

Sunnysider

News From the Sunnyside Property Owners Association

Message from the President

Hello Everyone,

I just want to know how did 6 months go by so quickly? There is so much to tell you about in this newsletter!

First, I want to personally thank you for your continued membership and generous donations. **Our membership drive is currently underway, and if you renew your membership before 3/31 you can do so at the current rate of \$25 per household.** After 3/31, dues will be \$40 per year per household. This is still a bargain, as we have not raised dues in many years. We appreciate your support with any additional amount you can give towards beautification, citizens patrol, scholarships, and other areas. Thank you, thank you for your help!!

Are you ready to go shopping at Fancher Creek Town Center? We are seeing new buildings at the site (see article inside to see what they are). Also, check out the articles inside about the IRS building concept, Real Estate market stats in our area, new Anti-Camping Ordinance, Shep the Sunnyside neighborhood dog story, update on Kings Canyon/Ventura/California renaming and pending lawsuit, and Fancher Creek Dewitt Parkway trees.

Are you ready to have a good time at the Winter Social? **SAVE THE DATE of February 26th, 6 pm at the Sunnyside Country Club.** Please see details inside for more information.

Also, inside you will find the names of your Board of Directors (we have one Director position available) and Area Representatives (Area 7 Rep position is available) along with the area map, helpful phone numbers, meeting date and ads.

This just in from the Fresno Irrigation District (FID) regarding Fancher Creek. FID and the Sheriff's Department will be rousting out the homeless and cleaning up garbage. Water will not be running in the creek until early this year due to channel cleaning and necessary maintenance projects.

I thank you again and hope you have health, happiness, and peace in the coming year. Just remember as Scott Adams said, ...Remember there's no such thing as a small act of kindness. Every act creates a ripple effect with no logical end."

Sincerely,

Debbie Christian
SPOA, President

WHY JOIN SPOA?

This newsletter is a member benefit! If you're not currently a member, you are receiving this one-time complimentary copy in hopes that you will see the value in joining the oldest neighborhood association in the State of California. As a member, you will enjoy many benefits:

Safety and Neighborhood Concern Support

SPOA neighbors are concerned about the health and well-being of our community. The association sponsors and supports an all-volunteer Sunnyside Citizens' Patrol. Members have access to an Area Representative to assist

with questions and concerns. Our Zoning Troubleshooting Guide helps members resolve issues with safety, dumping and zoning violations.

Scholarships

SPOA does more than keep members informed; we also love to award annual high school scholarships to graduating seniors residing in SPOA's membership area.

Sunnyside News

Stay informed with SPOA's Sunnyside Newsletter, where members get discounts and early updates on SPOA events, local development projects and changes impacting our area.

Advocacy & Representation

SPOA advocates for the best interest of our neighborhoods and ensures that Sunnyside is protected, represented and heard at city and county government meetings.

Trails and Beautification

SPOA maintains the Clovis Avenue median landscape and keeps the Fancher Creek Bridle Trail clean, safe and well-maintained.

Join Today!

Not only is Sunnyside one of Fresno's oldest and most beautiful neighborhoods, it's also one of the Valley's safest areas to live. Join today and help us continue to promote, preserve and protect our "Sunnyside Way of Life!"

To join, visit our website at www.spoafresno.org and click on the Members page.



Fresno adopts new Anti-Camping Ordinances

Following the decision to overturn *City of Grants Pass v. Johnson*, whereas the U.S. Supreme Court ruled that fining and arresting people does not violate constitutional protection against cruel and unusual punishment under the Eighth Amendment, California Governor Gavin Newsom urged cities and counties to adopt policies to clear homeless encampments within their jurisdictions.

In response, both the city and county of Fresno adopted anti-camping ordinances targeting unlawful camping. Both ordinances classify non-compliance as a misdemeanor, punishable with jail and/or fines, and encourage the Court to grant diversion or probation conditioned on completion of rehabilitation and treatment plans.

