



South Pocket Homeowners' Association

Around the Pocket

New Look Coming!!
Christie Garcia, a new resident of
our neighborhood and a graphic
artist, will be bringing our newsletter
a brand new look!!!

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SPHA Website: <http://www.southpockethomeowners.org>

August 2011 Edition

Neighborhood News



Informative Evening with Captain Dan Schiele

If you missed Captain Dan Schiele's talk and answers at the SPHA general membership meeting, here are some high-

lights:

- With the cuts in the Police force, the SPD is using more of evidenced-based policing approach and focusing on areas with the most activity. As Captain Schiele said there are "respond officers" not "patrol officers." This approach results in an overall reduction in crime by concentrating on what are termed 'hot spots'.
- The remaining officers are being called upon to handle additional duties, for example crime scene investigation (CSI). Dedicated CSI officers, who waited to be called to a crime scene, have been cut and crime scene forensics are performed by the officers responding to the crime.
- The police are no longer coming out to take burglary and vandalism reports. These reports have to be made online at sacpd.org/reports/fileonline/. However, officers will respond for burglaries and vandalism in progress.
- SPD offers several ways to stay informed about what about police activity:
- Helicopter information, sacpd.org/helicopter/
 - Email notifications, sacpd.org/stayinformed/enotify/
 - Daily activity, sacpd.org/dailyactivity/
 - Reverse 911, <http://www.sacpd.org/stayinformed/reverse911/>

Recently, we have seen mailbox and car vandalism in our neighborhood. Please be attentive, be visible and report, report, report. As

the police are deploying their officers where there is evidence of criminal activity, we help ourselves by letting them know what is happening in our South Pocket neighborhood. With fewer police resources, we all need to watch out for our neighbors and neighborhood now more than ever before.

-Ryan Chin, Neighborhood Watch



Do you have one of these in front of your house AND do you have a green waste can?

That pile will be picked up the last week in October.

Yes, October. The city has recently announced they will strictly adhere to the pick up schedule noted below. If you are found in violation, you could be fined up to \$500. It could become a safety issue with dry yard waste, so please help the neighborhood by adhering to the guidelines. And for those existing piles, please place yard waste in your can or contact the City Operator (311) and schedule a pickup (\$60).

The Pick up Schedule

There are **eight loose-in-the-street collections during the year.**

- **February** - collection last week
- **May** - collection last week
- **October** - collection last week
- **November and December** - collection a minimum of every other week .

Please remind your gardeners to use your can if you have one and not put it in the street.

Details on the Containerized service can be found at: http://www.cityofsacramento.org/utilities/solid-waste-recycling/residential/yard_waste.cfm Questions/concerns should be directed to 311 or email: <http://www.cityofsacramento.org/generalservices/311/forms/>



Message from Councilman Darrell Fong to the South Pocket Homeowners Association:

Riverlake Village Shopping Center, as many of us know, has had parking issues for years. As a patron of many businesses in the shopping complex, whether picking up a pizza from

Pizza Guys, having Sunday brunch at Caffé Latte, or Friday night dinner with my family at Ravenous, it is difficult to find a parking spot. My office is currently working to resolve this ongoing problem. The property is owned by three different owners: one owner who owns the large “L” shaped property that houses 24 hour fitness, and two separate owners each own the small buildings that front Pocket Road and Greenhaven Drive.

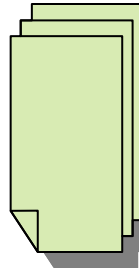
The property owner of the “L” shaped complex has applied for, over the past twenty years, several exceptions to allow for businesses, like the gym—which are parking intensive—to occupy space that is normally not permitted. These exceptions are fairly common with property owners and our city planning staff. However, when you mix too many heavy uses, something has to give. In this case, we have seen some of the businesses become a victim of what is known as “over-parking.” Over-parking is when you or I want to go to a shopping center to eat or use the gym, cannot find parking and we leave. Some of the businesses succeed at the expense of other businesses in the shopping complex, simply by not having adequate parking.

