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1,500+ homes, businesses



# sabin

Community Association

www.SabinPDX.org

## Our Community in Action

### Support Sabin's Clean-Up May 31

The 2014 Annual Betty Walker Spring Clean-Up is a perfect opportunity to finally rid yourself of those unwanted items that are too big to put in your curbside trash or recycling. And it happens in our own neighborhood, so you save yourself a trip to "the dump." Best of all, instead of paying fees to get rid of your stuff, you make a donation that funds projects right here in Sabin.

The Clean-Up will be held from 10 a.m. to 2 p.m. on May 31 at Maranatha Church's west parking lot. Vehicles should drive south from the corner of Northeast 12<sup>th</sup> Avenue and Skidmore Street, lining up on the west side of 12<sup>th</sup> to enter the parking lot. Vehicles going north on 12<sup>th</sup> from Mason Street will not be allowed to enter the parking lot.

**HERE'S WHAT TO BRING:** Household junk, furniture, mattresses, scrap metal, appliances, microwaves, large pieces of yard debris and treated wood. There is a \$10 disposal fee for computers, laptops, monitors and TVs (\$20 for large-screen).

**REUSABLE ITEMS:** If you have the following items in good, usable condition, we'll be collecting them for donation to:

- Habitat for Humanity ReStore, which takes lumber in 5-foot lengths or longer (no nails or fasteners), doors and both home and garden tools.
- Community Warehouse, which takes furniture, kitchenware, lamps, clean linens (sheets, blankets and towels), irons, fans, alarm clocks, canes and crutches.

**DO NOT BRING:** Tires, batteries, paint, hazardous or chemical wastes or motor oil. We will not accept any materials that are accepted in your curbside blue or green carts.

**PICK-UP NEEDS?** We offer limited curbside pick-up service for seniors and people with disabilities. Contact Don Rouzie at 503-926-3922 to schedule.

— Lindsey Maser

### The 2014 Betty Walker Spring Clean Up!

Saturday, May 31<sup>st</sup> | 10 am – 2 pm

Enter @ NE 12th & Skidmore - Maranatha Church Parking Lot

**Cost:** \$20 or more, depending on load of vehicle. Cash or Check only. Sliding scale available.  
*Donations go to SCA, and are used to fund neighborhood projects.*

To dispose of debris, just clip, fill out and bring this coupon.

#### CLEAN-UP COUPON FOR MAY 31

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone # \_\_\_\_\_

Email \_\_\_\_\_

Items Dumped \_\_\_\_\_

Payment Info

☐ Big Load \$

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☐ Other \$



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**2014 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 Whole Foods' upstairs conference room, Northeast 15th and Fremont.

May 12  
June 9  
September 8

**EVENTS CALENDAR**

WWW.SABINPDX.ORG  
FOR SELECT INFORMATION ON  
SABIN EVENTS

**Sabin Spring General Meeting**

May 12, 6:30-8:30 p.m.  
Sabin School Auditorium

**Betty Walker Spring Clean-Up**

May 31, 10 a.m.-2 p.m.  
Maranatha Church parking lot,  
Northeast 12<sup>th</sup> & Skidmore

**Recycled Printmaking**

Families with children in grades K-5  
will create art prints.  
May 17, 2-3 p.m.  
Albina Library, 3605 N.E. 15<sup>th</sup> Ave.

**Sabin Community  
Association**



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



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**SABIN COMMUNITY ASSOCIATION**

**MAY 2014**

## Don't miss these 'Tales from Sabin'

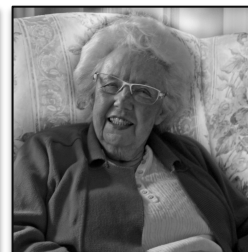
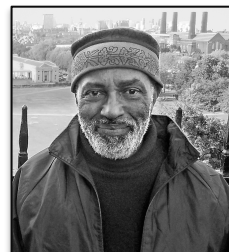
Sabin neighbor Harold L. Johnson, an engaging storyteller, came to Portland as a young man in 1952 to study literature at the University of Portland. He frequented Albina District jazz clubs and befriended many Vanport families who lost their homes during the area's epic flood of 1948.

Johnson's stories of the Knott Street Center, the Porters Club and the colorful personalities who frequented Lew's Man's Shop on Northeast Vancouver Boulevard during the 1960s are sure to enlighten those who attend Sabin Community Association's Spring General Meeting on Monday, May 12, from 6:30 to 8:30 p.m. at Sabin School's Auditorium.

"Harold's keen observations are filled with his fascination with the human experience and tinged with humor and irony," says Linda Wysong, who is helping coordinate the meeting along with President Clay Veka and Second Vice President Michelle Ganow-Jones.