FRESNO MADERA CONTINUUM OF CARE			
TOTAL HOMELESS COUNT			
2023			
	Unsheltered	Sheltered	Total
Fresno City	1819	1388	3207
Fresno County	594	11	605
Madera City	205	336	541
Madera County	140	0	140
Total	2758	1735	4493

The Fresno Madera Continuum of Care Total Homeless Count, completed every other year, tallied a total of 3,812 homeless individuals in the county and city areas of Fresno as of 2023 – with over two thousand remaining unsheltered.

Unfortunately, the unhoused population in the Sunnyside area has led to accumulations of trash, fires, drug use and trespassing. Hopefully these new ordinances will encourage the unhoused to accept help and result in a safer more attractive neighborhood.

How to Report an Illegal Encampment

To report an encampment in the county: <https://www.co.fresno.ca.us/departments/county-administrative-office/working-group-for-homeless-encampments/report-an-encampment>.

For city encampments call 311.

County residents without computer access may call (559) 600-1710 to report an unlawful encampment.

2025 Winter Social

Sunnyside Property Owners Association

Mingle with Neighbors and Friends

@Sunnyside Country Club
5704 E. Butler Ave.

Musical Entertainment Featuring Pianist Len Heifetz



Please join us in welcoming our guest Speaker:
Sean DenBok, Chief of Education & Engagement
What's New at the Fresno Chaffee Zoo?
Enter to Win a Free Zoo Membership for one year!

Wednesday, February 26, 2025

6:00 PM

Social - No Host Bar

6:30 - 9:00 PM

Dinner, Program and Raffle

Cost: \$60 Member, \$65 Non-Member

Yearly Membership AND Dinner Reservations may be paid Online
at www.fresnospoa.org OR Below

Reservations must be received by February 19th.

Early reservations (by 2/14) will be eligible to win a \$100 Gift Card
to Tractor Supply.

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 \$25

(\$40 if after 3/31) _____

Dinner Reservation(s) \$60 member quantity _____

\$65 non-member quantity _____

Please consider an additional donation for

___ Beautification

___ Citizens Patrol

___ Scholarship

___ Wherever Needed!

Total Enclosed \$ _____

UPDATE ON STREET RENAMING: New Signs Are Up, but the Fight is far from Over!



The Fresno City Council's decision to rename Ventura Street, California Avenue and Kings Canyon Road (gateway to the majestic Sierra Nevada mountains) predictably caused a range of reactions from disappointment to anger among residents and businesses in our community. City council members who led the charge for changing the names of these historic roadways reacted to public criticism with hostility. They showed no interest in community concerns, suggestions for alternatives or being responsive.

As you know, there are various reasons expressed by opponents of the name changes. Among them are the cost of renaming to businesses along the affected roads, opposition to politicization by changing historic/heritage street names, disregard of Fresno's African American Community's interest in preserving the name California Avenue or Fresno's Armenian Community in preserving Ventura Street, etc.

To fight the change, 1 Community Compact, a community group, filed legal action. In the spring of 2024, the Superior Court granted relief to the city over key aspects of the litigation, but allowed the group the opportunity to amend its complaint. The City of Fresno was then directed to serve and file an answer to the amended complaint as to two remaining causes of action: violation of police power and public waste. A hearing at Superior Court is scheduled for February 4th. **If at that hearing, the judge denies the city's summary judgement, the court trial is set for March 17th.**



We are hopeful for a favorable ruling, however because the court previously denied the community group's request for injunction, the City of Fresno was emboldened to begin the process of removal and replacement of signs at considerable cost to the taxpayers (while indicating that the heritage signs that were removed were saved in case the City ultimately loses).

HOW CAN YOU HELP? Please consider contributing to help Fund the Fight: No donation is too big or too small. Renew your membership and add a donation to Fund the Fight or send your check to: Attorney Brian Leighton-2221 Jordan Avenue-Clovis, CA 93611

For more information and updates about the challenge to the City of Fresno, see: 1communitycompact.com or follow us on Facebook @ 1 Community Compact.



Opening Day is March 8th

PLAY BALL!

