

# CITY OF CITRUS HEIGHTS

# REACH OUT

Residents' Empowerment Association of Citrus Heights

VOLUME 2 ISSUE 9

SEPTEMBER 2013



*A Monthly  
Publication to  
Keep Area  
Residents  
Informed of City  
Projects and  
Events*



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## UPCOMING EVENTS

- Monday, September 2 ..... City Hall Closed—Labor Day Holiday
  - Monday, September 2 ..... R.E.A.C.H Monthly Meeting CANCELLED
  - Thursday, September 5 ..... 6:00 pm ..... Free Fair Housing Training
  - Monday, September 9 ..... 7:00 pm ..... History & Arts Commission Meeting
  - Wednesday, September 11 ..... 7:00 pm ..... Planning Commission Meeting
  - Thursday, September 12 ..... 7:00 pm ..... City Council Meeting
  - Tuesday, September 17 ..... 3:00 pm ..... Citrus Heights Oversight Board Meeting
  - Sunday, September 22 ..... 11:00 am ..... Sunday FunDay
  - Wednesday, September 25 ..... 6:30 pm ..... Planning Commission Meeting
  - Thursday, September 26 ..... 7:00 pm ..... City Council Meeting
  - Saturday, September 28 ..... 9:00 am ..... World Rabies Day
  - Tuesday, October 1 ..... 6:00 pm ..... Sacramento Tree Foundation Community Workshop
- These dates are subject to change: For up-to-date information about events please refer to the City website at: [www.citrusheights.net](http://www.citrusheights.net).

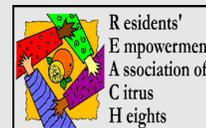
## City Hall Phone Directory

City Hall Offices	725-2448
Community Center	727-5400
Building Division	727-4760
Business Licenses	727-4907
Garbage/Recycling	725-9060
General Services	727-4770
Job Line	727-4900
TDD	725-6185
Animal Control	725-PETS
Planning Division	727-4740
Pothole Reporting	727-4770

## Police

General Business	727-5500
Non-Emergency Dispatch	727-5500
Watch Commander	727-5522
Crimes tip-line	727-5524
Narcotics tip-line	727-5523
Traffic hotline	727-5525
Code Enforcement	725-2845
Emergency from Cell Phone	726-3015
Emergency Services	dial 9-1-1

R.E.A.C.H represents the interests of the community and its citizens and encourages participation in neighborhoods to improve the quality of life in our city. R.E.A.C.H meets the 1<sup>st</sup> Monday of each month at 6:00 p.m. in the Trellis Hall (6237 Fountain Square Drive). Visit [www.citrusheights.net](http://www.citrusheights.net) or call (916)725-2448 to find out more about the neighborhood group that serves in your area.



## Sunday FunDay

Bring your family and friends out to the **17<sup>th</sup> Annual Citrus Heights Sunday FunDay** on **September 22<sup>nd</sup>** from **11:00 a.m. to 3:00 p.m.** in **Rusch Park** (7801 Auburn Blvd., at the corner of Auburn & Antelope) Parking is limited at Rusch Park. A free shuttle is available 11:00 a.m. to 3:00 p.m. from Grand Oaks Elementary School located at 7901 Rosswood Drive to the event.



This year brings new attractions to this fun filled family event. There will be a variety of live entertainment including local sensation Karissa Lee and The Citrus Heights Theater Arts Group on the Sunday FunDay stage as well as the ever popular Citrus Heights Community Marching Band. Live music will be provided by 101.9 The Wolf throughout the event. The ever popular Kid Zone will feature inflatables, rides, games, rock climbing walls, face painting by local pageant winners, pony rides, K-9 demonstrations and giveaways. The Smile Keepers Mobile Truck courtesy of the County of Sacramento will be available to offer free dental screenings, referrals, and oral health education to children. There will be various business, craft and non-profit vendors to visit as well as a variety of food available for purchase. Worried about missing your NFL Sunday football game? Best Buy will have a gaming tent with television screens and video gaming to make sure you always know the score. Crocker Art Museums Art Ark is a must see with tours during the event. Something else new this year is FREE tours of the historic Rusch Home from 12:00 p.m.-2:00 p.m.

*Sponsored by the City of Citrus Heights, County of Sacramento, Sunrise Recreation and Parks District, Citrus Heights Chamber of Commerce, Radio Disney, 101.9 The Wolf, SMUD, California American Water, and Republic Services.*

For more information please call Michele Saario at 916-727-5400 or visit [www.citrusheights.net](http://www.citrusheights.net).

