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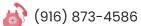


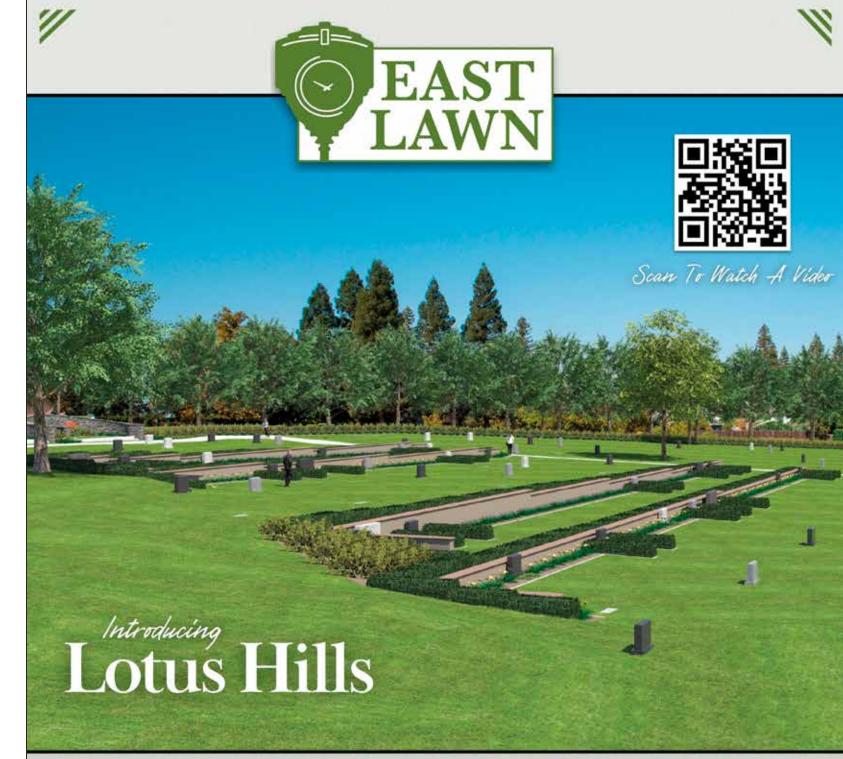


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## **Events**



THURSDAY, FEBRUARY 29TH | 6:00 PM
East Sac Chamber Poker Tournament
The Limelight Bar and Café



THURSDAY, MARCH 14TH | 6:00 PM ArtMix: Prom Crocker Art Museum 216 O Street



SATURDAY, MARCH 2ND Capitol Beer Fest 2024 300 Capitol Mall 373 N St



FRIDAY, MARCH 15TH | 7:30 PM Mania: The ABBA Tribute Crest Theatre 1013 K Street



MONDAY, MARCH 4TH | 6:00 PM Sac State Men's Basketball vs Eastern Washington Sac State 6000 J Street



SUNDAY, MARCH 17TH St. Patrick's Day Sac Yard Community Tap House 1725 33rd Street



SUNDAY, MARCH 10 | 3:00 PM
Sacramento Kings vs. Houston Rockets
Golden | Center
500 David J Stern Walk



SATURDAY, APRIL 20TH | 6:00 PM
Taste of East Sacramento
Greek Orthodox Church
600 Alhambra Blvd





Publisher's Note

h, the enchanting month of February and the special day for Valentine's. Perhaps for you and yours, love is in the air. But what is love? It's a subtle magic, challenging to define, yet unmistakable when felt. Love takes various forms - toward a significant other, a cherished child, a dear friend or even a furry companion. Beyond the expected chocolates, the flowers, and the cards lies a gentle reminder, a token of genuine admiration. It need not be extravagant, but it certainly can be. As I gracefully age and, hopefully, gain wisdom, I've come to appreciate that the most precious gift is allowing love to flourish in our lives. This edition is a heartfelt dedication to my grandmother Joan, my mother Erin, my beloved wife Jenna, and my funny little valentine Claire, born on the eve of Valentine's Day. I'm grateful for the lessons you've bestowed on what true love is!

