOUTH POCKET HOMEOWNERS' ASSOCIATION | NEIGHBORHOOD NEWS

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ruizsue@icloud.com

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paulo-lisa@sbcglobal.net

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sabrinapape1@gmail.com

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ruizsue@icloud.com

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paulo-lisa@sbcglobal.net

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Design Projects

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christieg75@gmail.com

Newsletter

Sue Ruiz, Editor

ruizsue@icloud.com

Neighborhood Watch

Hilary Bagley Franzoia

bagleyhg@yahoo.com

Directors at Large

Pat Clark

pac101202@gmail.com

Lori Johnson

uffdalj@gmail.com

Michael Lipkin

michael.lipkin@sbcglobal.net

Lisa McCauley

lisa-mccauley@sbcglobal.net

Hailey Yeager

haileyerinyeager@gmail.com

KEY NUMBERS

Sac PD Non-Emergency:

(916) 808-5471

Sac PD Emergency

(916) 732-0100

City of Sacramento: 311

Mail: PO Box 22812, 5930 South Land Park Dr.

Sacramento, CA 95831

Fall 2023 Edition

Web: www.southpockethomeowners.org

SPHA MEMBERSHIP DRIVE BEGINS IN JANUARY!

The South Pocket Homeowners Association (SPHA) 2024 Membership Drive begins in January and we encourage you to join or renew your membership and show your support for your neighborhood association. We need YOUR membership! Why join? Your dues support this all-volunteer organization that provides **advocacy, communication, and events**.

Advocacy. Maintaining a neighborhood over time takes work, and it is your SPHA volunteers who do that work. Our neighborhood watch program alerts you to crime trends and provides the latest information directly from the Sacramento Police Department. Similarly, keeping the neighborhood looking good requires working with the city for things like dark street lights and park maintenance. SPHA advocates for our community with governmental agencies from the City of Sacramento to Caltrans and to the U.S. Army Corps of Engineers. This year we launched our multi-year project with the city parks department to restore native oaks the nature areas in Marriott Park (see article below).

Communication. We keep you informed of community news and public safety matters. Between the email alerts and the quarterly newsletter, we make sure you are informed of things that affect our neighborhood. Members receive the annual Membership Roster which has member information by street and by last name. We have reunited members with their pets and debit cards thanks to the Membership Roster!

Events. We hold several events throughout the year for our community. All residents enjoy the annual Easter Egg Hunt and National Night Out at Marriott Park. We also support an annual Yard Sale in May, providing advertising and signs at the entrance. Rounding out the year, the entire neighborhood can both participate and vote for the best holiday lights displays. The SPHA Holiday Party, for members only, is a purely social opportunity to enjoy the holidays with your neighbors, followed by the Cocoa and Coffee Holiday Family Event, open to all residents.

Advocacy, communication, and events for our community. If you value these benefits SPHA brings to you, then please be sure to complete and send your 2024 membership form, included with this newsletter. Or join online at the website at www.southpockethomeowners.org under the Membership tab. Your neighborhood association is 100% volunteer-based; therefore, all the benefits we bring to residents depend solely on your annual membership dues. Thank you for your membership and best wishes for 2024!

RESTORING NATIVE VALLEY OAKS IN MARRIOTT PARK**

It was a rainy Saturday morning at Marriott Park on January 13, 2024 for a volunteer tree planting event to restore some of the native Valley Oak trees in the Nature Area. A joint effort between SPHA and City Parks, volunteers planted eight one-year old Valley Oak (*Quercus Lobata*) saplings in the Nature Area near the corner of Grand River and Roman Oak.

This area of the park suffered the loss of several old Valley Oak trees in the New Years and January storms of early 2023, which had hurricane-force winds of over 70 mph.

This tree planting is the first of several planned steps to replace the lost trees and the first milestone of 2024. About 15 volunteers planted the trees, with some volunteers from our neighborhood and some recruited by City Parks. There were home-baked muffins and coffee and cocoa to keep the volunteers energized.

