

The Hills Living

DECEMBER 2017

A SOCIAL PUBLICATION FOR THE RESIDENTS OF SERRANO

Inside:

2017 Niello Concourse at Serrano

Don't Miss: SwimLabs EDH
Grand Opening!

Check Out 'Sierra Home Alternatives'
Warm & Cozy Winter Fireplaces...
Our Sponsor Feature

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to the
Lopez Family!

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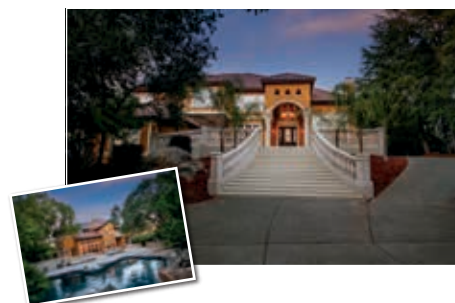
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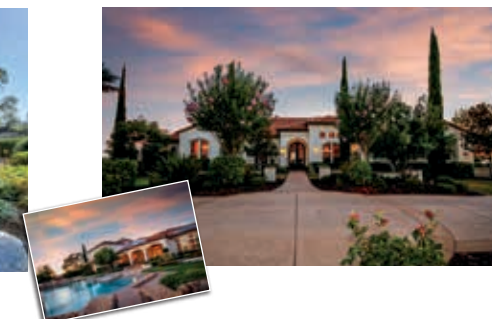
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December...

May Your Holiday Magic Warm Our Hearts And
Your Peaceful Beauty Quiet Our Souls

Dear Serrano Friends & Family,

December, along with its sights, sounds, smells, memories and the wintry wonderland-ish scenery is... HERE! Whatever your family traditions are, religious affiliations and beliefs, and however you celebrate...we CELEBRATE with you!

Growing up, I remember as it got closer and closer to Christmas, my excitement would build with anticipation. Everywhere I went, there were twinkling lights, decorated trees, Christmas carols, presents, Santa & his reindeer and cheerleading up to one final crescendo! I remember feeling as if my heart would burst on Christmas Eve, waiting to see what AMAZING gifts Santa would leave for Christmas morning! Does anyone else remember those feelings? Then years later, when you have your own kids, you get to live it all over again through them, hearing their giggles and squeals, watching their wide-eyed excitement and awe!

In the December issue you will find these features:

- The Beautiful Lopez Family
- SwimLabs Grand Opening
- Sponsor Feature (Sierra Home Alternatives)
- Kids Korner
- Home & Yard (Combined)
- Niello Concourse at Serrano Country Club

...And much more!

Whatever your holiday plans, may they be magical! Prayers be with all who have experienced loss in 2017. May God draw near and bless you with warm smiles, strong shoulders and His comfort for the coming year. Remember that in His time, 'He makes all things new.'

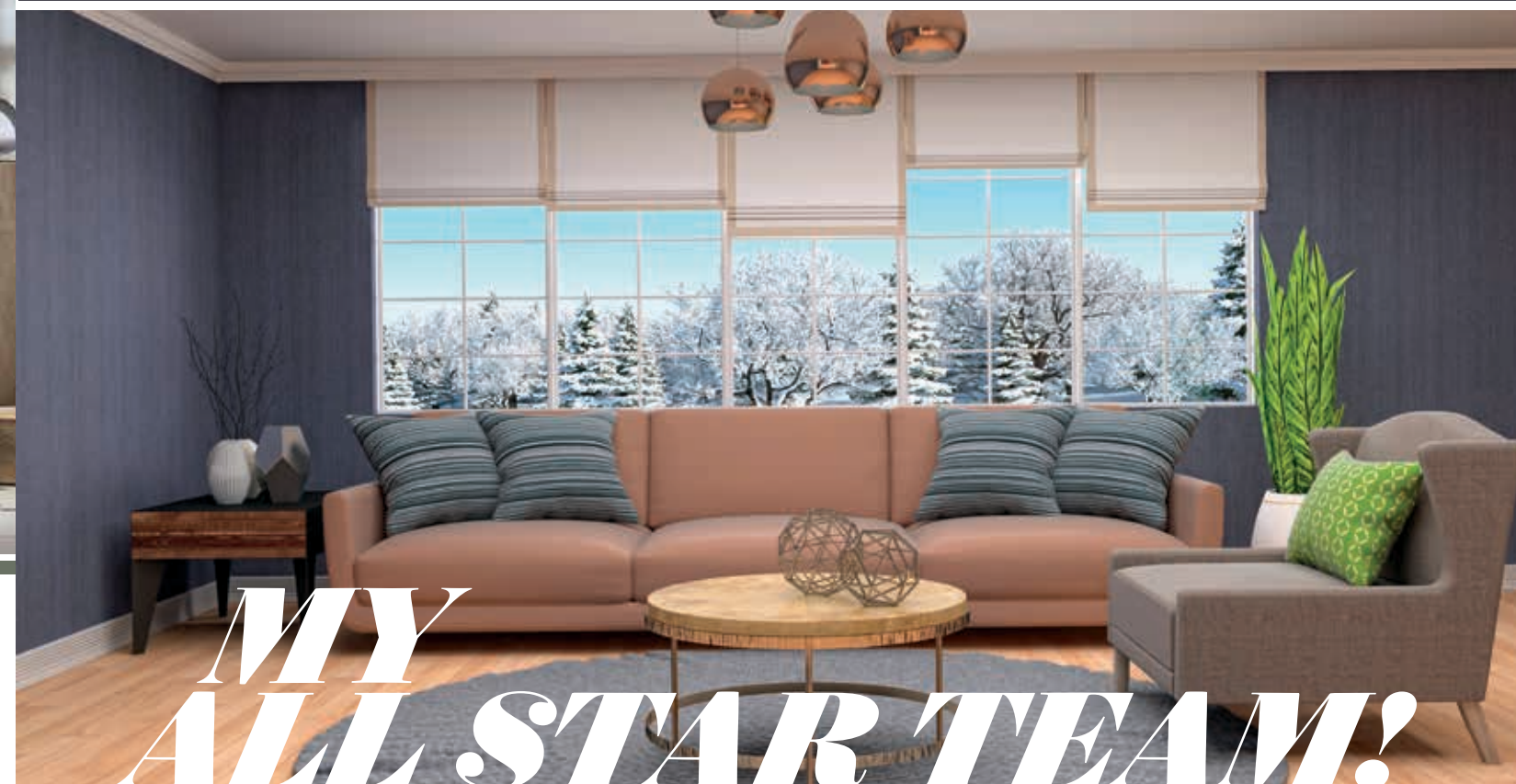
Blessings to you all!