#### **Kyle Mickiewicz**

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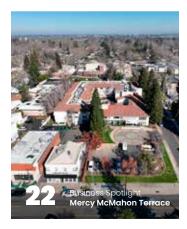
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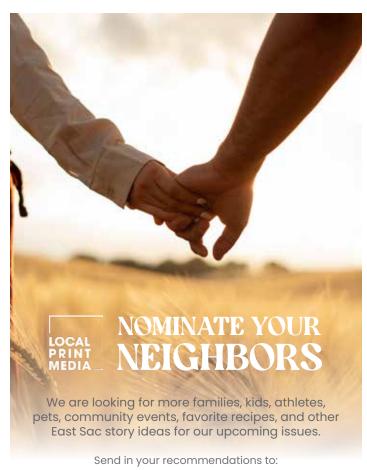












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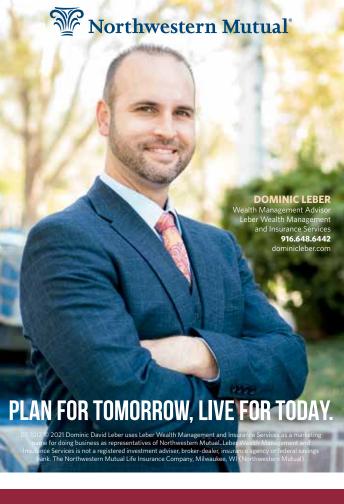
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## EXPERT CONTRIBUTORS



TIM COMSTOCK

Coldwell Banker

Tim is a 5th generation Sacramentan who grew up on 38th street in East Sac. A realtor since 2010, Tim specializes in residential and investment property sales. With every transaction, and with each client, Tim prides himself on communication, integrity and focus.



**ELIZABETH COMSTOCK** 

Elizabeth C Style Interior Design

Sacramento native Elizabeth Comstock is the founder of Elizabeth C. Style Interior Design. Elizabeth is a wife and mom of two young children. She passionately helps people create their dream home by blending various styles and design elements.



**KEVIN GUINN** 

Farmers Insurance

Originally from Texas, Kevin settled in Sacramento after serving in the United States Marine Corps. In 2007, he joined Farmers Insurance as an insurance and financial services agent. He loves giving his clients peace of mind and helping them with their financial future.



**ED GUANILL** 

CA Coast Tax Pros

Ed is a 25+ year veteran in the financial services industry. As an independent Financial Advisor and Fiduciary, Ed particularly enjoys educating his clients on avoiding critical mistakes in retirement and tax-efficient investment strategies. Ed and his wife, Erica, enjoy traveling, playing golf, and boating in San Diego.



**MEGHAN BROCK** 

The Closet Trading Company

In addition to being a wife and mother of three young children, Meghan Brock is an entrepreneur, accomplished fashion industry professional and graduate of the Fashion Institute of Design & Marketing in Los Angeles. This fall, she opened her own fashion luxury resale franchise of The Closet Trading Company in Sacramento - the region's first location.



LATRICE ROSS

Mercy McMahon Terrace

As the Sales/Marketing Director at Mercy McMahon Terrace, Latrice Ross is deeply devoted to enhancing the lives of seniors in our community. Committed to ensuring that our seniors age in comfort, her area of expertise lies in helping seniors and their families find the ideal Residential Care Facilities for the Elderly (RCFE) that fit their unique needs. She offers valuable resources and unwavering assistance to empower seniors as they navigate this crucial phase of life.



**TED KAPPEL** 

KMG

Ted Kappel (past president of the East Sac Chamber) has been in the mortgage industry for 28 years. Ted learned his expertise over many years with Norwest Mortgage, Wells Fargo, and Vitek until he founded Kappel Mortgage Group, Inc (KMG) in 2004. Ted and his wife Jennifer Kappel chose the broker structure because it allows them to work with multiple banks for their clients' best rates and programs.



LISA RAYMAN

GJ Gardner

Lisa Rayman is the Franchise Owner for G.J. Gardner Homes and REALTOR® with Coldwell Banker Realty. Lisa brings years of experience to the table in all facets of the real estate industry, from resale to investment properties, to custom-built homes or ADUs. Lisa's passion for helping others brings considerable value to her clients and helps fulfill their real estate dreams while exceeding expectations. A resident of Sacramento for over 20 years, she currently lives and works in East Sac with her family.