Many will recall that a tree planting in a non-irrigated Nature Area differs from the usual tree planting in parks where the trees get irrigation from the sprinklers. Joe Flores, City Parks

Commissioner District 7, touched on this unique aspect when he said, "The City Department of Youth, Parks and Community Enrichment (YPCE) recently hired a new dedicated Arborist (Jodi Carlson) for the Parks System, and she hit the ground running to make sure that the park system canopy is robust and diverse. It is also important that all YPCE staff meet and listen to neighbor groups and try to best coordinate what species and native items works best in each unique neighborhood across the city. With feedback from neighbors, professional assessment by the arborist, and the existing trees at Marriott Park, helps inform which new trees to plant that will not only flourish, but to preserve the existing habitat."

The trees were provided, free of charge, from the Sacramento Tree Foundation through City Parks. Additional tree plantings, also in the Nature Area along Roman Oak, will be scheduled for this multi-year project.

Given that these trees are in the non-irrigated Nature Area, our SPHA volunteer watering crew will supply water for the new trees, following the guidance from City Arborist Jodi Carlson. Generally, while Valley Oaks are known for not needing water during our hot summers, newly planted saplings do best when they receive some supplemental water in their first years, according to Arborist Jodi Carlson.

SPHA extends a warm THANK YOU to the volunteers who worked at the tree planting, our watering crew volunteers, our wonderful City Parks staff, Parks Commissioner Joe Flores, City Council member Rick Jennings, and the Sacramento Tree Foundation.

-Pat Clark, Past President and Director at Large



NEIGHBORHOOD WATCH UPDATE - MAILBOX THEFT

By now, most of you likely have heard of the theft of the master keys to the CBUs (Cluster Box Units). Thieves, using their newly-acquired **master key**, leave no damage to the unit, but accomplish the theft of your mail. Our neighborhood has both curbside individual boxes and CBUs.

Unless a license plate or surveillance footage is captured, leading to an investigation, often the thieves are uncaught. During tax time and holidays, the thefts pick up. The thieves, hoping for checks, gift and credit cards, hit boxes quickly, usually after dark. Thieves pry or unlock the large panel our mail carrier uses to have access to all individual boxes, including the outgoing mail section. Commission of the crime is made quicker using a master key.

If you see a theft in progress or suspect illegal activity around a cluster box, call 911 immediately and then USPS (877) 876-2455. SPD will work with USPS since the offense of mail theft is federal carrying up to 5 yrs. incarceration and a fine from \$ 25k-250k.

If not in progress and discovery of theft occurs after-the-fact, call SPD non-emergency and also notify the postal authorities. Do not hesitate to call in loiterers around the cluster box or unknown persons parking around the box. If you can do so SAFELY, get a license plate, person or vehicle description. Take a photo if you can SAFELY. The online SPD link is: <http://www.cityofsacramento.org/police/how-Do-I-file-a-police-Report>

If your CBU is extremely damaged by prying, Contact USPS immediately at (877) 876-2455.

If you locate a piece of mail that appears to be stolen while about in our neighborhood, you should report to the non-emergency line. Aside from junk mail, utility bills and business mail are usually discarded quickly by thieves. You may contact your neighborhood Watch lead at BagleyhG@yahoo.com if you come across such items.

While cluster mailboxes are thieves favorites to target, those of us with curbside individual mailboxes are NOT immune to mail theft. If you have an older curbside individual mailbox, please consider replacing it with a **locking mailbox**. We have seen entire streets where the mailbox doors are open with mail strewn all over the street.

Here are tips to help prevent all mail theft:

- Become familiar with the usual drop off time by our mail carrier.
- Always retrieve your daily mail before dark.
- Hand outgoing mail to our carrier directly or, take it to a blue mailbox/or the post office (5930 So Land Pk. Dr. = 916-262-3107). Do not use the outgoing mail slot OR leave in your box for pickup.
- Place a vacation hold on your mail if you are leaving the area (www.usps.com)
- Sign up to learn what mail to expect for each day with *Informed Delivery*, offered free by USPS.
- Because our boxes are in public locations, you or your neighbors can aim their security cameras at the box.

New topic: SAFETY TIP! Where do you put your car keys when you come home?