Happy Holidays,

Jenny Thurman



thl ... behind the scenes



Jenny Thurman...



Danielle Konya...
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Jon & Shannon Yoffie...
Residents, Realtors and Home & Yard of the Month



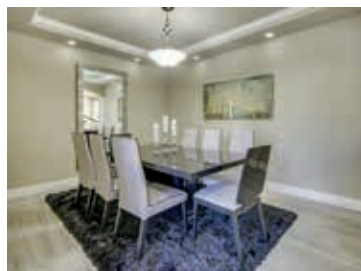
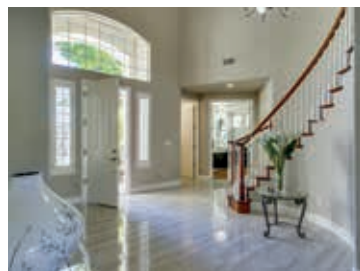
Megan Welter...
Kids Korner

Please welcome our newest team member & editor, Mike Lazar! We are thrilled to have you on board as part of our THL family, Mike! Thanks, as always to my awesome team! You use your talents to make *The Hills Living* a fabulous and fun experience every month. Happy Holidays to all of you and your families! I'm looking forward to an amazing 2018 together!



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Residents & Realtors,
Jon & Shannon Yoffie



living spaces & yard of the month

Residents & Realtors...Jon & Shannon Yoffie

There is space for everyone in this tastefully appointed five bedrooms, five bathrooms Serrano home! Guests love visiting in the open-plan kitchen/family room while the kids enjoy the upstairs loft that doubles as a theater and game room. The huge downstairs master suite offers a tranquil view to the lusciously landscaped backyard. It's like living at a resort! The outdoor kitchen, pool, spa and fire pit are perfect for the family that enjoys today's indoor/outdoor lifestyle!



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THE LOPEZ FAMILY ENJOYS A BEAUTIFUL FALL DAY!

family feature

Resident **Fallon Lope**
Photo Credit: **Annette Kelly**
(Maximum Joy Photography)
Jody Soria Photography



integrator within the power generation industry. Their focus is utility-scale Solar PV in the renewable energy sector. Fallon began working as a Surgical Physician Assistant in Gynecologic Oncology and continues to practice for Mercy Medical Group in Sacramento.

Rob and Fallon first expanded their family in 2011 with the addition of their beloved dog Merlin, a sweet and loving miniature schnauzer. Three years later, Rob and Fallon welcomed their first son Garren (now three-years-old). Just last year, their second son Desmond (now one-year-old) completed their family. Both Garren and Desmond attend Bergamo Montessori at Serrano.

The Lopez Family enjoys spending time together and with their extended families, which all live very close. Fallon's parents also live in Serrano and Rob's parents live on acreage in Georgetown. Garren and Desmond love being outdoors and playing in the park. Rob and Fallon enjoy golf, tennis and skiing/snowboarding in South Lake Tahoe. They have been members at Serrano Country Club for about five years and enjoy going to the club events and playing in the golf tournaments. Rob and Fallon are self-described "foodies" and enjoy fine cuisine from all ethnic backgrounds. Their favorite restaurants in town include Sushi Kuma, Aji, Selland's, Hop House and Bistro 33.

While work and family keep Rob and Fallon busy, they occasionally have time to enjoy their own personal hobbies. Rob is passionate about entrepreneurship and fitness, and he enjoys going to music festivals with his friends. Fallon enjoys reading and participates in a monthly book club and a monthly women's Bunco group. She also enjoys live music and going to alternative/indie rock/pop concerts. While they do not have time to necessarily "binge-watch" new trending shows, Rob and Fallon do



enjoy watching television series such as *Stranger Things*, *Ozark* and *Game of Thrones*. Rob and Fallon both aspire to travel around the world, particularly places where they can golf and be near a warm sandy beach. They love living in El Dorado Hills where it is such a family-friendly place and can't imagine any place better.