## Sunrise at Night Concert Series 2013



### Sunrise at Night Concert Series Returns in August with Big Names!

After a successful run last year, the Sunrise at Night Concert Series presented by Maita Honda is back, bigger and better than before. At the conclusion of the Sacramento Capitals season, the Sunrise MarketPlace will host a Sunrise at Night Concert Series from August to September. Do you like country, jazz, 70s or 90s music? There is something for everyone in the line-up this year. And some big names! Come enjoy a night out at the Sunrise MarketPlace Outdoor Pavilion, centrally located in the Sacramento Region at Sunrise Mall in Citrus Heights. The 2,500-seat pavilion offers an alternative to larger venues located in the area and features spacious seating with plenty of leg room, a range of seating choice, ticket prices and **free parking!** This year the Sunrise at Night Concert Series will feature:

Saturday, September 7<sup>th</sup>

Bachman & Turner with Blue Oyster Cult

Friday, September 13<sup>th</sup>

FRIDAY NIGHT FEVER Hosted by Denev Terrio:  
Sister Sledge, Tavares, The Trammps featuring Earl Young,  
Taste of Honey featuring Janice-Marie Johnson

Thursday, September 14<sup>h</sup>

Diamond Rio with John Michael Montgomery

**Tickets are on sale now!** Go to [www.shopsmp.com](http://www.shopsmp.com) to purchase tickets.



# Building Division

## IMPLEMENTATION OF THE 2013 CALIFORNIA BUILDING STANDARDS CODE

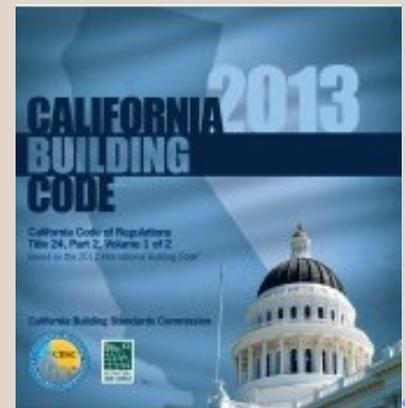
On January 29, 2013, the California Building Standards Commission adopted the state amendment packages to the 2012 model codes, including the 2011 National Electrical Code. The existing 2010 California Building Standards Code will expire December 31, 2013. The existing 2010 California Building Standards Code contains the 2009 model codes (International and Uniform Codes), 2008 National Electrical Code, and 2008 California Energy Efficiency Standards.

The newly adopted 2013 California Building Standards Code (CBSC) will become effective January 1, 2014. Permits for all projects approved under the current 2010 CBSC must be issued before December 31, 2013 or prior to the expiration of the plan review. All City Standard Plans must be updated to the new 2013 California Building Standards Code prior to the effective date of January 1, 2014. Permits shall not be issued until such time plans are in conformance to the new code provisions.

Permit applications received no later than December 31, 2013, will be based on current code standards of the 2010 CBSC. Issued permits will remain in effect for 180 days from the date of issuance. If permits expire past the 180 days and no construction has commenced, they will become null and void and be subject to the 2013 CBSC.

Link to California Building Standards Commission information bulletin 13-03;  
[www.bsc.ca.gov/pubs/bullet.aspx](http://www.bsc.ca.gov/pubs/bullet.aspx)

Availability of the 2013 California Building Standards Code  
The 2013 Code may be purchased through the following publishers:  
International Code Council (ICC) ~ Online store: [www.shop.iccsafe.org](http://www.shop.iccsafe.org)



# Planning Division

Starting in January 2013, the City launched the Creek Corridor Trail Project, a study to determine the feasibility of constructing a multi-use trail network along the 26-miles of creek and SMUD utility corridors within the City of Citrus Heights. An active community engagement program has also accompanied the study. Over the past few months, the project team has completed technical studies and gathered an immense amount of community input. A project update is now available. To view the full project update, including an update on the community engagement program and upcoming activities [click here](#).





## Citrus Heights Community Center

As of August 13, 2013, we are at 3,148 events booked. Staff will receive direction from City Council at a follow-up study session on September 12<sup>th</sup>. At that time we will present the updated and clarified resident/nonresident and nonprofit hourly rental rates, proposed guidelines for City-sponsored events, alternative cleaning options for renters to utilize following events, and potential uses for the Teen Center. We currently have eight new volunteers working in the facility. They are answering phones and helping with insurance documents, filing and city events. An additional six more are scheduled to begin next month. Staff released an RFP last month to develop a new expanded preferred caterers list. We anticipate having this updated approved list of vendors ready by January 2014. Staff will present the new list to City Council in December.

