

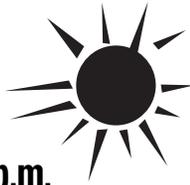


PARK BEAT

The Pulse of Greater Boulevard Park

Boulevard Park Neighborhood Association • Box 163179, Sacramento 95816 • June 2009

Boulevard Park's Annual Yard Sale



Saturday, June 6, 9:00 a.m. – 1:00 p.m.

22nd Street Median, Between F and G Streets

BPNA's largest annual fundraiser is just around the corner!

At this fantastic event, you will find great treasures at bargain prices that you didn't even know you needed until you arrived at the sale – furniture, kitchen items, glasses, dishes, games, books, children's toys, sports items, not to mention doodads galore!

Even if you have delayed cleaning that closet, attic, basement or garage, you still have time to donate items. We will gladly accept items that are clean and good condition through Friday, June 5. We're always in need of lots of items and will gladly take virtually any saleable item, such as useable furniture, sports equipment, household goods, knick-knacks and garden items. No electronics or clothing, please.

To arrange for pick-up or drop-off of your items, please call Pat Cosentino at 444-0506. If you don't have anything to donate but can volunteer your time to help either the day of the sale, or the Friday evening before to price items, please let us know. Your help would be much appreciated. To volunteer your time, please call David Philipp at 441-5821.

New BPNA Website Coming Soon!

As noted in an earlier edition of *Park Beat*, we have a new BPNA web site under construction. The site will have a wealth of information for our members, and new ways to become more involved with the association, including an easy way to submit articles for publication in the newsletter. We are shooting to have the new site up and running by the middle of June. Members are encouraged to contact Board member Hal Edmonds at capnhal@gmail.com with suggestions as to features you would like to see included on the new site.

**The address is www.boulevardparkna.org.
Bookmark it now and check it regularly!**

Recent Improvements in Sutter's Landing Park Dog Park Open!

The off-leash Dog Park at Sutter's Landing Park on 28th Street is now open. The grand opening was celebrated on May 23rd with a ribbon cutting ceremony and festivities for both humans and canines. The park features a two-acre area for large dogs and a one-acre area for small dogs. The rest of us will have to wait a little longer for the promised human amenities, such as an extension of the existing bike trail (*envisioned as part of the future "Two Rivers Bike Trail"*) and improved access to the American River for residents who want to take small boats and kayaks down to the water. Other improvements slated for completion in the very near future include landscaping, shade canopies, benches, and drinking fountains. The next phase of the project, scheduled for later this year, will result in features ranging from bocce ball and basketball courts to a new public restroom and additional parking.

New School In The Old School

By Margaret Buss

Educational options for families in the Central City are expanding, and a fine historic building, just over a century old, will get a new lease on life in its old role as a school (originally a primary school). The Capitol Campus of the California Montessori Project is in negotiations with Sacramento City Unified School District (SCUSD) to move from 27th and I Streets to the historic Marshall School building at 28th and G Streets, hopefully this summer. SCUSD will be holding community meetings in late May or early June to discuss the proposal. The intent is to have full use of the building, adding around 65 students for the 2009-10 school year, including 40 kindergarten students. There are also plans to build a middle-school program over the next several years, starting with a new 7th grade program next year. Applications are being accepted and a lottery will be held shortly. Parents interested in exploring this as a schooling option for their children are invited to visit their website and download an application at www.cacmp.org.

For more information, please contact Bernie Evangelista at 325-0910 or bevangelista@cacmp.org.

Places to go, people to see

June 1 – Neighborhood Response Team (NRT) – 7:00 p.m., home of Jan Seaman, 1822 G Street. Are you aware of illegal dumping, parking problems, or other city code violations in your area? *Come see what can be done about them. For more information or to report a code violation, contact Jan Seaman at janseaman42@comcast.net.*

June 6 – BPNA Yard Sale – 9:00 a.m. to 1:00 p.m., the 22nd Street median between F and G Streets. *See details on page 1.*

June 6 – Pops in the Park – 6:00 p.m., East Portal Park. *See details on page 4.*

June 7 – Jazz in the Park – 6:00 p.m., Grant Park, 22nd and C Streets. *See details on page 4.*

June 11 – BPNA Board Meeting – 7:30 to 9:00 p.m. Contact Rob Sperling at 444-8147 for location and to add items to the agenda. *Open to BPNA members and other interested neighbors.*