Next time you come home for the night and start to put your keys away, think of this: It's a security alarm system that you probably already have and requires no installation. Put your keys or fob beside your bed at night. If you hear a noise outside your home or someone trying to break in, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the battery dies. Test it. It should go off from everywhere inside your house and will keep honking until you reset it with the button on the key fob. After a few seconds, your neighbors will become aware, and criminals will not stick around. It works if you park in your driveway or garage.

Also remember to hand carry your keys while walking to your car in parking lots for this same purpose. This panic button is also useful for any emergency, such as falling or a heart attack, where you can't reach a phone. Great for seniors. *From the site: Law Enforcement Family*

-Hilary Bagley Franzoia, Neighborhood Watch

THE SOUTH POCKET BEAUTIFICATION PROJECT: WINTER EDITION

Happy New Year South Pocket residents! With a fresh new year, the SPHA wants to help you set some fresh new goals for the beautification of your home and neighborhood.

A helpful checklist for beautifying your property and neighborhood this season:

*For a full list of CC&Rs, please visit <https://southpockethomeowners.org/ccrs/>.

- Keep your plants in check. Spring will be here before we know it- do you know how to prep your garden so that it looks as amazing as possible when the weather warms? Learn about how to best cut back your flowers, bushes and trees so that you can enjoy them later!
- Establish a yummy winter garden. If you've never tried to grow your own produce, our neighborhood has amazing soil- take this as your sign to try something new! It's not too late to grow some beautiful Winter vegetables to enjoy.
- Go above and beyond on your walks. Grab the little bags and debris left accidentally by neighbors on the river trail- not your mess, but still your home.
- Don't leave the leaves. Keep your rain gutters clean to avoid flooding and damage, and consider blowing any dead leaves into a pile on the street for pickup.
- Set your own goals for your home in 2024! Have you been putting off donating or selling your old vehicle? Dreaming of a new driveway in your front yard? Wanting to install new lighting? It's a great time to think about what you want to do to make your front yard sparkle this year.

-Hailey Erin Yeager, Director at Large

HOLIDAY EVENTS RECAP

Holiday Lights Contest - Winners below as selected by the neighborhood - Congratulations everyone!

1. 1179 Grand River Dr and 7739 South Oak Way (Tie)
2. 7554 River Ranch Way (*continued back page*)



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3. 7679 El Douro Dr

4. 7660 Del Oak Way and 7635 River Ranch Way (Tie)

Honorable Mentions (all receiving some votes): 1200 Cedarbrook Way, 1204 Cedarbrook Way, 1205 Cedarbrook Way, 7687 El Douro Dr, 7681 Greenhaven Dr, 7690 Greenhaven Dr, 7722 Los Rancho Way, 7723 Los Rancho Way, 7730 Los Rancho Way, 7657 River Ranch Way, 7558 River Ranch Way

Holiday Party** - This joyful event took place on December 1 at the Cabrillo Civic Club. Members enjoyed catching up with neighbors and were treated to a photo booth, adult beverages, a wonderful catered meal, desserts, music, and raffle prize drawings.

Cocoa and Coffee** - This year we also held a Holiday Family Event at Marriott Park on December 9. Kids were treated to Santa and Mrs. Claus with their sleigh and a holiday scavenger hunt to help Santa get out of the Pocket and be ready for delivering gifts.

We could not have done BOTH events without our fabulous committee and volunteers: **Paulo and Lisa Ferreira, Janette and Gustavo Casillas, Karen and Gary Fortney, Jake and Christie Garcia, Hailey Yeager and Adam Silver, Sabrina Pape, Veronica Villalobos, Marta Brankline, Al Porter, Lisa and Doug McCauley, Hilary Bagley Franzoia, Gabriel and Emilia Pacheco, and Sue and Mario Ruiz.** THANK YOU!!

ROACH MOTEL HAUNTED HOUSE**

Thank you to all the neighbors who came out to enjoy the Roach Motel Haunted House- we had a great turnout! It was a fun time to meet new neighbors, enjoy the taco truck, play some games, and get scared!

