

THE FAIR OAKS AMERICAN RIVER GATEWAY NEIGHBORHOOD ASSOCIATION

Fair Oaks, California

August 2010

Save the day! Saturday October 2, 2010 2:00 PM NEIGHBORHOOD PICNIC AT THE PARK!

The Fair Oaks American River Gateway Neighborhood Association is looking forward to hosting its second annual picnic and raffle in celebration of its three year anniversary! Residents, mark your calendars and plan on attending the picnic and annual meeting Saturday October 2, 2010 2:00 PM at the Sacramento Bar (picnic tables are located on the parkway at the end of Pennsylvania Ave.). Please visit your Neighborhood Association web site at www.fo-gateway.org to learn more about it, obtain the latest minutes, quickly find links to community services, and more!

President's Corner

Dear Neighbors,

It has been a great pleasure serving as President of the Fair Oaks American River Gateway Neighborhood Association over the past year. Our group was initially formed to combat a development threat to the neighborhood, which we did with some success. As that threat has diminished we have concentrated on other issues affecting our life in the neighborhood such as traffic, roads and crime. Also, we sponsored a picnic last year for the entire neighborhood, and published a newsletter. We are doing so again this year.

Knowing your neighbors and attending community activities are a great way to improve your quality of life. Unfortunately we have seen an increase in property crimes over the last year. A great way to combat this type of crime is to know your neighbors and keep the lines of communication open. I hope you will attend our picnic this year and bring your

children. Who knows, maybe you will make a new friend.

Serving as a Board member in the Neighborhood Association has also been great. Through attendance at the monthly Board meetings, I have come to know a number of my neighbors much better as I have stayed on top of the issues affecting our lives. This year, there will be a number of vacancies on our Board, and I hope you will consider joining us in friendship and service to this great corner of Fair Oaks that we call our place to live.

Nicole Mark
Board President

Update on The Pointe

The planned project "The Pointe" that was scheduled to be developed at the corner of Sunrise and Fair Oaks continues to face delays as a result of the down turn in the construction industry. The commercial real estate market continues to struggle with some experts believing the downturn has not yet peaked when it comes to commercial real estate. New

construction is down and occupancy rates are low. In talking with Mike Allen of MP Allen development he stated he still plans on completing the project, however the project has been delayed until the economy improves. As to when that will happen and how much of an improvement is needed that's anyone's guess.

Let's Help Prevent Burglaries-- Join Neighborhood Watch!

Since most crimes occur in isolation, neighborhood watch participants act as extra sets of eyes and ears when a police presence is not available. Involvement creates an opportunity to get to know your neighbors and encourage residents to take an active interest in one another's properties.

The program is very flexible. Signs can be posted on telephone poles and on houses. Neighbors can volunteer to walk the neighborhood looking for suspicious activity. At a minimum, neighbors can get to know each other, be more vigilant, and immediately report suspicious persons and activities to the sheriff.

The FOARG area has two neighborhood watch programs in existence and a third one starting: (1) Magnolia Ave west of New York and Minnesota to Doneva Ave is watched over by Clara Jewell. (2) Orangewood Drive, Deborah Lane, and the southside of Magnolia between New York and Orangewood had been watched over for years by Ernie Droege (who recently died- see article in this news letter). Roger Smith intends to take over for Ernie. (3) New York Ave south of Magnolia, Mt Diablo Ct, and Oriana Ct is presently being organized by Mike Bowling.

Three other FOARG areas could be organized: (1) Minnesota/Southcliff/Tobia Way; (2) Magnolia/Oakhurst Circle; and (3) Pennsylvania/Portofino/Villa/Howard St. Hopefully, someone from each of these areas will come forward to start a program. For help in organizing a Neighborhood Watch program, please contact Sherrie Carhart of the Sacramento County Sheriff's Dept at 916-536-9876 or swaugh@sacsheriff. Clara Jewell at 967-6156 and Roger Smith at 961-4470 are also available for help.

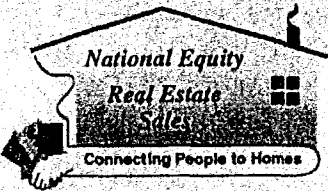
In Memory of Ernie Droege

The entire Fair Oaks community and Orangewood Drive, especially, lost a dear friend in February when Ernie Droege died at age 90. He had lived in his Fair Oaks home for 50 years and served as a one man welcoming committee, Neighborhood Watch coordinator, and conveyor of news to all of us. His daily walks with his dog were a perfect way for him to stay in touch with people and to share news as he went. We all knew something was amiss when we did not see him in the months before his death.

Always ready with a smile, a quip, a helping hand, Ernie was a "good neighbor" in the very best sense of the word. We all miss him, but the best way to honor his memory will be to continue the spirit of neighborliness he epitomized so generously.

