



**Local Artists
Recognized for
Lifetime of Works**

PAGE 4

**Ambassadors
Needed for
Aviation Festival**

PAGE 2



Citrus Heights Messenger

VOLUME 11 • ISSUE 35 Serving the City of Citrus Heights & Sacramento County AUGUST 27, 2021

**SEE
INSIDE**

**INFERNO CHICKEN
TURNS UP
THE FIRE**



PAGE 6

**“TO NEWSOM
OR NOT TO
NEWSOM”**



PAGE 7

**WILL LEGISLATURE
CONFRONT
CALIFORNIA
HOUSING CRISIS?**



PAGE 7



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California’s Housing Crisis

How much difference will a zoning bill make?



Elizabeth Olson and her son, Lucas, 2, in front of their newly-purchased home in the Land Park neighborhood of Sacramento on Aug. 4, 2021. Olson hopes to renovate the house into a duplex to make room for her aunt and her partner, who currently live in the home. Photo by Anne Wernikoff, CalMatters

**By Manuela Tobias,
CalMatters.org**

On a few of the vast, verdant lawns in East Sacramento, one of the capital city’s most popular and expensive neighborhoods, yellow-and-black yard signs urge passersby to “save neighborhoods” and keep Sacramento “livable and diverse.” The message symbolizes a big battle taking place at the state Capitol only a few miles away – whether to do away with sacrosanct single-family neighborhoods to address the California housing crisis.

Senate Bill 9, one of several measures alluded to by the signs, would technically allow as many as two duplexes, two houses with attached units, or a combination – capped at four units – on single-family lots across California, without local approval.

The bill would allow more building where it’s now illegal, with the intent of reducing California’s fast-rising home prices and increasing access to homeownership through a greater variety of options, according to state Senate leader Toni Atkins, a Democrat from San Diego who introduced the bill and similar versions in the past.

To lessen concerns from more than 100 cities and neighborhood groups that oppose the bill, Atkins on Monday added a few amendments that give local jurisdictions some veto power over units that threaten public health and safety and curtail potential speculation. The bill – approved by the Senate in May and two Assembly policy committees in June – made it out of the Assembly Appropriations Committee and will face a vote on the Assembly floor in coming weeks.

But some analysts say the linchpin

of the Senate’s housing package would probably have a negligible impact on the California housing crisis, at least in the short-term. As for the nightmare scenario described by opponents? There simply isn’t enough evidence to back that up, either.

That’s because a change to zoning means very little in reality, starting with the number of units that would actually get built, these analysts say.

Development would be realistic in only about 410,000 parcels in California at most, or 5.4% of land now occupied by single-family houses, according to a new study by the Turner Center for Housing Innovation at UC Berkeley based on the version of the bill without the new amendments.

That could add a total of 700,000 new units across California, if every single homeowner for whom the

Continued on page 6

County to Hold Realignment Plan Community Workshop

**By Robyn Howland,
Sacramento County
Probation Department**

SACRAMENTO COUNTY, CA (MPG) - The Sacramento County Juvenile Justice Coordinating Council (JJCC) Subcommittee will host a Realignment Plan Community Workshop to present and encourage community participation and feedback in Sacramento County’s Realignment Plan. The Community Workshop will be conducted virtually via Zoom.

The JJCC Subcommittee, chaired by the Chief Probation Officer, is comprised of representatives from the District Attorney’s Office, the Public Defender’s Office, the Child Protective Services, Behavioral Health Services, Sacramento County Office of Education, and a representative from Superior Court. In April 2021, four community members were selected as members of the JJCC Subcommittee.

The JJCC Subcommittee is responsible for the development of Sacramento County’s Senate Bill 823 Division of Juvenile Justice (DJJ) Realignment Plan to be submitted to the new state Office of Youth and Community Restoration. The Realignment Plan addresses programs, re-entry, rehabilitation and support services for youth realigned from the State DJJ to the Valley Oak Youth Academy (VOYA) located within the Sacramento County Youth Detention Facility.

The VOYA provides a safe and secure environment for youth serving commitments at Sacramento County’s Youth Detention Facility. Through the utilization of community-based responses and intervention, opportunities are provided towards positive outcomes for youth and public safety, reduced transfer of youth to the adult criminal justice system, reduced racial and ethnic disparities, and reduced confinement in the juvenile justice system.

“Through the dedication and collaboration that exists between our culturally responsive probation staff, contracted employees, county partners and more than 100 volunteers from community based organizations, the youth within the Sacramento County Youth Detention Facility receive a wide range of programs,” said Marlon Yarber, Interim Chief Probation Officer.

“We look forward to continued collaboration with the community to create

Continued on page 7

Chief of Police Ron Lawrence Announces New Job

City of Citrus Heights

CITRUS HEIGHTS, CA (MPG) - Citrus Heights Police Chief Ron Lawrence announced he will be taking a new position in Orange County, after serving Citrus Heights for five years. Lawrence’s last day with Citrus Heights will be on September 7, and City staff have begun the process for finding his replacement immediately.

“Chief Lawrence has been an incredible Police Chief and leader of the Citrus Heights Police Department,” said Interim City Manager Chris Boyd. “He has led our men and women in blue through a global pandemic, civic unrest, countless natural disasters, and more. His unwavering passion, diplomacy, and motivating leadership style has



Ron Lawrence, Citrus Heights Police Chief

taken the Citrus Heights Police Department to the next level of quality service. He will be greatly

missed, and I wish him all the best in his next endeavor.”

Lawrence joins the City of Costa Mesa as their new Police Chief with 31 years’ combined experience in law enforcement. In Citrus Heights, Lawrence served as the City’s second Police Chief, appointed in 2016 when the City’s first Chief of Police, Chris Boyd, took on the role of City Manager. Lawrence also served as the 54th President of the California Police Chiefs’ Association (CPCA) from 2019-2020, representing all municipal Police Chiefs throughout the State of California.

“I am forever grateful to have served the City of Citrus Heights with such a talented and dedicated group of Police and City

Continued on page 5

Read More at www.CitrusHeightsMessenger.com

A large crowd of people is gathered on a tarmac, centered around a black F-16 fighter jet. The jet's tail features the text "AF 88-087". In front of the jet is a small black tent with a red top, which has "F-16 VIPER DEMO TEAM" and "POWERED BY" printed on it. The tent is staffed by several people, some in military uniforms. To the left of the tent is a white Dodge SUV. The background is filled with various other tents, including white and blue ones, and other aircraft, including a large white jet with "AF" on its side. The scene is a busy airshow event.

Volunteers don't need to have any prior experience, and you don't need to know anything about aviation. Photo by Mark Loper, courtesy CCA

SACRAMENTO REGION, CA (MPG) - Volunteers are needed for the 2021 California Capital Airshow (CCA), which is presented by Sacramento County in partnership with the City of Rancho Cordova. The annual event, held at Mather Airport, is designed to honor the history of aviation while inspiring attendees with exciting in-air performances by talented pilots.

Volunteers will have behind-the-scenes access to all the excitement the festival has to offer, while playing a crucial role in ensuring the success of the airshow. Volunteers work in the performers chamber, where the pilots have lunch; pick up debris on the main show ramp as part of the Foreign Object Debris (FOD) Squad; and engage with attendees in a range of hospitality roles, such as greeting guests and helping them get autographs from their favorite performers.

Ronlyn Vasconcellos, CCA volunteer coordinator, said in a press release that the volunteers are referred to as “Airshow Ambassadors,” and that “many have served for a decade or more, providing an opportunity to build a great sense of community around this event.”

One such volunteer is Mark Crawford of Rocklin, CA, who has been volunteering at the airshow for approximately 13 years. He first started out years ago by getting a group of people from his office to volunteer with him, and after all their hard work, he said they saw the “direct benefit of our efforts and the success of the show.”

Crawford is now a Hospitality Team Leader, and he has volunteers on his team who come back year after year – in addition to new recruits each year who are eager to get in on the action. “It is a lot of work, and several long days,” Crawford said, “and it is all worth it. I’ve not only built relationships with the other

volunteers, I've also built relationships with many of our guests that have also been coming back year after year. It is so awesome to watch their kids grow and experience this special event every year." Crawford has even been getting his own son involved as an Airshow volunteer in recent years.

Volunteers don't need to have any prior experience, and you don't need to know anything about aviation. "We have many great volunteers that can tell you all kinds of information about every single plane they see, and we have volunteers that don't know anything about planes ... you don't need to be a plane expert to get involved," said Crawford. "Anyone with a heart to serve and a smile on their face will do an amazing job and have one of the best times at the airshow."

Crawford explained that volunteers are well taken care of during the airshow: "Caring for the volunteers is always a high

priority for the organizers, so we have plenty of water to drink during the day, opportunities to take breaks during the day to explore everything, and they provide a great lunch as well each day.”

If you enjoy helping others, engaging in exceptional customer service, and working outdoors in a fun, fast-paced atmosphere, consider volunteering your time at the 2021 California Capital Airshow. Adults (18 and older) can volunteer either Friday, September 24 from 1:00 PM to 8:00 PM or Saturday, September 25 and Sunday, September 26 from 9:00 AM to 5:00 PM. Volunteers will receive an “Airshow Crew” t-shirt, and meals and water will be provided. Volunteers will also be required to comply with all state and local COVID-19 protocols during the airshow.

For more information or to sign up as an Airshow Ambassador, visit <https://californiaairshow.com/become-a-volunteer/>. ★

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Local Artists Recognized for Lifetime of Three-Dimensional Works

By Elise Spleiss

SACRAMENTO REGION, CA (MPG) - During the month of August Valley Sculpture Artists (VSA) has been partnering with Allied Ceramics Art Institute Studios and Gallery (ACAI) to offer a three-dimension sculpture art show, entitled “Sculptural Diversity” to the community.

On Saturday, August 21, two Herberholz Awards for Sculpture were presented to two locally renowned artists, recognizing their body of work in three-dimensional (3D) art and service to the community. VSA president, Sue Anne Foster presented the awards at a reception with over 100 family, friends and fellow artists in attendance. Phill Evans received the award for 2020, as there were no art shows during that year, and Del Swanson was the 2021 recipient.