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DR. PAUL PHILLIPS

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Since 1991, Dr. Paul Phillips has practiced dentistry in East Sacramento. He is joined by his wife, Dr. Suzanne Saidi, and associate Dr. Barry Dunn. The entire team at East Sac Dental is dedicated to creating a small-town dentist feel with a modern touch, embracing innovative technology and personalized wellness.

## MEET YOUR NEIGHBORS The Leber Family





ominic and Chelsea Leber are fun and active community members with a deep love for East Sacramento. They have lived in East Sacramento for the past fifteen years, and four years ago settled down in River Park with their kids, Delyse (9), and Vince (6). They love their street, which is full of energy and many friends for their kids to play with, which keeps them connected to the families in their neighborhood while they enjoy their beautiful tree lined street. They appreciate that their house has proximity and access to the river and allows for short bike rides to the park for the kid's soccer and baseball games. They love hosting and entertaining friends and family at their house, which brings happy memories and joyful experiences, especially around Thanksgiving where you can count on their house for their traditional deep-fried turkey! They initially remodeled their house when they moved in to design a home that fit their family's personality and are hoping to add a pool this spring to add endless fun and even more entertaining opportunities to splash around during the hot Sacramento summers.

Before settling in East Sacramento, Dominic grew up in Concord and Chelsea grew up in Granite Bay. They both attended college at Chico State University, which will always hold a special place in their hearts as they met through mutual friends while in school. After graduation, Dominic moved to Sacramento to start his own business and Chelsea moved back home to be close to her family. They have both always loved the charm of East Sacramento, so it was a natural choice for them to settle down and start and family in this beloved area. Dominic owns a wealth management business and was a member of the Active 2030 Club for 18 years and was a past president of this valuable organization which raises money and donates all the proceeds to local children's charities. They have been fortunate to stay connected to their community and meet some great people in Sacramento through this organization.

When he is not busy with work, Dominic loves to relax by playing golf and basketball and through working out. He is very involved in their kids' sports and spends most of the year devoted to coaching their teams, which is incredibly admirable and fun. Chelsea is extremely active and is really into health and fitness. She loves working out at Insta Physique and playing tennis. She is a dedicated and loving mother and loves to spend time volunteering at their kid's school to support their classrooms. Together they enjoy snowboarding, paddleboarding, playing cards, hanging out with friends, attending country concerts, date nights at Miyagi and Hook & Ladder, and cheering on their kids from the sidelines.

Their children each have unique and special qualities and personalities, which their parents love and value. Delyse, their oldest child, is described as kind, empathetic, driven, and creative. She has a love for learning and reading and is happiest playing with her friends. She loves sports and plays softball, basketball, and soccer. Vince, their youngest child, is described as very driven, persistent, competitive, and silly. He loves to play with Legos, puzzles and play with his buddies. Vince also loves sports and plays soccer, basketball, flag football and baseball.

The Lebers are a close, dedicated, and loving family, who

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#### MEET YOUR NEIGHBORS THE LEBER FAMILY



thrive on spending time together. They enjoy camping, playing uno, waterskiing and tubing at Folsom Lake during the summer, cheering on the Sacramento Kings, San Francisco Giants, San Francisco 49ers, and spending time outside with the neighbor families and kids. Dominic and Chelsea introduced their kids to snow skiing last winter, which they loved, and they are hoping conditions are perfect for several family ski trips to Tahoe this winter. They love to travel and some of their favorite spots are Mexico, Hawaii, Tahoe, and Twain Harte. They love to support local businesses near their house, including going out for family dinners at Cafe Bernardo, Sellands, East Sac Patio, Zocalo, and







having treats at Heavenly Yogurt. They are considering adding another member to their family when their hearts are ready, as they lost their sweet boxer, Demi, a few years ago and are considering fostering another boxer when the time is right. On a typical Saturday night, you'll find the Lebers hanging out doing their favorite pastime, which is relaxing on their front porch while catching up with neighbors while the kids play. It's clear the Lebers are a loving and supportive family, with a deep love for their quintessential, perfectly charming, and active East Sacramento neighborhood.





