

WHAT'S INSIDE

Page 2
BIKETOWN Comes to Sabin
King-Sabin Tree Replacement

Page 3
Sabin NET's Emergency cache
Sabin Yard Sale
Sabin School Rummage
Sabin School Kindergarten
Registration

Page 4
continued ...
Bicycle-themed Vacation
Rentals
King-Sabin Tree Replacement
Sabin Net Emergency Cache

SCA BOARD MEMBERS

President: Vacant
1st VP: Clay Veka
Second VP: Kyann Kalin
Secretary: Rachel Lee
Treasurer: Adrienne Cohen

**Land Use/Transportation
Chair:** Rachel Lee
rach.c.lee@gmail.com

Communications Chair
Erin Brasell

Members-At-Large:
Claire Bollinger
Erin Brasell
Weina Dinata
David Finkelman
Lauren Gross
Paul Hustedt-Krasnove
Pam Kahl
Craig Macintyre
Henry Moreno
Shy Rohani
Don Rouzie
Gurpreet Takher
Bill Youngren
Jane Zwinger

NEWSLETTER TEAM

Editor: Henry Moreno
henry.moreno0@gmail.com

Delivery: Sandy Bacharach
(503) 287-6927
arequita@gmail.com

Newsletter circulation:
1800+ homes, businesses

Our Community in Action

Sabin Couple Creates Bicycle-themed Vacation Rentals

Ten years ago when Michelle Ruber and Klaas de Jonge were planning their Portland wedding, the young couple hoped to find several homes where their out-of-town guests could stay together for a few days. They found no such accommodations, but the pair never forgot their idea to create homey vacation rentals close to the home Ruber has owned in the Sabin neighborhood since 1998.

In 2010, the couple started Encircle Design & Build (www.encircledesign-build.com) — a home remodeling business that focuses on reuse, sustainability, and providing attractive, clever design solutions. Encircle nicely combines de Jonge's building skills with Ruber's design talents.

Ruber points out that her husband, a former chef, understands how kitchens should function when helping clients design an efficient kitchen. And Ruber, who studied photography, psychology, and Spanish in college, uses her multidisciplinary skills when working with both clients and subcontractors.

Two years later, it was a natural step for them to revisit their vacation home rental idea. After learning they needed commercially zoned property, they bought a two-bedroom, one-bath "eyesore" on trendy Alberta Street across from the Tin Shed eatery.

"Nothing was to code, the bathrooms

were moldy, and should have been a tear-down," Ruber says. "But we believe in reusing and recycling, so we lifted up the entire house, and created a separate garden apartment below."



Michelle Ruber looks through the storybook she and her husband, Klaas de Jonge, created about how they transformed an old, neglected Alberta Street home into two attractive vacation rental units.

Ruber provided most of the design, and then helped her husband with demolition and reframing. They built cabinets, furniture, and even artwork with wood from the old home whenever possible. But they hired others to install electrical, plumbing, and drywall. Within six months, the couple had created four bedrooms and two baths in the upper unit, which they call High Gear, and three bedrooms and one and a half baths in the lower unit, Low Gear. *continued on p4*

2017 SCA Meeting Schedule

Board meetings are open to all and are held from 7–9 p.m. on the second Monday of the month (except in July, August, and December) at Sabin School auditorium (located on the first floor), 4013 NE 18th Ave.

Upcoming meetings:
September 11
October 2

EVENTS CALENDAR

www.facebook.com/sabinpdx
FOR SELECT INFORMATION
ON SABIN EVENTS

Albina Branch Library Events

- Wednesday, Jun 7
9:30 am Toddler Storytime
- Thursday, June 8
9:30 am Tiny Tots
- Friday, June 9
9:30 am Book Babies
11:00 am Family Storytime
- Tuesday, June 13
9:30 am Word Processing One
5:45 pm Laughter Therapy

Sabin Community Association



NORTHEAST COALITION OF NEIGHBORHOODS

This newsletter is produced with the support from Northeast Coalition of Neighborhoods and Portland's Office of Neighborhood Involvement.

Biketown comes to Sabin

In July 2016, the City of Portland launched BIKETOWN, a public bike share system that allows people to rent a public bicycle for short trips around town for a small fee averaging about \$2.50 per half hour. Bikes can be checked out and returned at 100 BIKETOWN "stations" --those bright orange racks around town like the one in front of the Nike Factory Store at NE MLK Blvd. and NE Knott St.

The program has been a success.

This spring Portland's Bureau of Transportation (PBOT) has proposed expanding BIKE-TOWN service by increasing the service area and adding new stations and hybrid stations at public bike corrals. The largest proposed additional BIKETOWN service area is in North and NE Portland and includes two new proposed hybrid stations slated for the Sabin neighborhood – one at Prescott Village, in front of 1856 (the bottleshop and bar) and one using the five bike racks on NE Fremont St. between NE 14th and 15th Ave. (near the Starbucks).