Don Herberholz was a prolific sculptor, instructor and author. A professor of Art at Sacramento State University, he created and taught Art for over 50 years. His sculptures can be found at many locations throughout Sacramento County including the Carmichael Library, and Crocker Art Museum. He and his wife Barbara, also a former Sacramento State professor, had resided in both Carmichael and Gold River. She said in a 2007 article in the Sacramento Bee, “He was just born inspired.” Herberholz passed away in 2006 at the age of 83.

In 2004 VSA featured a retrospective of his work and set up an annual award to honor the life and work of this dedicated artist. Herberholz selected the first three recipients. Today former recipients and board members continue this legacy. The Herberholz award “acknowledges exemplary work and celebrates extraordinary contributions to our club or the community,” according to Foster.

The 2020 award winner, **Phill Evans** says of his art, “I interpret people, places and things utilizing stone, metal, glass, wood and kinetic energy. Stones and rocks have shape, color and are tablets of geophysical history. Metal’s malleability forms structures with a permanence. Wood has a broad spectrum of utility and beautiful versatility. Kinetics propelled by wind, electrical force or physical contact expands the visual experience and heightens the excitement developing weight and balance solutions.

Del Swanson, the 2021 award recipient was born in Stockton, California and grew up in North Sacramento. He says, “Art has been a passion since early childhood. From wood carving in Boy Scouts to model making and



The 2020 Herberholz Awards for Sculpture winner, Phill Evans (left), Sue Anne Foster President of Valley Sculpture Artists and 2021 award recipient Delbert Swanson stand in front of an image of prolific sculptor Don Herberholz and the recipients of the award since 2004. Photo by Elise Spleiss



The 2020 award winner, Phill Evans, was awarded this year since the event was canceled last year. Photo provided by VSA

sketching as a young child, it led me to graduate from Art Center College of Design with honors in 1968. From there it was on to designing cars for Ford Motor Company in Dearborn, Michigan and working on abstract painting for pleasure. After having

to relocate back to California and starting a business with my wife Carol, I started to use multiple mediums such as oil paint on canvas, foam wrapped with canvas and metal, sometimes mixing them.”

As a collector of Hopi Native American

carvings (kachina dolls) Swanson wanted to make his own sculptures out of metal to honor these traditions. His first is *Crow Mother* and various others are on the way to being finished soon.

The gallery exhibition features more than a dozen artists, showing their 3D pieces in often-surprising combinations of wood, metal, pain, clay, fiber, stone, and bronze.

More and more sculptures are made out of ‘found objects’, and mechanical parts. One young artist in the show, PJ Kennedy, who does not see his art as work, creates his pieces from scrap metal of all sizes and shapes. Many of his pieces in the show are



2021 award recipient Delbert Swanson from Valley Sculpture Artists (VSA) honors Hopi Native American (kachina dolls) with his sculpture *Crow Mother*. Photo provided by VSA

welded from discarded car engine parts. In his YouTube video he challenges his viewer to try it, “just weld two pieces together, then weld another one on it, and someone will call that art. Anything can be art.”

Sculptural Diversity, showing at the ACAI Studios and Gallery at 7425 Winding Way, Fair Oaks, will conclude on August 30. Hours: Thursday the 26th and Friday the 27th 1-4 p.m. and Saturday the 28th 11 a.m. to 3 p.m.

The art of Phill Evans and Maureen Gilli will be featured at ACAI in October. For ACAI art show schedule call 916-966-2453. For VSA contact Sue Anne Foster at 916-342-4293.

Sources: ACAI: acaistudios.com; Phill Evans website: phillevans.com; ACAI Gallery curator Sandee Hancock; VSA president Sue Anne Foster. ★


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By Marlys Johnsen Norris, Christian Author

The miraculous birth and death of God's Beloved Son Jesus Christ provides our perfect example of divine love every one of us are to give and exemplify in our lives to others. It is amazing that from the time Jesus was a little boy he was busy being an example of love and concern plus doing for others. We are imolate Jesus in our lives today!

Jesus had a short life of thirty years but during those years he taught hundreds of people plus met their many different needs. He spoke words of comfort, wisdom, performing miracles

Jesus Is Still Our Focus

challenging them to believe in His Heavenly Father, God Almighty and to follow laws of God to enrich their lives. Jesus, God's Son performed "miracles".

Yet, possibly people of authority were jealous and threatened by His power and popularity. They sought to kill Him. They threatened and persecuted Jesus. He endured accusations of sinners against him. They took Jesus and proceeded to nail him to the Cross where he endured unbelievable pain.

However, His Heavenly Father knew all about it and was His plan to allow His Beloved Son to become the "Lamb of God" and die and shed every ounce of His Blood on the Cross to purchase complete forgiveness for our sins and to redeem our souls and one day gain the gift of eternal life in heaven with them. "For God so loved the world that He sent His Only Beloved Son, that who-soo-ever believeth in Him shall not perish but have everlasting life." (John 3:16)

"Jesus is the author and finisher of our faith; who for the joy that was set before him endured the cross, despising the shame, and is set down at the right hand of the throne of God." (Hebrews 12:2)

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Social Security Matters

If I Apply Now, When Will I Get My First Social Security Payment?



By Russell Gloor, AMAC Certified Social Security Advisor

Dear Rusty: If I were to apply for my Social Security retirement (I'm 68 on August 1, 2021), when could I realistically expect to receive my first check?

Signed: Ready to Claim

Dear Ready: Social Security suggests applying for benefits 2 - 3 months before you wish them to begin, to allow time for processing your application. When you apply, you will specify the month you wish your benefits to start, and that is when your benefits will officially begin. But Social Security pays benefits in the month following the month they are earned. So, if, for example, you applied and specified September as your benefit start month, your benefit for that month wouldn't be received until October. The payment date for you will be on the 2nd Wednesday (because you were born between the 1st and 10th of the month), and your payment won't be by check but rather by direct deposit into your bank account. Here are a few other things you



should be aware of:

- Since you were born on the 1st of the month, your benefit is computed using the previous month as your eligibility date. If your year of birth was 1953, your full retirement age (FRA) was 66, which means that you actually reached your FRA in July 2019.
- Since you reached your FRA of 66, you have been earning Delayed Retirement Credits (DRCs) at the rate of .67% per month (8% additional benefit per year). You can earn DRCs up to age 70, at which point your SS benefit would be 32% more than it would have been at your FRA.
- If you will be 68 on August 1st, you have already earned 16% additional benefit through DRCs. That means your benefit, if claimed to start in July will be 16% more than it would have been at age 66. You will specify the month you wish your benefit to start when you apply.
- Social Security applies DRCs in January of each year, so if you apply mid-year 2021, your DRCs earned in 2021 won't be

applied to your benefit payment until January of 2022.

- You can claim up to 6 months retroactive benefits, which would be paid in a lump sum. If you choose to take retroactive benefits your "benefit-start-month" will be backdated by 6 months, your benefit amount will be reduced accordingly (by 4%), and you'll get that reduced benefit for the rest of your life (except for Cost of Living Adjustments annually awarded).

So, this may be more detail than you expected for your simple question, but claiming SS is a serious decision and it's important you have complete information before you apply.

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Chief of Police Ron Lawrence Announces New Job

Continued from page 1

employees," said Lawrence. "While I am proud of what our department has accomplished to reduce crime, what stands out to me most is the close, trusting relationships we have forged with this community. Citrus Heights will always have a special place in my heart, and I thank City Manager Boyd for his confidence in me to lead the department after him. I was honored he selected me to succeed him as Police Chief five years ago, and I am

confident the leadership at the Citrus Heights Police Department will continue to make great things happen for the community. I will miss working with the talented men and women of the Citrus Heights Police Department, as they are some of the most skilled police professionals I have had the opportunity to work with."

The role of Chief of Police is appointed by the City Manager, and the process for finding Lawrence's replacement is already underway. ★






Dare to Live Without Limits

by Bryan Golden

Now is the Time



Do you fret over the past? Do you worry about the future? Do you put things off until you get around to it? Do you avoid dealing with problems? Do you spend today focused on yesterday or tomorrow? Do you spend time worrying? Now is the time to take control of your life.

Now is what matters. Yesterday is over and can't be changed. Nothing can be accomplished tomorrow because you don't live in tomorrow. Every day is today. Now is when you can get things done. Now is the time to be proactive.

Now is the time to pursue your goals, solve problems, learn, grow, and improve. Now is the time to stop procrastinating. Now is the time to get the most out of life. Now is the time to develop good habits and break bad ones.

Now is the time to appreciate all of the good in your life. Cultivate your attitude of gratitude each day. Be thankful for all of your blessings. This approach makes each day a better day by feeding your positive attitude.

Now is the time to smile. Smiling boosts your emotions, along with the emotions of those you encounter. Every day is a reason to smile because it is a new beginning. Each day you can choose happiness. Now is the time to take control of your emotions.

Now is the time to let go of the past. The past is over, don't waste effort lamenting what has already transpired. Don't allow the past to pollute the present. Learn from the past. The past teaches you what works, and what doesn't.

Now is the time to take responsibility for your life. Don't make excuses. Don't blame other people or circumstances. If you are not happy with your situation, take positive steps to fix it. You are the only one who can make changes to your life.

Now is the time to stop worrying. Worry is like being in a rocking chair; it's a lot of activity which doesn't get you anywhere. Replace worry with action. If you are concerned about a situation, do what is necessary to deal with it.

Now is the time to find the solution which exists for each problem. Once a problem is identified, focus your energy on solving it. Complaining about it accomplishes nothing. If you say you can't do something, you are right. Conversely, if you say you can do something, you are also right.

Now is the time to prepare for tomorrow. You can't alter the past, but the actions you take today influence what happens in the future. Don't wait for things to change, do what is necessary to create the change.

Now is the time to grow and improve. Education is a lifetime pursuit. There is always more to learn. Learn from others who are where you want to be. Observe how they have become successful. You can save yourself a lot of time by learning from others experiences.