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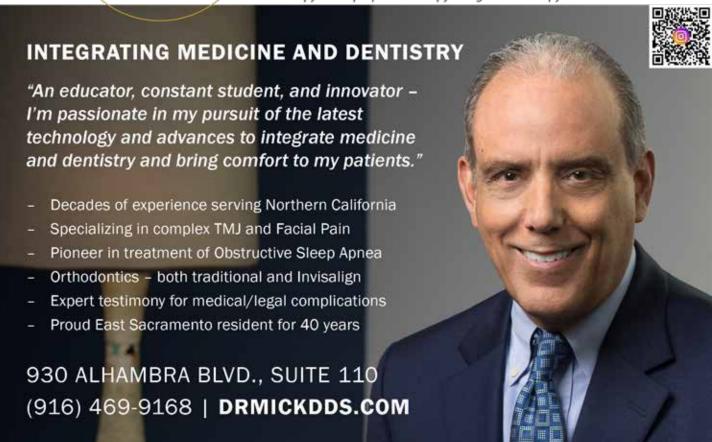
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#### **INGREDIENTS:**

- 11/2 pounds strawberries, stemmed and quartered
- 5 tablespoons sugar
- 2 cups all-purpose flour
- 2 teaspoons baking powder
- 1/4 teaspoon baking soda
- 2 tablespoons sugar
- 3/4 teaspoon salt
- 1 1/2 cups heavy cream

#### WHIPPED CREAM:

- 1 1/2 cups heavy cream, chilled
- 3 tablespoons sugar
- 1 1/2 teaspoons vanilla extract
- 1 teaspoon freshly grated lemon zest

#### **DIRECTIONS:**

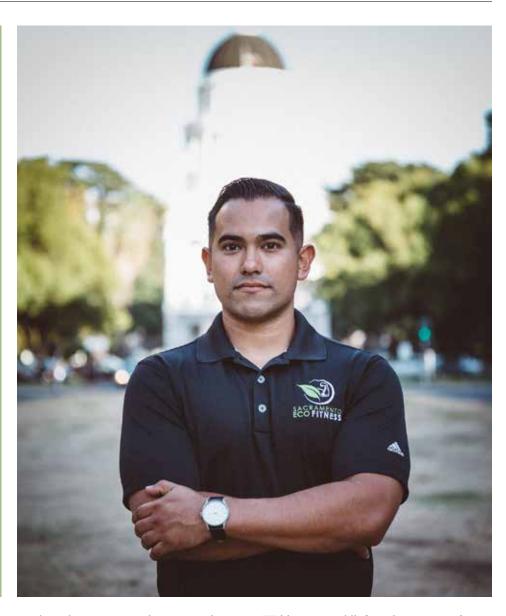
- Mix strawberries with 3 tablespoons sugar and refrigerate while juices develop, at least 30 minutes.
- Preheat the oven to 400 degrees F.
- Sift together the flour, baking powder, baking soda, remaining 2 tablespoons sugar, and salt in a medium bowl. Add heavy cream and mix until just combined. Place mixture in an ungreased 8-inch square pan and bake until golden, 18 to 20 minutes.
- Remove shortcake from pan and place on a rack to cool slightly. Cut into 6 pieces and split each piece in half horizontally.
- Spoon some of the strawberries with their juice onto each shortcake bottom. Top with a generous dollop of whipped cream and then the shortcake top. Spoon more strawberries over the top and serve.
- Whipped Cream:
- Using a mixer, beat the heavy cream, sugar, vanilla, and lemon zest until soft peaks form, about 1 1/2 to 2 minutes.

