

Sunnysider

News From the Sunnyside Property Owners Association

Message from the President

Greetings Neighbors,

Sunnyside is truly a unique community with our majestic, old trees, picturesque Fancher Creek and walking trail, historic homes on estate-sized lots and our one and only Sunnyside Golf Course. These are treasures worth preserving through pride of ownership and pride in taking care of our area. With your involvement, together we can keep Sunnyside a special place that everyone can enjoy.

YOUR MEMBERSHIP IS WHAT HELPS US TO PRESERVE SUNNYSIDE.

Consider renewing early for 2026, and with a small additional donation, your dollars help us maintain those majestic trees along Fancher Creek, maintain necessary expenses for the Fancher Creek trail, provide Scholarships to Sunnyside area high school graduates, and provide advocacy for Sunnyside too. At \$40.00 per year or approximately 11 cents per day your entire household can be a member and make that difference.

Have you heard the news? Fancher Creek Shopping Center construction is nearing completion of an In-N-Out Burger, Sprouts Farmers Market, and Target which are opening soon. Also under construction is Michaels, PetSmart, Home Goods and possibly a Chipotle restaurant on the horizon.

Here's more exciting news. The Fresno County Sheriff's Memorial Ribbon Cutting will be held Wednesday, October 29 at 9:00 a.m. at the Sunnyside (Area 2) Sheriff Substation at 1129 N. Armstrong. The public is invited to attend to honor the fallen heroes that have served Fresno County.

Do you like a fun Oktoberfest? **Join us for our fall**

Oktoberfest social event on Oct. 22, 2025. SAVE THE DATE. We will be celebrating at the Sunnyside Country Club starting at 5:30 pm. PLEASE SEE THE FLYER INSIDE FOR MORE DETAILS. Hope to see you at this fun event.

Until next time, I wish you all health, happiness, and safety. I again say thank you for supporting Sunnyside Property Owners Association and its very committed board of directors and area representatives. Take Care.

Sincerely,
Debbie Christian
SPOA President

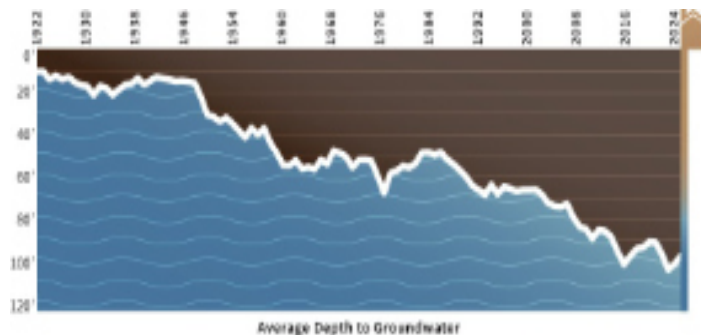
Is your home on well water?

If you're one of the many homeowners in the Sunnyside area that draws water from a well, you should know that a mandatory well registration policy took effect earlier this year.

Sunnyside residents are located in the North Kings Groundwater Sustainability Agency (GSA), and its board of directors issued the mandatory well registration policy in April.

Historic groundwater pumping has outpaced supply recovery efforts, causing a chronic state of "overdraft" and groundwater level declines. Under California's Sustainable Groundwater Management Act (SGMA), the North Kings GSA is charged with stopping this chronic overdraft and achieving sustainable groundwater supplies by 2040.

All wells, whether agricultural, domestic, industrial, school district, or public water systems, must be registered by November 30, 2025 or face a \$100 penalty per well. Well owners can register at northkingsgsa.subcurrentapp.com. For more information, call 559-693-5119 or email wells@northkingsgsa.org.



This chart represents 100 years of groundwater subsidence in the North Kings GSA.