Now is the time to be aware of your thoughts and self-talk. What you say to yourself determines what you think about. If you are saying things such as, "I can't do it," "It won't work," "I'm not good enough," "That's impossible," or "Nothing ever works for me," you are programming your mind for failure.

Now is the time to replace negative self-talk with positive. Tell yourself, "I will do it," "I can do it," "I'll figure out a way to do it," and "I will succeed." Program your brain for your desired outcomes.

Now is the time that matters. The actions you take today shape your future. Take positive steps now to make changes, solve problems, and prepare for tomorrow.

NOW AVAILABLE: "Dare to Live Without Limits," the book. Visit www.BryanGolden.com or your bookstore. Bryan is a management consultant, motivational speaker, author, and adjunct professor. E-mail Bryan at bryan@columnist.com or write him c/o this paper. © 2021 Bryan Golden ★



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Subscriptions should be mailed to:

Citrus Heights Messenger,
7405 Greenback Lane, #129, Citrus Heights, CA 95610

Subscription rate is \$42 per year in Citrus Heights. *Citrus Heights Messenger* is published weekly. Call (916) 773-1111 for more information.

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California’s Housing Crisis

Continued from page 1
change made sense chose to develop. “Overall, that’s a sliver of the 7.5 million single-family homes throughout the state,” said David Garcia, policy director for the Turner Center.

One of the new amendments — which requires owners to live in the home for at least three years before they could split their property and build as many as four units — cuts the potential total of new units by 40,000, or 6%.

The analysis was conducted using current land values and development costs, so the number of feasible units could change. But Garcia said that was unlikely in the near-term. The study found that the typical property owner could not afford to build a second unit, much less a third or fourth. Other barriers: The new split lot couldn’t be less than 1,200 square feet, and historic districts, fire hazard zones and some rural areas would be barred from development.

“You would not see the wholesale bulldozing of single-family homes, as we’ve seen characterized in many of the public comments in committee hearings,” Garcia said. “There’s just no financial basis for that fear.”

Many critics of the bill — including Livable California, a group that supports single-family neighborhoods and local control — emphasize that the legislation doesn’t require that any units be affordable or capped at a certain price. So, it would only really benefit wealthy people and developers, they say.

The bill’s supporters push back by asking: Where are neighborhood groups during battles over affordable housing projects? Often on the

opposing side.

While there aren’t any units set aside for the lowest earners, the bill’s backers say that market-rate housing ultimately helps create affordability for everyone. By adding a unit that a middle-class family can afford, it opens up a less expensive unit for a family one step below them on the economic ladder.

While duplexes are still legal across Sacramento on corner lots, the duplexes, fourplexes and even six-unit buildings that dot her block near the park were built prior to the single-family zoning ordinance that outlawed them.

Would adding more of those buildings now lower rents? While more market-rate housing on the regional level has indeed been found to lower prices over time, the jury is still out at the neighborhood level, explained Robert Wassmer, chairperson of Sacramento State University’s master’s program in urban land development.

But Wassmer, who also lives in East Sacramento, said the unspoken argument against the bill really revolves around property values in higher-end neighborhoods. And he found in a 2018 study the greater the number of occupants in a household, the lower the home values.

“They’re worried about their property values going down, and liberals can’t dismiss that. For many people, that’s their nest egg. That’s their retirement,” he said.

While the bill previously said it was up to cities to mandate that homes be occupied by their owners to undergo a lot split, the new amendment requires it statewide. The idea is to prevent speculation by corporate

groups that have already bought up about 17% of the state’s housing stock.

Researchers who focus on gentrification and zoning say while concerns about displacement are valid, these zoning changes have happened in only a handful of places so there’s just not enough evidence to predict what would happen if this bill becomes law.

As their COVID-19 project last year, Jeff Harris and his teenage daughter removed the roof of the two-car garage behind his 32-year River Park home in Sacramento and added a 700-square-foot apartment.

Then came the complaints.

One neighbor, concerned about their privacy, asked that there not be any windows on one side. The real estate agent selling the property behind his also called to ask whether there would be any windows overlooking her clients’ yard “because that might kill the sale,” he said.

Harris isn’t only a homeowner, but the city council member representing East Sacramento, so the debates over the small addition to his backyard helped inform a much bigger discussion at City Hall: whether Sacramento, and now the state, should allow homeowners to build up to four units on their single-family lots. The City Council isn’t expected to vote on the zoning change until next spring, after months of community outreach.

“How are we going to deal with the infrastructure upgrades? How are we going to mitigate parking? How are we going to collect the trash?” Harris asked. “And I can tell you, almost every city in California right now is broke.” ★

Citrus Heights Surgery Center Moves Towards Completion



The 16,000-square-foot center will feature three operating room beds, three treatment bays and 11 recovery unit beds for patients. Photo by Thomas J. Sullivan

By Thomas J. Sullivan

CITRUS HEIGHTS, CA (MPG) - Construction on a new Ambulatory Surgery Center (ASC) on the corner of Stock Ranch and Sylvan Roads in Citrus Heights continues to move towards a planned December opening.

“We are pleased to report that the project is on track for a December 2021 opening pending no unforeseen construction delays and final licensure,” said William Hodges, director of external communications for Dignity Health-Sacramento Region.

“The new ambulatory surgical center will be a phased opening, with first procedures happening in December and will then ramp up in the months to follow,” he said.

The Dignity Health and United Surgical Partners International (USPI) joint venture features three operating room beds, three treatment bays and 11 recovery unit

beds for patients receiving same-day surgeries. When open, the center is expected to have approximately 70 physicians on its medical staff.

The new 16,000-square-foot center which will be the first of its kind in Citrus Heights, will join five other USPI centers in the region, including centers in Roseville and Folsom. Its location is not far from Dignity Health Medical Center at 7115 Greenback Lane, which offers its patients primary and specialty medical care.

According to Dignity Health, the new Citrus Heights surgical center will be utilized for general surgery, otolaryngology, orthopedics, gastrointestinal, gynecology, ophthalmology, pain management, podiatry and urology procedures.

The project’s developer, Capital Partners Development Co., also built the Citrus Heights City Hall and the U.S. Small Business

Administration building. RCP Construction Inc. which is based in El Dorado Hills is the builder.

A patient drop-off and pickup location and covered decorative awnings, along with at least 70 parking spots and a new driveway is on Stock Ranch Road. An additional 4,800-square-foot second building, shown penciled-in on the site plan is included as a “projected need” for a future office building at the site, according to plans filed with city. At the present time, just the surgical center is being built.

“Dignity Health and United Surgical Partners International are proud of their long-standing partnership and we are excited to bring this center and its array of outpatient surgical services to Citrus Heights. We thank the city of Citrus Heights and the community for their continued support,” Hodges said. ★

Inferno Chicken Turns up the Fire

By Thomas J. Sullivan

CITRUS HEIGHTS, CA (MPG) - There’s a new fire-breathing chicken in Citrus Heights.

Inferno Chicken celebrated its grand opening Monday, August 16, replacing the former family owned Armenian Grillhouse at 5925 Birdcage Centre Ln Ste 109, which opened in 2017.

The Monday morning ribbon cutting ceremony included officers of the Citrus Heights Police Department, members of the Citrus Heights Chamber of Commerce, the Sunrise MarketPlace (SMP) Property and Business Improvement District (PBID) and Meghan Huber, the city’s economic development and communications manager.

“The decision to change the restaurant’s theme and menu was a necessary business choice,” said owner Naz Muradyan. “While the restaurant was very popular, our decision was driven by the rising costs of providing high-quality Mediterranean dishes which we were best known for.”

Dishes had included lamb gyros, kebabs, soups and appetizers like Greek fries and falafel. Grilled lamb, tri-tips, chicken wraps, and a variety of Armenian flavors and salads were among the restaurant’s popular favorites.

“We just couldn’t raise prices any higher to cover our expenses and remain competitive,” Muradyan said.

The restaurant continued to remain open through the pandemic before shuttering this month for renovation.

“We made a decision to open a more American-style restaurant featuring Louisiana style chicken which is also my favorite style. All of our New Orleans-inspired sauces



Civic and Chamber leaders accompanied Naz Muradyan, family and staff at the grand opening of Inferno Chicken in Citrus Heights, CA. Photo by Thomas J. Sullivan

are made fresh daily.”

“It’s our first location in my hometown of Citrus Heights,” he said. “In the future I’m looking to open another Inferno Chicken restaurant in Carmichael.”

Customers are invited to choose their style, their preferred heat level, and a side dish. Heat levels range from a mild Buffalo, a teriyaki-inspired “Asian-Fury”, and ascending steadily in intensity from “Hot Tickle”, “Warming Up”, “Feel the Heat”, “Make Me Cry” to “Inferno”, for which they will need a waiver to sign, Muradyan said.

Inferno Chicken is now open for dine-in with delivery and pick up service coming soon, Muradyan said. Customer traffic from the nearby Target store in Birdcage Centre will remain an important source of daily revenue for the restaurant, he said.

“We’ve kept our menu very family-friendly with choices all can enjoy,” Muradyan said.

The menu offers four primary chicken choices, a sandwich on a soft roll (\$4.99), two fresh tacos for \$6.99. A basket of six boneless chicken tenders for \$5.99 or two large chicken tenders at \$5.99 are featured.

French fries, macaroni and cheese or rice served “Inferno Style” at the spice level of customer choice are available at \$9.99. Smaller portions of macaroni and cheese, French fries, tater tots, rice, veggies, and coleslaw are \$2.99 each.

New outside metal fencing around for patio seating was added with help of the Sunrise Marketplace Property and Business Improvement District. Eight tables are inside. While overall seating capacity is 55, the owner said it will be adjusted as needed to maintain proper social distancing.

Inside, a colorful hand-painted mural depicts a fire-breathing mother chicken trying to rescue her chicks. The painting of the mural was a month-long family effort during the restaurant’s refresh and features scenes of the state capital and the Sacramento River.

