

South Pocket Homeowners' Association  
NEIGHBORHOOD NEWS  
Winter 2026



**A friendly  
greeting to  
our newest  
neighbors!  
Page 2**

# Around the Pocket

## MEET YOUR BOARD

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Non-Emergency: 916-264-5471

City of Sacramento: 311

### How to reach us

P.O. BOX 22812

5930 South Land Park Dr.  
Sacramento, CA 95831



[www.southpockethomeowners.org](http://www.southpockethomeowners.org)

## A strong community starts with you

# Support your neighborhood, join the SPHA

### By Sue Ruiz SPHA President

It is time for our annual SPHA Membership Drive. Thank you for the support you have shown over the years. We hope you will join or renew your membership for 2026.

SPHA works year-round to support our neighborhood. We advocate for solutions related to homelessness and public safety. We keep residents informed through our newsletter and email updates. We also maintain our entrance corners and help care for Marriott Park so shared spaces stay

clean and welcoming.

Throughout the year, we host neighborhood events that build connections and strengthen community pride. These gatherings help turn neighbors into friends. Some are mentioned in the current newsletter.

We welcome volunteers to assist with events, park cleanups, communications, and other projects. Your time and skills make a direct impact.

Please support your neighborhood association by joining or renewing your membership this year. Your involvement helps keep our community strong.

**RENEW TODAY!**



<https://southpockethomeowners.org/join-2>

## Good Things Take Time

# A win for South Pocket, safer levee access

### By Pat Clark Director at large

After years of work on this issue, we are pleased to share that our neighborhood should see improvements to the Sleepy River Way levee ramp as early as this year or in 2027, following Sacramento City Council approval on Oct. 14, 2025. These upgrades will benefit walkers and runners and bring the ramp into compliance with the Americans with

Disabilities Act.

At the Oct. 14 City Council meeting, Public Works staff presented Agenda Item 17, which approved the preliminary design and adopted an addendum to the environmental impact report for the Sacramento River Parkway Project.

The primary goal of the project is to extend the existing multiuse levee-top trail between Garcia Bend

*Continued on Page 3*

## Welcome New Neighbors

# The South Pocket Homeowners' Association is pleased to welcome...

**By Sabra Sanchez**

**Welcome:** Barbara, Geoff and Aurora Fattig.  
Close of Escrow (COE) Oct. 3, 2025.

After several years in Sacramento's Midtown, the Fattigs recently moved to our neighborhood and say they love the friendly, quiet, welcoming atmosphere.

Their daughter Aurora, 4, attends preschool. Barbara is a practicing psychiatrist with an office in Midtown. Geoff works as an analyst for the California State Treasurer.

Neighbors often see the family strolling along the levee or watching river activity from the third-floor balcony of their new home at 7729 Sleepy River Way.

Best wishes, Barbara, Geoff and Aurora.

**Welcome:** William Spinola and Shanna Martinez, 7601 El Douro Drive.

COE May 23, 2025.

Bill and Shanna earn special recognition for joining the South Pocket Homeowners' Association even before moving into their new home. They are spending many hours remodeling and hope to settle in soon.

While renovating, they stay busy raising their two daughters. Amelia is a junior at Christian Brothers High School. Lillian is an eighth grader at Miwok Middle School.

Bill owns and manages ThermoDynamix Inc., an HVAC and air quality company. Shanna owns Looking Glass Baking Studio, a custom dessert bakery and school located right here in the Pocket.

Learn more at [lookingglassbakingstudio.com](http://lookingglassbakingstudio.com).

As a family, they enjoy hiking, snow skiing and indoor roller skating.

Welcome, and thank you for your membership.

**Continuing residency at a new address are** Roxanne and Mark Dilley, 1172 Grand River Drive.

COE May 16, 2025.

Roxanne and Mark are longtime neighbors who lived

### Why the South Pocket stands apart

As a realtor, I sell homes across the Sacramento region, and few neighborhoods offer the sense of community, livability, and long-term care that ours does. What makes this place truly special isn't accidental—it's the result of decades of volunteer leadership and advocacy by the South Pocket Homeowners' Association. SPHA helps preserve the quiet, welcoming character that makes this neighborhood such a wonderful place to call home. *Please join or renew!*

<https://southpockethomeowners.org/join-2/>

— Sabra Sanchez

on Sleepy River Way for 13 years before moving to their new home on Grand River Drive. Rather than leave the area, they chose a nearby single-story home to better fit their changing needs.

We are glad you stayed, Roxanne and Mark.

**Welcome:** Christopher Jones, Aleksandra Djurasovic and their daughter, Uma. 7628 River Ranch. COE Dec. 10, 2025.

They earn the "most recent new neighbor" award. Best wishes to Chris, Aleksandra and Uma as they settle in.

**More welcomes:** We also extend a warm welcome to neighbors who purchased homes in our community over the past six months. With our newsletter deadline falling during the busy holiday season, we were unable to gather introductions. Rather than delay, we recognize them now and encourage longtime residents to say hello and share what makes this neighborhood friendly and inclusive.

