



# Around the Pocket

SOUTH POCKET HOMEOWNERS' ASSOCIATION | NEIGHBORHOOD NEWS

Mail: PO Box 22812, 5930 South Land Park Dr.  
Sacramento, CA 95831

Spring 2024 Edition  
Web: [www.southpockethomeowners.org](http://www.southpockethomeowners.org)

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### KEY NUMBERS

Sac PD Non-Emergency:  
(916) 808-5471  
Sac PD Emergency  
(916)732-0100  
City of Sacramento: 311

## MEMBERSHIP DRIVE RESULTS

As of press time, our membership number stands at 175, a bit short of previous years. Members will be receiving their membership roster on their doorsteps in the next few weeks.

We want to thank all those who have joined this year. You make what we do possible and we are truly grateful.

*-Sue Ruiz, President*



## MARRIOTT PARK TREE PROJECT UPDATE

SPHA's project to help Marriott Park recover from the devastating January 2023 storms continues with lots of activity.

First, all the valley oaks planted in January 2024 (between Roman Oak and the playground in the nature area) are leafing out. This batch was 8 native valley oaks from the Sacramento Tree Foundation.

Second, the month of March saw action in the northeast corner of the park near the intersection of River Ranch / El Rito / El Douro. This project involved small saplings that grew from acorns from the old valley oak trees that we lost in January 2023. Because we know that these saplings have the same DNA characteristics as their parent trees, we wanted to make an effort to preserve some of these saplings as they are naturally well-suited to the site and conditions.

The first part of this effort on March 8th involved clearing the weeds, staking and fencing three saplings that sprouted in a good location, closest to the park walkway. The second phase on March 16th was much more difficult, as we transplanted three saplings from locations too close to the street, to locations farther inside the parcel. They also got stakes, orange fencing and mulch.

It was hard work digging both the destination holes and digging the saplings out. A huge shout out goes to new neighbor Keaton Riley on Los Rancho and Omar Rodriguez, adult grandson of Rita and Castuelo Rodriguez who live on El Rito, and Ted Woodward. Another big shout out to Jonathan Brewer on River Ranch who helps us with the critical water connection. Sue Ruiz and I coordinated. Now that these saplings are protected with the bright orange fence, they should be safe when the city mows that corner in April or May, which is important for visibility and safety.

The next phase will be the start of supplemental water for these saplings now and the 8 new valley oaks starting in late spring. Thank you to our volunteer watering crew! Thanks to City Parks for the stakes and orange fencing!

*-Pat Clark, Director at Large*

## WANT TO BE PART OF THE MARRIOTT PARK OAK RESTORATION TEAM?

Love our park? Have a green thumb? Love to garden? Own a string trimmer and are pretty handy with it? We need all of the above going into this summer and would love to add you to the team. As Joe Flores, our D7 Parks Commissioner says "many hands make light work." Contact Sue Ruiz (916.834.8761) or Pat Clark (916.601.7338) to find out how we get it all done!



## SPHA NEIGHBORHOOD YARD SALE MAY 18

Our annual neighborhood sanctioned yard sale is less than a month away! We will be placing ads and notices on Facebook and NextDoor with a signs at the entrance. Visit our website and look for 'TIPS FOR A SUCCESSFUL YARD SALE.'



## NEIGHBORHOOD WATCH UPDATE

### What are your thoughts on persons living in vehicles, day to day, when it occurs in your neighborhood?

This has become significant in that a van dweller (hereinafter “dweller(s)”) has been present, on and off, in our neighborhood for months. Regardless of where you stand on the issue, it is important to know the legality of this make-shift residency, and what you should expect from city agencies when enforcement is requested.

#### THE HYBRID OF HOMELESSNESS AND PARKING WHEN IT DOES NOT INVOLVE KNOWN CRIMINAL ACTIVITY

Generally, it is not illegal in California to sleep in a vehicle, as long as the vehicle is located on a public road. However, many California cities have passed ordinances prohibiting or limiting the practice – Sacramento is not one of them. Cities with such ordinances cite sanitation, trash, residential zoning, and nuisance issues in support of their regulations.

#### PARKING ENFORCEMENT AND VAN DWELLERS:

Even without an ordinance, dwellers must contend with parking rules.

California Vehicle Code Sec. 22651 provides various ways law enforcement and city agencies may impound a parked vehicle from a public street. It includes vehicles that are... “left parked for 72 hours or more consecutively in violation of a local ordinance authorizing removal.” When the vehicle, camper, van is occupied, only a peace officer can remove it.

Our Sacramento City Code includes an ordinance needed for such impound in SCC 10.36.080. It allows for the removal of ...“vehicles in the same space for more than 72 hours.” But, assuming the vehicle is operable, experienced dwellers are known to circumvent parking rules by moving their van, RV, or vehicle at the opportune time, every 72 hours. This has been true for the van dweller using a South Pocket street to take up residence.