Inferno Chicken at 5925 Birdcage Centre Lane, Suite 109 in Citrus Heights is open Monday through Saturday, from 11 a.m. to 10 p.m. Closed Sundays. Masks are required to be worn for service and proper social distancing is observed. Call 916-967-7320 for more information or visit <https://www.infernochicken.com/> ★

Crime Reports

Citrus Heights Police Report

April 26th

April 28th



08/06/2021 • Time: 10:59 PM • IR Number: 12106237

Crime: **Vehicle Theft**

Location Type: Apt/Condo/Duplex • Public Address: 74XX PATRICKS LN

Agency: Citrus Heights Police Department

08/07/2021 • Time: 1:27 PM • IR Number: 12106255

Crime: **Vehicle Theft**

Location Type: Street/Highway • ublic Address: SUNRISE BL/OLD AUBURN RD

Agency: Citrus Heights Police Department

08/07/2021 • Time: 2:30 AM • IR Number: 12106249

Crime: **Vehicle Theft**

Location Type: Street/Highway • Public Address: 70XX CROSS DR, C HTS, CA

Agency: Citrus Heights Police Department

08/12/2021 • Time: 12:01 AM • IR Number: 12106398

Crime: **Grnd Thft:prop/Etc \$950+**

Location Type: *Theft from Vehicle* • Public Address: 76XX SUNRISE

Agency: Citrus Heights Police Department

08/13/2021 • Time: 2:45 AM • IR Number: 12106415

Crime: **Vehicle Theft**

Location Type: House (includes driveway) • Public Address: 74XX EVENING WY, C HTS, CA

Agency: Citrus Heights Police Department

08/13/2021 • Time: 5:00 PM • IR Number: 12106494

Crime: **Grnd Thft:prop/Etc \$950+**

Location Type: Construction Site • Public Address: 80XX GREENBACK LN, C HTS, CA

Agency: Citrus Heights Police Department

08/16/2021 • Time: 7:14 AM • IR Number: 12106489

Crime: **Vehicle Theft**

Location Type: House (includes driveway) • Public Address: 74XX WILLOWCREEK DR,

Agency: Citrus Heights Police Department

08/18/2021 • Time: 10:00 AM • IR Number: 12106573

Crime: **Grnd Thft:prop/Etc \$950+**

Location Type: House (includes driveway) • Public Address: 78XX TWIN OAKS AV,

Agency: Citrus Heights Police Department

08/19/2021 • Time: 1:29 AM • IR Number: 12106563

Crime: **Burglary - Residential**

Location Type: House (includes driveway) • Public Address: 70XX COBALT WY

Agency: Citrus Heights Police Department

Find more info at citrusheights.net

Will Legislature Confront California Housing Crisis?



By Dan Walters
CALMatters

California had a huge and growing housing problem before COVID-19 reared its ugly head 18 months ago, falling well short each year of state construction goals. The pandemic, which continues to flare up, “exacerbated a long-standing housing shortage, intensified a statewide affordability crisis, and provoked housing instability,” the new state budget declares. While suddenly unemployed workers struggled, and often failed, to make their monthly payments, the prices for homes soared, freeing out many who aspired to ownership. The budget projects that California will add, at best, about 100,000 housing units this year, which is scarcely half of the 180,000 units state housing authorities say are needed to meet current demand and reduce the backlog. And that projection did not take into account the current COVID-19 surge. The Legislature has reconvened after its summer vacation and is sprinting toward adjournment in mid-September. Housing is, or should be, at the top of its agenda. While many factors affect the housing shortage,

the most important is the reluctance of suburban communities to embrace multi-family housing projects, particularly those for low- and moderate-income renters. Dubbed “not-in-my-backyard,” or NIMBY, it is by no means a recent phenomenon. One could trace it back to the anti-Asian exclusion laws of the 19th century, and 20th century anti-okie laws and whites- and Christians-only deed covenants. As California’s population exploded after World War II, some rural communities attempted to avoid becoming commuter suburbs. When Petaluma adopted a strict growth control law in the early 1970s, developers sued and the case went all the way to the U.S. Supreme Court, which allowed Petaluma’s law to remain in effect. The state has made multiple attempts to overcome NIMBYism, such as imposing residential zoning quotas on regions and cities. Recent versions contain some penalties for cities that ignore their quotas and the state sued one city, Huntington Beach, for ignoring its quota. One of the state’s many anti-NIMBY actions is the Housing Accountability Act, first enacted in 1982 and later tightened up. It essentially bars local governments from arbitrarily blocking housing projects that are “consistent with objective local development standards.” Citing the law, pro-housing organizations have been challenging local governments when they reject low- and moderate-income projects and two cases are looming as tests

of the law’s efficacy. One is in Huntington Beach, which rejected a 48-unit project. The California Renters Legal Advocacy and Education Fund (CaRLA) sued but a local judge ruled for the city, declaring that it had valid reasons, such as increased traffic, to deny a permit for the project. CaRLA is also suing San Mateo, which imposed stringent design requirements on a 10-unit project that its developers said were onerous. Once again, a local judge ruled for the city and even questioned whether the Housing Accountability Act can be constitutionally applied to a charter city under the home rule doctrine. Both cases are headed up the legal appeals chain and state Attorney General Rob Bonta is intervening in the San Mateo case to defend the law’s application. That brings us back to the final weeks of the legislative session and two highly controversial anti-NIMBY measures. Senate Bill 9 is the latest effort by Senate President Pro Tem Toni Atkins to allow small multi-family projects on lots zoned for single-family homes, while SB 10 would allow local governments to approve up to 10 units of housing on any lot, regardless of current zoning, near transit. Whether they pass or fail will tell us much about the direction of housing policy as California’s crisis continues. Dan Walters has been a journalist for nearly 60 years, spending all but a few of those years working for California newspapers. ★



President Biden’s Man-Made Disasters

President Biden arrived in office with the southern U.S. border secure and Afghanistan in a state of fragile equilibrium. Eight months later, the border continues to be deluged with migrants overwhelming our capacity to properly house and process them, and we are evacuating our personnel from Hamid Karzai International Airport in Kabul overrun by desperate Afghans fleeing the Taliban. The crisis at the border and the stunningly swift defeat in Afghanistan are entirely on Biden. He took sustainable situations and overturned them out of ideological fixity and fantastical wishful thinking. The outcomes were utterly predictable. Indeed, anyone who knew anything about the border or Afghanistan warned what would happen. The debacles haven’t been the product of forces beyond Biden’s control; events didn’t take a hand, he did. These are man-made disasters. Throw on top the crime wave in U.S. cities that is a product of the left’s enthusiasm for fashionable anti-cop sentiments, and the picture is of a party that is unable to maintain order or rationally calculate the downside consequences of its rhetoric and policies. One hallmark of the

Biden approach has been laughably false assurances. He maintained at a press conference in March that there was nothing unusual going on at the border, when the historic surge had already begun. Only last month, he confidently predicted that there’d be no dramatic rooftop evacuations from Kabul, when a rapid collapse of the government was always a distinct possibility. Then, there are the ineffectual warnings. Biden officials have repeatedly told migrants to stop coming to the U.S. border, when they have every incentive to continue to do so, and his representatives tsk-tsked the Taliban about sweeping to power by force – something that they have fought to do for 20 years – because it would supposedly harm the group’s international image. And, finally, the rank blame-shifting. Biden’s team has outlandishly tried to argue that President Donald Trump somehow created the conditions for the border spinning out of control, when the truth is that Trump, after false starts, figured out how to get a handle on it. Biden points the finger at Trump, too, on Afghanistan. Here, he has more of a case – the so-called peace deal that Trump cut with the Taliban was a travesty that undercut the Afghan government. But nothing forced Biden, who has happily reversed field on most Trump policies, to abide by an agreement that the Taliban violated from the outset or to execute a withdrawal that knee-capped the Afghan army in the midst of fighting

season and a gathering Taliban offensive. He was the one whose exit denied the Afghan army the U.S. air support and logistics it had always depended on, who left without securing a nearby base in the region, who didn’t care enough about Afghan allies who had risked their lives for us to ensure that they could get out of the country, who sent a message of abandonment that was a blow to Afghan morale from the top all the way down. It’s a particularly galling Biden rhetorical move to use the catastrophic failure of the Afghan forces that he helped bring about to insist that his decision to leave was the only responsible one. He’s gone from claiming we could safely leave because the Afghan security forces would do just fine on their own, to arguing we had no choice but to get out because they couldn’t manage without us. Both at the U.S. border and in Afghanistan, Biden merely had to keep in place what he inherited to sustain success or at least avoid disaster. On the border, Trump’s pandemic-era controls and his agreements with Mexico and Central American countries were sensible and tested. Afghanistan was more difficult, but with some determination and finesse, Biden could have maintained the minimal U.S. commitment that had forestalled a Taliban takeover for years. Instead, in both cases, he quite literally chose chaos. Rich Lowry is editor of the National Review. (c) 2021 by King Features Synd., Inc. ★

“To Newsom or Not to Newsom”