There are several options of available spaces at affordable prices for your next gathering – whatever it may be. Come see us today. For more information or availability of the facility, please call (916) 727-5400 or send an email to [dcarpenter@citrusheights.net](mailto:dcarpenter@citrusheights.net).

The Community Center is seeking qualified volunteers to work at the front counter; answering phones; data entry; providing tours to potential clients; light cleaning; and/or event set-up. For more information on volunteer opportunities, please call (916) 727-5400 or send an email to [msaario@citrusheights.net](mailto:msaario@citrusheights.net).



## Sylvan Community Center

The Center is busy and fully booked. November will mark the first year of operation. During a study session at the November 14<sup>th</sup> City Council meeting, staff will present a review of the facility, its overall uses, as well as general expenses and revenues for the first year.

The Sylvan Community Center facility is furnished with tables and chairs and includes a full kitchen and bathroom facilities. Parking is also available on site. The maximum building capacity for a meeting or general assembly is 65 people or 50 people for a dinner or banquet. The Sylvan Community Center is an alcohol and smoke free venue. To check for availability and pricing, call (916) 727-5400 or email [sylvancommunitycenter@citrusheights.net](mailto:sylvancommunitycenter@citrusheights.net).



## 5th Annual Holiday Referral Program

Beginning in October, the City of Citrus Heights and Police Department will partner with Citrus Heights service clubs, schools, businesses, and community members to begin working on the 5<sup>th</sup> Annual Holiday Referral Program. This referral program will provide meals and gifts to less fortunate families who are referred to us by community members, churches, schools, service clubs, public safety personnel, shelters, neighbors, etc. If you know of a family who may be struggling, please help us help them by getting involved and providing us their information. Our goal is to brighten the holidays for struggling families in our community. Last year, through generous

donations from local stores, businesses and individuals, we made a real difference. If you would like to participate by either referring a family, donating food/gift items, adopting a family or volunteering, email [holidayreferral@citrusheights.net](mailto:holidayreferral@citrusheights.net) or call (916) 727-5500.

In late October, applications will be available on the Citrus Heights Police Department website at [www.citrusheightspd.net](http://www.citrusheightspd.net).



# Sacramento Tree Foundation Community Workshop



**Become a Citizen Forester!**

**City Offers FREE Community Workshop Hosted by Sacramento Tree Foundation**

The City of Citrus Heights is currently conducting an inventory of the community's urban forest. The City needs help from citizen foresters like you to count and maintain the database of neighborhood trees. To enter a tree on your yard, put a dot on the map at [www.greenprintmaps.org](http://www.greenprintmaps.org), and then provide as much information as you can. Not sure how to navigate the Greenprint Map site? The City is offering a FREE Greenprint Map Tutorial hosted by the Sacramento Tree Foundation.

The community workshop will take place on **October 1<sup>st</sup> from 6-7 pm in the Citrus Heights Community Center** (6300 Fountain Square Drive). For more information, contact Stephanie Cotter at (916) 727-4759 or [scotter@citrusheights.net](mailto:scotter@citrusheights.net).



## Trim Your Waste Contest

Have you heard? During the months of September and October, a Republic Services representative will randomly select a recycling cart within each of our ten Neighborhood Association Areas to check its contents. The first recycling cart checked that has zero contaminants (no non-recyclables) will win a \$100 prize! There will be one winner from each of our ten Neighborhood Associations. Each of the ten winners will then be placed in the running to win the Grand Prize!



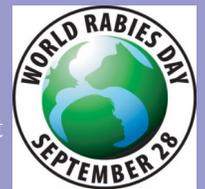
## Animal Services 3rd Annual Mutt Strut 2k / 5k

Saturday, September 7, 2013 ~ 8:00am - noon, vendors, activities and entertainment! Rusch Park (7801 Auburn Blvd.). Bring your friends and family with or without dogs out for some fun, food & fresh air and run, walk or strut in the California Council of the Blind's third annual Mutt Strut - a 2k/5k fun run and walk for People and their Mutts to raise awareness for a great cause! The California Council of the Blind. For more information, contact Jeff Thom at [jeff.thom@ccbnet.org](mailto:jeff.thom@ccbnet.org) or 916-995-3967.



## World Rabies Day

World Rabies Day is scheduled for Saturday, September 28<sup>th</sup> 9:00am - 5:00pm at Citrus Heights City Hall & C-Bar-C Dog Park. Participating residents will be able to receive a free rabies vaccination, low or no-cost microchip and free first-time license for pet dogs and/or cats. The event will be a regional effort for most microchips at one event for a Guinness World Record attempt. Details for the event will be available at [www.citrusheights.net](http://www.citrusheights.net) or call 916-725-7387 for more information.