SOUTHEAST FRESNO SPORTS COMPLEX



- | | |
|-----------------------------|--------------------------------|
| 1) Plaza | 1) Plaza |
| 2) Small Dog Park | 2) Parque para Perros Pequeños |
| 3) Large Dog Park | 3) Parque para Perros Grandes |
| 4) Garden | 4) Jardín |
| 5) Community Garden | 5) Jardín Comunitario |
| 6) Walking Path | 6) Paseo |
| 7) Basketball | 7) Baloncesto |
| 8) Tennis | 8) Tenis |
| 9) Bankshot Basketball | 9) Tiro al Banco de Baloncesto |
| 10) Soccer (Natural Turf) | 10) Fútbol |
| 11) Cricket | 11) Cricket |
| 12) Baseball | 12) Béisbol |
| 13) Plaza | 13) Plaza |
| 14) Splashpad | 14) Almohada de Salpicaduras |
| 15) Playground | 15) Parque Infantil |
| 16) Soccer (Synthetic Turf) | 16) Campo de Césped Sintético |
| 17) Restroom | 17) Baño |
| 18) Exercise Plaza | 18) Plaza de Ejercicios |
| 19) Parking Lot | 19) Estacionamiento |
| 20) Open Grass Field | 20) Campo de Césped |

Southeast Fresno residents will no longer have to drive across town to experience a first-class regional park. The Southeast Fresno Sports Complex - a new 49-acre park located at 2155 S. Peach Avenue - will include a slew of amenities. The complex will include basketball, walking trails, a community garden, a large green space, a walking

path, shaded picnic and barbecue areas, and state-of-the-art turf sports fields for baseball, pickleball, cricket and soccer.

The City of Fresno acquired the 49-acre former U.S. Department of Agriculture Horticultural Crops Research location in 2005 from the U.S. National Park Service. The new \$12 million park is being constructed in phases and the first phase is scheduled to open August of 2026. The park will include low-water-use plants and drought-tolerant landscapes. Thank you to Councilmember Vang for spearheading the name "Southeast Fresno Sports Complex." The name is inclusive and inviting to all members of his district. "This is the best way for everyone to feel included and part of the community," Vang said.



Citizens' Patrol Is Back on the Beat!

"When we drive by, people wave to us and say hi. We've come into contact with a lot of neighbors we wouldn't necessarily have run into before. I think the whole effort really strengthens the neighborhood." – the late Max Robinson,

Fresno Bee, July 31, 1997.

If you like that kind sentiment, then you're in luck. After a 4-year Covid-induced hiatus, the Sunnyside Citizens' Patrol is back with the same love for Sunnyside's beautiful neighborhoods and tree-lined streets. The Sunnyside Citizens' Patrol was originally started in the early 1990's by the Fresno County Neighborhood Watch Association. At the time it was one of nine citizens' patrols and one of the few that continues to this day.

Two-person teams patrol the area for two-hour intervals in marked citizen patrol cars. If the volunteers see any suspicious activity, they immediately notify law enforcement officials.

"We are another set of eyes and ears for the department," said Frank Korkmazian, a former county employee who has lived in Sunnyside since 1968 and been part of the group since its inception. Additionally, they meet with the local Sheriff's office at the new Substation 2 on Armstrong every few months.

The training stresses that the volunteers be non-confrontational, and Korkmazian said it is not difficult to adhere to. "I wouldn't do a police officer's job. It's tough and dangerous. What we are trying to do is be an observer for them until they get on the scene."

Equipped with new badges, the Sunnyside Citizens' Patrol currently counts 20 active volunteers. Patrols started in late July and more than 10 were conducted in the first month. And, we're just getting started. If you see us drive by, don't forget to wave and say hello.

Interested in joining your neighbors to keep our community safer and more connected? All it takes is two hours per month. Please contact Adam Hadjinian at (415) 295-6609 for more information about the Citizens' Patrol and the meeting schedule.

Sunnyside Property Owners
Oktoberfest!

@ Sunnyside Country Club
5704 E. Butler Ave

Come celebrate the season with neighbors & friends

Wednesday, October 22, 2025

Doors Open at 5:30 p.m.

Beer & Pretzels & Cheese

Surprise Musical Guest & Bavarian Buffet

Fun! Music! Raffle! Prizes!

Dress in your best Lederhosen! Prize for the best costume

Show off your own stein – Prize for the best, most authentic beer stein!

Dinner reservations may be paid online at spoafresno.org

Must be received by October 15th. Early reservations (by 10/10) will be eligible to win
a \$100 gift card to Tractor Supply!

Or go “old school” and mail a check!