On Sacramento streets, one vehicle can evolve into 4+ overnight by virtue of a networking dweller. That equates to 4x the trash and 4x the sanitation issues. It makes little difference that the first dweller kept a profile low enough to go unnoticed. Additionally, law enforcement data reflects that when multiple occupied vehicles become established at a location, dwellers can go unnoticed in the day while they sleep, but become active and disruptive all night when criminal activity and drug sales are less visible.

If the issue reported to 311 is considered to be one of parking (opposed to a people nuisance) an SPD Community Service Officer (CSO) along with Code Enforcement will vet the vehicle. The city parking division is part of the Code Enforcement division.

#### HOMELESSNESS WITH OR WITHOUT VEHICLE DWELLING:

The city has established response protocols which require that any “homeless” complaint start with 311. It is the only way to initiate city response because of their need to maintain statistics. Even after reporting to 311, response is determined by the number and character of calls on a “heat map” maintained by 311 and the Dept. of Community Response.

Initially SPD is not privy to the map and DCR decides the locations to be addressed. If only a few neighbors report the issue, a response may not occur or be delayed because “hotter” locations take priority. This means the more neighbors reporting to 311, the better.

If identified on a “heat map” DCR together with the SPD Impact Team will go out. Initially DCR will conduct outreach, offer services and any bed that is available. While these offers are made, impact officers will vet the situation, the person and vehicle. They will determine outstanding warrants; status of vehicle registration; parking violations; operability of vehicle, etc. If the dweller refuses the offered bed/services, the impact team moves in to inform him/her the list of items that they plan to enforce when they return in 24 hours. The vehicle windshield is tagged. Of course, serious outstanding warrants will result in arrest on that first contact.

A report of vehicle dwelling can also go stale if the van leaves and returns. If a van dweller leaves a long-term location and then subsequently returns, the process must again be reported to 311, and start anew. Once again it will need to become a hot location on the DCR/311 heat map to warrant a response. Do not assume that your original calls into 311 are not stale.

The city protocols have created a lengthy process, and it can take months for neighborhood advocates to resolve. The dweller that frequents our neighborhood is being monitored.

If you would like to learn more about this topic and others concerning crime and safety, please attend our next Neighborhood Watch meeting planned for a date in May. **If you are interested in coming**, please email me at [bagleyhg@yahoo.com](mailto:bagleyhg@yahoo.com).

*-Hilary Bagley Franzoia, Neighborhood Watch*

## POCKET ROAD WELCOME SIGN REPAIR AHEAD

Back in December 2023, the welcome sign on Pocket Road was damaged by a car accident again. SPHA contacted the City, seeking repair, but when we learned that the problem was transferred between different divisions within City Public Works, we escalated the issue to Assistant City Manager Ryan Moore, who oversees Public Works. With Mr. Moore’s swift intervention, we are assured that the repair is on track now. It does require a contract, of course, so the earliest to expect the repair is June but at least we now know it is on track. This is another example of SPHA’s sometimes unseen advocacy for the neighborhood.

*-Pat Clark, Director at Large*



**WELCOME NEW NEIGHBORS**

The South Pocket Homeowners' Association is pleased to welcome new neighbors to our community...

**Welcome, Vanessa & Christopher Costa**, the neighborhood's most recent new neighbor along with their fur children, dog Oakley and cat Midnight. They took possession of 7663 Greenhaven Drive in mid-March and have since moved from West Sacramento where they had lived for five years. They especially love having close access to the Sacramento River and the many running trails in the area. Both Vanessa and Christopher are runners and will be training for races and enjoying walks with their four-legged family members there as well. While working, Vanessa is a Senior Environmental Scientist with the CA Dept of Fish and Wildlife. Chris is a geologist with the CA Dept of Conservation. The Costa's look forward to being a part of this community and living here for many years to come. **All the Best Vanessa & Christopher!**

**Welcome Kristi Huey-Wong & Alex Wong** to their new home at 7684 El Douro Drive. They have been extremely busy buying their new home in early October, moving in November and welcoming Keilani, their first-born daughter, just a couple of days before Christmas. Kristi grew up in the Pocket area and is enjoying time with their new daughter, especially with family and friends close by. Both Kristie and Alex work for the State of California. When time allows Kristi's hobby is crafting and Alex collects sneakers. They are eager to settle into their new home and have time to get acquainted with more of their new neighbors. **Best Wishes to Kristi, Alex and Keilani.**

**Welcome Jaycee Kaiser & Family** – 7771 South Oak Way. Jaycee, son Nicholas and fiancé David Perez purchased their new home in late November and moved from Stockton where they still have close ties to their families who will be helping them update and remodel their new home. Nicholas' passion outside of school is league soccer play! Jaycee is an internal investigator for Sacramento County and David is a fireman in Stockton. **Wishing you much happiness in your new home, Jaycee, David & Nicholas.**

**Welcome Candice, Keaton & Elijah Riley** - While the Riley family has just moved into their new home, they are understandably busy settling but even busier preparing their former residence here in the Pocket for sale. And then, of course, there is still work by day and taking care of all things related to Elijah who is also busy playing with Ninja Turtles, spiderman and playing soccer. Candice works for the CA Legislature and Keaton works for Sacramento County. As if that were not enough, they are looking forward and probably preparing one room in their new home for the twin daughters they are expecting soon. When they have space time, Keaton loves to BBQ and smoke meat while Candice enjoys baking and reading. **Welcome and best wishes in your new home!**

-Sabra Sanchez



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### EASTER EGG HUNT - ANOTHER SUCCESSFUL EVENT!