Commentary
by W. Bruce Lee

Governor Newsom’s recall election concludes September 14, and the rhetoric is heating up, so it’s important to carefully evaluate what’s being said! We will see more political advertisements bombarding us! The first ad I saw was the rapid-paced Newsom’s “Roaring Back” blitzkrieg. It starts with, “Newsom is delivering money to your pocket!” It continues ... \$1,100 in your pocket, plus \$500 if you have children (Covid relief). It then proclaims he delivered \$4 billion in small business grants (again Covid). A couple projects by Newsom are mentioned and it ends with “Free Pre-K” for every child!! Honestly, my first reaction was that Newsom is paying us to vote for him. Money for everyone! However, most of that money is federal money and all of that money is taxpayer money. The other ad I viewed was US Senator Elizabeth Warren (D-Massachusetts) “Here’s the Deal” declaration. “Republicans across the country are attacking the election results and the right to vote.” And, she asserts, these same evil forces are attacking California in a power grab. This “Partisan Recall” is “abusing the recall process,” Warren declares! How so, I wonder? How

is the process being abused? The process was laid out in state law for anyone to use since 1911. Since 1913, eleven recalls have qualified for the ballot (of 179 attempts) and six were successful per the Secretary of State. Of those six, three republicans and three democrats were recalled. That doesn’t seem too partisan. And, if this is such a partisan power play, why is Warren from Massachusetts doing the ad and not one of our two US California Senators (both democrats)? Other Newsom ads speak of “anti-science republicans” and other guilt by association smears. And, by the way, if you ask who is funding the Warren ad, it’s Reed Hastings (Netflix founder/CEO) who was also on the board of Facebook; the Service Employees International Union #215 (state employees union); and the California Democratic Party. Newsom blasts the \$276 million cost of the recall, which is a lot of money. However, that pales with other state expenditures, such as the proposed \$1 billion being foisted by the legislature to tear down and rebuild the Capitol annex so legislators can have new luxury offices! The recall is a legitimate expense of citizens exercising ownership over their government. The Annex is just the legislators padding their own chairs! There are approximately 22 million registered voters in California. About 24.2% are republicans, 46.1% are democrats, and 24% have no party preference. To gather the 1.5 million signatures to qualify the recall (1.6 million were collected), I am confident that there were a few democrats mixed in the petitions. And, last spring

when Newsom touted the 30 day period when people could retract their signatures ... less than 50 did so. How embarrassing! In an August 2-4, 2021 statewide poll for the San Diego Union, 51% favored recalling Newsom (up from 36% in May). Only 40% wanted to keep him (down from 47% in May). Now, you may like or dislike Newsom, and I’ll keep my opinion to myself, but I can confidently predict the recall is not about partisanship, but perceived performance by the voters. If voters do recall Newsom, we have 46 replacement candidates, most of whom are useless, “vanity candidates” who clutter the names of the six or seven serious candidates. Yes, with \$4,200 and 65 friends, you, too, could have run for governor! Please don’t waste your vote on a lost cause candidate, the issues are too important. Just be glad we don’t have the 135 candidates as we did in 2003 with the Gray Davis recall. Be skeptical of advertisements. Beware of what is promised but unproven! Come to events, such as our SacTax (Sacramento Taxpayers Association) interviews with Governor candidates this year. Be informed and intelligent. Exercise ownership over our governments. These recommendations will make each of us better citizens! W. Bruce Lee is an educator and speaker (WBruceLee.com) with a career in government as an elected official and fiscal advisor, who has worked at the local, state, and federal levels. He authors the “We the Government” column as a community service. He is president of the Sacramento Taxpayers Association (SacTax). ★

CLG NEWS UPDATES

Provided by Citizens for Legitimate Government (CLG) See legitgov.org

Pentagon Aware of Reports That Americans Are Being Beaten By Taliban - Spokesman | 20 Aug 2021 | A spokesman for the Department of Defense (DOD) said the Pentagon is aware of reports that Americans have been beaten in Afghanistan by Taliban members, appearing to contradict comments made by Joe Biden earlier in the day. Earlier Friday, Defense Secretary Lloyd Austin told congressional lawmakers in a confidential call that U.S. citizens were assaulted in Kabul, according to several news outlets citing anonymous sources... When asked about the reports of beatings and Austin’s comments, DOD press secretary John Kirby said, “We’re certainly mindful of these reports and they’re deeply troubling, and we have communicated to the Taliban that that’s absolutely unacceptable, that we want free passage through their checkpoints for documented Americans.” **Internal State Department Cable Warned of Kabul Collapse** | 19 Aug 2021 | An internal State Department memo last month warned top agency officials of the potential collapse of Kabul soon after the U.S.’s Aug. 31 troop withdrawal deadline in Afghanistan, according to a U.S. official and a person familiar with the document. The classified cable represents the clearest evidence yet that the administration had been warned by its own officials on the ground that the Taliban’s advance was imminent and Afghanistan’s military may be unable to stop it. The cable, sent via the State Department’s confidential dissent channel, warned of rapid territorial gains by the Taliban and the subsequent collapse of Afghan security forces, and offered recommendations on ways to mitigate the crisis and speed up an evacuation, the two people said. The cable, dated July 13, also called for the State Department to use tougher language in describing the atrocities being committed by the Taliban, one of the people said. **Biden State Dept. Moved to Abolish Crisis Response Bureau Months Before Taliban Takeover of Afghanistan** | 18 Aug 2021 | The Biden State Department moved in June to cancel a program overseeing the protection and evacuation of American citizens stationed overseas in the case of an emergency, just as the Taliban was taking over Afghanistan, according to an internal State Department memo obtained by the *Washington Free Beacon* and multiple sources familiar with the matter. The Biden State Department moved to dissolve the Trump-era crisis response program, according to an internal State Department memo and sources familiar with the matter. That memo, which was marked sensitive but unclassified and was signed by Deputy Secretary Brian McKeon, approved the “discontinuation of the establishment, and termination of, the Contingency and Crisis Response Bureau (CCR),” a new State Department entity created during the Trump administration to coordinate emergency response services overseas. **FBI finds scant evidence U.S. Capitol attack was coordinated - sources** | 20 Aug 2021 | The FBI has found scant evidence that the Jan. 6 attack on the U.S. Capitol was the result of an organized plot to overturn the [fraudulent] presidential election result, according to four current and former law enforcement officials. Though federal officials have arrested more than 570 alleged participants, the FBI at this point believes the violence was not centrally coordinated by far-right groups or prominent supporters of then-President Donald Trump, according to the sources, who have been either directly involved in or briefed regularly on the wide-ranging investigations. “Ninety to ninety-five percent of these are one-off cases,” said a former senior law enforcement official with knowledge of the investigation. ★

County to Hold Realignment Plan Community Workshop

Continued from page 1
new partnerships, while providing a high level of care and support services to the new realigned population.” For further information, including the Workshop Agenda and Sacramento County’s Draft Realignment Plan, please visit the JJCC website. View the Realignment Community

Workshop Flyer.
When: September 1, 2021 from 5:30 pm – 7:00 pm (Sign on begins at 5:25 pm)
Register for Zoom Realignment Plan Community Workshop.
sacounty-net.zoomgov.com/webinar/register/WN_7PaUxOg3RCSZiwpr4I2gcg ★

Legal Advertising Hotline
916-483-2299
Legal Advertising Fax
916-773-2999

FICTITIOUS BUSINESS NAME STATEMENTS

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06480 Natomas Estates MHC
GP, LLC, 3500 Mobile Way, Sacramento, CA
95834 is doing business under the Fictitious
Business Name(s) "Silver Eagle MHC" 3500
Mobile Way, Sacramento, CA 95834. Filed with
the Clerk of Sacramento County June 22, 2021
Publish: August 6, 13, 20 & 27, 2021
SILVER 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06965 Linda Phan Sam,
12323 El Portal Way, Rancho Cordova,
CA 95742 is doing business under the
Fictitious Business Name(s) "Registration
Connection", 12323 El Portal Way, Rancho
Cordova, CA 95742. Filed with the Clerk
of Sacramento County July 27, 2021
Publish: August 6, 13, 20 & 27, 2021
REGIST 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06853 Colby Rodriguez, 4440
Wyman Drive, Sacramento, CA 95821
is doing business under the Fictitious
Business Name(s) "As Good As New
Carpet Cleaning" 4440 Wyman Drive,
Sacramento, CA 95821. Filed with the
Clerk of Sacramento County July 22, 2021
Publish: August 6, 13, 20 & 27, 2021
ASGOOD 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06910 DeQuincey Acoff, 1230
N Street, Apt. 315, Sacramento, CA 95814
is doing business under the Fictitious Business
Name(s) "Universus" 1230 N Street, Apt.
315, Sacramento, CA 95814. Filed with the
Clerk of Sacramento County July 23, 2021
Publish: August 6, 13, 20 & 27, 2021
UNIVER 80201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07011 Tyricka Jones, 1630
Bell Street, Apt. 141, Sacramento, CA
95825 is doing business under the
Fictitious Business Name(s) "Riamor Body
Sculpting" 1630 Bell Street, Apt. 141,
Sacramento, CA 95825. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 6, 13, 20 & 27, 2021
RIAMOR 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06999 Lori Jiles, 2546 Ganzan
Way, Rancho Cordova, CA 95670 is doing
business under the Fictitious Business
Name(s) "Bergeber Crafts" 2546 Ganzan
Way, Rancho Cordova, CA 95670. Filed with
the Clerk of Sacramento County July 27, 2021
Publish: August 6, 13, 20 & 27, 2021
BERGER 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07030 5 Star Management, Inc,
5676 Kimberly Street, San Jose, CA 95129
is doing business under the Fictitious Business
Name(s) "Garden Plaza Apartments" 2251 Watt
Avenue, Sacramento, CA 95825. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 6, 13, 20 & 27, 2021
GARDEN 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06989 Sweet Water H2O, LLC,
1801 H Street, #1, Sacramento, CA 95811
is doing business under the Fictitious Business
Name(s) "Sweet Water H2O" 1801 H Street,
#1, Sacramento, CA 95811. Filed with the
Clerk of Sacramento County July 27, 2021
Publish: August 6, 13, 20 & 27, 2021
SWEET 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06664 Adan Gonzalez,
6940 Amberwick Way, Citrus Heights,
CA 95621 is doing business under the
Fictitious Business Name(s) "Acer Trees
& Stumps" 6940 Amberwick Way, Citrus
Heights, CA 95621. Filed with the Clerk
of Sacramento County July 15, 2021
Publish: August 6, 13, 20 & 27, 2021
ACER 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-05537 Rosalio Solis, 8963
Calvert Avenue, Orangevale, CA 95662
is doing business under the Fictitious Business
Name(s) "Cub Scout Pack 144" 8963 Calvert
Avenue, Orangevale, CA 95662. Filed with the
Clerk of Sacramento County June 10, 2021
Publish: August 6, 13, 20 & 27, 2021
CUB 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06703 Penfield Products,
5410 Fenwood Avenue, Woodland Hills,
CA 91367 is doing business under the
Fictitious Business Name(s) "Prestige
Plaques" 11300 Trade Center Drive,
Rancho Cordova, CA 95742. Filed with the
Clerk of Sacramento County July 16, 2021
Publish: August 6, 13, 20 & 27, 2021
PRESTIGE 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-04809 ABS Financial Group Inc.,
2210 Watt Avenue, Suite B, Sacramento, CA
95825 is doing business under the Fictitious
Business Name(s) "ABS Hotel Brokers
International" 2210 Watt Avenue, Suite B,
Sacramento, CA 95825. Filed with the
Clerk of Sacramento County May 19, 2021
Publish: August 6, 13, 20 & 27, 2021
ABS 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06691 SRB Cares LLC,
2020 Eastern Avenue, Sacramento,
CA 95864 is doing business under the
Fictitious Business Name(s) "SRB Cares,
SRB Cares LLC" 2020 Eastern Avenue,
Sacramento, CA 95864. Filed with the
Clerk of Sacramento County July 16, 2021
Publish: August 6, 13, 20 & 27, 2021
SRB 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06838 Monica D. Moreno
Edens, 29076 Main Street, Madison, CA
95653 is doing business under the Fictitious
Business Name(s) "The Prickly Comb"
4208 N Freeway Boulevard, Suite 130,
Sacramento, CA 95834. Filed with the
Clerk of Sacramento County July 21, 2021
Publish: August 6, 13, 20 & 27, 2021
THEPRI 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06614 Island Alchemist
Brand, LLC, 3810 Broadway, Sacramento,
CA 95817 is doing business under the
Fictitious Business Name(s) "Nomad Land
Company, Nomad Power" 3810 Broadway,
Sacramento, CA 95817. Filed with the
Clerk of Sacramento County July 14, 2021
Publish: August 6, 13, 20 & 27, 2021
NOMAD 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07049 Magenta Valley LLC,
211 Lyman Circle, Sacramento, CA 95835
is doing business under the Fictitious Business
Name(s) "Midtown Clothing, Gucciaga
Clothing, Create a player clothing" 211 Lyman
Circle, Sacramento, CA 95835. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 6, 13, 20 & 27, 2021
MIDTOWN 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07017 AB Tires and Auto Repair,
5599 Hillsdale Boulevard, Sacramento,
CA 95842 is doing business under the
Fictitious Business Name(s) "AB Tires and
Auto Repair" 5599 Hillsdale Boulevard,
Sacramento, CA 95842. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 6, 13, 20 & 27, 2021
ABTIRE 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07021 Hamed Hamidi, 1540
Greenhills Road, Sacramento, CA 95864
is doing business under the Fictitious Business
Name(s) "Hamdan Butcher Shop" 3108 Arden
Way, Sacramento, CA 95825. Filed with the
Clerk of Sacramento County July 21, 2021
Publish: August 6, 13, 20 & 27, 2021
HAMDAN 180201 8-27-21