- 7701 Sleepy River Way. Seifu Asefa and Sarkalem Gudeta. COE Oct. 30, 2025
- 7705 Los Rancho Way. Brandon Yu. COE June 17, 2025



## Holiday Treats and Santa Kick Off Neighborhood Lights Voting

About 25 neighbors gathered at Marriott Park to enjoy cocoa, cookies, candy canes and Santa before heading out to vote in this year's holiday lights contest. Thanks to everyone who took part and cast a vote.

### Here are the winners:

- Classic and Elegant: 1209 Cedarbrook Way
- Inflatable Nation: 7747 El Rito Way
- Most Likely Visible from Space:

7739 South Oak Way

- Kid's OMG Choice: 7554 River Ranch Way
- Multi-category: 1200 Cedarbrook Way

Honorable Mentions: 7722 Los Rancho Way, 7659 Greenhaven Dr, 1179 Grand River Dr, 7681 Greenhaven Dr.

And, many thanks to Adam Silver for being our Santa and to Hailey Yeager for getting Santa to the park on time.

Continued from Page 1

Park and Zacharias Park, closing a four-mile gap in public access. This gap has been a long-standing and sometimes controversial issue in the Pocket area.

As part of the plan, the city will also build new access ramps and improve one existing ramp, including our neighborhood's Sleepy River Way ramp. City staff evaluated eight potential ramp locations based on safety, cost and environmental impact. Public outreach included a meeting in February 2023, a community survey in December 2023 and another public meeting in June 2025.

The City Council approved new neighborhood access ramps at North Point Circle, Audubon Circle and Country River Way, along with ADA upgrades to the Sleepy River



**Final design work for the Sleepy River Way levee ramp begins in early 2026, pending federal environmental clearance. The ramp serves walkers and cyclists. The design phase will take about 12 months.**

*Photo by Gary Funk*

Way ramp. While the current ramp works for some users, the gate sits too close to the edge, creating a hazard and making access impossible for people using mobility devices.

Planned improvements include re-grading the ramp to achieve a slope of less than 5 percent to meet ADA standards, along with likely asphalt paving. The final design also will address a new gate layout and possible signage and lighting.

Final design work is scheduled to begin in early 2026, once federal environmental clearance is approved, which could cause delays. The design phase is expected to take about 12 months.

SPHA has worked with the city on these improvements since 2021. Board members attended public meetings and advocated for upgrades to the Sleepy River Way ramp. We appreciate city staff for consistently considering SPHA input.



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# SPHA neighbors dress up, turn out for annual holiday party

By Gary Funk

With apologies to *The New Yorker*

On a recent December evening of civic sparkle, members of the South Pocket Homeowners' Association gathered at the Cabrillo Club for their annual holiday party. Sometime after parking the car and surrendering outerwear at the door, Sabrina, Sue, and Hilary greeted guests with the practiced cheer of seasoned diplomats.

Name tags appeared. So did a tray of bubbling beverages, which moved through the crowd like a ceremonial offering. After the first sip, eyes began to wander. Holiday wreaths hung on the walls while stage lights framed the front of the hall in a glow that suggested both celebration and mild theatrical ambition. Neighbors settled at long tables, where conversation traveled easily, and laughter competed with the clink of glasses and music.



Photos by Gary Funk

## Master of Ceremonies Alan Duran peppered party-goers with jokes and cheer.

Alan Duran presided as master of ceremonies delivering jokes with confidence. He knew his audience. He also managed crowd control, directing traffic toward the taco bar, where Chinto's Tacos supplied a steady stream of crowd-approved comfort food.

The evening featured a raffle, always a reliable source of polite sus-

pense, followed by the debut of SPHA Holiday Bingo, where neighborhood street names, local landmarks, and association services replaced numbers, a format that rewarded both civic knowledge and competitive spirit.

The party ran, as these things do, on volunteer energy. Credit goes to Paulo and Lisa Ferreira, Jake and Christie Garcia, Gary and Karen Fortney, Jannette Casillas, Sabrina Pape, and Sue Ruiz. Additional support came from Shellie and Chris Neri, Bella Garcia, Adam Ferreira, Mario Ruiz, and Hilary Franzoia, all of whom proved that community spirit, like good lighting, improves any room.

### No amber alert for Marriott sign! Just routine maintenance

No, no one stole our park sign. It's getting a facelift! Some time in the coming weeks, the sign will be removed to undergo some work to bring it back to its original condition.

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## South Pocket Homeowners' Association

PO Box 22812, 5930 South Land Park Dr.,  
Sacramento, CA 95822  
2026 Membership Year

### Happy New Year, South Pocket!

Kick off the year by joining the South Pocket Homeowners' Association (SPHA)! Whether you're a homeowner or renter, your membership helps support our amazing community.