A more complete story of Ernie's contributions to the community can be found at www.fo-gateway.org

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How Were They Able to Build That!? The Local Development Process

Have you ever considered breaking up your lot/parcel in to smaller sections? Ever wonder how developers (like the Pointe) get permission to develop a strip mall?

Any significant change to a neighborhood such as subdivisions and lot splits zoning changes go through a well defined process. The first step is to file an application with the Sacramento County Planning Division, Department of Planning and Community Development. They process and make recommendations on land development applications involving a discretionary action, including applications processed through the Zoning Administrator, Subdivision Review Committee, Community Planning Commissions, County Planning Commission and the Board of Supervisors. They have established an online data base called Planning Projects Viewer to provide land-use information and access to project documentation regarding pending development projects within the unincorporated areas of Sacramento County. The site is <http://www.planningdocuments.saccounty.net/>, and then select the Fair Oaks section on the map (03).

The next step is the Department of Environmental Review and assessment (DERA) where they implement the provisions of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act as they apply to Sacramento County. They also prepare and process environmental documents for County initiated projects and the private sector projects within the County that require public agency approval, including land development applications. They maintain a searchable online data base at

<http://www.dera.saccounty.net/>, but, it is a little more difficult to navigate.

And finally there's our own Fair Oaks Community Planning Commission (CPC). They hold monthly public meetings on pending local issues (first Wednesday).

Their agenda is available at

<http://www.msa2.saccounty.net/dns/FairOaksCPC/Pages/default.aspx>. Due to the lack of agenda items, the CPC has had very few scheduled meetings. Our own representative is Dave Hill district 1.

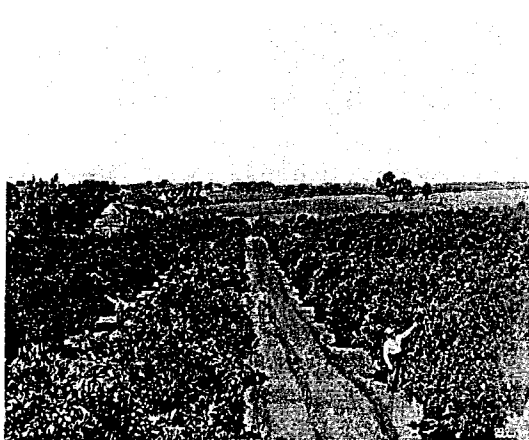
Membership Corner

Membership for the Fair Oaks American River Gateway Neighborhood Association is FREE. Annual dues are a voluntary donation of \$20. A primary reason to donate is to build a fund for a potential action to thwart objectionable development or zoning decisions, which we feel would adversely affect the character and quality of our neighborhood.

The Birth of the Apartments

On a quiet Sunday morning, about 1968, fire broke out at the old Buffum mansion built between what is now Fair Oaks and Magnolia just east of New York. The fire was in the aftermath of a contentious effort to develop the property against which the neighborhood had rallied and failed. From its ashes grew the apartments...

View from the mansion.



View of the mansion



Photos courtesy of the Fair Oaks Historical Society website. For more, go to www.fairoakshistory.org

Treasurer's Report

The Association has \$1657.00 on deposit as of August 2010.

Are You A Good Neighbor?

Do you:

Take the time to be acquainted with your neighbors?

Keep aware of what is going on in your neighborhood to help reduce crime?

Drive the right speed (slow) for our neighborhood's blind corners, narrow streets, and hills?

Leash your dogs and pick up their poop when walking in the neighborhood?

Keep your dogs from barking?

Keep your garbage cans out of the road and take them in after weekly pick-up?

Pick up trash blowing around the neighborhood?

Keep your noise level reasonable?

Watch your watering so that it doesn't flow into the street?

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Proposed changes for the BYLAWS FOR THE FAIR OAKS AMERICAN RIVER GATEWAY NEIGHBORHOOD ASSOCIATION

A full copy of the current Bylaws can be found at: www.fair-gateway.org A paper copy can be obtained by calling Michael Faber @ 967-2990