Thank you to all who came to play and those who worked to put on our Easter Egg Hunt this year! The weather cooperated and the kids and parents lingered long after the hunt was over. We got many thank yous from parents, grandparents, and kids, so I want to recognize the team who made it all possible: **Janette and Gustavo Casillas, Pat Clark, Hilary Franzoia, Paulo Ferreira, Sue Faist, Wendy Nodahara, Shellie Neri, Dianne Louie, Lori Johnson, Michael Lipkin, Christie Garcia, Annice Porter, Sabrina Pape, and Gabriel Pacheco.** Between all of them, they took care of the park permit, signs, flyers, emails to the neighborhood, shopping for candy, refreshments, prizes, and toys, putting a piece of candy in EACH EGG, set up and take down, photos, and day of event activities (toys, prizes, refreshments, crowd control :). Check out the photos on our website!

-Sue Ruiz, Coordinator



### CONDOLENCES TO OUR LONG-TIME SPHA MEMBER FAMILIES

We would like to express our deepest condolences to the families of **Carol Braddock, Larry Haren, and Mary McDonald.** They are deeply missed by their family, neighbors, and friends.

### GENERAL MEMBERSHIP MEETING JUNE 5 @ MARRIOTT PARK 7PM

Our next general membership meeting will include a speaker (to be announced) and board elections. If anyone is interested in joining the board, we welcome you! Please contact any board member to inquire about joining.



### SAVE THE DATE! JAZZ IN THE PARK -JULY 19

Sponsored by Council Member Jennings, Marriott Park will once again be host to a night of jazz in **Marriott Park** from **6-8pm**. Bring your blankets and chairs, a picnic dinner, and join your neighbors for a wonderful evening.

**REMINDERS:** 1. If you are not on the email distribution, let Sue Ruiz know and she will add you. 2. We are on Facebook and Instagram (NEW). Follow us!. 3. Our website has a Neighborhood Watch section now and loads of photos!

#### SPHA Event Calendar

**May 18,** Annual Yard Sale, 7am

**June 5,** General Membership Meeting, Marriott Park, 7pm  
(Board Elections)

**July 19,** Jazz in the Park, Marriott Park 6-8pm

**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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- Diane Chang & Stewart Fong, co-trustees

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### SOLD



9249 Laguna Springs Way, Elk Grove

### SOLD



7717 Dutra Bend Drive, Greenhaven/Pocket

### SOLD



2716 Paseo Drive, Rancho Cordova

### COMING SOON!

- Single Story, remodeled, beautifully maintained 3/2 in quiet, well-established neighborhood
- Single story, 3 bed (2 of which are primary suites), 3 bath, popular South Pocket community

# Smart Home Selling: 5 Universal Truths\*

- 1. It's Not About You** – The goal isn't to make potential buyers fall in love with your décor and style but to let them easily see how they can apply theirs.
- 2. Less Is Always More** – Strip down your stuff to beyond what you think is appropriate. Give viewers as open a canvas as possible.‡
- 3. Focus on Creating a First Impression** – A pretty front door, a healthy lawn, flowers in bloom and a lack of weeds could be worth thousands.
- 4. Make Things Spotless** – Dust balls, cobwebs, floor stains or refrigerator funk can dim a switch in a buyer's mind, costing you higher offers.
- 5. Lighten Up** – People prefer a bright home. Consider painting dark walls or cabinets. When showing, turn on all the lights and open the shades.



\*Courtesy of AARP Magazine

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## REAL ESTATE SNAPSHOT

Sacramento County, March '24 vs. '23

**# of Sales:**  
Down 28.57%

**New Listings:**  
Down 4.76%

**Average Days on Market:**  
Down 48.57%

**Average List Price:**  
Up 9.73%

**Average Sale Price:**  
Up 13.75%

## Footnote to Cartoon

Storing things elsewhere is one option for quickly moving furnishings and belongings, but storage units become expensive over time. Many sellers say that ultimately large amounts of stored items were given away, sold for pennies on the dollar, donated or discarded. This may motivate a seller to avoid the rental unit altogether or later feel like the two dogs in this "OffTheMark" cartoon.

## Headline News

The National Association of REALTORS (NAR) settlement agreement will bring changes to the real estate industry. The verdict is still awaiting final court approval but expected to preserve Americans' choices when it comes to real estate services when buying or selling a home. The court's final approval of the settlement is not expected until mid-July. As always, **Sabra** will continue to provide the same high-quality professional, effective, and caring real estate services to buy or sell a home.



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