

South Pocket Homeowners' Association
NEIGHBORHOOD NEWS
Summer 2026



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cars
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**Membership
meeting!
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Around the Pocket

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Good news for walkers, runners, wheelchair users

City makes progress on Sleepy River Way levee ramp

By Pat Clark

SPHA Director at Large

Progress by City Public Works on the Sleepy River Way levee ramp continues through the planning and design phase. These improvements are expected to benefit walkers and runners while making the ramp compliant with the Americans with Disabilities Act (ADA).

At the Oct. 14 City Council meeting, Public Works staff received City Council approval of the preliminary design and adoption of an addendum to the Environmental Impact Report (EIR) for the Sacramento River Parkway Project.

The primary component of the



Sleepy River Way levee ramp

project extends the existing multiuse levee-top trail between Garcia Bend Park and Zacharias Park. The 2025 City Council action also approved new neighborhood access ramps to the levee at several locations, including improvements to the existing Sleepy River Way ramp to provide ADA accessibility.

While the existing ramp is adequate in some respects, the gate's location near the edge of the ramp

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WOO HOO! We Passed Our Goal! 183 Households Strong!

Thanks to the incredible support of our neighbors, SPHA has officially surpassed its membership goal and now stands at 183 member households—an amazing 47% of all homes in our community!

We are deeply grateful to every member who has chosen to support the South Pocket Homeowners' Association. Your membership makes it possible for us to host community events, advocate for neighborhood improvements, enhance commu-

nication, and continue working to make our little community the very best neighborhood in Sacramento.

While it is not a record, it is still a testament to the pride, involvement, and community spirit that make our neighborhood so special. Thank you for believing in SPHA and for helping us build an even stronger, more connected community!



— Sue Ruiz,
SPHA President

Meet your new Neighborhood Watch coordinator

Hello, neighbors! My name is Marta Brankline, and I am the new Neighborhood Watch coordinator. My husband, Ray, and I have lived on El Rito Way for the past five years.



My background is as an executive assistant, and before that I spent 25 years in the

entertainment industry. Our Neighborhood Watch team is preparing a survey to learn more about your concerns and priorities for our neighborhood. You will receive it by email soon, and we hope you'll take a few minutes to participate.

If you're interested in joining Neighborhood Watch, please text or email me at 916-270-7416 or costumes4dance@gmail.com.

Mark Your Calendar

- **July 24: Jazz in the Park, Marriott Park / 6 to 8 p.m.**
- **Aug. 4: National Night Out, Marriott Park / 6 to 8 p.m.**
- **Dec. 11: SPHA Holiday Party at the Cabrillo Civic Club / 6:30 p.m.**

Welcome New Neighbors!

The SPHA is pleased to introduce ...

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

Welcome, Shelby Adney, Cavan Quam and their nearly 2-year-old son, Ronin!

Shortly after escrow closed in late April, they moved from Elk Grove to their new home at 7611 River Ranch Way. Shelby and Cavan met in Texas while serving in the Air Force, but later returned to their home state of California, Shelby from Turlock and Cavan from Westwood.

They are both practicing nurse practitioners. Cavan's specialty is cardiology. He works at Kaiser. Shelby practices her profession at Associated Family Physicians. When not working, they love their new home, its pool and the neighborhood amenities, especially Marriott Park.

Shelby is devoted to CrossFit training, and Cavan is a basketball fan. The couple is also devoted to their two dogs, a golden retriever and a goldendoodle. All the Best, Shelby, Cavan and Ronin!



Welcome, Karim Kolaei, 1184 Smoke River Way.

Karim grew up in Elk Grove and graduated from Franklin High School. Ultimately, he found his calling in the restaurant business, where he started with Domino's Pizza, later bought and sold his own pizza restaurant, and then joined New York Pizza as the general manager at the Lake Crest Village restaurant. Karim's

non-working hours are currently devoted to meeting with and supervising the work to personalize his lovely new home. Someday, he hopes to spend more time indulging in his love of vintage motorcycles and cycling. Welcome, Karim. We Wish You Well!