Recipe Courtesy of MARY NOLAN

## COMMUNITY MEMBER SPOTLIGHT JOSE Antonio Avina II

intends to build a future where navor to amplify our voices and shape a ustainable future for all." Jose has always

Jose is a Captain in the United States Marine Corps Reserve and feels it's one of the most fulfilling things he has done with his life. Jose joined the Marine Corps in 2007 and only intended to serve four years, but the Marine Corps sought to make him a "Mustang", a title given to enlisted Marines who earn a commission and become officers. Jose's passion for fitness and sustainability fueled his creation of an eco-gym, Sacramento Eco Fitness, which is a community hub that sparked a dialogue about environmental stewardship and fitness. Before COVID-19's impact, he was working towards creating a self-sustaining gym that harnesses human power to



produce clean energy with every workout.

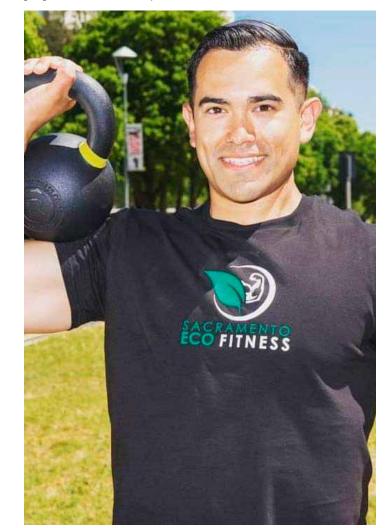
As a small business owner, he looks for ways he can regularly give back to the community. He hosts the event "Fit for a Cause", with a goal to support local charities by hosting Saturday morning bootcamp training classes for nominal donation fees. Since he is also passionate about soccer, he likes to volunteer his time with Cal Storm and Street Soccer USA as well.

As a thriving member of the Sacramento community, Jose immerses himself in many of the great outdoor treasures our city has to offer. As an outdoor enthusiast, on most weekends you'll find Jose hiking in Desolation

Wilderness, paddle boarding at Sutter's Landing, floating down the American River, or enjoying yoga in the park and the various community activities held at McKinley Park. Jose has a rescue chiweenie, Coco, who is his best friend and goes on all his crazy adventures with him. He loves to grab a bite at many of the amazing Sacramento restaurants and will never pass up an opportunity to stop by Roxie's for some remarkable BBQ. An interesting fact about Jose is that he goes by the nickname "Tohui", which means "male child", which came from his mom's love of a nationwide zoo contest to name the first panda born in Mexico. She loved the name selected so

much she was determined to give that nickname to her first son, and it's a nickname Jose still goes by to this day.

Jose's inspiration comes from his family, friends, and community. He draws inspiration from their unwavering love and support, and their belief has fueled his determination to succeed and overcome challenges. Jose's mission is to rejuvenate our city, and he pledges to implement strategic economic initiatives, prioritize public safety, and engage the community in a collective effort to restore prosperity, ensuring that every resident benefits from a revitalized and thriving urban environment. In the next five years he envisions a transformed city where small businesses flourish, innovation thrives, and our community is revitalized. Through targeted support for small business development and a commitment to revitalization efforts, he will work to create a cleaner, safer, and more prosperous environment. Additionally, he is passionate about addressing the growing concern of individuals experiencing homelessness and looks to improve access to shelter and government programs as a coordinated approach to assist the people of our community.



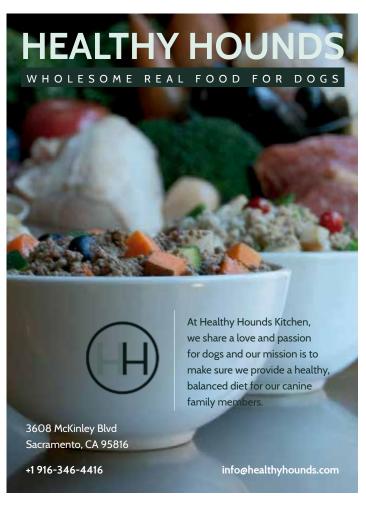


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Mercy McMahon Terrace is in East Sacramento directly across from Mercy General Hospital. Their offerings and facilities have transformed since first being established in 1987 to adapt to changing needs. They understood the need for safe, accessible housing for those unable to maintain their beloved homes, which ignited the drive to offer a deeper level of care to residents. Mercy McMahon Terrace's biggest inspiration is to help transitioning seniors leaving their long-term homes and still be able to enjoy their golden years surrounded by their loved ones and cherished memories. Their distinction lies in providing compassionate care where they follow the Dignity Health mission, emphasizing human kindness, respect, excellent care, and compassion.