PBOT estimates that two-thirds of the stations are for free public use.

King-Sabin Tree Replacement Project a Big Success

The King-Sabin Tree Team is an enthusiastic group of volunteers focused on improving street tree health in the NE King and Sabin neighborhoods. The team came together in 2015 to partner with the Portland Parks and Recreation (PP&R) Urban Forestry division on the neighborhood street tree inventory. Members led teams that collected data to describe the species, size, and condition of the trees. The inventory results identified areas where more trees could be planted. *continued p4*



Jobs by Rob, llc

HANDYMAN SERVICES
Taking care of your Honey Do list

General Home Repairs/ Maintenance
Small Remodels / Restoration

website: www.jobsbyrob.com
phone # 503-789-8069
email: rob@jobsbyrob.com

CCB# 177552 Licensed, Bonded, Insured



ERIN LIVENGOOD
SABIN RESIDENT

20 YEARS OF LOCAL MARKET EXPERTISE AT WORK FOR YOU.

Principal Real Estate Broker
503-913-0706
erin@windermere.com
www.erinlivengood.com



HABITAT GARDENS
Woman Owned and Operated OLCB # 9115

Check out our seasonal garden packages on our website:
www.habitatgardenspdx.com

Neighborhood News

Sabin NET is Building An Emergency Cache –and we need your help!

Neighborhood Emergency Teams (NETS) are comprised of Portland residents who volunteer and are trained by the Portland Bureau of Emergency Management (PBEM) and Portland Fire & Rescue to provide emergency disaster assistance within their neighborhoods. Fortunately, the Sabin community has an active NET, and we are building an emergency cache of equipment and supplies to provide needed support to our community, such as saving lives and property, in the event of a large-scale emergency like an earthquake. **BUT WE NEED YOUR HELP!** We are asking for donations of first aid supplies and other items that will support our search and rescue activities; the kind of things that will help Sabin become a highly resilient community.



Supplies and equipment donations can be made by checking out our Sign-Up-Genius page at www.tinyurl.com/sabin-net and selecting and marking the items you would like to donate. Donations can be dropped off in the collection bin next to the Customer Service counter and near the cash registers at Whole Foods on NE 15th & Fremont, or contact **Sabin NET** at sabin.netpdx@gmail.com and a NET team member will coordinate pick-up/delivery. *cont'd p4*

SAVE THE DATE: June 17 & 18 Sabin's Yard Sale and Sabin School MYP* Rummage Sale

The annual Sabin Yard Sale will take place on Saturday, June 17 and Sunday, June 18. As in previous years, Sabin residents hold yard sales on the same days to attract more shoppers.

To participate, just set up your tables in your yard or garage and place signs (with your address) at a major cross street, such as NE 15th or Fremont. The Sabin Community Association will advertise on Craigslist and other media to generate interest.

* Middle Year Program

And while you are walking through the neighborhood looking for great finds, stop by Sabin School for the Middle Year Program rummage sale. Students are raising funds for a spring break trip to Washington, D.C., and will have tables set up under the covered sports area on the south side of the school.

Register for Kindergarten at Sabin School by June 28

The deadline for registering incoming kindergarten students at Portland Public Schools (PPS) was June 1; however, PPS will continue to accept registration forms over the summer. Parents should drop off registration materials at the Sabin School office by June 28 before it closes for the summer. For more information on kindergarten registration requirements, see: www.pps.net/Page/2899

Did you know?

Sabin Community Association is on Facebook. Over 600 residents follow us for neighborhood news, upcoming events, and tips from fellow neighbors. Check us out, and give us *like* why don't you!

www.facebook.com/SabinPDX

SCAN Deliverers Needed

We are looking for a couple of volunteers to help deliver newsletters five times a year. Each SCAN issue is produced and delivered entirely by volunteer efforts, and we need your help!

Delivering SCAN is a great way to get to know your neighborhood, meet new people, get a little exercise, and contribute to the success of our bi-monthly newsletter.

If you would like more information, please contact Sandy Bacharach, arequita@gmail.com or: (503) 287-6927.



In a Hurry? Call in your order for pickup!

503-284-9455



Union Floor Company

GORDON AND HEATHER LAWES
HARDWOOD FLOOR CRAFTSMANSHIP SINCE 1922
RESTORATION | NEW INSTALLATION | REFINISHING
(503) 786-9400

WWW.UNIONFLOORCO.COM

Michael Siegel
Principal Broker

Helping You Make Good
Real Estate Decisions

Each office independently owned and operated

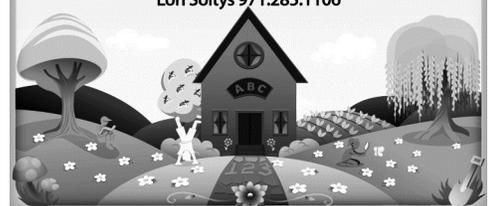
kw PORTLAND
CENTRAL
KELLERWILLIAMS.