Article/Section	Current	Change
Article I PURPOSE Section 3 MEMBERSHIP	Membership in Fair Oaks American River Gateway Neighborhood Association shall be open to all residents, located with in the boundaries of Fair Oaks Blvd. to the north, Sunrise Blvd. to the east, Southcliff to the west and American River to the south in Fair Oaks, CA as shown by the Attached Map.	Membership in Fair Oaks American River Gateway Neighborhood Association shall include be open to all residents, located with in the boundaries of Fair Oaks Blvd. to the north, Sunrise Blvd. to the east, Southcliff to the west and American River to the south in Fair Oaks, CA as shown by the Attached Map. Membership is automatic to all residents within the boundaries of the association.
Article III MEETINGS Section 5 QUORUM	A quorum for any general or special meeting of Fair Oaks American River Gateway Neighborhood Association shall be 20% of the number of the total number of members. Unless otherwise specified in these bylaws, decisions of the Fair Oaks American River Gateway Neighborhood Association shall be made by a majority vote of those members present at any meeting.	A quorum for any general or special meeting of Fair Oaks American River Gateway Neighborhood Association shall be 20% of the number of the total number of members. Unless otherwise specified in these bylaws, decisions of the Fair Oaks American River Gateway Neighborhood Association shall be made by a majority vote of those members present at any meeting.
Article IV BOARD OF DIRECTORS Section 2 DUTIES OF THE BOARD c. BOARD MEETINGS	The board shall meet once a month, at a date and time set by the board, and at least fourteen (14) days prior to any general or special meeting or at any other time the President may designate. These meetings shall be conducted in an open session; however only board members may vote. A quorum for the board meetings shall be fifty (50) percent plus one of the board members; decisions shall be made by majority vote. The members shall be notified of board meetings in writing or by telephone, or by e-mail in advance. Minutes of the meetings will be sent by e-mail to all members. A majority of board members, by signed petition, may call a board, general or special meeting.	The board shall meet once a month, at a date and time set by the board, and at least fourteen (14) days prior to any general or special meeting or at any other time the President may designate. These meetings shall be conducted in an open session; however only board members may vote. A quorum for the board meetings shall be fifty (50) percent plus one of the board members; decisions shall be made by majority vote. The members shall be notified of board meetings in writing or by telephone, or by e-mail in advance. Minutes of the meetings will be sent by e-mail to all members. A majority of board members, by signed petition, may call a board, general or special meeting.

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Article/Section	Current	Change
Article IV BOARD OF DIRECTORS Section 2 DUTIES OF THE BOARD e. QUORUM	A quorum of ½ the board members plus one shall be required to be in attendance at any regularly or specially scheduled board meeting in order to conduct any official business of the board except scheduling of the next board meeting.	A quorum of ½ the sitting board members rounded up to the next whole number, plus one shall be required to be in attendance at any regularly or specially scheduled board meeting in order to conduct any official business of the board except scheduling of the next board meeting.
Article IV BOARD OF DIRECTORS Section 4 DUTIES OF THE BOARD c. SECRETARY	The Secretary shall keep minutes and written records of majority and minority opinions expressed at all meeting; shall be responsible for all correspondence for Fair Oaks American River Gateway Neighborhood Association; shall make records of Fair Oaks American River Gateway Neighborhood Association available for inspection for any proper purpose at a reasonable time.	The Secretary shall keep minutes and written records of majority and minority opinions expressed at all meeting; shall be responsible for all correspondence for Fair Oaks American River Gateway Neighborhood Association; shall make records of Fair Oaks American River Gateway Neighborhood Association available for inspection for any proper purpose at a reasonable time. Keep information on the membership.
Article VI ELECTION OF BOARD MEMBERS Section 3 NUMBERING OF SEATS	The board seats shall be numbered from one through nine and these number designations shall remain one through seven and these number designations shall remain and determine year of election. Even numbered seats will be elected in even numbered years and odd numbered seats will be elected in odd numbered years.	The board seats shall be numbered from one through nine and these number designations shall remain one through seven and these number designations shall remain and determine year of election. Even numbered seats will be elected in even numbered years and odd numbered seats will be elected in odd numbered years.
Article VI ELECTION OF BOARD MEMBERS Section 5 METHOD OF ELECTION	Elections shall be held at the annual general meeting. Candidates may be nominated from the floor or by prior written communication to the Board Secretary. If two candidates are nominated, election requires a majority vote of the membership present. If more than two candidates are nominated, election requires a majority vote of the membership present. If more than two candidates are nominated, a plurality of the vote will be sufficient.	Elections shall be held at the annual general meeting. Candidates may be nominated from the floor or by prior written communication to the Board Secretary. If two candidates are nominated, election requires a majority vote of the membership present. If more than two candidates are nominated, election requires a majority vote of the membership present. If more than two candidates are nominated, a plurality of the vote will be sufficient.

Membership Information

If you would like to be informed and participate in issues affecting your neighborhood please provide the membership information below and return to:

Garwood Kotite
Secretary Fair Oaks American River Gateway Neighborhood Association
3955 Villa Court
Fair Oaks, CA 95628

Name(s): _____

Street Address: _____

E-Mail Address (optional): _____

Phone number (optional): _____

Preferred method of contact: _____

Voluntary Annual Dues: \$20