The Lopez family has lived in Serrano since 2011. Rob and Fallon bought their first home together on Bothwell Circle a year after being married. They previously lived in Sacramento where they completed their education. Rob and Fallon met and began dating when they were 17 years old while both working for Fallon's parents at their business in Pollock Pines. Rob graduated from Sacramento State University with a B.A. in Business with a concentration in Management Information Systems. Fallon attended U.C. Davis where she earned a B.S. in Neurobiology, Physiology and Behavior. She then completed the Physician Assistant program at U.C. Davis.

Shortly after completing college, Rob joined his parents in starting a business in the power generation industry. Their company, Nor-Cal Controls ES, Inc., is located in Diamond Springs and is now a leading controls systems



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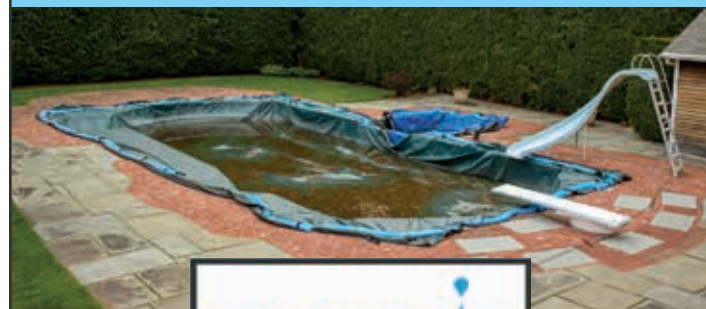
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2017 Market Update and Where are We Headed Next?

My husband and I recently attended a live broadcast with Gary Keller, Co-Founder and Chairman of the Board for Keller Williams Realty.

Under his leadership, Keller Williams Realty has become the largest real estate company in the world. He is a New York Times best-seller author and he is known as one of real estate's most influential thought leaders. When it comes to real estate, he's on the cutting edge of the industry; studying where it's been, observing and calculating where it is and making projections on where it's going. Gary gave an update on the overall state of the market and looked at variables to determine the forecast going forward.

So, what has the market been doing on a national level over the past year? The total number of home sales for 2017 will be higher than 2016 and the average home price will increase 6% year over year. The number of homes for sale is still low and undersupplied while mortgage rates, although slightly higher than in previous years, have trended down since March and are still near all-time lows. Affordability is in decline but is still favorable. New home construction is growing although not quickly enough to help the low inventory of resale homes on the market. The GDP is high at 3% while unemployment sits at a super low 4.2%. All the major stock indexes are at or near all-time highs. Overall, the housing market and general economy are showing many positive signs.

There are however potential risks that could drastically change the positive trajectory of our current real estate and economic situations. Policy miss-steps by the current administration, federal interest rate increases, resource shortages, damage to financial markets or deregulation of banks could be catastrophic to

the current real estate climate and each of these is a real possibility. Being that the recession in the mid-2000s was the biggest that the United States has seen since WWII, we are still feeling the effects.

So are we headed towards another big bubble burst? Not likely. Frankly, the real estate market is always shifting. Now more than ever it is important to understand the micro-market that you live in or are considering investing in. Real estate will always have ups and downs and it's our job as Real Estate professional to research that for our clients to help them make an informed decision on what's best for their situation. If you would like more information on what's going on in our local market, please give us a call.

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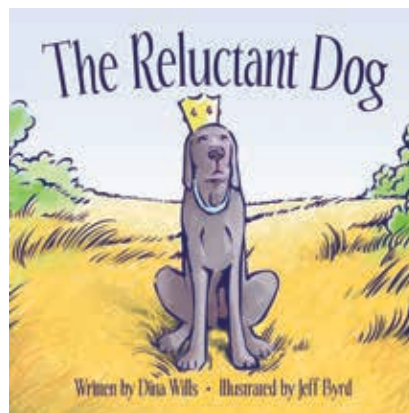


From L-R: Valerie Lujan, Mike Herzog, Laura Brown,
Leisha Freitas, Scott Ostrode, Jen Ostrode

Two Ideas Later... These Books Were Born!

The Camping Diva & The Reluctant Dog

Local Author **Dina Wills**



On Living, Working & Writing in EDH...

I fantasized about living in an established, tree-lined community with old homes and new fixtures before moving to El Dorado Hills. You know, like the exquisite pieces of real estate that grace the neighborhoods of the “Fab 40s” in Sacramento. Although my heart yearned for unique homes with character, I ultimately settled on pristine uniformity with a great floor plan.

I’ve come to love this community and affectionately refer to it as “the bubble.” In my opinion, we have everything we need here so why leave? Think about it. We’ve got recreation, restaurants, shopping - a Target! Besides, the fog line rarely creeps up our hills, we don’t have any real crime to speak of, and most of our traffic converges at the on and off-ramps of Highway 50.

That said, 10.96% of El Dorado Hills residents avoid the morning 2-cars-per-green merge altogether because, like me, they work from home. Which means we don’t have to leave unless we want to, and we have extra time to concentrate on other things. In my case, other things include writing and self-publishing two books.