503.544.1888

michaelsiegel@kw.com

Little Green Schoolhouse

Now Enrolling
A home-based preschool in the Sabin Neighborhood
littlegreenschoolhousepdx@gmail.com
[littlegreenschoolhousepdx.com](http://www.littlegreenschoolhousepdx.com)
Lori Soltys 971.285.1106



Bicycle-themed vacations *cont'd*

"Without changing the home's footprint, we more than tripled our use," Ruber adds. And thus, Shift Vacation Rentals was born.

Anyone who knows Ruber and de Jonge will understand the bicycle references of shift and gears. The two met when de Jonge, a native of The Netherlands, was bicycling through the United States. Ruber — an experienced bike tourer, herself — soon joined him on a five-month bicycle trip through Mexico and Central America.

After moving with de Jonge to The Netherlands for a year, Ruber became a bicycle tour leader with U.S.-based adventure touring company Backroads. The duo still enjoys biking to job sites, most of which are within Northeast Portland.

In 2014, they bought a 100-year-old fixer-upper in the trendy Mississippi District. Again, doing most of the work, they turned the two-bedroom, one-bath bungalow into a four-bedroom, two-bath rental they call Front Break. Then they built a five-bedroom, three-bath structure called Rear Break in the back yard. Its first floor includes a master bedroom and bath designed for people who use a wheelchair.

Units range from Low Gear, which sleeps six people and costs \$200 a night, to Rear Break, which sleeps 12 and costs \$310 per night. Ruber says units are occupied about 70% of the time, with summers booked months in advance. Renters celebrate special occasions like weddings and graduations. Others come for corporate meetings or events such as yoga and artist retreats. Read more at www.shiftvacationrentals.com or call 503-208-2581.

King-Sabin Tree Replacement *cont'd*

Readers can find the entire report, including maps, data, and more information at www.portlandoregon.gov/parks/treeinventory

After the inventory, the tree team identified potential tree planting locations that needed work to prepare them for planting. Investing in removal of dead or dying trees and stump grinding was out of reach for some neighbors. Since an important part of the King-Sabin Tree Team's mission is to educate and assist neighborhood residents with street tree related matters, the tree team stepped in to provide assistance. The resulting tree replacement assistance project was supported by a number of agencies and non-profits. The King-Sabin Tree Team wrote grants and coordinated the project with the assistance of the:

- PP&R Urban Forestry division waived tree removal permit application fees and provided a stewardship grant;
- The Sabin Community Association and East Multnomah Soil and Water Conservation District awarded grants and arborist services; and
- Friends of Trees donated replacement trees.

The project enabled six neighborhood residents in the King and Sabin Neighborhoods to remove dead and severely damaged trees between the street and sidewalk and replace them with a diverse selection of appropriate species. All of the hard work was rewarded with the smiles of neighbors excited to nurture their new trees.

If readers would like to become involved, the King-Sabin Tree Team meets the first Tuesday of each month in the dining area of Whole Foods on NE Fremont Street. Past free neighborhood activities have included tree history walks and pruning workshops. Email kingsabintrees@gmail.com for information.

Tree Team: Maureen Raad, Dallen Esselstrom, Julie Fukuda, Van Bogner, Emily Wilson, and Stephanie Sanchez

Sabin NET *cont'd*

Cash donations are welcomed, too. They can be made to Sabin NET through the Friends of Portland Fire and Rescue. Cash donations are made by writing a check to Friends of Portland Fire & Rescue and writing "Sabin NET" on the memo line of the check and can be mailed care of Sabin NET to 4336 NE 20th Avenue, Portland, Oregon 97211. In-kind and cash donations will be processed through the PBEM NET Coordinator and you will receive a "Thank You" letter from the NET Coordinator with the information needed to write the donation off of taxes.

Please support the Sabin NET with your donations so that together we can help build a more resilient Sabin community! We greatly appreciate your donations.

**Thank you!
Sabin NET**



1465 NE PRESCOTT ST., STE. C
971-319-6945 | www.thekingsofcanna.com



Helping Sabin residents
for 23 years!

Billy Grippo
Principal Broker

(503) 497-5249
bgrippo@windermere.com
www.BillyGrippo.com

Windermere
REAL ESTATE
Windermere Stellar

*When it comes to your pet's healthcare,
we are "The Best of East and West!"*



irvington
veterinary clinic

1427 NE Fremont St. 503.953.8078
irvingtonveterinary.com