We hope to see more of the neighborhood again next Halloween! We are already thinking of new ideas for the next haunt!

-Lara Roach

**** SEE EVENT PHOTOS ON OUR WEBSITE AND FACEBOOK!**

SPHA Event Calendar

March 23, Easter Egg Hunt, Marriott Park 11am
May 18, Annual Yard Sale, 7am
June 5, General Membership Meeting, Marriott Park, 7pm
(Board Elections)

August 6, National Night Out, Marriott Park, 6pm
August 28, General Membership Meeting, Marriott Park, 6:30pm
TBD Holiday Party, Cocoa and Coffee

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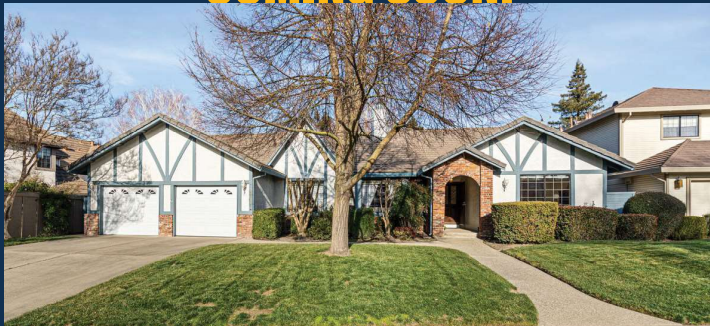
- Cristina and Gerry O'Callaghan, sellers



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7717 Dutra Bend Drive — Greenhaven/Pocket

COMING SOON!



9249 Laguna Springs Way — Elk Grove

SOLD



1320 Munger Way, South Land Park Hills

SOLD



7747 Dutra Bend Drive, Dutra Bend at Riverlake

SOLD



7791 Dutra Bend Drive, Dutra Bend at Riverlake



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5 Home Improvement Projects That Will Pay Off in 2024

With 2024 on the horizon, many homeowners are seeking ways to enhance their property and increase its value. Whether you plan to sell your home in the new year or simply want to update its style and livability for yourself, strategic home improvement projects can make a significant impact.

Spruce Up the Exterior

First impressions matter – a well-maintained exterior can greatly enhance curb appeal. Start by giving your home a fresh coat of paint, if needed, to refresh its appearance. Also, consider updating or repairing your siding, replacing old windows, and adding attractive landscaping to create eye-catching charm in the neighborhood.



Upgrade the Kitchen

The kitchen is often thought of as the heart of the home, and it can have a significant impact on your house's worth and your comfort. Think about upgrading key features such as countertops, cabinetry and flooring. If your budget allows, replacing old appliances with energy-efficient models can also be a major selling point and save you money in the long run. Additionally, new wall paint, updated light fixtures and a stylish backsplash will enhance the appeal as well.

Enhance the Bathroom

Bathrooms are another crucial area for improvements that can influence value. Start by updating fixtures. Consider replacing worn-out wall and floor tiles or grout.

Create an Outdoor Oasis

Today, many homeowners are valuing outdoor spaces more than ever. You might want to build a deck or patio to entertain and host outdoor meals and get-togethers. Add in comfortable seating, install outdoor lighting and professional landscaping.

Make Smart Upgrades

Energy-efficient homes are highly sought after. Replace old windows with double or triple-pane glass windows, add insulation to prevent heat loss and install green appliances. Solar panels can also be a fantastic investment.



Your South Pocket Neighbor
916.508.5313 • sabra@sabrasanchez.com
www.sabrasanchez.com



South Pocket Homeowners' Association

PO Box 22812, 5930 South Land Park Dr.,
Sacramento, CA 95822
2024 Membership Year

Dear South Pocket Neighbor,

HAPPY NEW YEAR!

We are excited to kick off the annual South Pocket Homeowners' Association (SPHA) Membership Drive. South Pocket Neighborhood homeowners and renters are invited and encouraged to join and support our community association.

Why is this neighborhood association important?

We enjoy one of the finest neighborhoods in the Sacramento Region. The SPHA, led by an all-volunteer board, is instrumental in keeping our neighborhood safe and our property values high. Our community events and neighborhood involvement make this an extraordinary place to live.