The newly refurbished Sunnyside Lonestar Little League ballpark, Bakman Field, is Sunnyside's diamond jewel. You can have your family or company name permanently etched in granite by sponsoring the Wall of Fame. All donations are 100% tax deductible. For more information, call Terra Brusseau at 559-281-9088.

BOLO! (Be on the Lookout) Sunnyside Citizens Back on Patrol

For almost thirty years, Sunnyside Citizens' Patrol volunteers partnered with the Fresno County Sheriff's Office to deter crime. Providing high visibility patrols, they reported crimes in progress, suspicious persons and activities, and unsafe neighborhood conditions. Once comprised of almost fifty volunteers, the group had lost many of its original members and patrol duty diminished.

Better times are ahead...

Recently the group met and voiced their commitment to keep Sunnyside safe! Patrol badges will be updated, meetings will be held, protocol will be reviewed and necessary board positions filled.

Volunteers are asked to patrol in pairs for a minimum of two hours a month. Patrol boundaries coincide with the county areas within the SPOA: Temperance, Kings Canyon, Jensen and Peach. Potential patrollers undergo a background check, receive training and report anything suspicious to law enforcement dispatch. Quarterly meetings are held with members of the Sheriff's Office to review crime statistics.

More patrollers will prevent and reduce crime...

Interested in becoming a patroller? Our next meeting will be held on January 15th at 5:30 pm at Sequoia Church located at 6061 East Kings Canyon Road, Suite 108. Can't make it but still want to volunteer? Call Debbie Christian at 559-287-3019.

Over and Out!



Fancher Creek Town Center Shopping News

Let's go shopping at the Fancher Creek Town Center in 2025. With construction well under way on the corner of Tulare and Clovis, Sunnyside residents are seeing the dream of a first-class shopping center in southeast Fresno becoming a reality.

As construction continues, drivers travelling on Clovis Avenue have seen significant traffic changes and the new buildings taking shape. Sal Gonzales of Lance Kashian & Co. has confirmed the stores that will be opening soon. The larger building south of Tulare will be the new Target. The smaller building on the southwest side of the center will be Sprouts. Both are scheduled to open in October of 2025. To date, other stores confirmed to join the shopping center are Michaels, In-N-Out Burger, and PetSmart with opening dates not yet scheduled. Meanwhile, Chipotle Mexican Grill is a possibility and still in negotiations.

The long-awaited shopping center will be a welcome sight. Get ready to shop, eat and enjoy!

Former IRS site to become Entry Level Housing

Range Capital Phoenix Partners is proposing a plan amendment and rezone for approximately fifty acres of land located at 5045 East Butler Avenue. The parcel is the former site of the Internal Revenue Service center. In 1971, the City adopted the Butler Willow Specific Plan, annexing nearly 564 acres and designating the IRS site as Residential Professional. The land use was changed to Public Facility when the City of Fresno updated its General Plan in 2014.

The Butler Willow Specific Plan included protections for the residential properties surrounding the site; limiting employee access to the processing center to Lane, a diverter at Peach and Butler and a tree retention and replacement plan for the historic olive trees on Butler and Peach Avenues.



The project conceptually proposes to subdivide the site into 400 single family residential lots at a density of approximately 8 dwelling units an acre. The plan amendment will change the land use and zoning from Public Facility to Medium Density Residential and Public Institution to RS-5 (single family residential; 5-12 DU/A).

The concept site plan shows an ungated planned unit development

featuring three-bedroom homes with either 2 or 2 1/2 baths. All units have two car garages and extra parking is offered throughout the development. Homes are expected to range from 1400 to 2400 square feet and marketed from \$350,000 to \$425,000. The main entrance to the subdivision is off Butler and two additional entrances are provided at Lane.

Two informational meetings were held for property owners within 1,000 feet of the proposed project last November. Attendees expressed concerns regarding increased traffic, high density, compatibility with surrounding residential, building quality, potential problems with public access to the open space and eventual removal of the diverter at Peach and Butler.

The city has asked the investor to submit the plan amendment, planned development and parcel map simultaneously. Range Capital Phoenix Partners plan to sell the parcel to a developer who would be required to adhere to the final map.