LEGAL ADVERTISING
Carmichael Times Adjudicated For and By the County of Sacramento, Adjudication No. 317294-February 7, 1984
Rancho Cordova Independent Adjudicated For and By the County of Sacramento, Adjudication No. 195380-September 18, 1969
Citrus Heights Messenger Adjudicated For and By the County of Sacramento, Adjudication No. 34-2020-00273535-March 12, 2020

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06699 Edward R. Marszal
Enterprises, Inc., 5805 Windwill Way,
Carmichael, CA 95608 is doing business
under the Fictitious Business Name(s)
"California Retail Management" 5805 Windwill
Way, Carmichael, CA 95608. Filed with the
Clerk of Sacramento County July 16, 2021
Publish: August 6, 13, 20 & 27, 2021
CALIF 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07052 Rani Real Estate LLC, 4080
Truxel Road, #100, Sacramento, CA 95834
is doing business under the Fictitious Business
Name(s) "Rani Real Estate" 4080 Truxel Road,
#100, Sacramento, CA 95834. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 6, 13, 20 & 27, 2021
RANI 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07072 Miller Real Estate Sales
LLC, 2335 American River Drive, Sacramento,
CA 95825 is doing business under the
Fictitious Business Name(s) "Miller Real
Estate Sales" 2335 American River Drive,
Suite 100, Sacramento, CA 95825. Filed with
the Clerk of Sacramento County July 29, 2021
Publish: August 6, 13, 20 & 27, 2021
MILLER 180201 8-27-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06700 Davis Liu, 2929 Sierra
Mills Lane, Sacramento, CA 95864 is doing
business under the Fictitious Business
Name(s) "Stetho Publishing" 2929 Sierra Mills
Lane, Sacramento, CA 95864. Filed with the
Clerk of Sacramento County July 16, 2021
Publish: August 13, 20, 27 & September 3,
2021
STETHO 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06653 Golden Crown Real Estate,
LLC, 1401 21st Street, Sacramento, CA 95811
is doing business under the Fictitious Business
Name(s) "Golden Crown Real Estate", 1401
21st Street, Sacramento, CA 95811. Filed with
the Clerk of Sacramento County July 15, 2021
Publish: August 13, 20, 27 & September 3,
2021
GOLDEN 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06713 Alex Arapelyan, 2609
Riesling Way, Rancho Cordova, CA 95670
is doing business under the Fictitious Business
Name(s) "Pure Window Tints" 2609 Riesling
Way, Rancho Cordova, CA 95670. Filed with
the Clerk of Sacramento County July 16, 2021
Publish: August 13, 20, 27 & September 3,
2021
PURE 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07131 Tawfik Mazraeh, 5600
Marconi Avenue, Carmichael, CA 95608
is doing business under the Fictitious
Business Name(s) "TN General Trading
and Brokers" 5600 Marconi Avenue, Apt.
246, Carmichael, CA 95608. Filed with the
Clerk of Sacramento County July 30, 2021
Publish: August 13, 20, 27 & September 3,
2021
TNGEN 80201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07171 Doug Muraki LLC, 4755
Dovercourt Circle, Carmichael, CA 95608
is doing business under the Fictitious Business
Name(s) "Doug Muraki LLC International
Biblical Tours" 4755 Dovercourt Circle,
Carmichael, CA 95608. Filed with the Clerk
of Sacramento County August 2, 2021
Publish: August 13, 20, 27 & September 3,
2021
DOUG 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07076 AKA OM Inc., 100 Ivory
Court, Roseville, CA 95747 is doing business
under the Fictitious Business Name(s)
"Northgate Laundlerland" 3274 Northgate
Boulevard, Sacramento, CA 95833. Filed with
the Clerk of Sacramento County July 29, 2021
Publish: August 13, 20, 27 & September 3,
2021
NORTH 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07165 Mohammad Wafai, 2134
Butano Drive, Unit 3317, Sacramento, ca
95825 is doing business under the Fictitious
Business Name(s) "Language Tanjuma
Services" 3550 Watt Avenue, Suite 140,
Sacramento, CA 95821. Filed with the Clerk
of Sacramento County August 2, 2021
Publish: August 13, 20, 27 & September 3,
2021
LANGUAGE 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07156 Razi Zarchy, 8312 Cedar
Crest Way, Sacramento, CA 95826 is doing
business under the Fictitious Business
Name(s) "ASL at Home" 8312 Cedar Crest
Way, Sacramento, CA 95826. Filed with the
Clerk of Sacramento County August 2, 2021
Publish: August 13, 20, 27 & September 3,
2021
ASL 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07038 Tamiaka Poon, 8550
Florin Road, Sacramento, CA 95828 is
doing business under the Fictitious Business
Name(s) "Backyard Buliz" 2751 Fruitridge
Road, #16, Sacramento, CA 95820. Filed with
the Clerk of Sacramento County July 28, 2021
Publish: August 13, 20, 27 & September 3,
2021
BACKYARD 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07166 Isaiah Samuel, 715 Glide
Avenue, West Sacramento, CA 95691 is
doing business under the Fictitious Business
Name(s) "Jaxon Armory" 50 Iron Point
Circle, Folsom, CA 95630. Filed with the
Clerk of Sacramento County August 2, 2021
Publish: August 13, 20, 27 & September 3,
2021
JAXON 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07012 Juan Ali, 9950 Bruceville
Road, #253, Elk Grove, CA 95757 is doing
business under the Fictitious Business Name(s)
"Call Car Zone" 8732 Fruitridge Road, Building
B, #31, Sacramento, CA 95826. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 13, 20, 27 & September 3,
2021
CALI 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07189 Kattrell Michael Walker,
9060 Virginia Fife Way, Elk Grove, CA
95624 is doing business under the Fictitious
Business Name(s) "Now That's The Kat's
Meow, Get Your Life Body Transformation
with Kattrell Michaels" 9060 Virginia Fife
Way, Elk Grove, CA 95624. Filed with the
Clerk of Sacramento County August 3, 2021
Publish: August 13, 20, 27 & September 3,
2021
NOW 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07277 Victor Hugo Vargas, 10833
Folsom Boulevard, Apt. 204, Rancho Cordova,
CA 95670 is doing business under the Fictitious
Business Name(s) "PPS Professional Painting
Services" 10833 Folsom Boulevard, Apt. 204,
Rancho Cordova, CA 95670. Filed with the
Clerk of Sacramento County August 5, 2021
Publish: August 13, 20, 27 & September 3,
2021
PPS 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07300 Karen Dolores Hucks-
Bonomi and Michael Bonomi, 16610
State Highway 88, Jackson, CA 95642
are doing business under the Fictitious
Business Name(s) "Huxbo Creative
Designs" 8611 Folsom Boulevard, Suite
J, Sacramento, CA 95826. Filed with the
Clerk of Sacramento County August 6, 2021
Publish: August 13, 20, 27 & September 3,
2021
HUXBO 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06807 Mohammad Al Omoush,
4739 Forest Parkway, Sacramento, CA
95823 is doing business under the Fictitious
Business Name(s) "Drone Services
International" 4739 Forest Parkway,
Sacramento, CA 95823. Filed with the
Clerk of Sacramento County July 21, 2021
Publish: August 13, 20, 27 & September 3,
2021
DRONE 180201 9-3-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07209 CHB INC., 5071
Broadwater Drive, Sacramento, CA 95835
is doing business under the Fictitious Business
Name(s) "CHB TRANS" 5071 Broadwater
Drive, Sacramento, CA 95835. Filed with the
Clerk of Sacramento County August 3, 2021
Publish: August 20, 27 & September 3, 10, 2021
CHB 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07379 Rodger Sargent, 5541
Oldham Lane, Sacramento, CA 95841 is
doing business under the Fictitious Business
Name(s) "InFocus Love Studios", 5541 Oldham
Lane, Sacramento, CA 95841. Filed with the
Clerk of Sacramento County August 10, 2021
Publish: August 20, 27 & September 3, 10, 2021
INFOCUS 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07044 Octarentals LLC, 3536
Heron Court, Folsom, CA 95630 is doing
business under the Fictitious Business
Name(s) "Octarentals LLC" 3536 Heron
Court, Folsom, CA 95630. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 20, 27 & September 3, 10, 2021
OCTA 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07423 Suneer Carver, 9 Fallwind
Circle, Sacramento, CA 95831 is doing
business under the Fictitious Business
Name(s) "Triple Threat 916", 9 Fallwind
Circle, Sacramento, CA 95831. Filed with the
Clerk of Sacramento County August 11, 2021
Publish: August 20, 27 & September 3, 10, 2021
TRIPLE 80201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07431 Carlos Reyes, 2975
Weston Way, Rancho Cordova, CA 95670
is doing business under the Fictitious Business
Name(s) "Cordova Electric" 2975 Weston Way,
Rancho Cordova, CA 95670. Filed with the
Clerk of Sacramento County August 12, 2021
Publish: August 20, 27 & September 3, 10, 2021
CORDOVA 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06986 Qaisuddin Samandari,
7200 Gloria Drive, #18, Sacramento, CA
95831 and Ghulam Omar Bahram, 8515
Elk Grove Florin Road, #308, Elk Grove, CA
95624 are doing business under the Fictitious
Business Name(s) "Gyro and Shwama
Grill" 2931 Sunrise Boulevard, Unit 100,
Rancho Cordova, CA 95742. Filed with the
Clerk of Sacramento County July 27, 2021
Publish: August 20, 27 & September 3, 10, 2021
GYRO 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07267 Shariell Dickinson, 5310
79th Street, Sacramento, CA 95820 is doing
business under the Fictitious Business
Name(s) "Instigate Boutique", 5310 79th
Street, Sacramento, CA 95820. Filed with the
Clerk of Sacramento County August 5, 2021
Publish: August 20, 27 & September 3, 10, 2021
INSTIG 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07309 Roberto Campos, 3807
Balsam Street, Sacramento, CA 95838
is doing business under the Fictitious Business
Name(s) "KRB Trucking", 3807 Balsam
Street, Sacramento, CA 95838. Filed with the
Clerk of Sacramento County August 5, 2021
Publish: August 20, 27 & September 3, 10, 2021
KRB 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07213 Chieila Inc, 235 Spur
Lane, #305, Ketchum, ID 83340 is doing
business under the Fictitious Business
Name(s) "Akadenia", 235 Spur Lane, #305,
Ketchum, ID 83340. Filed with the Clerk
of Sacramento County August 3, 2021
Publish: August 20, 27 & September 3, 10, 2021
AKAD 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07029 Eden Animal Training
Services, 4753 Isabella Avenue, Fair
Oaks, CA 95628 is doing business under the
Fictitious Business Name(s) "Eden
Animal Training Services", 4753 Isabella
Avenue, Fair Oaks, CA 95628. Filed with the
Clerk of Sacramento County July 28, 2021
Publish: August 20, 27 & September 3, 10, 2021
EDEN 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06994 One (One Nation
Express) LLC, 3536 Heron Court, Folsom,
CA 95630 is doing business under the
Fictitious Business Name(s) "One (One
Nation Express) LLC", 3536 Heron Court,
Folsom, CA 95630. Filed with the Clerk
of Sacramento County July 27, 2021
Publish: August 20, 27 & September 3, 10, 2021
ONE 180201 9-10-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07560 DMC Pro Build Inc., &
Robert D Mueller, 5125 Sunrise Hills Drive,
Fair Oaks, CA 95628 is doing business
under the Fictitious Business Name(s) "Dean
Mueller Construction" 5125 Sunrise Hills
Drive, Fair Oaks, CA 95628. Filed with the
Clerk of Sacramento County August 16, 2021
Publish: August 27 & September 3, 10, 17, 2021
DEAN 180201 9-17-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-06898 Oleksandr Hnyslyuk,
5409 Olympic Way, Sacramento, CA 95842
is doing business under the Fictitious Business
Name(s) "Alex Haul Away", 5409 Olympic
Way, Sacramento, CA 95842. Filed with the
Clerk of Sacramento County July 23, 2021
Publish: August 27 & September 3, 10, 17, 2021
ALEX 180201 9-17-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-07323 Auburn Villa, LLC., a
California Limited Liability Company, 710
Lakeway Drive, Suite 180, Sunnyvale, CA
94085 is doing business under the Fictitious
Business Name(s) "Auburn Villa Mobile
Home & RV Park, Auburn Villa Mobilehome
& RV Park" 5887 Auburn Boulevard,
Sacramento, CA 95841. Filed with the Clerk
of Sacramento County August 9, 2021
Publish: August 27 & September 3, 10, 17, 2021
AUBURN 180201 9-17-21