## CHAS says CHIP IT! Chip it GOOD!!

Cats lose their collars and tags more frequently than dogs because break-away style collars are designed for a cat's safety, allowing them to escape entanglement. Without ID, cats that go to shelter are often never claimed. Adoption is the best case scenario, but often unclaimed & un-adopted cats end up euthanized. Change your cat's fate. Chip it! Chip it GOOD!!



**\*NEW\* Lost & Found **HOTLINE** ~ Citrus Heights Animal Services**  
916-727-4850 Afterhours and Weekends  
Help our On-Call Animal Services Officers reunite owners & pets!!

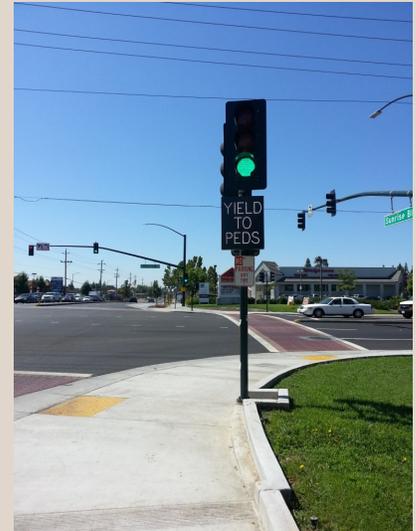


# General Services Department

## SUNRISE BOULEVARD COMPLETE STREETS—PHASE 1

Construction of the Sunrise Boulevard Complete Streets Phase 1 (Oak Avenue to Antelope Road) is now complete. Users can enjoy a safe, well-lit corridor, reconstructed to accommodate pedestrians, drivers, bicyclists and public transportation users. While safety was the primary focus of this improvement project, providing aesthetically pleasing enhancements and using modern technology were key factors. For instance, the landscaping was designed to be low maintenance, as well as provide filtration of storm water run-off before it enters our stream system. The street lights were all upgraded to LED technology, and state of the art equipment was used at the signalized intersections, ensuring synchronization for drivers, and more importantly, safety for pedestrians. Wider side-walks can accommodate more users, and enhanced bus stops allow for a more comfortable wait in between bus routes.

*If you have not been out to Sunrise Blvd yet, please do and let us know what you think!*



## SUNRISE BOULEVARD COMPLETE STREETS—PHASE 3

Design of the Sunrise Boulevard Complete Streets Phase 3A (Antelope Road to North City Limits – West side only) is well underway. Staff and the design firm, Bennett Engineering, have held multiple meetings with the adjacent property owners to discuss concept and proposed improvements as well as right-of-way needs. This project will include constructing new sidewalk, curb and gutter from just north of the Antelope Road intersection to the northern city limits, north of Twin Oaks. The improvements will include an improved drainage system, street lights, enhanced bus stops, and upgrades to the Sunrise/Twin Oaks intersection. The center turn lane will also receive median treatments, at several locations between the intersections as well as at both intersection approaches. The medians will provide traffic safety enhancements to help avoid left-turn movement conflicts. And finally, the whole roadway will receive an asphalt overlay, providing an improved driving surface. The east side is scheduled for future sidewalk infill, to be provide by Measure A funds under the voter-approved Measure A from 2004.

For questions or comments, please contact Regina Cave, Management Analyst in the General Services Department at 727-4736.