What is the cost to join?

The annual fee is only \$50, while other comparable associations charge that much more per month!

What does the fee support?

- **Voice for the neighborhood** on issues & items directly affecting our neighborhood
- **Landscaping & maintenance** of the entrance to our neighborhood
- **Neighborhood Watch** coordination
- **Liaison w/City Park maintenance** relative to upkeep of Marriott Park
- **Membership Roster** for each member household
- **Email alerts** on time-sensitive issues & information
- **Quarterly newsletter** about important neighborhood issues/events
- **Neighborhood Yard Sale** oversight
- **SPHA Website** maintenance www.southpockethomeowners.org
- **Annual Holiday Event** hosting
- **National Night Out** gathering at Marriott Park
- **Easter Egg Hunt** in Marriott Park
- And more!!

Want to become more involved?

- **Attend Meetings** - Your voice is important!
- **Write Newsletter Articles or Opinion Pieces** - Contribute your voice to our newsletter.
- **Help with Events** - We are always in need of volunteers to help with our annual events.
- **Board Participation as an Officer** - We have a few vacancies that need to be filled.
- **Deliver Goods** - Help distribute flyers, invitations, roster and/or newsletters.

Membership Dues deadline is April 1 and covers the *entire year*. Only members of the association receive the neighborhood roster, which contains the contact details of every SPHA member. The roster is invaluable when an emergency arises or you need to contact a neighbor to assist with a wandering pet, an open garage door, or perhaps services from a local business. The roster includes listings of members' businesses too! Please update your household information so that the roster will be accurate. If you send your membership payment after April 1, you will be a member, but your name will not appear in the roster.

How to join/renew?

By mail: make your \$50 check payable to SPHA and mail to PO Box 22812, 5930 South Land Park Dr., Sacramento, CA 95822, Online: visit www.southpockethomeowners.org and click on Membership>Join.

We look forward to having you as a member this year. If you have any questions, you can reach SPHA President Sue Ruiz (916) 834-8761 or SPHA Board member Pat Clark (916) 601-7338



South Pocket Homeowners' Association

www.southpockethomeowners.org

2024 Membership Dues Invoice**

Name: _____

Home Address _____

Sacramento, CA 95831

Home Phone: (____) _____

Work Phone: (____) _____

Mobile Phone: (____) _____

E-mail: _____

☐ Please add me to the email distribution for neighborhood alerts!

☐ I have looked at last year's roster and nothing has changed!

Date: _____

**Due date for inclusion in
the SPHA Roster: April 1,
2024**

****Apply and pay online!
See our website for
details.**

2024 SPHA Membership

Amount Due

2024 Annual Dues (January 1, 2024 – December 31, 2024)

\$50.00/ year

Total Due: \$50.00

Other persons in Household and any Pets (Police/ Fire can use this info)

Emergency Contact Information:

Name: _____

Phone: (____) _____

Would you like to receive the Membership Roster via e-mail? ☐ Yes ☐ No

Are you a local business owner? ☐ Yes ☐ No

If yes, what is the name of your business? _____

Would you like to volunteer? We could use help from anyone in your household!

Please mark your area of interest below:

- | | |
|--|--|
| <input type="radio"/> Delivering Newsletters in the Neighborhood | <input type="radio"/> Helping with the Annual Easter Egg Hunt |
| <input type="radio"/> Participating in Neighborhood Watch | <input type="radio"/> Helping with National Night Out |
| <input type="radio"/> Serve on SPHA Board | <input type="radio"/> Helping with the Holiday Events |
| <input type="radio"/> Marriott Park/City Liaison | <input type="radio"/> Teens interested in service work with SPHA |
| <input type="radio"/> Help whenever necessary | <input type="radio"/> Other: _____ |

Please make checks payable to: South Pocket Homeowners' Association

Please remit your \$50 payment to PO Box 22812 | Sacramento, CA 95822

For questions, please contact Sue Ruiz ruizsue@icloud.com (916)834-8761 or

Pat Clark pac101202@gmail.com (916) 601-7338