How do we solve this? Do we require more parking to be added to the shopping center? In this case, that is nearly impossible and not a solution that anyone will pursue. However, there is parking at the shopping center that is significantly underutilized. In the rear of the “L” shaped property there are approximately thirty-five additional parking spots that cannot not be used by patrons because access to business entrances. What the city planning staff is requesting, and condition I support, is to pursue placing a backdoor at the 24 hour fitness, allowing members to access the site from the rear. This accomplishes the utilization of an additional thirty-five spaces and relieves congestion in the front the front parking lot. My offices is continuing to working with the property owners on reaching an agreement and we are hopeful this will lead to a more successful shopping center for everyone.

Quick Note: We are hold regular office hours at the Robbie Waters Pocket Greenhaven Library—check my website for dates and times. Please feel free to stop by. I use this time to address concerns and answer questions.

Thank you,
Darrell

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npainter@cityofsacramento.org.



Landlords & Renters

Thank you Mary Savage, SPHA neighbor, for being such a good citizen.

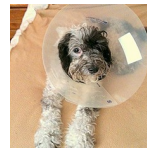
Anna Maes, Mary’s mother, is renting her River Oaks Ranch home. Mary is helping her mother with the details of the rental and knows that, as an owner, her mother is still responsible for the maintenance of the property and full compliance with the CC & R’s whether she lives there or has a tenant.

Mary is providing the renter with a copy of the appropriate CC & R’s in order to help them become aware and better able to partner with Mary in maintaining the neighborhood regulations. A renter can’t be expected to comply with rules and regulations about which they have no knowledge unless brought to their attention by the landlord.

Thanks again, Mary, for setting the example for the rest of us.

-Sabra Sanchez, SPHA Secretary

Editors note: if you cannot locate your CC&Rs, please go to our website as they are all now posted under ‘About SPHA’.



Pocket Pet Parents: Beware of Raccoon Attacks!

I’m Lucia, your neighbor on Del Oak Way. I wanted to share with you two terrifying, and potentially deadly, events that occurred last month in our own backyard. **If you have pets, please read this!**

Our two dogs, Toodle and Berkeley, were attacked by a raccoon two weeks apart. When Berkeley was attacked, my husband had to kick the raccoon three times before it released the dog. It all happened so fast and the raccoon was not the least bit afraid of humans.

Toodle’s attack happened two weeks later, and he (pictured) sustained much more serious injuries. In the second attack, I could not even separate them—my husband had to pick up both the dog and raccoon and throw them in the pool!

Since these two incidences, I have learned so much more about raccoons. They are deadly. I spoke with a “raccoon expert” who told me the Pocket Area was full of raccoons and other predators that come out after dark because people leave pet food in their yards that attracts wild animals. Also, we have lots of trees and foliage in our community, making a perfect hiding place for mother raccoons as they teach their young how to forage for food.

If you have any thoughts or questions, feel free to call me directly at 916.761.2505. Maybe together, we can come up with a solution that will keep our pets (and small children) safe. For more details on the attacks, visit the SPHA website.

-Lucia Churches



ABC's of Drowning Prevention

On August 4, 2011, Sabra Sanchez sponsored a presentation of the ABC's of Drowning Prevention. Carlos Sanchez was the presenter. The ABC's of Drowning Prevention is a program of the Safe Beginnings Collaborative which includes the Sacramento County Hospital systems, Sacramento County Department of Health and Human Services, Sacramento Metro Fire, Safe Kids Greater Sacramento and other organizations.

The program provides training to parents, grandparents and caregivers on the subject of toddler drowning prevention. Drowning is the leading cause of death for children under the age of six. Each year, nationwide, about 300 children, drown in residential swimming pools and spas and more than 3,000 children are treated in hospital emergency rooms for non-fatal drowning. Many of the children who survive near drowning incidents end up brain damaged and need full time care for the rest of their lives. These are deaths and injuries that are totally preventable.

Attendees of the August 4th presentation received information about the Safe Beginnings Collaborative, data regarding the incidence of toddler drowning and discussed the ABC's of prevention: **A**dult Supervision, **B**arriers and **C**PR. The training stresses the concept of "layers of protection" to keep toddlers from water hazards in or around the home. While pools and spas were the main focus of the discussion, attendees were reminded that koi ponds, fountains, bath tubs, partially filled buckets and toilets have been the water hazards for over 20 percent of toddler drownings in Sacramento County.