June 13 – Friends of the River Banks Nature Walk – 9:00 a.m., Sutter's Landing Park. *See details on page 3.*

June 13 – Preservation Round Table – 9:00 a.m. to 12:00 p.m., Young Ladies Institute, 1400 27th Street. *More information available at www.sacoldcity.org.*

June 13 – Second Saturday Art Walk – Each month, galleries around town stay open late into the evening to showcase specific artists and new showings. Many serve wine and hors d'oeuvres. *Check out their web site at www.sacramento-second-saturday.org.*

June 13 – Pops in the Park – 6:00 p.m., Glen Hall Park. *See details on page 4.*

June 15 – Copy and Ad Deadline for July issue of *Park Beat*. To submit articles and calendar entries, email Asha Jennings at ashajennings@gmail.com or call her at 803-7409. To place an ad, call Jessica Mazur at 765-0621.

June 15 – Area 1 Neighborhood Advisory Group (NAG) Meeting – 6:15 to 8:30 p.m., Hart Senior Center, 27th & I Streets. *Contact Janine Martindale at 808-8193 or at jmartindale@cityofsacramento.org for information.*

June 20 – Pops in the Park – 6:00 p.m., Bertha Henschel Park. *See details on page 4.*

June 27- Green Thumb Brigade – 9:00 to 11:00 a.m., meet at 711 22nd Street. Come help keep our traffic circles in tiptop shape! We also need volunteers to water the traffic calming devices. *Please contact Sally Flory-O'Neil at 446-3390 or sallyfo@hotmail.com if you would like information on traffic calming devices in need of watering-some of them may be near your home!*

June 27 – Pops in the Park – 6:00 p.m., McKinley Park. *See details on page 4.*

Every Monday – Monday Night Skate – 7:00 p.m., Meet at the parking lot at the corner of 3rd and S Streets. *For more information, go to www.sacramentoskating.com or call Brian Malone at 715-2808 or Bernard Scoville at 447-8288.*

See www.thebeehive.org and/or www.cityofsacramento.org for City Wide events; www.oldsacramento.com for Old Town events

Real Estate Update: Short Sales

By Dave Philipp

While bank-owned property in Midtown is still a rarity, we are seeing some short sales in the market this year and may start seeing more. There appears a growing trend for banks to try to work out short sales before allowing a property to fall into foreclosure. Several factors may be in play here, increasing government intervention, i.e. foreclosure moratoriums, etc, and a recently announced federal incentive of \$1,000 per closed short sale to financial institutions among them.

Short sales are not tracked quite as easily as REO, bank owned, by MLS and so are harder to quantify. Last month for instance in 95816 there was one listed and one closed REO according to the latest *Trend Graphics* report. In March, there were two of each so you see the trend here. Short sales however are not broken out so therefore are much harder to quantify. Currently there are three short sales listed that are not 'contingent' and six that are. Contingent is the term that means an offer has been submitted to the bank and is awaiting a response.

So what you may ask is the difference? Short sales are where the seller is negotiating on a couple of fronts. One with the prospective buyer and the second with the lender, or lenders, who will have to agree to any transaction that does not pay off the existing debt. In this scenario, a Realtor lists the property at an attractive price to solicit offers quickly so that a conversation can be started with the lender about the seller's situation. Typically, some hardship must be involved, with loss of income or partner as usually key. Sometimes it's those bad loans you hear about with fluctuating rates and big prepayment penalties that force people to the edge.

There are many, many steps involved in the process and usually more than a bit of anxiety too. Buyers think they have a bargain and bam, the bank comes back and says no thanks but add \$50,000 and we will have a deal. Or, even worse, at the last minute another higher offer appears and the bank dumps you and sells to someone else. Sellers too share the ups and downs because they are leaving their homes and getting nothing out of the sale but damaged credit. They do however get to sell the property and leave on their terms as opposed to with the help of the Sheriff's moving team. The neighbors also get something out of the process, usually a minimal amount of time to have a vacant property on the block.

That said there are some advantages to buying shorts. Disclosure is a huge one. When buying REO property the bank has no specific knowledge and so you find out nothing of the real history of the property. In a short sale, you are still dealing with a seller to some extent and they provide the disclosures common in Real Estate transactions. Another advantage is the contract. In an REO sale, most banks make you use their contract or addendum and it is not nearly as balanced as the standard CAR forms.