# Road Construction Projects

Project	Status
Sunrise Blvd Complete Streets Phase I — Oak Ave to Antelope Rd	Work on the project is complete. City and Teichert staff are working to resolve/negotiate a number of minor extra-work requests and expect to seek final acceptance from the City Council in September.
Sunrise Blvd Complete Streets Improvements - Phase 3 (Antelope Road to north City Limits - west side only)	The project design team (staff and consultant) met August 9th to discuss a number of right-of-way and design related issues. The right-of-way acquisition team has begun the formal appraisal process.
Area 5 Traffic Safety, Accessibility and Walkability Phase 1A Project	C&C Construction (C&C) began work on July 15 <sup>th</sup> and is making good progress on the various concrete improvements. All work should be complete by mid-October.
Sunrise/Sungarden Intersection Safety Improvement Project	The design team (staff and consultant) held a conference call to discuss a number of significant design concerns. Submittal of the 65% plans is expected this week.
Bicycle Transportation Act Grant - 2013 Signs & Striping of Bike Lanes	Two bids were received on August 7th, and staff will ask Council to award a contract to the lowest bidder, Crisp Company, at the September 12th meeting. This work will be completed no later than November 10, 2013.
2013 Residential Street Resurfacing Program	The construction contract was awarded to Central Valley Engineering and Asphalt (CVE) on August 8th and a pre-construction meeting was held August 14th. CVE expects to start work the first week of September and wrap up construction in mid-November.
Linden Avenue Drainage Improvements Project—Area 6 & 7 Master Plan Implementation	This contract was awarded to Western Engineering Contractors. The pre-construction meeting was held Thursday, August 15th. Work began August 26th, and the project will be completed by December 6th.
Area 8, 9 & 10 Drainage Master Plan Study	Staff has met with the consultant to finalize problem identification and establish a timeline to complete the Master Plan for this area
Glenn Ave and Patton Ave Drainage Improvements Project—Area 6 & 7 Master Plan Implementation	This project was awarded to North Star Construction on August 8th. The pre-construction meeting was held on Tuesday, August 13th. Construction began on August 26th and should wrap up by the first week of November.
2013 Arterial Street Resurfacing Program	The construction contract was awarded to Teichert Construction on August 8th and a pre-construction meeting is scheduled for August 19th. Work should begin the first week of September and be finished in mid-November. Note: Operations requiring the closure of two lanes in each direction (paving, striping, etc.) will be performed at night after the Sunrise at Night concert series has wrapped up.
Watson Way Drainage Improvements Project	Construction progress on this project continues. The contractor has installed pipe from Mariposa Creek up to and across Mariposa Ave. More than 700lf of pipe has been constructed so far.
Old Auburn Multi-use Trail	Based on the Fish & Game Stream Bed Alteration Agreement, construction cannot begin until late next spring. Staff anticipates advertising the project in early January 2014.
Auburn Boulevard Segment 3	The project has been advertised with a bid opening to be held on September 4 <sup>th</sup> . Staff plans to request Council to award a contract at the September 12th meeting, and we anticipate project completion in late June 2014.
Stock Ranch Nature Preserve	The pre-construction meeting was held on August 15th, with work beginning in September. CHWD will be doing a water main tie-in prior to the start of the project. Once McGuire-Pacific completes their portion of the work in October, the Sacramento Tree Foundation will begin their native oak tree infill planting. All work is scheduled to wrap up in November.



# COME JOIN YOUR NEIGHBORS!



## Your Local Neighborhoods Help Make Citrus Heights a Great Place to Live!

*Get involved and make a positive impact in your neighborhood!*

Congratulations! As a resident of Citrus Heights, you are a member of a Neighborhood Association! You are invited to join your neighbors at their regular meetings, to volunteer in local events and make a difference in your community! The Neighborhoods are here to help you. Best of all, you don't have to pay dues or own your home in order to belong.

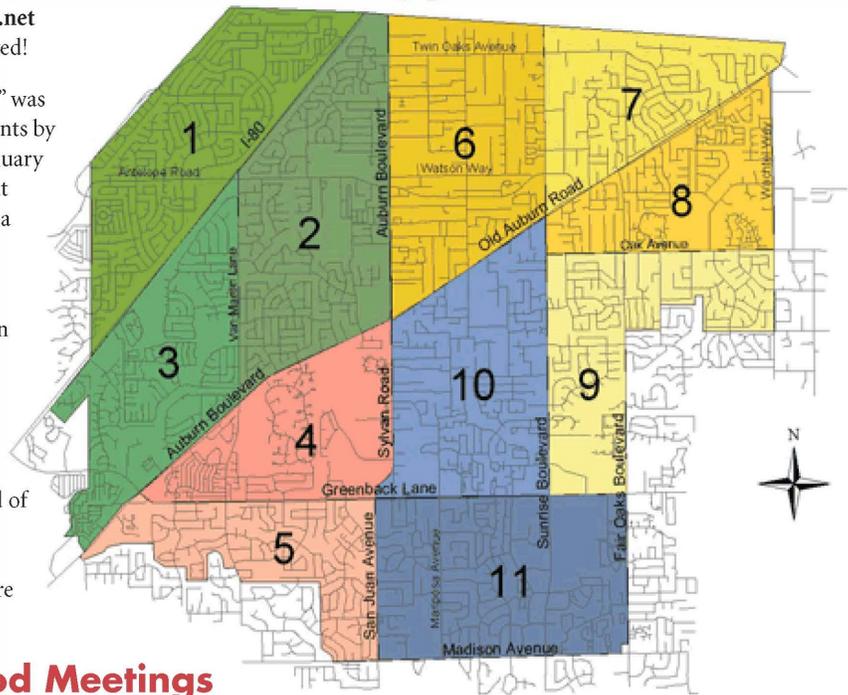
Anyone who lives, rents, or owns property or a business in Citrus Heights can get involved! Citrus Heights is divided into 11 Neighborhoods, and each Neighborhood is represented by a Neighborhood Association (Areas 7 & 8 are combined). Visit the City's website [www.citrusheights.net](http://www.citrusheights.net) and find out more information about how to get involved!