Additional questions? Contact Tammy Harpster at (619) 507-0172 or at tammy@roundtreeproperties.com.

Shep the Fancher Creek Dog Finds His Forever Home

By Debbie Christian

It was wintertime one year ago when a scared male German Shepherd ran down Geary Street barking at the dog across the street.



Where did he come from without tags, no collar, very skittish and afraid of people? He was probably abandoned, which broke my heart and started my mission. I created a sanctuary with a cardboard refrigerator box filled with a mattress, pillow, food, and water. Little did I know that this dog, I called Shep, would call the Fancher Creek canal off DeWitt, Atchison and Geary his home for an entire year. The neighbors, a very compassionate man named Larry, and I kept "Shep" fed and loved. We started gaining his trust and were able to pet him and give him food from our hands. He was still very cautious. Larry and I attempted to catch him, but he would have none of that. Finally, after finding a new canine love on Fancher Creek and becoming a "Nextdoor" celebrity, we figured out how to catch him. Larry's ingenious idea of baiting the food to the bowl allowed the trap door to close safely. Voila! We got him neutered and, by now, Larry was in love and decided that his two female doggies needed a sweet brother. Now, they are one big happy family. Shep is our Sunnyside Fancher Creek doggie here to stay.

The Fancher Creek Tree Project

Much has been written about the rehabilitation of the bridge trail on the east side of Fancher Creek, south of Kings Canyon. The easement was dedicated to Fresno County by the developer when the Country Club Estates subdivision was platted in the early 1940s. Rather than vacate the easement due to lack of resources to maintain the trail, Fresno County, SPOA, the High Sierra Volunteer Crew and Tree Fresno worked together to restore it.

But what about the trees on the west side of the creek? In 1993, a group of Sunnyside residents worked to secure funding and permission from Fresno Irrigation District to landscape the western portion of the easement from Kings Canyon to Butler. The original steering committee included Al Hammerstrom, Del Runyon, Don McCall, Mel Kazarian and Berge Bulbulian.

The group planted Flowering Pears, Oaks, Ginkgos, Chinese Pistache, Crepe Myrtles and Redwoods. Support from the community supplied the resources to purchase the trees and install irrigation, with periodic fundraising to help maintain the landscaping.

Fast forward to 2025...

The trees need professional help. While volunteers pick up and dispose of fallen limbs, the trees should be pruned. Some need more help than others, and those that have not survived need to be removed. Thanks to many of you, we have funding to prune some of the trees but not enough to complete the job.

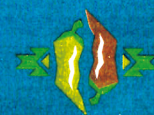
The landscaping provides shade, attracts wildlife and offers an attractive backdrop for recreating. Please consider an extra donation to SPOA's beautification efforts. The trees (and neighbors) will thank you!



**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@fresnounified.org



LOS PANCHOS
mexican restaurant

4810 E. Kings Canyon Road #103 Fresno, Ca 93727
(558) 452-1111

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Real Estate Market Stats

Sunnyside remains one of the most popular neighborhoods in Fresno, and it's easy to see why. Although home prices have increased, the market has stayed competitive due to a limited number of available homes.

The Sunnyside area is bounded by Kings Canyon, Temperance, Jensen and Peach, and experienced an average home sales price in 2024 of \$499,576, a notable increase from the previous year's \$445,384. Similarly, the median home sale price rose to \$469,000, up from \$435,000 in 2023.

Despite these price increases, the market remained relatively balanced. While the number of homes sold decreased slightly from 174 in 2023 to 150 in 2024, homes continued to move quickly, with the median days on the market at 16.

Looking ahead to 2025, experts anticipate a more favorable market with higher sales and price growth, fueled by the possibility of lower interest rates and a stronger housing supply.

While market conditions may fluctuate, Sunnyside remains a desirable place to live.



Additional 2024 Sunnyside statistics:

- Homes sold for an average of 96.2% of their asking prices.
- The highest price home sold was \$1,220,000.
- The lowest home/condo price was \$279,625.
- The highest sq. ft. cost was \$364.58.
- The lowest sq. ft. cost was \$125.55.