The experienced, qualified, and caring staff at Mercy McMahon Terrace is dedicated to delivering the highest quality personalized care to meet each resident's unique needs, where they feel supported in every way possible. Latrice Ross, Sales & Marketing Director at Mercy McMahon Terrace, is deeply devoted to enhancing the lives of seniors in our community. She offers valuable resources and unwavering assistance to empower seniors as they navigate this crucial phase of life and is one of the many compassionate team members that make Mercy McMahon Terrace a positive and supportive environment.



Mercy McMahon Terrace stands out due to their personalized, comprehensive care approach, where they accommodate various care needs and provide a supportive, and enjoyable environment for managing health. Clients value the amenities and activities offered, as well as the frequent religious services held in their chapel, which will undergo renovations to provide a better community experience. If you are looking for an environment of trust, compassion, and an enriching experience for seniors and families, look no further. If you have any questions or would like to schedule a tour, please don't hesitate to contact Mercy McMahon Terrace, where they look forward to hearing from you!









#### **Client Testimonials**

"When my mother could no longer live at home, we had to find a place for her that was full service assisted living including 24 hour nursing to provide the level of care she required and to manage her non-standard meds regimen. I am so grateful to have been referred to Mercy McMahon Terrace." -Jim Reichmuth

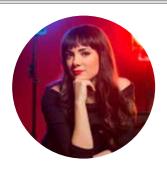
"Mercy McMahon took excellent care of my grandmother who really enjoyed living there. Excellent staff and wonderful grounds, also. I highly recommend them." -Paul Marshall

"My parents have been living at Mercy McMahon for over 3 years. The care has been top-notch, and they are very happy there. There are many activities daily and always something to do if you choose to participate. Mercy is very welcoming to the families of residents. I can't imagine them being anywhere else!" -Joel Frierson

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## **B Street Theatre**



"We are thrilled to launch our new season in January of 2024. Both the Mainstage and Family Series feature a record number of world premieres coupled with familiar titles like "What the Constitution Means to Me" and our own, unique adaptation of "A Christmas Carol." We are excited to showcase three plays from our New Comedies Festival on the Mainstage. We strive to present hilarious, heartfelt, and proactive works that feature our Acting Company, Sacramento talents and artists from around the country."

> LYNDSAY BURCH CEO and Executive Director



For more than 25 years, B Street Theatre has been delighting audiences of all ages. Founded by actor Timothy Busfield in 1986 as Theatre for Children, Inc., the company's first focus was a touring theatre company for children. The B Street Theatre School Tour (formerly known as Fantasy Theatre) was and continues to be extremely popular in the community— performing 12 times per week, 38 weeks a year. The School Tour has received critical acclaim by the media, educators and most importantly, the estimated 3.6 million California children (currently about 200,000 per year) who have attended performances. For many children, The B Street Theatre School Tour is their only exposure to live theatre.

In 1991, to broaden the success of B Street Theatre School Tour, Timothy Busfield and brother, Buck Busfield, created B Street Theatre. Most of the plays produced each year are world, national, West Coast or regional premieres. B Street Theatre has enjoyed stunning success since its inception, most notably growing its season subscription from 385 in 1996 to over 7,000 in the 2005-2006 season. B Street Theatre performs to approximately 70,000 adults annually.

In 2002, the company embarked on a third endeavor to allow families to experience live, professional theatre together. The B Street Theatre Family Series produces a four-show season of





professional theatre presenting plays for school field trips during the week and the general public on weekends. In 2016, the company broke ground on Capitol Avenue to build The Sofia, Home of B Street! In 2018, B Street moved into their brand new, state-of-theart-complex: The Sofia Tsakopoulos Center for Performing Arts.

On March 13, 2020, The Sofia: Home of B Street Theatre closed its doors due to the COVID-19 pandemic. For the next 18 months, B Street produced over 270 virtual events which served more than 2,000 households per week. These programs included: B Social, Dealer's Choice, Re-Imagine, Six Feet Apart Concert Series, Maximum Occupancy Improv, Seekers of the Strange, New Play Brunch and Saturday Family Showtime. B Street's virtual programs kept the artists and staff connected to their endlessly loyal audience.