Name(s): _____

Address: _____

Phone: _____

Email: _____

Mail completed reservation form and check to:
SPOA, Attn: Winter Social, P.O. Box 8096,
Fresno, CA 93747-8096

Renew your membership for 2026 \$40

Dinner Reservation(s) \$60 member quantity _____

\$65 non-member quantity _____

Please consider an additional donation for

____ Beautification

____ Citizens Patrol

____ Scholarship

____ Wherever Needed!

Total Enclosed \$ _____

ON THE LEVEL: A commonsense Q & A regarding homeless issues,

By Michael Vasquez

“Why does there seem to be so many homeless in the Sunnyside area these days”

As a caseworker, I paid attention to the movements of the most mobile of the homeless population, those defined as the Chronic Homeless. As the largest (over 4000 in Fresno County) and most visible in our community, Chronic Homeless are those who you might see most often in the many encampments in our area of the city, alleys, shopping centers, and streets in the Sunnyside area.

Chronic Homeless are classified as those who have been living in not permanent or uninhabitable places, for at least one year or more, and have had at least four episodes of homelessness over the last three years. Many persons in this population struggle with coexisting barriers including mental illness, substance abuse disorder or physical disability.

Sadly, many of this area’s Chronic Homeless population did not apply for services through the County of Fresno’s Department of Social Services despite the fact they might have been eligible for them. Furthermore, homeless encountered during encampment sweeps throughout our city, largely decline offers of housing, with only about 3% accepting offers of nighttime shelter.

Reasons for non-application or requests for services varied. Most commonly, those I encountered largely did not want to give any more information on who they were or the circumstances which led them into the situation they currently were in than needed.

So back to the initial question: “Why so many homeless in Sunnyside?” I personally have found that most movement by this population is related to the following:

1. They were moving to an area that is significantly safer than where they might have been living; large scale encampments are dangerous places!
2. They were moving specifically to an area with little or less law enforcement interaction than what had been taking place.
3. They were moving to an area where services to assist them were more readily available, which often included food giveaways, or programs that provided some type of other support.
4. They were moving to an area that afforded an easier access to engage in a negative behavior or dangerous lifestyle; activities such as substance abuse, criminal activity or sexual activity.
5. They were moved by someone else to an area of city that they might not have otherwise moved too. Usually this was done by an entity also working with this population, that may have “dumped” or “dropped them off” in another part of the city. Sadly, it was very common to see members of this

community dumped off in front of my office. I would also hear from those clients I was serving, of stories where “homeless advocates” had come to their encampments where they were living and offering advice of areas in town to “hide” or where they were less likely to be told to move including “freeway embankments, railroad tracks or canal banks.”

Occasionally I would field questions from the community at large on our department’s Homeless Assistance line regarding issues with encampments and “what I would recommend” in dealing with them. If appropriate, I would refer them to contact the two best resources in working with the homeless:

City of Fresno’s Homeless Area Response Team (HART)
(559) 621-2489

Poverello House H.O.P.E team (559) 498-6988

Michael Vasquez is a recently retired 30-year employee of the County of Fresno’s Department of Social Services, where he served as a Caseworker in the Homeless Services, WTW Assessment & Orientation and DSS Media programs. Michael can be reached on request to answer additional questions via members of the SPOA.

Fresno County Changes How Noise Complaints are Handled

The Board of Supervisors has implemented the following amendments to the Noise Control Ordinance:

- Officers will issue citations allowing the complaining party to remain anonymous.
- Serious violations will be prosecuted as a misdemeanor, with jail time and fines of up to \$1,000.
- A civil fine structure has been added, allowing fines of \$250, \$500, and \$1,000 for successive violations within a 6-month period.
- Those who refuse to leave the site of the noise activity when instructed to do so by law enforcement are also subject to prosecution as a misdemeanor or civil fine.

Deputies will use a decibel meter to determine if the noise exceeds the following standards:

Cumulative # of minutes in any one-hour time period	Daytime 7 a.m. to 10 p.m. Maximum decibel level	Nighttime 10 p.m. to 7 a.m. Maximum decibel level
30	50	45
15	55	50
5	60	55
1	65	60
Less than 1	70	65

To report excess noise within county areas, contact the Sheriff’s Office at 559-600-3111.