Although it wasn’t my lifelong dream to write a children’s book, a story popped into my brain one day, and wouldn’t budge until I put it on paper. Our beloved Weimaraner, Cole, had no idea he was a dog, and while I was contemplating this, these words went streaming through my head: **“He was confused by the ball, and the point of it all; so we tried throwing a stick, but even that he would not get!”** So, I sat down, wrote *The Reluctant Dog*, hired an illustrator and...voila!

BACK COVER

Lily wanted a dog, she discovered one day.
She couldn’t wait to teach him to sit, shake, and stay.

But the dog she chose had a mind of his own.
And the last thing he wanted was to chew on a bone.

One summer day at Lake Tahoe inspiration struck again when I was watching a gal and her family in a neighboring campsite. Their unleashed dog was wandering off, squirrels were helping

themselves to a bag of groceries, her children were complaining about having nothing to do, and her husband was shouting: “Honey! Did we bring quarters for the shower?” It was mayhem. I wanted to grab their dog, put their groceries in the bear box, send her kids on a scavenger hunt and take her husband some quarters. (But I didn’t.) Hence, an idea was conceived, and a couple of years later, *Diary of a Camping Diva* was born.

SYNOPSIS

A non-fiction reference book about camping written in a fun, chatty voice. This book explains the various types of camping, outlines how to choose the best campsite, recommends specific gear, offers useful tips for camping with children and pets, tells you which critters to avoid, and much more.

Looking back, it occurs to me that my books evolved much like my life here in El Dorado Hills. I know I could live and work anywhere, but I can’t think of any place I’d rather be. And if I’m lucky, the words will continue to come, and when they do, I’ll be writing them down here, in my home office. Which thankfully, is in this beautiful place I call the bubble.

Bio: Dina Wills is an independent author, National Sales Rep for TriStar Hotel Group, an avid camper, and dog lover. Both books are available on Amazon in paperback, Diary of a Camping Diva is also in Kindle format. (Prices range from \$9.25-\$4.99.) For additional information, please visit www.diaryofacampingdiva.com.

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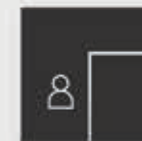
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health & wellness
Dr. Ron Simms



Dr. Ron Simms, Chiropractor

GIVE THE GIFT OF HEALTH THIS HOLIDAY SEASON!

Most of us go into the holiday season with excitement and anticipation never thinking we might get sick, or hurt. Yet if you look at the statistics you will learn that this is the most dangerous time of year for the health and wellness of Americans. Our stressors typically run wild during the holidays as we tend to over-eat and over-drink while stressing over retail mania, house decorating and family dramas.

So what should you do ensure that you and your loved ones stay safe and well during the holidays? Here are some starters for you:

- Stay in Motion - Get up and move around and avoid staying in a bad position too long (wrapping gifts, long car drives, etc.)
- Join a gym or fitness group - stay accountable and keep your body strong and in balance, with endurance
- Utilize Juicing and Smoothies made from veggies, eat more often and hydrate with filtered water early and often in your day
- Avoid Overloading on Sugar, Eating Seconds and Eating too Late in the Day
- Meditate and Pray daily with an attitude of gratitude to start your day, and be sure to positively affirm yourself and loved ones
- Avoid the holiday blues by serving those who are less fortunate

In addition to these tips, the best thing you can do is to see the Chiropractor during the holidays. All of this stress results in a condition called Subluxation (misaligned spinal bone) resulting in a decreased communication between our brain and our body. This decreases our nervous system's ability to adapt to stress leading to dis-ease and dis-function. By seeing the Chiropractor you will experience a more abundant holiday.

At our Back to Health Chiropractic, we specialize in helping with fatigue, headaches, neck pain and stiffness, arm and hand weakness and numbness, shoulder joint pain, blade tension, digestive distress, rib pain, low back stiffness, Sciatica and other leg disorders, as well as bladder and bowel issues.

First, we pinpoint the cause of your symptoms through a detailed health interview about your past and current health, including your trauma history, and your desired health goals. This is followed by our new patient experience which includes:

- Digital posture assessment
- Gait, motion and balance evaluation

- CORE Score nerve testing: Electromyogram, Thermography and Pulse Wave Profiling
- Spinal motion exam
- Digital x-rays

Then, we review our exam findings in great detail with you and make care recommendations, if appropriate.

Through our integrative Chiropractic approach of specific adjustments, active rehab exercising, nutritional guidance & supplementation, and stress management techniques, our patients get amazing results! We help them live a life without interference, allowing them to achieve health goals they never dreamed of reaching.

GIVE THE GIFT OF HEALTH

The best gift you can give yourself and others this holiday season is the gift of health. We are always looking for ways to help our communities be healthier and safer, and we need your help. Please bring in a new or lightly used coat and blanket, or a \$30+ gift card to a local grocery store for those who are less fortunate in our communities. In return, you will receive a...