"Harold taught many years in Portland Public Schools and is an accomplished writer and poet," adds Wysong, who is compiling a list of longtime Sabin residents for her neighborhood-based artist-in-residency project to honor the community's residents and its history.

Also speaking at the event will be Luella Landfair, who has lived on Northeast Klickitat since 1973, when she and her husband, Fran, purchased a historic home designed by University of Oregon School of Architecture founder Ellis Lawrence. Before retiring, she had a distinguished career in business as KOIN-TV's financial manager and as a



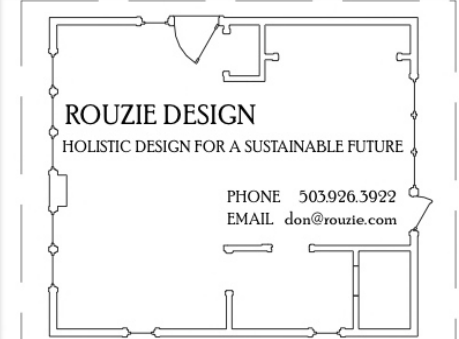
**Harold L. Johnson (left) and Luella Landfair (right) will share their Sabin and Northeast Portland memories.**

board member of the National Association of Credit Management.

"Knowing of her accomplishments in finance, neighbors might be surprised to learn that at the age of 18, she was a certified welder and member of the Pipe Fitters Union," Wysong reports. As a skilled worker in the Kaiser Shipyards building the "Liberty" ships, "Luella was one of the many women to step forward and work for the war effort during World War II. She helped change history — in Sabin, Portland and around the world."

Also on the bill will be Lorraine Jones, who was a switchboard operator during the Japanese attack on Pearl Harbor, and Betty and Bobby Lewis who moved to Portland to work in the shipyards. The Lewises represent the larger Lewis and Irving families, which have lived in the neighborhood for many years and have distinguished themselves in the fields of sports and music.

Rounding out the presentation will be several short films by Sabin resident and acclaimed Portland filmmaker Vanessa Renwick, who has produced work over three decades, and skateboard videos created by Tristan Brillanceau-Lewis.



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## Local dad, son create children's books

Eight-year-old Theodore Balloon gets involved in some amazing adventures with creatures such as the Gooblygon, the Star Devil and Neville the Giant.

Theodore, who lives within the pages of a series of eBooks, is the creation of Portland author and artist Stefan Senna and his 8-year-old son, Shae, who provides his own ideas for characters, plot and illustrations. In fact, Theodore bears a remarkable resemblance to Shae, a first grader at Sabin School. Both have tousled, longish hair and both enjoy adventures.

"Theodore is basically based on Shae," confirms Senna. "When we create a story together, our process is, we usually start with two random things that normally don't go together, like a rocket ship and hot cocoa. As we develop the story, I keep asking Shae, 'What should happen next?' Every book contains a positive message."

In addition to the Theodore series, the duo has written books featuring other characters such as Shoobaleedoop. Teased by his classmates for being different, Shoobaleedoop counters their bullying with kindness and eventually turns them into friends. All stories are geared for children between the ages of about 5 and 8.



**Artist Stefan Senna and his son, Shae, a Sabin School first grader, have written about a dozen eBooks.**

The father/son collaboration has led to about a dozen or so books that range in length from four to nine pages and in price from 99 cents to \$4.99. They can be found on Amazon's website ([www.amazon.com](http://www.amazon.com)) by searching for Stefan and Shae Senna. The books can be read on Amazon's Kindle e-reader as well as on a smartphone, tablet or computer by downloading Amazon's free Kindle reading app.

Because Senna and Shae's mother, Carol Senna, are currently separated, Shae divides his time between each parent. Senna believes writing stories with his son has created a special bond. "One, it's fun as heck, and two, it involves the two of us," Senna says. "It also has a lasting value. It's something we can always share. We're hoping other children will like the books, too."

Senna will gladly send free copies of books to any Sabin neighborhood parents who will read them to their children, then review and rate them at Amazon's website. He can be reached at [stefansenna@gmail.com](mailto:stefansenna@gmail.com).

— Susan Goracke



### PRESIDENT'S MESSAGE

By Clay Veka

Hello Sabin Neighbors,

The Sabin Community Association General Meeting and annual board election is coming up Monday, May 12. The program will be exceptional, as some long-time residents share their unique, personal accounts from specific periods in Sabin's past. Please come!

Additionally, we hope to add a couple of dynamo board members with ideas of how to create an even more effective association that responds to the needs of Sabinites. If you are interested in getting involved, there is still time. Please contact me, and let's talk.