SPOA 2025 Scholarship Recipients

Since 2006, SPOA has awarded Scholarships to graduating Sunnyside Seniors continuing their education. The Scholarships were established in memory of SPOA past president, Doris Halemeier, for her commitment to community service and her passion for education. Meet this year's SPOA Outstanding Seniors and Scholarship Winners:

Prabdeep Bindra from Sanger West High School is attending Fresno State this fall. He volunteers with the "Green Team" and loves math, astrology and physics and is pursuing a degree in Aerospace Engineering.

Nolan Castro is a graduate of Sanger West High School and a Varsity Football MVP. He is an outstanding student in Multimedia, Graphic Design and Video Production and is attending Fresno City College to pursue a degree in Business.

Xavion Torres is a graduate of University High School and the principal violinist. He is a regular performer with the Fresno City College Community Orchestra, Kings Community Orchestra and University High School Jazz band. Xavion is pursuing a degree in Marine Biology and attending UC San Diego.

Sunnyside High School Farm



The Sunnyside High School Farm and FFA is growing with more activities, goats, chickens, fresh vegetables and eggs. The students have been working in partnership with Fresno State. Look for more exciting things to come and monthly Farmer's Market.

Learn More!

Watch the Agriscience & Technology | Sunnyside High School - Fresno Unified School District Video

https://www.youtube.com/watch?v=P9sp_9yZOcc

Tell A Friend – Why You Joined SPOA!

Support for Your Neighborhood

Concern for Safety – All Volunteer Citizens' Patrol



Area Representatives

Answers to your Questions



Zoning Troubleshooting Guide helps resolve issues with safety, dumping & violations

Scholarships for High School Students

Sunnyside Newsletter

Advocacy & Representation

Trails & Beautification

Bring a friend or neighbor to Oktoberfest!

Sunnyside Real Estate Market

By Michelle Gibbs

Sunnyside continues to stand out as one of Fresno's most sought-after neighborhoods.

The Sunnyside area, bounded by Kings Canyon, Temperance, Jensen, and Peach, saw its average home sale price rise to \$505,581 between January 1 and August 31, 2025, compared to \$489,033 during the same period in 2024. At the same time, the number of homes sold declined year-over-year from 108 in 2024 to 87 in 2025, and the median days on the market increased from 12 in 2024 to 22 in 2025.

This trend reflects a market that is softening slightly in terms of pace but maintaining healthy price growth. Homes are still selling close to asking price, averaging 98.4% of list price received.

Additional 2025 Sunnyside statistics include:

- Highest-priced home sold: \$1,062,500
- Lowest-priced home/condo sold: \$190,000
- Highest cost per square foot: \$366.71
- Lowest cost per square foot: \$112.29



Charming Mid-Century Ranch in Sunnyside – 7 bedrooms, 5 baths, ADU, pool, and 1-acre lot

As of September 1, 2025, Sunnyside has 14 homes pending sale and 33 actively listed on the market.

According to the Federal Housing Finance Agency (FHFA), Fresno home prices rose 1.1% over the past year, placing Fresno at #66 in appreciation among the top 100 U.S. metro markets. In the second quarter of 2025, Fresno recorded a modest 0.16% appreciation rate.

In Sunnyside, prices are still climbing, but buyers may have a bit more room to negotiate as homes take longer to sell.

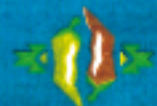


MICHELLE GIBBS
REALTOR®

559.351.3279
MGibbsRealtor@gmail.com
MichelleGibbsHomes.com
DRE 01953776

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LOS PANCHOS
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(559) 452-1111