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- ✓ Digital x-rays (if needed)
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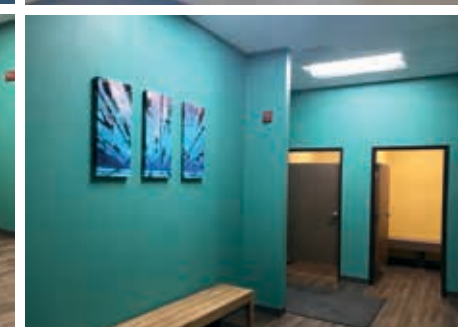
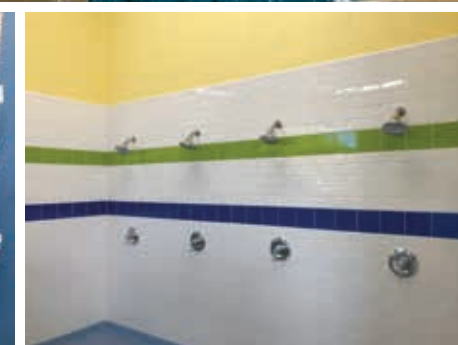
Jenny Thurman

On Saturday, September 20, friends, family and the EDH community turned out for education, fun, demonstrations and tours of the BRAND NEW Norcal exclusive **SwimLabs**, to see what the Hoop-lah is all about! It was truly a new experience for us all to see the pools, tour the clean, colorful yet functional SwimLab concept. It was new to most of us, but it was very obvious to see that owners Darin and Kristin Mai had been doing their homework for quite a while. I'm not sure if I've ever seen such an organized, perfectly thought out business that was so enticing. If your kids need lessons, you swim competitively or are training, this is the place to be. Even if you'd like to improve on your stroke...SwimLabs can help!

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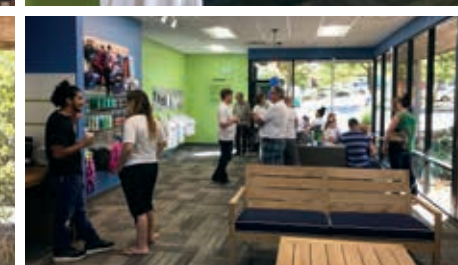
Lorie, Darin & Kristin...



Laurie
(SwimLabs
Corporate),
Darin & Kristin

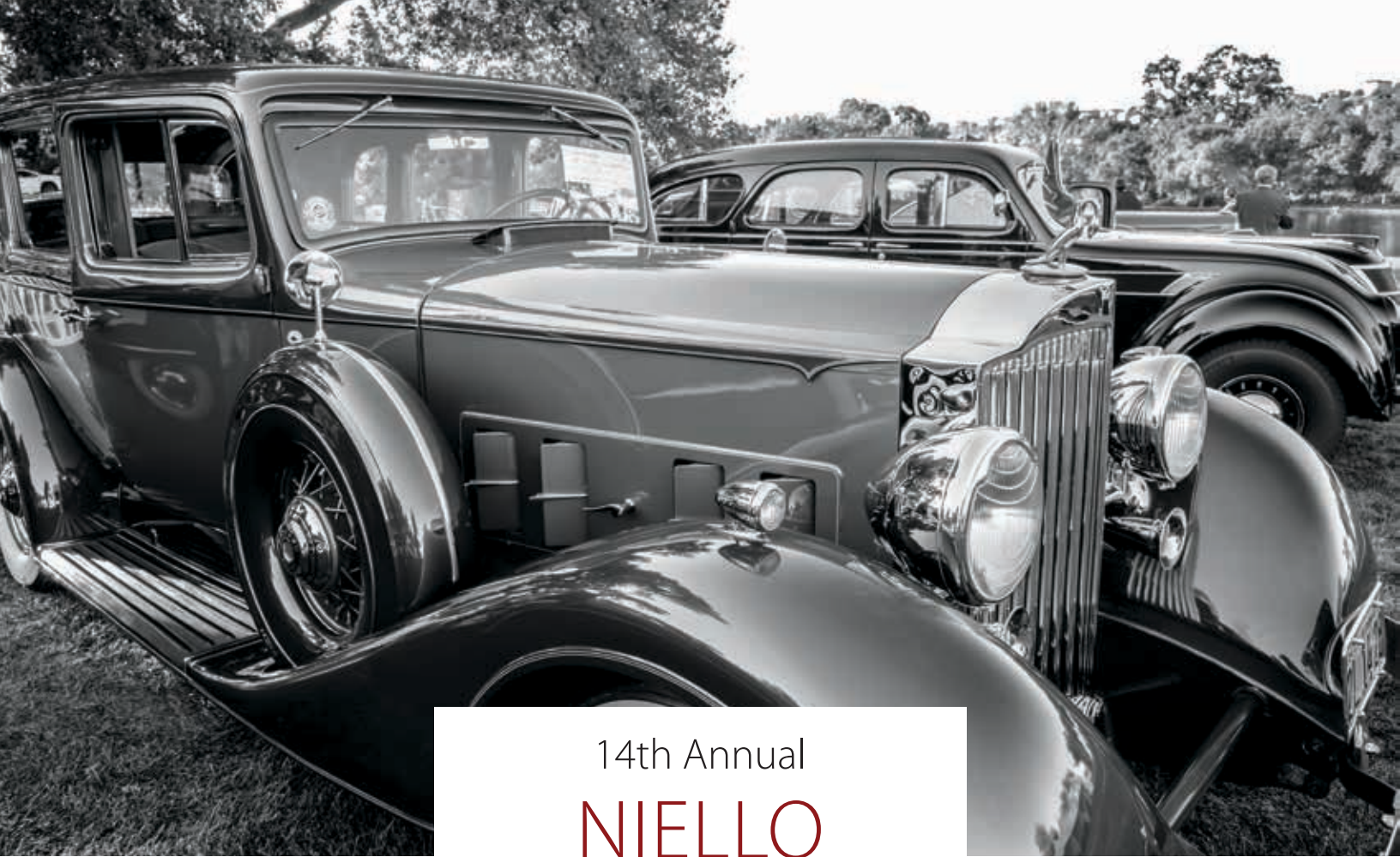


Nyesha, Kristin,
Caitie & Kelsey



Casey & Kristin...