Welcome, Kathy and Jeff Spharler, 7720 South Oak.

Kathy, Jeff and their tiny dog, affectionately known as "Little Bear," had been looking for quite some time for a home they could move to in Sacramento, Jeff's hometown, near his parents. While they moved from their most recent home in Idaho, they were previously long-term

residents of Mendocino, Kathy's hometown. There, they owned and operated Sonoma Sweeper Inc., which they still own. The Spharler family has two adult sons, one of whom followed his dad into the military and is soon to be a pilot. Son number two is a Christian minister, following his mother's devotion to her faith. In their spare time, they enjoy pickleball. Welcome to River Oaks Ranch!

Cynde & Stan Keasling are now residing in their new home at 7686 River Ranch Way, just two blocks from their original home on Greenhaven Drive. They are the second family in the past 14 months who have moved within the neighborhood! Even with all the demands of packing and moving, they steadfastly maintained their usual busy schedules, enjoying time with friends and family, traveling, and devoting themselves to their grandchildren, church, and more without skipping a beat. Before retirement, Cynde taught at Lisbon Elementary. Now she is enjoying their four grandchildren, gardening, church and their many friends. Partially retired, Stan also spends time with the grandchildren, bike riding, playing golf and continues to consult for the Rural California Assistance Corporation, serving rural communities dealing with water and housing issues. We're So Glad You Stayed!

SPHA celebrates progress, plans ahead

On a beautiful summer evening on June 3, SPHA members gathered at Marriott Park for the annual membership meeting to elect board members and hear updates on projects shaping our neighborhood.

The current board was unanimously reelected, and members reviewed the treasurer's report and the association's continued financial health. We also welcomed updates from Marta Brankline, our new Neighborhood Watch coordinator.

Pat Clark provided progress reports on the Sleepy River Way boat ramp and the Oak Restoration Project, which is now entering its final year. Sue announced that the Marriott Park sign will soon be refurbished thanks to the efforts of Jake Garcia and Paulo Ferrei-

ra. She is also working with Parks staff to explore restoring the "stage" area between the two playgrounds. Plans include replacing broken and missing commemorative tiles and potentially offering neighbors the opportunity to purchase engraved tiles, creating a lasting legacy in our park.

National Night Out

National Night Out returns to Marriott Park on Tuesday, Aug. 4, at 6 p.m.

Join your neighbors for an evening of food, refreshments and community. Meet representatives from the Sacramento Police Department, Sacramento Fire Department and other city officials.

Celebrate the spirit that makes South Pocket a great place to live.

Yard sale recap

Our annual SPHA Neighborhood Yard Sale was another great success, with dozens of neighbors participating throughout the community. Many sellers reported steady foot and vehicle traffic and enjoyed a busy day of bargain hunters and friendly conversations.

Calling all artists

Ray and Marta Brankline are opening their home again for Sacramento Open Studios on Sept. 12 and 13. A few spaces remain in their garden at 7659 El Rito Way for artists who would like to display and sell their work. Show hours are 10 a.m. to 5 p.m. both days. If you paint, quilt, weld, bake, or create in any medium, contact Marta at costumes4dance@gmail.com or text 916-270-7416 for details.



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Classics take center stage at Marriott Park

It was a beautiful day in the neighborhood as Ray Burch and fellow car aficionados hosted the first car show at Marriott Park on April 18.

More than 100 people turned out to enjoy the sunny weather, tacos, a raffle and about 30 meticulously restored and customized vehicles, including a few valued at more than \$150,000.

“Us car guys put a lot



of passion into them,” Ray said. “Some of these cars are 50 or 60 years old, and they look like they just rolled off the showroom floor.”

Following the event’s success, Ray hopes to make the car show an annual spring tradition. He welcomes car enthusiasts, especially those from the neighborhood, to show off their vehicles. For more information, contact Ray Burch at (916) 698-5966.