All in all, short sales are tough but a growing trend in many areas. Financial institutions are getting better at processing them and the government is pushing them to do so with tax credits. They are in most cases preferable to a foreclosure from the perspective of both sellers and neighbors.

Midtown By the Numbers (95816)

April 09 – 43 Active listings; 4 Closed sales; 7 Pended sales.

April 08 – 62 Active listings; 12 Closed sales; 19 Pended sales.

Midtown By the Numbers (95814)

April 09 – 8 Active listings; 6 Closed sales; 1 Pended sale.

April 08 – 18 Active listings; 0 Closed sales; 3 Pended sales.

BPNA Board of Directors 2009

CHAIR	Rob Sperling	444-8147	robsperling@sbcglobal.net
SECRETARY	Catherine Turrill	278-5786	turrillc@csus.edu
TREASURER	Hal Edmonds	599-5814	capnal@aol.com
	Margaret Buss	448-6246	mbuss@jps.net
	Marc de la Vergne	448-6909	marcangela@comcast.net
	Sally Flory-O'Neil	446-3390	sallyfo@hotmail.com
	Dave Philipp	212-1322	dave@davephilipp.com

Boulevard Park Neighborhood Association purpose: The BPNA is created to support, promote, and improve the quality of life for the residents of the greater Boulevard Park neighborhood. By achieving this goal we strive thereby to improve the quality of life for others who work and live in and around Boulevard Park and for Sacramento as a whole.

News from Friends of the River Banks (and other observant neighbors!)

By Catherine Turrill

The **Friends of the River Banks (FORB)** will continue to meet for nature walks on Second Saturday mornings along the south bank of the American River, near Sutter's Landing, this summer. Certainly they will have quite a lot to see. According to recent reports from Robert Sewell, whose photograph of a soaring Swainson's Hawk was featured in the May issue of *Park Beat*, two or three sea lions have ventured upstream to our neighborhood. They are rarely seen so far inland this late in the season, so watch carefully the next time you are walking along the American River! Participants in the "Beaver Walk" sponsored by the FORB in May also saw Common Merganser ducks, Western Tanagers, and Kestrels, among other birds.

Mark your calendars for **Second Saturday** walks along the river and please share the information with others who might be interested. These activities are fun for all ages and give everyone an opportunity to experience the natural changes in our neighborhood wilderness through the seasons.

Saturday June 13: As of this writing, June's event still is being planned, but it could involve a nature walk.

Saturday July 11: "Dragonfly Walk and Talk" with naturalist and photographer, Greg Kareofelas. Some *Park Beat* readers may have attended Greg's presentation to the California Native Plant Society at the Shepard Garden and Arts Center in McKinley Park a few years ago. As the CNPS reported in 2005, Greg has studied and photographed butterflies extensively throughout California. Did you know that the California Dogface Butterfly was the official state insect, or that the male Dogface is sometimes called a "flying pansy" because of its distinctive multi-colored wings? Both it and a female Dogface were featured on a poster co-designed by Greg Kareofelas and UC Davis entomology student Fran Keller last year.

Although butterflies may be seen, the June 11 walk will focus on the dragonflies and damselflies found along the banks of the American River. Butterfly nets will be allowed and even made available, along with binoculars, and Greg will offer tips about how to use the nets safely. His recommended "homework" for the "Dragonfly Walk and Talk" is the California Natural History Guide by Timothy Manolis, Dragonflies and Damselflies of California.

All FORB events are held at Sutter's Landing Park at the very end of 28th Street (by the skateboard park) and usually start at 9:00 a.m. All ages are welcome, and the activities will happen rain or shine. Children love to get wet and sandy, so please bring changes of clothing, water and sunblock. *For more information about the Friends of the River Banks or any FORB events, please contact Laurie Litman at llitman@pacbell.*

Committees

Membership: Sally Flory-O'Neil, 446-3390

Preservation: Margaret Buss, 444-0406

Park Beat Production Team

Editor: Asha Jennings, 803-7409, ashajennings@gmail.com

Advertising Manager: Jessica Mazur, 765-0621, mazur_jessica@yahoo.com

Graphic Designer: Katworks Desktop Publishing, 707-865-2899, katworks@comcast.net

Repro: Grady's Copy Shop, 1228 H Street, 444-6166

Block Captain Coordinator: Leo Pauly

Great ad rates! Call Jessica at 765-0621 for details.