14th Annual NIELLO CONCOURSE

At Serrano

Check Out These BEAUTIES!

Resident & Photographer...**Ken Mahar**
Photo Credit...**Ken Mahar Photography**

This was the 14th Annual Niello Concourse at Serrano and it was a great success! There were classic cars of the past from the early 1900s that looked like they just came off the showroom floor, in their most elegant form and condition. On the other side of the coin, there were muscle cars of the '60s, '70s and '80s, true to form and as stocked as they come. As a matter of fact, they were judged on originality. Then, there were the exotic cars by Ferrari, Bentley, Maserati and Lamborghini, to name a few. They were the kind that every guy dreams about owning. I know my mouth was watering, and I'll bet there were other men following suit!

There cannot be a Niello car show without a fashion show, which was a HIT with the ladies as well as the guys. There was also a great opportunity for local businesses of the community to show their wares and drum up business. All in all there were about 4,000 attendees and a fun day was had by all.





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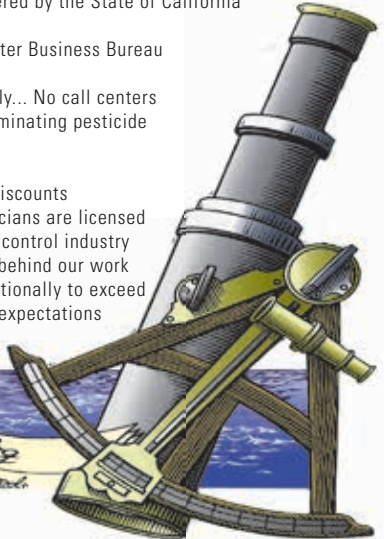
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resident recipe

Resident **Lynn Payne**

Roquefort Pear Salad With Grapes & Spiced Pecans

Spiced Pecans...

- ¼ teaspoon cayenne pepper
- ¼ teaspoon ground cumin
- 1 tablespoon light brown sugar
- 2 teaspoons olive oil
- 1 cup pecan halves

Preheat oven to 350 degrees. Mix cayenne, cumin and brown sugar together in a bowl. Add oil and mix. Add pecans to coat. Spread pecans on a baking sheet, watching carefully not to burn. Stir halfway through. Should take 10 to 20 minutes (10 to 15 for me). Set aside to cool. Can be made two days before.

Salad...

- 8 ounces mixed greens
- 6 ounces haricots or string beans, blanched in boiling salted water until crisp-tender, then rinsed under cold water to cool
- 2 ripe but firm pears, ¼ inch thick
- 8 ounces red grapes
- ½ small red onion, sliced thin into rings and soaked in cold water or wine vinegar, then drained (takes the bitterness out of the onion)
- Apple Walnut Vinaigrette (below)
- Salt and pepper
- 6 ounces Roquefort cheese
- 1 tablespoon chopped chives

In a large bowl, combine pecans, salad greens, beans, pears, grapes and drained onions. Add about half the vinaigrette and toss. Sprinkle with salt and pepper. Crumble the Roquefort over the salad and sprinkle with chives. Toss and serve. Use more dressing if needed.



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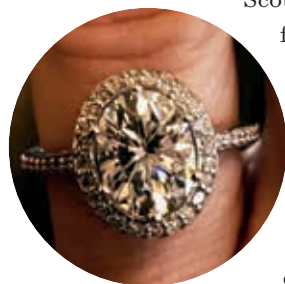
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‘Put A Ring On It’

Thanks Rick Purnell!

Publisher...Jenny Thurman

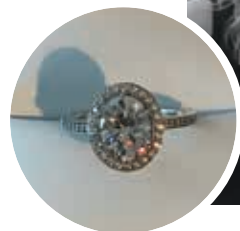


Scott and I had been talking engagement for a few months. So, we checked with several local jewelry businesses and decided to go with Rick Purnell, who owns R Purnell Jewelers, next door to Sienna Restaurant here in EDH. He was easy to work with and had many great companies and styles to choose from. We picked our stone and our setting through a very low key process.

And, two weeks later, we had a beautiful ring in a perfect box. We are working on a date for next spring.

Here’s the kicker...my new last name is going to be Trojanowski! My thoughts? No one will be able to spell it, but everyone will remember it!

Thanks again Rick for taking such good care of us!



Rick Purnell...Owner
R Purnell Jewelers



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pet of the month

Resident **Christa Files**

WINSTON...

YOU ARE TOO CUTE FOR WORDS!