Did you know that the creation of the "Neighborhoods" was voted by the public as one of the Top 10 Accomplishments by the City of Citrus Heights since its incorporation in January 1997? You owe it to yourself and your family to find out why so many think the Neighborhood Associations are a wonderful benefit for residents of Citrus Heights!

The area groups usually meet once a month to solve neighborhood issues such as traffic or crime, to work on various projects, to host City information sessions, to network, have fun and much more.

All of the Neighborhoods are part of REACH (Residents' Empowerment Association of Citrus Heights). REACH is a coalition that consists of a Board of Directors composed of a representative from each neighborhood. REACH meets the 1<sup>st</sup> Monday of each month at 6:30 p.m. in Trellis Hall (6237 Fountain Square Drive - behind the General Services Building).

**Check the map for the Neighborhood Group covering your area:**



## Citrus Heights Neighborhood Meetings

*You're invited to attend a meeting in your neighborhood! All meetings start at 7:00 p.m.*

Area #1 - Northwest	Sierra Meadows Mobile Estates (7600 Daly Ave.)	3 <sup>rd</sup> Tuesday
Area #2 - Rusch Park	Ascension Lutheran Church (7607 Garden Gate)	3 <sup>rd</sup> Thursday
Area #3 - CHANT	Trellis Hall (6237 Fountain Square Dr.)	2 <sup>nd</sup> Tuesday
Area #4 - Arcade Creek	Trellis Hall (6237 Fountain Square Dr.)	1 <sup>st</sup> Tuesday
Area #5 - Park Oaks	Advent Lutheran Church (5901 San Juan Ave.)	3 <sup>rd</sup> Thursday
Area #6 - Sunrise Ranch	Twin Oaks Ave Baptist Church (7690 Twin Oaks)	4 <sup>th</sup> Tuesday
Areas #7/8 - CHASE	Big Oak Mobile Home Park (8300 Old Auburn Rd.)	3 <sup>rd</sup> Tuesday
Area #9 - Sunrise Oaks	Sun Oak Baptist Church (7227 Canelo Hills)	1 <sup>st</sup> Wednesday
Area #10 - Sylvan Old Auburn	Sylvan Community Center (7521 Community Rd.)	4 <sup>th</sup> Monday
Area #11 - Birdcage Heights	Skycrest School (5641 Mariposa Ave.)	3 <sup>rd</sup> Wednesday



The "Don't Rush to Flush" project provides safe and convenient disposal bins for unused pharmaceuticals in both Yolo and Sacramento counties. Proper disposal of unused prescription medications will keep them off the streets, out of the hands of our children and out of our waterways.

- Each year \$225 billion in medications is prescribed, with that number expected to grow to \$550 billion per year by 2017.
- Nearly 40% of prescribed medications aren't taken and end up being improperly discarded – or flushed.
- Studies have found that up to 80% of streams in the U.S. have measurable concentrations of prescription drugs.
- By providing safe and convenient disposal opportunities for unused pharmaceuticals, we are taking the first step toward cleaning up our water supplies and protecting our families.



#### **What types of drugs are accepted?**

Prescription and over-the-counter medications, pet medications, and medicated ointments.

#### **What is not acceptable?**

Personal care products, sharps, bloody or infectious waste, thermometers, hydrogen peroxide, aerosol cans, business waste and controlled substances are NOT accepted.

For more information, please visit [www.DontRushToFlush.org](http://www.DontRushToFlush.org)

### **Drop off your expired and unwanted medications at:**

#### ***Sac State Student Health Services Pharmacy***

6000 J St., Sacramento | (916) 278-6040

Summer hours (June–August): Monday–Thursday: 7:30 AM–4:00 PM, Friday: 8:30 AM–3:30 PM

Spring/Fall/Winter hours: Monday–Thursday: 8:30 AM–5:30 PM, Friday: 9:00 AM–4:30 PM