FICTITIOUS BUSINESS NAME STATEMENT
FBNF2021-05940 Schonze F. Del Pozo,
M.D., Inc, 3800 J Street Suite 220 Sacramento,
CA 95816 is doing business under the
Fictitious Business Name(s) "East Sacramento
Concierge, East Sac Concierge" 3800 J Street
Suite 220 Sacramento, CA 95816. Filed with
the Clerk of Sacramento County June 22, 2021
Publish: August 27, September 3, 10, and 17,
2021
EAST 180201 9-17-21

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ORDER TO SHOW FOR
CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00304112

Zahidullah Arghandewal and Madina
Arghandewal have filed a petition with
this court for a decree changing the
name(s) of Abasin Arghandewal to
Muhammad Imran Arghandewal.

IT IS ORDERED that all persons
interested in the above-entitled matter appear
before this court at 1:30p.m. on September
8, 2021, in Department 53, located at 813
6th Street, Sacramento, CA 95814, and
show cause, if any, why the petition for
Change of Name should not be granted.
Dated: July 15, 2021
Shama H. Mesiwala, Judge of the Superior
Court
Publish: August 6, 13, 20 & 27, 2021
ARGHAN 180101 8-27-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00304313

Julia Chan Alston has filed a petition with
this court for a decree changing the name(s)
of Julia Chan Alston aka Julia C Alston aka
Julia Chan aka Judy Tang to Julia Araceli Alston.

IT IS ORDERED that all persons interested
in the above-entitled matter appear before
this court at 9:00a.m. on September 14,
2021, in Department 54, located at 813
6th Street, Sacramento, CA 95814, and
show cause, if any, why the petition for
Change of Name should not be granted.
Dated: July 20, 2021
Christopher E. Krueger, Judge of the Superior
Court
Publish: August 6, 13, 20 & 27, 2021
ALSTON 180101 8-27-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00304331

Agapito Martin Rodriguez has filed a
petition with this court for a decree
changing the name(s) of Agapito Martin
Rodriguez to Agapito Martin Bias.

IT IS ORDERED that all persons interested
in the above-entitled matter appear before
this court at 1:30p.m. on September 14,
2021, in Department 53, located at 813
6th Street, Sacramento, CA 95814, and
show cause, if any, why the petition for
Change of Name should not be granted.
Dated: July 20, 2021
Shama H. Mesiwala, Judge of the Superior
Court
Publish: August 6, 13, 20 & 27, 2021
RODRIG 180101 8-27-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00303564

Julies James Scott, with Anderson Reid
Hurst, Lee Taylor Macon and Zoid Tobias
Poterack have filed a petition with this court
for a decree changing the name(s) of Jules
James Scott to Jules James Finch, Anderson
Reid Hurst to Anderson Reid Finch, Lee
Taylor Macon to Lee Taylor Finch, Zoid
Tobias Poterack to Zoid Tobias Finch.

IT IS ORDERED that all persons interested
in the above-entitled matter appear before
this court at 9:00a.m. on September 1,
2021, in Department 54, located at 813
6th Street, 2nd Floor, Sacramento, CA 95814,
and show cause, if any, why the petition for
Change of Name should not be granted.
Dated: July 6, 2021
Christopher E. Krueger, Judge of the Superior
Court
Publish: August 6, 13, 20 & 27, 2021
FINCH 180101 8-27-21

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SACRAMENTO
ORDER TO SHOW CAUSE
CHANGE OF NAME
#34-2021-00304493

Yosef Mekuria Tigabiss has filed a petition
with this court for a decree changing the
name(s) of Yosef Mekuria Tigabu to Mehari
Mekuria Tigabu, Stacy Abigail Yosef
Tigabu to Mekuria Noah Mehari, Nathan
Mehari Mekuria to Nathan Muturi Mehari.

IT IS ORDERED that all persons interested
in the above-entitled matter appear before
this court at 9:00a.m

SacRT Makes Service Improvements and Adds New Bus Service

By Jessica Gonzalez, SacRT

SACRAMENTO, CA (MPG) - The Sacramento Regional Transit District (SacRT) announced it will implement several service changes to improve, add and restore bus service beginning on Sunday, August 29, 2021.

SacRT is relaunching the Airport Express (bus route 142) between downtown Sacramento and the Sacramento International Airport. The new service will operate with all new zero-emission electric battery powered buses. The service will be available every 30 minutes, seven days a week. Learn more at sacrtairport.com.