### Why Join?

Your \$50 annual membership funds the following:

- Events like the Easter Egg Hunt, National Night Out, and Holiday Party
- Neighborhood communications, including emails and our quarterly newsletter
- Local projects like Entrance Landscaping & the Neighborhood Yard Sale
- SPHA website maintenance
- **Plus**, your name in the exclusive printed SPHA Member Roster (it's helped reunite pets & lost items!)

### What Makes Us Special?

We're a **completely volunteer-driven** organization! Our dedicated board does it all:

- Advocates for South Pocket on key issues
- Coordinates Neighborhood Watch for safety
- Works with the City to maintain Marriott Park
- Sends out email alerts on important updates

### How to Join/Renew:

- By Mail: Send a \$50 check to SPHA, PO Box 22812, 5930 South Land Park Dr., Sacramento, CA 95822
- Online: Visit [www.southpockethomeowners.org](http://www.southpockethomeowners.org) > Membership > Join

**Deadline:** April 1st – don't miss out on being listed in the roster! Membership dues received after the 1<sup>st</sup> will still be accepted but will miss the roster cutoff.

### For questions, contact:

Sue Ruiz (916) 834-8761 | Pat Clark (916) 601-7338



# South Pocket Homeowners' Association

[www.southpockethomeowners.org](http://www.southpockethomeowners.org)

## 2026 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, 2026**

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

2026 SPHA Membership	Amount Due
2026 Annual Dues (January 1, 2026 – December 31, 2026)	\$50.00/ year
<b>Total Due:</b>	<b>\$50.00</b>

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

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**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](mailto:ruizsue@icloud.com) (916)834-8761 or  
 Pat Clark [pac101202@gmail.com](mailto:pac101202@gmail.com) (916) 601-7338



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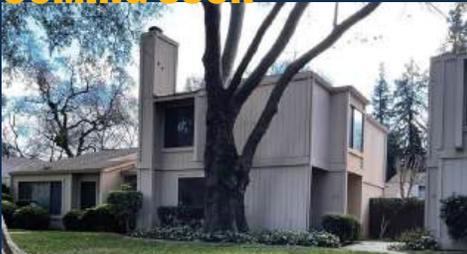
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### COMING SOON



Manzano — South Pocket

### COMING SOON



Root Avenue — Carmichael

### SOLD



Sleepy River — South Pocket

### SOLD



Blackmer — Arden Arcade

### SOLD



Dapple Down — Lincoln Hills

### SOLD



Lake Front Dr — South Pocket

# 2026 Predicted to Be Somewhat Rosier for Home Buyers AND Sellers

- Existing home sales are predicted to be higher than in 2025
  - NAR & 5 Major Real Estate firms estimate sales volume to rise 4.3-to as much as 14% over 2025.
  - Pending home sales were up by 3.3% in November from the prior month and up by 2.6% from one year earlier, says chief economist at NAR. "Homebuyer momentum is building...the best performance in nearly three years."
- Mortgage rates are predicted to improve and be 6% and under. This is significantly lower than last January when the average was 6.93% for a 30 yr. fixed. Note too that many buyers with good credit and income may well qualify for an even lower interest rate. Watch too for loan assumption opportunities especially for purchases of homes last bought at the short sale peak in mid-2022.
- Prices won't crash but soften or rise ever so slightly compared to 2025. Sellers of higher priced homes are more likely to be able to offer homes at a price higher than similar properties sold in '25, but homes in lower price levels may see a decrease in sold prices. Buyers of homes in the higher price ranges are not influenced as much by what happens with rates, because they generally have more liquid cash to invest in the transaction.

## Trends & Research Show What Is "In" & "Out" with Buyers

- **Colors:** All white rooms are **OUT**; Earthy, warm sunny shades (think butter yellow, tomato red, dill green) are **IN**!
- **Window Coverings:** Open, no window coverings are **OUT**; Bamboo shades are **IN**!
- **Surfaces:** Clean minimal look such as subway tile has fallen out of favor. It's **OUT**; Statement tile or tile with color and character are **IN**!
- **Manufactured Materials:** Manufactured materials such as plasticky performance finishes and man-made materials such as Lucite are **OUT**; Think natural, tactile materials such as cork. It's considered chic and **IN**!
- **Lighting & Light Fixtures:** Farewell glitzy, over scaled, hotel-styled fixtures and forget the stark white LEDs. **OUT**; "Jewelry Lighting" is **IN**! Some say lighting is "everything." All fixtures should have working bulbs and the same lumens.
- **Countertops:** Marble back splashes and waterfall edge islands are **OUT**; Gleaming metals such as copper, zinc and stainless steel are **IN**! Bonus points for integral sinks and tiny kitchens.
- **Staging:** either actual or virtual, is vital. Home buyers have a hard time envisioning all the potential of the space without it.
- **Décor & Design Trends**
  - Over the top finishes and grandiose spaces are taking a back seat to the use of natural materials.
  - Improving use and efficiency of small spaces is important.
  - Focusing on usefulness of outdoor areas is popular with buyers.



Your South Pocket Neighbor  
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