Family Member names: Larry, Christa and Christian Pothast

Pet Name: Winston

Type of Animal: English Bulldog Male

Age: 2 ¾

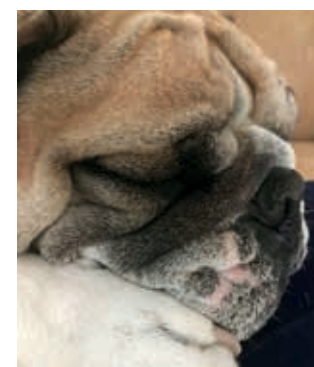
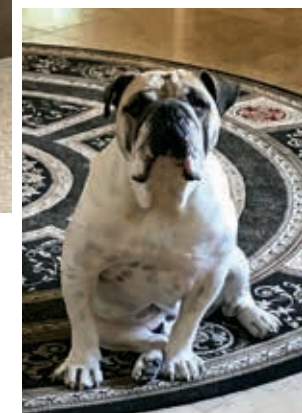
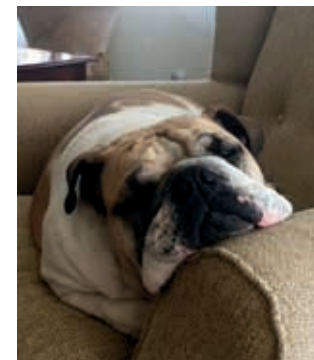
Why did we get him?: Our golden retriever Lucas died, and because Larry thought Lucas was the PERFECT dog, he didn’t want to get another goldie as he would always compare the new goldie to Lucas. After some time went by, and after meeting a friend’s bulldog, we thought we’d look into the bulldog breed.

Talents: He can “take a bow” on command

What do we like best about Winston: Too many things to list, but to name a few.....he only likes to walk for about 3-4 blocks.....though he’s 60+ pounds, he fancies himself a lap dog and would lay ON you, on the couch, all day long if he could....he LOVES people and other animals....his shape, it’s just comical....his face, it’s just comical....!!!

Funny Stories: When he gets super playful, he sprints around our bedroom then “slides” under the bed....like sliding into Homeplate in a baseball game!

How he enriches our family: He makes us laugh and smile, each and every day.



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Everyone knows the bottom line is customer satisfaction, and so the folks at Sierra Home Alternatives always prefer to let their customers do the talking for them, here are just a few examples.

"Such a great company. We recently purchased a house with a propane stove. The burner went bad so we hired Sierra Home Alternatives to fix our little stove. The staff was extremely nice and helpful. They were here on time for their appointment and did an amazing job." Jessica L of El Dorado Hills (5-Star Yelp Review)

"We were impressed by a number of factors: The place is immaculate - cleaner than several other stores we visited. No push - the people we met with were more interested in what we were trying to do than just selling us whatever they had in stock. They were knowledgeable about their products and were intent on us being happy with both the heat output and the aesthetics of how it



would appear in our room. Selection - they have several brands to choose from and they explained the features of each to us. Price - we had a budget and they worked with us to ensure we got a quality insert within that budget. Installer - they don't do their own installations, but set us up with Brian Walters who did a fantastic job. He came to our home, measured everything, then came when we ordered our insert and made the gas and electrical connections and installed the new fireplace. It looks great and does a fine job warming up our family room and kitchen. We are very pleased." Marty B of El Dorado Hills (5-Star Yelp Review)

"We purchased a high output linear gas fireplace and contracted to have it installed, requiring a section of the great room wall altered to accept the unit. From the owners of the store to our sales associate, Austin, our purchase experience was most pleasurable. The entire staff was informative, helpful, friendly and very professional. The install experience was exactly the same, from initial measurement to placement of fireplace and location of television. A great experience we highly recommend them. The fireplace is awesome!!!" Ron P of El Dorado Hills (5-Star Yelp Review)

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5430 Sur Mer Drive	El Dorado Hills	\$992,000	\$988,000	08/02/17	246	4	4	3,825	3	\$258.30
4509 Cordero Drive	El Dorado Hills	\$1,039,000	\$1,030,000	08/15/17	41	4	4	4,241	4	\$242.87
101 Martini Court	El Dorado Hills	\$1,099,000	\$1,065,000	09/12/17	199	5	4	4,609	3	\$231.07
5435 Sur Mer Drive	El Dorado Hills	\$1,265,000	\$1,200,000	07/14/17	166	4	4	4,695	5	\$255.59
4409 Cordero Drive	El Dorado Hills	\$1,250,000	\$1,250,000	09/29/17	6	4	4	3,626	3	\$344.73
5406 Da Vinci Drive	El Dorado Hills	\$1,299,000	\$1,300,000	09/22/17	66	4	4	4,075	3	\$319.02
3418 Greenview Drive	El Dorado Hills	\$1,379,000	\$1,300,000	08/29/17	170	6	5	4,272	4	\$304.31
7488 sangiovese Drive	El Dorado Hills	\$1,399,000	\$1,354,000	07/17/17	25	4	5	5,246	4	\$258.10
5136 Breese Circle	El Dorado Hills	\$1,399,000	\$1,365,000	07/12/17	104	4	4	5,440	3	\$250.92
613 Chert Court	El Dorado Hills	\$1,475,000	\$1,380,000	07/28/17	115	6	6	5,068	4	\$272.30
233 Mondrian Court	El Dorado Hills	\$1,449,000	\$1,400,000	07/21/17	99	5	4	4,338	4	\$322.73
3760 Greenview Drive	El Dorado Hills	\$1,524,900	\$1,440,000	10/26/17	159	4	5	4,786	4	\$300.88
5270 Da Vinci Drive	El Dorado Hills	\$1,546,000	\$1,450,000	08/04/17	42	4	6	4,379	3	\$331.13
279 Bronzino Court	El Dorado Hills	\$1,475,000	\$1,475,000	10/24/17	10	4	5	4,371	3	\$337.45
4381 Gresham Drive	El Dorado Hills	\$1,575,000	\$1,495,000	09/12/17	61	5	7	5,408	3	\$276.44
1410 Crocker Drive	El Dorado Hills	\$1,595,000	\$1,545,000	09/01/17	90	6	5	6,068	4	\$254.61
392 Crivelli Court	El Dorado Hills	\$1,819,999	\$1,842,583	07/11/17	53	5	6	5,805	4	\$317.41