#### ***South Sacramento Pharmacy***

5385 Franklin Blvd., Sacramento | (916) 452-0247 | Monday–Friday: 8:30 AM–6:00 PM, Sat: 9:00AM–1:00PM

#### ***Sacramento County Sheriff's Department North Patrol Division***

5510 Garfield Ave., Sacramento | (916) 874-1021 | Monday–Friday: 8:00 AM–4:30 PM

#### ***Jefferson Pharmacy***

1029 Jefferson Blvd., West Sacramento | (916) 371-2022 | Monday– Friday: 9:30 AM–5:30 PM

#### ***El Macero Pharmacy***

417 Mace Blvd. #D, Davis | (530) 231-6429 | Monday–Friday: 9:30 AM–6:30 PM, Saturday: 9:30 AM–5:00 PM

#### ***Eagle Drug***

101 Main St., Winters | (530) 795-4123 | Monday–Friday: 10:00 AM–6:00 PM

# Citrus Heights First-Time Homebuyer Program

## Need Help Purchasing a Home? THE CITY CAN HELP!

The City's First-Time Homebuyer program provides low-interest loans of up to \$40,000 to low-income homebuyers that may be used for a down payment and closing costs.

### Low-Interest Loans

The low-interest loan is structured as a second mortgage. The loan will have a rate of 3.00%, a term of 30 years with no required monthly payments. The total sum of the loan, with interest, will be due at the end of the 30-year term, upon sale or transfer of the property or if the borrower no longer occupies the home as their primary residence. The borrower must contribute a minimum of 1.00% of the purchase price. The actual amount of assistance is based on financial capacity.

### Get Started Today!

If you would like to learn more about the program or begin the application process today, contact a NeighborWorks Sacramento representative today. The HUD-certified counselors can assist you with achieving your homeownership goals.

#### NeighborWorks Homeownership Center

[www.nwsac.org](http://www.nwsac.org)  
[info@nwsac.org](mailto:info@nwsac.org)  
 (916) 452.5381 Ext. 210

If you would like to contact a City representative regarding First-Time Homebuyer Program, call Nicole Piva at (916) 725-2448 or [npiva@citrusheights.net](mailto:npiva@citrusheights.net)



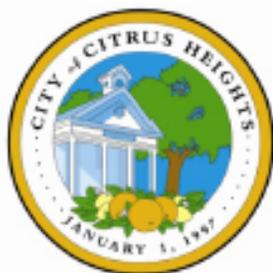
## Eligibility Requirements

- The applicant *must not* have owned a home as a principal place of residence within the past (3) complete years.
- The property must be located within the city of Citrus Heights. The property may be a single-family dwelling or condominium unit. Multi-unit structures and mobilehomes are *not* eligible.
- The applicant must meet the low-income household requirements.
- *Income Limits* table in the column to the right. The current maximum income is calculated by applicant family size.

### Low-Income Limits

Household Size	Maximum Annual Income
1	\$40,550
2	\$46,350
3	\$52,150
4	\$57,900
5	\$62,550
6	\$67,200
7	\$71,800
8	\$76,450

Source: U.S. Department of Housing and Urban Development, 2013





PROMOTING  
 EQUAL OPPORTUNITY  
 HOUSING  
 chfairhousing.net



## FREE FAIR HOUSING TRAINING

The City of Citrus Heights is offering free training on fair housing for property owners and property management companies. This training is presented by the Rental Housing Association, a non-profit organization serving rental owners and managers in the Sacramento Valley region. If you own or manage rental property within the City of Citrus Heights, you are invited to participate. The first fair housing course will be presented three times: morning, evening and as a mid-day webinar, to be followed

by the November class on reasonable accommodations. Each class will be taught by a landlord/tenant attorney and an experienced property manager, with time for open Q&A. Class space is limited to just 30 per session, so act quickly. **To register just email or phone:**

registration@rha.org  
 (916) 920-1120  
 www.RHA.org

### WHAT IS FAIR HOUSING?

Fair housing is a term that encompasses federal and state laws designed to ensure equal opportunity for all Americans purchasing or renting a home. The law protects tenants from illegal discrimination and harassment in housing based on the following protected classes:

- Race
- Color
- Religion
- Gender
- National Origin
- Familial Status
- Disability
- Age
- Marital Status
- Sexual Orientation
- Ancestry
- Source of Income
- Gender Identity
- Personal Characteristic

#### COMPLYING WITH FAIR HOUSING LAWS

Tuesday, August 27, 2013  
 9:30 – 11:00 a.m.  
 City Hall Complex, Trellis Hall  
 6237 Fountain Square Drive, Citrus Heights

Attorney Gary Link  
 Law Office of Gary Link

#### COMPLYING WITH FAIR HOUSING LAWS

Wednesday, October 9, 2013  
 12:00 – 1:30 p.m.  
 Webinar  
 Broadcast from RHA studio, no limit on registrations