The deadline for ads and copy for the July issue of *Park Beat* is June 15th by 5pm!

The Digital TV Transition is Happening Soon!

(from the May 2009 issue of Steve's Corner, Councilmember Cohn's District 3 newsletter)

While many are weary of hearing about the upcoming Digital TV Transition to take place on June 12, 2009, you may be surprised to hear that about 6.5% of Sacramento's residents are not ready, including many non-English speaking people and senior citizens. Councilman Steve Cohn is asking your help in touching base with neighbors who you feel might not be prepared to make the shift. Coupons with a value of \$40 are still available for people to help defray the cost of a digital-to-analog converter box that costs from \$40 to \$70. The DTV transition will affect those who watch free over-the-air television (through a rooftop antenna or "rabbit ears"). The reason for the "Digital Transition" is to free up airwaves for police, fire, and emergency rescue communication and to allow broadcasters to offer programming with better picture and sound quality and more choices. *For more information, call 1-888-388-2009 or visit www.DTV2009.gov.*

Historic Homes of Boulevard Park 530 21st Street – Susan Goodin House

Like the Colonial Revival style, Dutch Colonial Revival was inspired by 17th Century dwellings as interpreted and made popular by the east coast designs such as the influential firm of McKim, Mead and White. It is distinguished by its gambrel roof line with upstairs rooms built into the steeply pitched roof. Dutch Colonial houses tend to be smaller and less formal than Colonial Revival.

Susan Goodin, a widow of Thomas Goodin, built this house which became a boarding house soon after its construction. In 1907 through 1911, a William Goodin, a traveling salesman, also resided at this address.

[Adapted from "Boulevard Park: A Walking Tour" by the Historic Boulevard Park Committee.]



Pops and Jazz in the City Parks

Salzburg boasts that her hills are alive with the sound of music, but the tree-shaded parks of Sacramento are mounting their annual summer challenge, with free public concerts every weekend in June.

East Sacramento's famous "Pops in the Park" series starts at East Portal Park (51st and M Streets) on June 6 (right after the annual BPNA Yard Sale), followed by the "Jazz in the Park" event in our own Grant Park on June 7 (see the separate article in this issue of *Park Beat*). Then the "Pops in the Park" series resumes, with events in Glen Hall Park (Sandburg Drive and Carlson Drive on June 13), Bertha Henschel Park (45th Street and Brand Way on June 20), and lastly McKinley Park on June 27. All concerts begin at 6:00 p.m. For further information, including the names of the bands and musicians scheduled to perform, visit www.eastsacpopsinthepark.com. The Sacramento Area Bicycle Advocates (SABA) will provide free valet bicycle parking at all of the Pops concerts.



And here's the best part of all – you can be more than just a member of the audience! Because BPNA and MENA are co-sponsors of the event, local residents are invited to help with the Pops concert in McKinley Park on June 27. We need help distributing programs, working in the beer and wine garden, and helping with clean up at the end of the event. You will be performing a great public service, acting as a good neighbor, and will get a free t-shirt.

If you are able to volunteer, please contact Rob Sperling at robsperling@sbcglobal.net or 444-8147.

Jazz in the Park

Free Music and Family Fun!



Sunday, June 7th

4:00 – 8:00 p.m.

Grant Park, 22nd and C Streets

Bring a picnic and come enjoy this family-friendly event in Grant Park. This free event will feature the musical talents of the Hucklebucks and children's musician Music Matt. There will also be a beer and wine garden, kids activities, and great raffles! *Call 808-8193 for more information.*

Volunteers are still needed for this great event, contact Monica Vejar at 444-5500 if you are able to help!

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April 16- May 15, 2009

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REALTOR

916.212.1322

dave@davephilipp.com



Liz Edmonds

REALTOR

916.838.1208

liz@lizedmonds.com



Boulevard Park Neighborhood Association Membership Form

Send form with your \$5.00 to \$15.00 check (less than 4 cents a day per household!) for the remainder of the calendar year to:
P.O. Box 163179, Sacramento, CA 95816-9179

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