Coming up on Saturday, May 31, is Sabin's Betty Walker Spring Clean-Up at Maranatha Church. This is important because it helps clean up our neighborhood and it is SCA's biggest fundraiser of the year. Proceeds help us fund projects such as the Sabin Bee-Friendly Garden Project and the Sabin Triangle, and contribute to important community causes such as augmenting SNAP purchasing at the King Farmers Market. Come by or volunteer. It's fun and a wonderful way to get involved.

— Clay Veka

### Access Sabin news online

To view Sabin Community Association newsletters starting with the January 2014 issue, go online to SCA's website ([www.sabinpdx.org](http://www.sabinpdx.org)). Click on "More" at the top of the page and select "Newsletter Archives." Readers can catch up on breaking local news that affects Sabin by subscribing to the blog feed on SCA's website or by "liking" SCA on Facebook.

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Lori Soltys 971.285.1106



# Sabin real estate market a mixed bag

Springtime typically heats up the real estate market, coaxing buyers to neighborhoods just about the time the dogwoods and azaleas pop into bloom. But as hopeful buyers scan the list of available Sabin homes — 13 as of April 15 — there aren't many to choose from.

"We are still deep in seller's territory, and I don't know when that's going to change," says Billy Grippo, a principal broker at Windermere's Stellar office near the Lloyd Center and a longtime Sabin resident. "We have less than three month's worth of inventory right now."

According to Grippo, homeowners who are still "upside down" with their home's equity are waiting until prices rise even higher before listing their homes.

Still, there's a wide range in those 13 homes — from a two-bedroom, one-bath, 927-square-foot home on Northeast Shaver Street listed for \$199,500 to a four-bedroom, two-and-a-half-bath, 3,188-square-foot home on Northeast 21<sup>st</sup> Avenue listed for \$749,900.

Over the past year, with so few homes listed and fewer recorded sales, the

median home sales price has wandered all over the board. The median price means half the homes sold for more and half sold for less.

In March 2013, 10 homes sold for a median price of \$525,000, while in March of this year, six homes sold for a median price of \$389,950. During the past year, December saw the most homes sold — 12 — then January's sales dipped to the year's lowest: 3. September's median price was lowest at \$378,500, while February's median price was highest at \$595,000.

One recent trend Grippo has seen is first-time homebuyers returning to the market as valuations rise. These buyers are vying for properties with investors, who jump in when prices are lowest.

"Right now, mortgage interest rates are at 4.25 percent, but when rates do go up, it will affect people's purchasing power," he cautions.

As developers continue to buy older Sabin homes to demolish them and put up one or two much larger homes, Grippo sees both sides of the issue. On one hand, he's for protecting farmland, so he sees the need for density. Yet it bothers his aesthetic sense to see huge modern homes towering over one-and-a-half story period bungalows next door.

His advice to potential sellers: Don't sell to an investor/developer without talking to a real estate agent first.

"I've seen older people basically give their house away to an investor who came knocking on their door," he says. "You may have saved yourself the 6-percent (broker's) fee. But you could have gotten \$15,000 to \$30,000 more if you'd listed it on the market and had more buyers look at it."

— Susan Goracke

## SABIN BRIEFS

### SCA Board supports property tax reform

At its April meeting, the Sabin Community Association Board voted to support sending a letter to Oregon State Legislators and the Northeast Coalition of Neighborhoods encouraging property tax reform.

"Oregon's current property tax system has many inequities, underfunds education and local services, while producing unintended consequences such as increased gentrification," says Joshua Curtis, SCA board liaison to NECN's Schools Committee.

The letter asks that these principles be used to guide tax reform legislation to ensure equity across Portland neighborhoods:

- Property taxes for a newly purchased home should be based on the market value of the home.
- Voters should be allowed to approve temporary property tax increases to fund desired public services for their communities.
- Tax reform must include measures to mitigate the impact of property tax increases on low- and fixed-income homeowners.

### SCA Communications Team seeks editor, new members

The Communications Team is recruiting a new editor to coordinate the printed newsletter beginning with September's issue. Ideally, the new editor would have writing and editing experience and could commit to this volunteer position for one year, which includes nine issues. The team also hopes to add several new members to help guide SCA's newsletter, website, Facebook page and Nextdoor account. For more information, contact Diane Benson at 916-402-5224 or at dcb1810@yahoo.com.

## SABIN SCHOOL NOTES

Chaired by parent Brooke Unwin, Sabin School's 9<sup>th</sup> Annual Auction raised a record-breaking \$170,000. Of that total, \$39,500 will be used to renovate the north playground. Sabin residents who would like to contribute ideas, donations or time to the project may contact Deb Pleva at deb@plevaconsulting.com.

The Nike Employee Grant Fund has awarded a \$16,000 grant to the Sabin School for a field restoration project that will provide a safe environment for students and the community to use while protecting the tickle bees.

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