As of January 16, 2025, there are 10 homes in our neighborhood pending sale and 26 homes actively listed for sale.

Michelle Gibbs | Realtor

Realty Concepts

DRE 01953776



MICHELLE GIBBS
REALTOR®

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MGibbsRealtor@gmail.com
MichelleGibbsHomes.com
DRE 01953776

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2024/2025 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: Candi Reimer

Directors July 1, 2023 - June 30, 2025

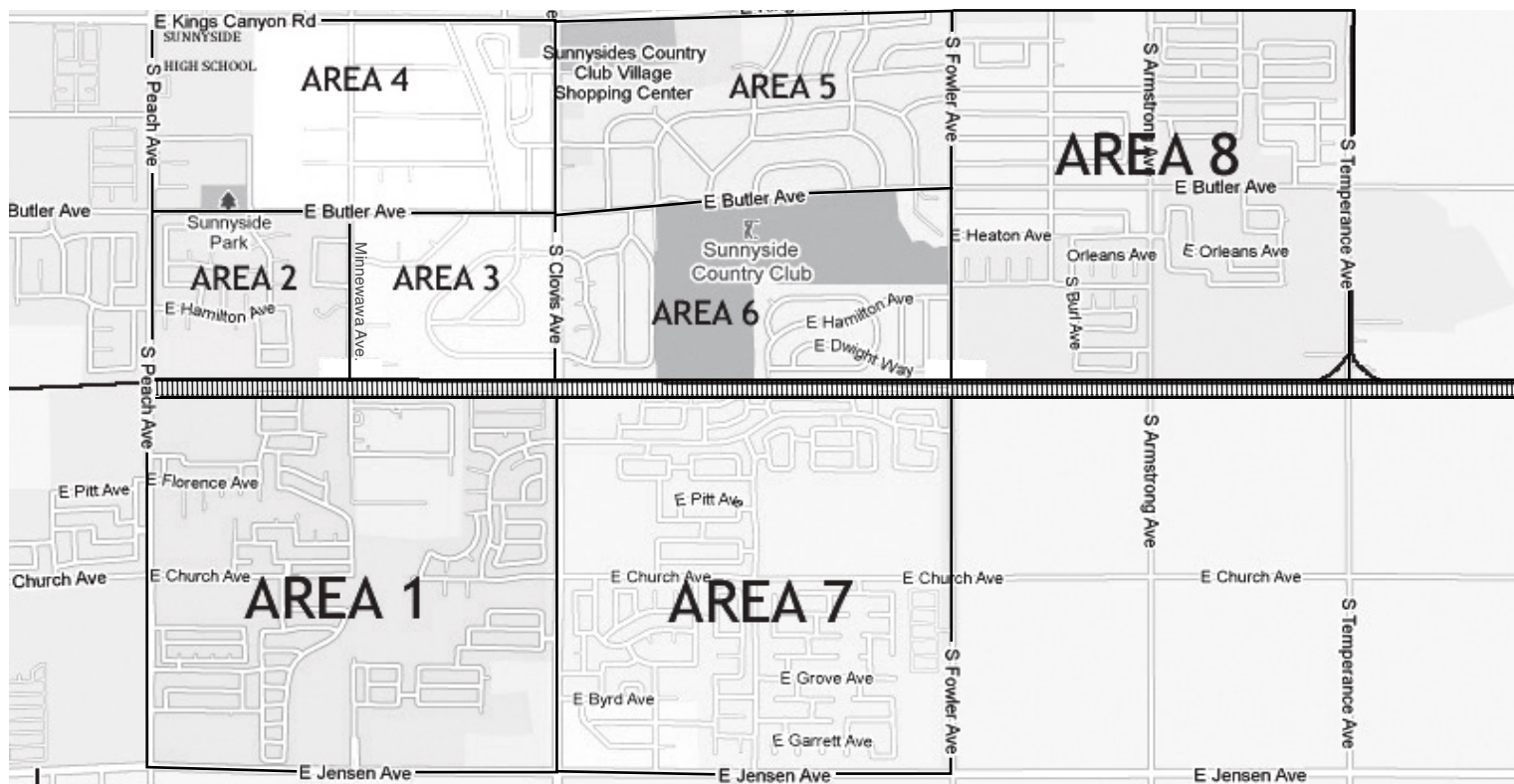
Ron Johnson
Steve Vasquez
Stephanie Sherrell
Position Open