Open In - Take Out - Delivery



**Fresno Unified
School District**

**Valerie F. Davis, Member
Board of Education**

2309 Tulare Street • Fresno, CA 93721-2287
Phone: 559/457-3727 • Fax: 559/486-3213
Email: Valerie.Davis@fresno.k12.ca.us





L'Apéritif
Bistro Fusion

Chef Thomas
Cedar Tree Village

6650 N Cedar Ave Fresno CA 93710
W: 559 472-3824 M: 559 283-4453

2025/2026

SUNNYSIDE PROPERTY OWNERS ASSOCIATION

OFFICERS AND DIRECTORS

Officers

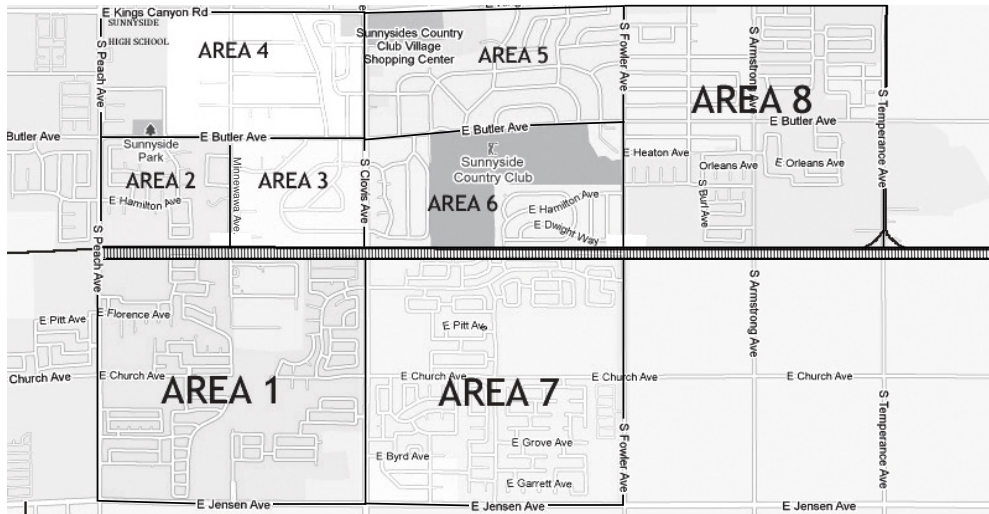
President: Debbie Christian 559-287-3019
Vice President: Jackie Grazier
Treasurer: Randy Sakamoto
Corresponding Secretary: Sue Williams
Recording Secretary: Debby McCann
Parliamentarian: Karen Musson
Parliamentarian Pro Tem: Adam Hadjinian

AREA REPRESENTATIVES

- | | |
|---------------|---|
| Area 1 | Heidi Nakayama
559-285-8349
nakayamas@att.net |
| Area 2 | Heidi English
559 269-3981
heidi@diversesigns.com |
| Area 3 | Judy Johnson
559-251-4008
johnsonworld32@msn.com |
| Area 4 | Yolanda Orozco-Juarez
559-903-6285
yobella@comcast.net |
| Area 5 | Pam Higgins
559-970-4103
higgysrn@msn.com |
| Area 6 | Gary Marshburn
559-859-0560
ghmarshburn@me.com

Adam Hadjinian
415-295-6609
hadjinian@me.com |
| Area 7 | Matt Sunamoto
559-859-6369
mks380@gmail.com |
| Area 8 | Nettie Niles
559-351-3279
Nettieniles@gmail.com

Preston Merlo
559-618-1817
Prestonmerlo1@gmail.com |



Directors July 1, 2025 - June 30, 2027

Ron Johnson Stephanie Sherrell
Steve Vasquez Michell Gibbs

Directors July 1, 2024 - June 30, 2026

John Carlson Mary Montgomery, Membership
Aletha Lang

Meetings are the second Thursday of the month at 6 pm at the Sunnyside Branch Library. If you have an agenda item, please contact the President.



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HELPFUL NUMBERS

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Sheriff's Department.....	600-3111
Fresno County Fire.....	493-4300
County Road Maintenance.....	600-4240
County Zoning Issues.....	600-4540
California Highway Patrol.....	705-2200
Environmental Health.....	600-3357
Fresno County Supervisors	
Buddy Mendes, District 4.....	600-4000
Nathan Magsig, District 5.....	600-5000
FAX.....	600-1609
Violation Complaint Forms/ Code Enforcement.....	600-4550
Fresno City Call Center...	621-CITY(2489)
Fresno City Councilmembers....	621-8000

Sunnyside Newsletter Ads



Advertising Rates (per issue):

Business card: \$100.00

Quarter page: \$175.00

Sunnyside Property Owners Association

**Open meetings second Thursday each
month at 6 PM at the Sunnyside Library**

Join Today!
www.spoafresno.org

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