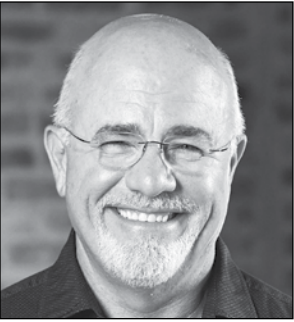
SacRT is adding a new commuter route called Sunrise Commuter (bus route 124), which will operate Monday through Friday between residential parts of Fair Oaks and Orangevale to office destinations in Rancho Cordova. It will take riders in the morning to the Sunrise Station, with service to offices in Rancho Cordova near City Hall, Kaiser Hospital, and the VA Medical Center. Learn more at sacrt.com/sunrise.

SacRT is also making improvements to the Rancho Cordova shuttle service with adjustments to routes 175 and 177. In addition, schedules will be adjusted on several other bus routes, including

75, 88, 86, 88, and the Folsom Stage Line (bus route 10). Learn more at sacrt.com/ptember.

As a reminder, a federal mandate requires that masks be worn on transit at all times. SacRT takes the safety of our riders and employees seriously, cleaning and sanitizing our vehicles daily to slow the spread of the COVID-19 virus. SacRT continues to offer FREE rides to COVID-19 vaccine appointments through Thursday, September 30, 2021, learn more at sacrt.com/vaccines.

SacRT is the 2021 national APTA Outstanding Public Transportation System of the Year award recipient for accomplishment and innovations in public transportation, the 2020 national APTA Rail Safety Gold Award recipient for its multi-faceted and innovative approach to reducing crime and fare evasion, and the 2019 national TSA Gold Standard Security Award recipient for the highest standard of excellence. We operate approximately 82 bus routes (fixed-route, dial-a-ride and microtransit); 43 miles of light rail serving 52 stations; and ADA paratransit services all within a 440-square mile service area throughout Sacramento County, which includes service in the cities of Sacramento, Citrus Heights, Elk Grove, Folsom and Rancho Cordova. ★



Sounds Suspicious to Me

Dear Dave,

My husband and I have a rental property in South Carolina we want to sell. The current renters' lease is up in December, but our property manager tells us the renters won't let anyone in the home, not even just for photos to post online due to COVID-19. How do you think we should handle this situation?

– Tracy

Dear Tracy,

I don't know much about current COVID-19 restrictions in South Carolina, but this sounds suspicious to me. I'm also thinking your property manager is kind of a wuss, but I have the spiritual gift of cynicism.

I'm old school, and if I own a house, I'd like to go in it any time I want – within reason, of course

Dave Ramsey Says

– if renters are in there. They have the legal right of quiet enjoyment, meaning I don't get to show up at all hours and harass them. But I'm not letting them stiff-arm me and use COVID-19 as an excuse. I mean, tenants thinking they have the right to give the landlord and owner zero access? Maybe places like the Socialist Republic of California allow this kind of crap, but most states have common sense, plus reasonable tenant and landlord protections. Yeah, the whole feel of this makes me think there's something very wrong going on inside this house.

I can imagine your frustration, Tracy. It makes me angry just thinking about it. If they've got a sick child or adult in the home, or someone's out of work but actively looking for a job, then I'll show a lot of compassion and back off a little. I'll try to work with them to resolve things in a way that's good for everyone. But if they're just playing games or misbehaving and using COVID-19 as an excuse on top of that, I'd have no problem removing them.

I think you need to dig a little deeper on this one. Check the current laws in South Carolina, especially any laws concerning a possible eviction moratorium and get in touch with a good real estate attorney. There are times when we're called upon to be understanding and generous. But I have very little tolerance for someone who tries to take advantage of me.

– Dave

Dave Ramsey is a seven-time #1 national best-selling author, personal finance expert, and host of "The Ramsey Show," heard by more than 20 million listeners each week. He has appeared on "Good Morning America," "CBS This Morning," "Today," Fox News, CNN, Fox Business, and more. Since 1992, Dave has helped people regain control of their money, build wealth and enhance their lives. He also serves as CEO for Ramsey Solutions. ★

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Crossword Puzzle on Page 11

A	L	M	A			M	B	A			M	O	N	O						
M	O	A	T			R	E	E	L		S	U	R	E	R					
O	B	I	T			E	D	A	M		C	L	E	A	T					
S	E	M	E	S	T	E	R	S			A	T	O	P						
			N	A	I	A	D				A	L	I							
M	E	D	D	L	E					A	N	A	P	E	S	T				
E	R	E		O	S	S	I	F	Y		L	E	A	R						
L	A	B	A	N		A	K	A			V	E	R	G	E					
O	T	I	C		A	L	E	R	T	S		I	O	N						
N	O	T	A	B	L	E					R	I	P	E	S	T				
			D	A	L						G	A	U	G	E					
			E	W	E	S					D	E	T	E	N	T	I	O	N	
S	T	E	M	S							O	N	E	S			A	C	N	E
A	U	D	I	O							R	O	U	T			R	A	C	E
M	I	S	C								M	A	P				D	O	E	R

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CLUES

CROSS

- * __ mater
- *Graduate degree, acr.
- Opposite of stereo
- Defense ditch
- Fishing rod attachment
- More sure
- One's final notice
- Dutch cheese
- Golfer's traction aid
- *Half-year terms
- At the summit of
- Water nymph
- Actor __ Mahershala
- Be a busybody
- Metrical foot in poetry
- Earlier in time, archaic
- Become bony
- Shakespeare's tragic monarch
- Labanotation founder
- Theodor Geisel, __ Dr. Seuss
- Threshold
- Relating to the ear
- Weather advisories, e.g.
- 42 - or - atom
- Widely esteemed
- Most mature, as in fruit
- Indian dish
- Dashboard window
- Female sheep, pl.
- *"The Breakfast Club" punishment
- Flower holders
- Singles
- High school breakout
- Acoustic output
- Overwhelming defeat
- *Gym class test?
- Catchall abbr.
- *Geography class staple
- Not talker?

DOWN

- __ of cookie fame
- Stud site
- Cripple
- *Go to class
- Mythological princess of Colchis
- TV cooking show pioneer
- James __
- Contributions to the poor
- *Kind of choice
- Black and white treat
- Less than average tide
- Table scrap
- Laces again
- Milan's La __
- Manicurist's office
- Is it __ wonder?
- Hard on outside, juicy on inside
- One of the Muses
- Payment option
- From a great distance
- Chill-inducing
- Type of palm tree, pl.
- Council of __ city in Italy
- *Back-to-School retail event
- WWII general who became President
- *Faculty member
- "Peace" with fingers
40. TV classic " __ in the Family"
- Superlative of true
- Lowest male singing voice
- Small bomb
- Christopher Columbus' birthplace
- Consumed (2 words)
- Small ladies' handbag
- What one does at the altar

Crossword Puzzle Solutions on Page 11

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Sudoku Puzzle on Page 11

9	6	7	3	4	1	2	8	5
3	1	4	8	2	5	7	9	6
8	5	2	9	6	7	4	1	3
2	8	6	1	3	4	5	7	9
7	3	5	6	9	2	1	4	8
4	9	1	5	7	8	3	6	2
6	4	8	2	1	3	9	5	7
1	2	9	7	5	6	8	3	4
5	7	3	4	8	9	6	2	1

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SUDOKU

9			4			8		
3				5				6
	5					4	1	
2		6	1					9
			6	2				
4				8	3		2	
	4	8					5	
1			7					4
	7			8				1

Solutions on Page 11

Ask Toni

Why Is Medicare Denying Paying for My Doctor Visit?



Toni King

to pick my own doctor!

This is too confusing for me. I need some advice. Thanks, Jane from Ft. Worth

Hello Jane:

I rarely see a problem with doctor's/provider's bills, but when it does happen, there is a process you must do to find out if the office visit or procedure will be paid as a "Medicare approved" service.

If Original Medicare will not pay for care you received, you will find this out when you receive your Medicare Summary Notice (MSN). The MSN is a summary of claims for health care services Medicare processed for you during the previous three months. The MSN is not a bill. Medicare Summary Notices (MSNs) are mailed four times a year and contain information about submitted charges, the amount that Medicare paid, and the amount you are responsible for. MSNs are used only with "Original Medicare" and not with a Medicare Advantage or Medicare Part D Prescription Drug Plans.

Below is what you should do if you believe the claim is medically necessary:

1)Find out if it is possible that there was a billing mistake. Medicare uses a set of service codes, called CPT codes, for processing medical claims. Each medical service has been assigned a specific code. Sometimes providers accidentally use the wrong codes when filling out Medicare paperwork, and this can result in Medicare denials. A denial can sometimes be easily resolved by asking your doctor to double-check that your claim was submitted with

Toni:

I have a \$900 doctor bill with a new cardiologists and Medicare says they will not pay? I recently retired and enrolled in Medicare and a Medicare supplement for freedom

the correct codes. Your doctor's billing office can call 800-MEDICARE (800-633-4227) to get in touch with the company that processes Medicare claims if the wrong code was used, ask your doctor to resubmit the claim with the correct code.

2)If the provider believes that the claim was correctly coded or is unwilling to refile the claim, your next step is to appeal. Appealing is easy and many Americans win! The MSN will have instructions for how to appeal. Follow these instructions or call 1/800-MEDICARE for help. If the MSN lists several items and you are not disputing all of them, circle the one you want to appeal. Write "Please Review" on the bottom and sign the back. Make a copy for your files. Then mail the signed original to Medicare at the address on the MSN. Make sure you mail your appeal within 120 days of receiving the MSN. Do NOT wait past the time to appeal!

3)If possible, get a letter from your health care provider saying that you needed the service and why. Send this with your MSN.

**Always keep photocopies and records of all communication, whether written or oral with Medicare concerning your denial. Send your appeal certified mail and make sure you ask the post office or UPS/FEDEX for a signed delivery confirmation. **

For information about specific Medicare options, email info@tonisays.com or call1/888-TONI-SAY (888-866-4729) to have your Medicare questions answered.

2021 Confused about Medicare Zoom webinar is Thursday, August 26th at 4:00 PM. Visit www.tonisays.com to sign up for Toni's online webinar event.

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