The training, which was well received by the attendees on August 4th, will hopefully have a positive effect in reaching out to parents and helping reduce the numbers of toddler drowning deaths.

-Carlos Sanchez



General Membership Meeting

A group of about 30 residents convened at Bergamo School on July 20th. On the agenda were updates on the neighborhood, Board election, and updates from Officer Dan

Schiele and Councilman Darrell Fong. .

All Board members were re-elected for another term. We received a treasurer's report, and updates on current membership and the upcoming National Night Out.

See the Neighborhood Watch article on page 1 for details on Officer Schiele's update.

Darrell spoke to the neighbors about how the city was going to approach the budget issues, including looking at creative ways of still providing the services, much like police are doing.



National Night Out 2011

Approximately 200 people gathered at Marriott Park on a pleasant August 2nd evening.

Dinner was served up by SPHA and included hotdogs, pizza, chips, fruit, cookies, water, and sodas.

Children were invited to 'Chalk it up in the Pocket' and display their sidewalk art for all to admire.

Guest appearances: Councilman Darrell Fong came to visit and brought with him several glow-in-the-dark items for the kids. Also appearing was the fire engine from our local Station 11, much to the delight of the crowd. Go to our website to see photos!

See our story in The Pocket News—yes, we were featured! <http://www.valcomnews.com/wp-content/PDFs/Pocket/PN1115.pdf>



Bike Trail Reopens

Neighbors and bike trail enthusiasts gathered on July 15 to officially re-open the bike trail going south towards Freeport. This trail had been closed since 2007 for the construction of the Freeport Regional Water Project intake facility. This re-opening symbolizes the conclusion to the \$1 billion water project that serves customers in Sacramento County and the East Bay Municipal Utilities District. For some of us, it also symbolizes an ending to eight years of meetings, negotiations, City Council visits, and general advocacy efforts. I'm pleased to say that the BIG WINS during this process were moving the intake facility downstream by 100 yards - away from our homes- from the original design, and retaining the construction schedule to stop at 5pm each day. I am thankful to SPHA and many neighbors for their diligent support. I also take great pride, and even ownership, in the new Greenhaven/Pocket library, as funds to build this worthy project came partially from mitigation funds FRWA paid to the City.

-Shari Kawelo



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'South Pocket Homeowners Association'

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All advertisers must provide the ready art for publication. Please help us spread the word!
For more information, visit our website:
<http://www.southpockethomeowners.org>.
For questions, contact Sue at spha.news@gmail.com

CC&Rs

There are different CC&Rs that apply to various areas of our neighborhood. Homeowners should have received copies of their applicable CC&Rs at the time of purchase of the home. (You may find them attached to the purchase documents).
NEW: copies of our CC&Rs can be found under *About SPHA* on our website!!!

If you are considering changes or modifications to your property, please review the applicable CC&Rs for your area before proceeding. All area CC&Rs require that plans for your project should be submitted to the architectural committee for review and approval prior to beginning the changes or modifications. Any questions should be directed to Architectural Review Chair Ken Giese at 916-424-3910 email lkgiese1208@sbcglobal.net.

E-Mail Alerts

Not on our current email distribution and want to get alerts from the neighborhood? Sign up to be on the Neighborhood Notification and Alert System! Send a request to be added to http://www.southpockethomeowners.org/contact_us.html

Important numbers:

City Services: 311
Green Valley Security 769-4357



New Neighbor Welcome

Since our last newsletter in May, two homes have closed escrow and their new owners are welcomed to the River Oaks Ranch neighborhood.

1187 Smoke River Way

Jiwon Park, Young Kim & H. Yeong
It appears that good things are happening at this address. While the new neighbors have not actually moved into the house, it looks like they have embarked upon some significant renovations. Watch for the moving truck and make your way over to welcome the new owners Jiwon Park, Young Kim and H. Yeong.

7739 El Rito Way

Cory Wong
While we have not yet been able to catch up with the new owner of this home, which closed escrow in early June, the SPHA Board welcomes Cory Wong to the neighborhood.

www.southpockethomeowners.org

South Pocket Homeowners' Association

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