In July of 2021, The Sofia reopened with a handful of live concerts and proceeded to reopen their Mainstage Season in September of 2021. While The Sofia continues to face challenges related to the COVID 19 pandemic, the support provided by their board of directors, donors, subscribers, community leaders and government officials has made it possible for them to continue to provide high quality entertainment for the Sacramento region. After a successful return to regular programming in 2023, they are excited to welcome the community back to The Sofia in 2024 for what is sure to be their best year yet.

#### OPPORTUNITIES FOR INVOLVEMENT:

#### **School Tour**

For 30 years, the mission of B Street has been to provide entertainment to children while encouraging in them a love for the theatre and a specific appreciation for the art of playwriting. The School Tour reaches approximately 200,000 children in 12 counties in Northern California. Our School Tour offers opportunities to children to submit plays for our annual playwriting contest. A handful of plays are then selected to be performed by professional actors on two of our tours.

#### Workshops & Residencies

B Street's Teaching Artists go to schools and other organizations leading playwriting workshops, after-school theatre programs, storytelling and skills-building workshops for children and adults. Most of our playwriting workshops are core to B Street's mission statement, which is to promote education and literacy, social interaction, and cultural enrichment.

#### Classes for Kids & Adults

The B Street Conservatory provides classes in technique and scene study for adult actors discovering their unique talents. During the summer months, the program focuses on young people ages 8 – 17 with one-week and two-week camp sessions. Instructors are B Street regulars who hold MFA's from American Conservatory Theatre of San Francisco or other top training programs in the U.S. and have regional and national acting credits.

#### 2024 Season

Link to shows- https://bstreettheatre.org/shows/ Mainstage - Rescue Me - A Christmas Carol Family Series - Prince of Lighting to Tis the Season

## **ARE YOU READY TO PURCHASE** A HOME?







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## REAL ESTATE Round Up

Based on information from MetroList Services, Inc. for the period 12/1/23 through 12/31/23.

Address	List Price	Sold Price	Bedrooms	Bathrooms	Square Feet	Status
1038 46th St	\$1,895,000		5	3	3473	Active
1636 47th St	\$1,592,500		4	5	2815	Active
1000 43rd St	\$1,164,000		3-4	2	1560	Active
1608 42nd St	\$650,000		3	1	1625	Active
1341 39th St	\$2,125,000		4	3	3046	Active
3707 Folsom Blvd	\$559,000		2	2	1131	Active
1022 44th St	\$2,575,000		4	4	3000	Pending
1000 47th St	\$1,789,000		4	3	1727	Pending
1524 40th St	\$1,100,000		3	2	1691	Pending
4236 G St	\$819,900		2-3	1	1984	Pending
937 45th St	\$1,595,000	\$1,550,000	4	3	1286	SOLD
708 San Miguel Way	\$995,000	\$900,000	3	2	1164	SOLD
749 41st St	\$1,525,000	\$888,000	5	3	2550	SOLD
1408 48th St	\$888,000	\$875,000	4-5	2	3047	SOLD







#### TIM'S TIP

Because of heavy usage this time of year, I'd encourage a more active air filter replacement schedule once per month in Winter & Summer and then maybe dial it back to once per quarter Spring & Fall.

# (916)548-7102





CALRE# 01879462

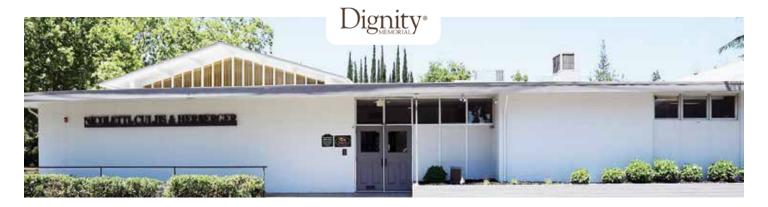
TimComstockRealEstate.com

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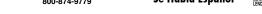
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