Events AROUND TOWN

local vocal...

NOVEMBER 24 – DECEMBER 24

Times Vary

PICTURES WITH SANTA

California Welcome Center

Visit edhtowncenter.com for more info and exact hours

DECEMBER 2

4-8 p.m.

CHRISTMAS TREE LIGHTING

El Dorado Hills Town Center Theater Plaza

El Dorado Hills Town Center will host the Annual Christmas Tree Lighting in partnership with the El Dorado Hills Chamber of Commerce and El Dorado Hills Community Service District

DECEMBER 2 – 22

Fridays – 6–9 p.m.

Saturdays – 5–9 p.m.

EVENING CARRIAGE RIDES

El Dorado Hills Town Center Theater Plaza

DECEMBER 9 & 10

Saturday 10 a.m.–5 p.m.

Sunday 11 a.m.– 5 p.m.

HOMES FOR THE HOLIDAYS TOUR

Visit: SierraFoothills.AssistanceLeague.org for tickets and info

DECEMBER 9 & 16

12–3 p.m.

COMMUNITY PERFORMANCES

El Dorado Hills Town Center Theater Plaza

DECEMBER 16

6 p.m.

EDH FIRE DEPARTMENT SANTA RUN & FIREWORKS FINALE

El Dorado Hills Town Center

Steven Young Amphitheater



LET *Curly* BE *Curly*



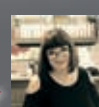
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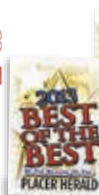
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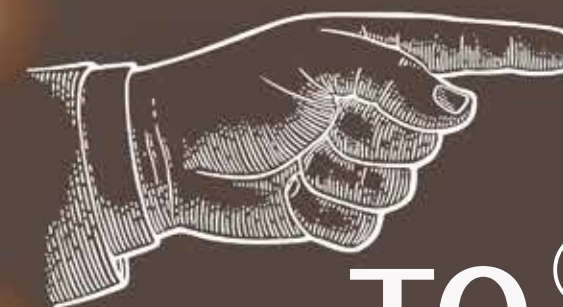


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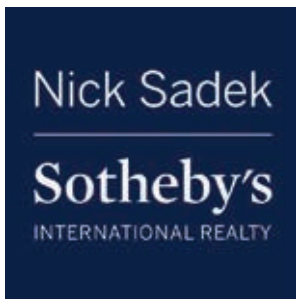
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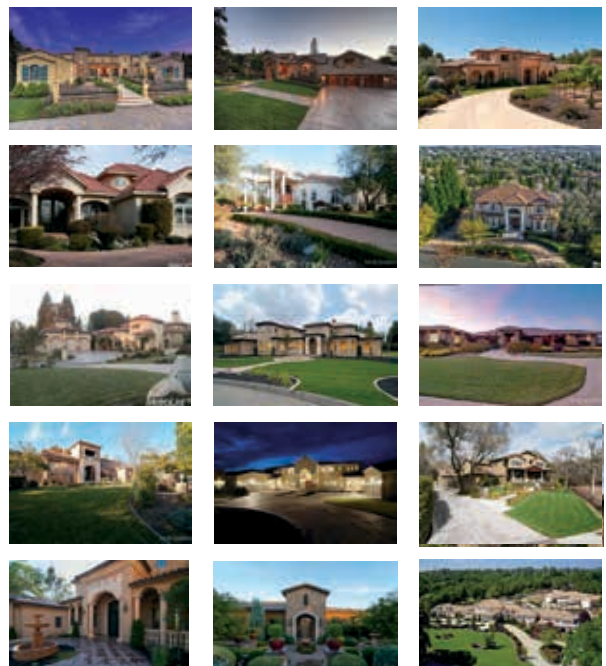


*R*enowned locally for selling Eddie Murphy's mansion in Los Lagos, Nick Sadek is actively listing and selling multi-million dollar luxury homes. He was the Top Luxury Home Closer in 2010, 2011, 2012, 2013, 2014, 2015 and 2016.

NRS Luxury Estates is a premier boutique and specialty real estate firm catering to the demands of the luxury estates marketplace. Much of their business stems from their ability to creatively market luxury estates outside of the Sacramento area.

Nick's business success is mirrored in his personal life with a marriage of 19 years to his wife, Dina, who is also a licensed real estate agent. They have two children, Danya and Adam.

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