Sleepy River levee ramp update

Continued from Page 1

makes access difficult for many users and impossible for people using mobility devices. The ramp will be regraded to achieve a slope of less than 5% to meet ADA requirements and will likely be paved with asphalt.

Public Works staff is completing federal environmental clearance under the National Environmental Policy Act (NEPA) and expects to begin final design in fall 2026, according to Jesse Gothan, supervising engineer with Public Works. Final design is expected to take about 12 months. Construction timing will depend on progress during the design phase, Assistant Director Megan Johnson said previously.

“Early in the discussion of the completion of the Sacramento River Parkway through Pocket/Greenhaven, the South Pocket neighborhood emphasized the importance of disabled access,” said, District 7 City Councilmember Rick Jennings.

“We have included disabled access for South Pocket. Access to the river trail will be for everyone.”

We are thankful to Councilmember Jennings and city staff for consistently considering SPHA’s input over the years and for including the Sleepy River Way ramp in the overall project.

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- Barbara Bassinger, seller

CaBRE #01820635



AVAILABLE

7671 Greenhaven Drive (Pocket)



AVAILABLE

7306 Rush River Drive (Pocket)

SOLD



7688 Marina Cove (Pocket)

SOLD



Root Ave (Carmichael)

SOLD



1119 Darnel (S. Land Park)

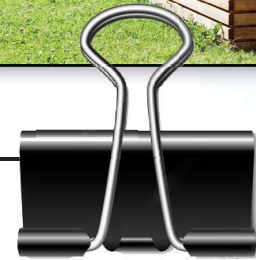
Outdoor Space is Shaping Buyer Interest

Whether it is growing fruit and vegetables for table use, gardening by itself just for the love of it or as a way to stay active, the space in one's front and backyard is no longer just a place to read, relax and entertain. These are important and valuable parts of one's home appeal.

What the value is in the minds of a buyer is never a certainty, but the impact on interest and value could be an important part of your home's perceived and actual value.

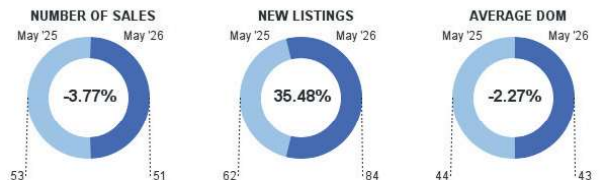
Here are some things to consider regarding your home's yards, lawns and gardens for maximum enjoyment for yourself but especially prospective buyers.

- Standard lawn care is an absolute necessity as the front yard is one of the first things a prospective buyer sees. This is one of the most reliable places to put money before a sale.
- Lawns or gardens that are overgrown or labor-intensive can be a liability but raised beds or herb gardens read as lifestyle amenities of value. Buyers want a home that looks beautiful without demanding constant upkeep.
- Know that outdoor living extensions such as patios, porches and balconies are the features most buyers frequently note as important. And 71% of buyers say outdoor spaces are features most likely to make them fall in love with a home.
- Raised beds, compost systems and established fruit trees can represent real value.
- Unlike many renovations that depreciate the moment they're completed, mature trees, layered plantings, privacy hedging and well-designed outdoor living spaces tend to become more valuable and more expensive to replicate as the property ages.
- The best exterior spaces create a sense of permanence, privacy and serenity that's increasingly hard to find.



REAL ESTATE SNAPSHOT

South Land Park/Greenhaven
May '25 vs. May '26



1.68% ↑
MEDIAN SALES PRICE
ALL PROPERTY TYPES

8.52% ↑
AVERAGE SALES PRICE
ALL PROPERTY TYPES

0.00%
MEDIAN LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

7.31% ↑
AVERAGE LIST PRICE
(SOLD LISTINGS)
ALL PROPERTY TYPES

■ May '25 ■ May '26



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