Attorney Gary Link  
 Law Office of Gary Link

#### COMPLYING WITH FAIR HOUSING LAWS

Thursday, September 5, 2013  
 6:00 – 7:30 p.m.  
 City Hall Complex, Trellis Hall  
 6237 Fountain Square Drive, Citrus Heights

Attorney Shawn Bankson  
 Law Offices of Kimball, Tirey & St. John

#### UNDERSTANDING REASONABLE ACCOMMODATIONS

Wednesday, November 20, 2013  
 9:30 – 11:00 a.m.  
 City Hall Complex, Trellis Hall  
 6237 Fountain Square Drive, Citrus Heights

Attorney Puneett Singh  
 Partner, Law Offices of Kimball, Tirey & St. John

### PROGRAM INSTRUCTORS



Attorney Gary Link

Attorney Gary Link is an experienced landlord/tenant attorney who has done more than 40,000 evictions in Northern California. He represents owners and agents only. Gary has served on the RHA Board of Directors, and is a frequent instructor of property management and fair housing courses.



Attorney Shawn Bankson

Shawn Bankson is an associate attorney with Kimball, Tirey and St. John LLP. He has been with the firm since 2004. Mr. Bankson specializes in fair housing, landlord/tenant disputes and real estate transactional matters. He holds a Bachelor of Arts degree in political science from the University of California, Davis and a juris doctorate from the Santa Clara University School of Law.



Attorney Puneett Singh

Puneet Singh is the managing partner for the Northern California offices of Kimball, Tirey & St. John LLP and is engaged primarily in the practice of landlord-tenant law and litigation. Ms. Singh advises, counsels and represents owners, management companies and institutions in unlawful detainer actions and other landlord-tenant litigation and transactional matters.



Jane McGinnis

Jane McGinnis started in property management in 1985, following eleven years working on national advertising and marketing programs. Her property management experience includes single-family and multifamily residential, as well as retail and commercial management. Jane joined RHA in 2002 as the Director of Education.



# DOGGONE, IT'S SUMMER!

Please keep your pets safe this summer.

**Dogs don't sweat like humans and can suffer HEATSTROKE far more easily.**

Exercise your dog early or late in the day. All dogs, especially flat faced breeds can overheat quickly.



Provide fresh water daily. Clam shell pools and doggy ice treats/kongs/home alone toys are great fun, keeps them cool and provides mental enrichment.



Check the temperature of the ground or sand because if it's too hot to touch, then it's TOO HOT for their PAWS.



Leave dogs in a shady area, bearing in mind the movement of the sun as the day passes.



**Never** walk your dog when the temperature is over 30C (85F), their paws burn on hot pavement and hot sand.



**Never** leave your dog in a parked car on a warm day. Even on a cool day, the temperature in the car is much hotter than outside and can lead to brain damage or death!!



## SIGNS OF HEATSTROKE

Muddy pink gums (instead of bright pink), heavy panting with occasional frothing at the mouth, disorientation, increased heart rate.

**What To Do:** Remove the pet from the heat source if possible. Increase ventilation (fan) and apply cool water or a cool towel compress. Do not apply ice, this causes the blood vessels to constrict and takes the dog longer to cool down. Reapply the cool towels frequently. Offer water to your pet, but don't force it.

**Get your pet to the veterinarian quickly.**

**Dogs are not a disposable/fashion/status/breeding/profit-making accessory but a 10-15 year commitment, that will love you forever.**



17th Annual  
**Citrus Heights**



**September 22nd, 11am.-3pm.**

**RUSCH PARK** 7801 Auburn Blvd.  
corner of Antelope and Auburn

**FREE FAMILY EVENT**

Family Entertainment!

Inflatables and Rides

Live Music with 101.9 The Wolf

Pony Rides

Rock Climbing Wall

Business and Craft Booths

all about YOUTH Fun Zone

 **Food Vendors**   
(food available for purchase)

Call 727-5400 or visit [www.citrusheights.net](http://www.citrusheights.net) for more info

Sunday Funday is sponsored by the City of Citrus Heights, the Sunrise Recreation & Park District, the Citrus Heights Regional Chamber of Commerce, and several local businesses





# Antelope Crossing's SPOOKTACULAR



## Fun for the entire family!

**Saturday, October 19, 2013  
10AM - 4PM**

Please join us for some ghoulish games, frightening food and freaky fun!

**PUMPKIN PATCH • FUN ZONE • LIVE ENTERTAINMENT  
COSTUME CONTEST • PRIZES  
FACE PAINTING • CRAFT/MERCHANDISE FAIR  
HEALTH FAIR**

Sponsored by the Antelope Crossing Business Association and City of Citrus Heights

Check us out at [AntelopeCrossing.net](http://AntelopeCrossing.net)