Directors July 1, 2024 - June 30, 2026

John Carlson
Aletha Lang
Mary Montgomery, Membership

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** **Candi Reimer**
559 355-3871
reimers@me.com
- Area 5** **Pam Higgins**
559-970-4103
higgryn@msn.com
- Area 6** **Gary Marshburn**
559-859-0560
ghmarshburn@me.com
- Area 7** **Open**
- Area 8** **Michelle Gibbs**
559-351-3279
MgibbsSells@gmail.com



2025 SPOA SCHOLARSHIP APPLICATION

- 1) Please print or type and complete all sections
- 2) You may use the back of this form or attach additional pages, if needed.

Name: _____

Address: _____ City/Zip: _____

Telephone#: _____ E-mail: _____

Name of Parent(s) or Guardian(s): _____

High School: _____ High School Telephone#: _____

University or College You Plan to Attend: _____

Address of University or College: _____

University/College Telephone# (Admissions Office): _____

Have you been accepted? _____ If No, When Will You Know? _____

High School Activities, Honors and Awards: _____

Community and Volunteer Activities in Which You Have Been Involved _____

Brief Summary of Your Career Plans _____

Attach a one-page, double-spaced typewritten essay describing how your experiences in Sunnyside have impacted your life and why you should be considered for the Scholarship.

Applicant Certification: I hereby certify that the information on this application is complete and correct to the best of my knowledge and that I have resided within the Sunnyside Property Owner boundaries for my entire junior and senior years.

Signature of Applicant: _____ Date: _____

Applications must be received/postmarked by SPOA by **April 15, 2025**.
Mail completed applications with all attachments to spoa.info@gmail.com or to:
SPOA Scholarship Committee
P. O. Box 8096, Fresno, CA 93747



2025 SPOA SCHOLARSHIP

The Sunnyside Property Owners Association (SPOA) supports educational achievement and presents college scholarships to Sunnyside seniors continuing their education. SPOA's 2025 Scholarships are awarded to outstanding students for their contributions to Sunnyside. Applicants must have resided within the SPOA membership boundaries (Kings Canyon, Temperance, Jensen, and Peach Avenues) during their entire junior and senior years regardless of high school attended. The scholarships are available to entering college freshmen who have demonstrated academic excellence and have actively contributed a significant amount of community service or volunteer work.

Eligibility Requirements

Applicants must:

- ❑ Be a graduating high school senior;
- ❑ Be seeking admission as a full-time student to an accredited two-year/four-year college or university;
- ❑ Have a record of community service or volunteer work;
- ❑ Have at least a 3.0 cumulative grade point average; and,
- ❑ Reside within the SPOA membership boundaries (**Kings Canyon, Temperance, Jensen & Peach**) for their junior and senior year regardless of high school attended.

How to Apply:

- ❑ Complete the scholarship application in full.
- ❑ Prepare a one-page, double-spaced typewritten essay describing how your experiences in Sunnyside have impacted your life and why you should be considered for the Scholarship.
- ❑ Submit two (2) letters of recommendation from adults other than family members. The letters should be sealed by the letters' author and state why they feel you are qualified to receive the scholarship.
- ❑ Include an official cumulative high school transcript, including ACT/SAT scores.
- ❑ Application deadline is **April 15, 2025**. Questions? Please email: spoa.info@gmail.com

Award Procedure:

Scholarships will be awarded at the Association's Annual Meeting in June. All finalists must be available for a personal interview. Winners will be notified by mail and scholarships will be awarded on a one-time basis and will not be renewable. Awards will be paid upon proof of registration at an institute of higher education. Applications must be completed and received by April 15, 2025 for consideration.



P.O. Box 8096, Fresno CA 93747-8096

HELPFUL NUMBERS

Emergency.....	911
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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