



**THE BRIDGE**

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January 2024 | Volume 1

# THE BRIDGE




JR. Rhinos

## ABOUT IT

Welcome to **The Bridge**, your monthly guide to all things Twelve Bridges, brought to you by the Pierce Plam Real Estate Team. This newsletter is your window to local happenings, stories, and events, fostering community spirit and connection.

We need your voice too! Share your stories, events, or ideas to help shape *The Bridge* into a community-driven gem. Your input is crucial in making this newsletter a true reflection of our vibrant neighborhood.

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Greetings, neighbors of Twelve Bridges! I'm Pierce Plam, your Realtor and Broker Associate with Lyon Real Estate. My wife and I have found our home in a Taylor Morrison house at the top of Eastridge Drive. It's a privilege to live right here in Twelve Bridges alongside you all.

Today, I'm excited to introduce you to "The Bridge," our very own neighborhood newsletter. The aim of this initiative is not only to showcase my real estate services but also to enrich the lives of our neighbors with valuable content and opportunities. The Bridge is built on a two-fold mission. First, it's a platform for community building and growth. Second, If you run a business, regardless of its size, I want to help you promote it through *The Bridge*. Similarly, if you're on the lookout for a local service, I hope you'll find what you need right here within Twelve Bridges.

I'm actively developing 12Bridges.com for *The Bridge*, which will become an invaluable resource and tool for all of us. This website will serve as a central hub for neighborhood news, upcoming events, and a directory of local businesses and services in Twelve Bridges. It's designed to be a one-stop destination for all things related to our community.

Now, I won't bore you with my extensive resume, but if you ever find yourself in the market for buying or selling a home, please feel free to reach out to me. I'd be delighted to share my skills and success stories to assist you in navigating the real estate market right here in Twelve Bridges. However, I want to emphasize that this isn't just about my team—it's about all of us. *The Bridge* thrives on community engagement, and your ideas and feedback are invaluable. If you have suggestions or thoughts on how to improve *The Bridge* and 12Bridges.com, please get in touch. Together, we can enhance our vibrant community so that everyone can flourish even more.

## 12 BRIDGES MARKET UPDATE WITH PIERCE PLAM

The current real estate market is experiencing a fair amount of unpredictability. Just a few months ago, interest rates were nearly 8%, but now they have come down significantly. We are hearing about rates in the high 5%'s, if you buy down the rate a bit. However, in the last two weeks, the ten-year treasury, which directly impacts mortgage rates, has shown a slight increase.

The Fed is signaling rate cut(s) in 2024. Rates in the 5s have not been enough to get sellers off of the sidelines. Remember that most sellers become buyers. According to Fannie Mae's December 2023 report, the Housing Sentiment is low, likely influenced by various factors such as inflation and the upcoming election year. These elements contribute to the overall uncertainty in the market, making it crucial for us to closely monitor its developments.

An intriguing observation, arising from the significant rise in interest rates in 2022, is that it hasn't had a substantial impact on lowering housing prices. The current market continues to favor sellers, maintaining its status as a seller's market. While we cannot guarantee what 2024 holds, many experts are predicting lower interest rates and higher home prices on the horizon.



### Housing sentiment maintains low-level plateau

Affordability concerns continue to suppress HPSI




Source: Fannie Mae Home Purchase Sentiment Index® - December 2023


# Introducing Lisa

Article by Lisa Marie Blue



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## ***Hello Twelve Bridges Residents!***

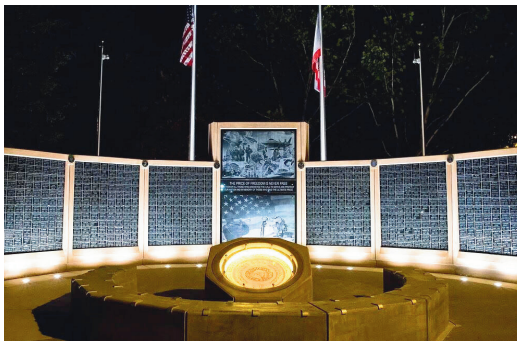
Welcome to the very first issue of The Bridge, a monthly newsletter dedicated to the vibrant community of Twelve Bridges. This is where we, the editorial team, take a moment to introduce ourselves and share the vision of this exciting new venture.

The Bridge will serve as a monthly mailer, reaching the mailboxes of over 3,500 homes in Twelve Bridges. Our goal is simple yet ambitious: to be a bridge that connects residents, local businesses, and the broader community, fostering a sense of unity and mutual support. Over the past couple of years, I've had the opportunity to immerse myself in our community, attending numerous events sponsored by our real estate team. These experiences have not only allowed me to meet many of you, the heart and soul of Twelve Bridges, but also to deeply appreciate what makes our neighborhood truly special.

As a realtor, I have the privilege of not just selling homes but being a part of people's life stories. It's this personal connection to our community that drives me. I am continually inspired by the sense of safety and seclusion Twelve Bridges offers, the stunning beauty of our homes, and the breathtaking landscape that surrounds us. In the coming months, you'll likely spot me mingling with local businesses along Twelve Bridges Blvd. I am passionate about supporting and referring them, believing strongly in the power of community-driven growth. If you're a business owner, I'd love to meet you! Let's collaborate to showcase what you offer to our community. Warm regards, Lisa Blue.

## HONORING OUR HEROES: THE PLACER COUNTY VETERANS MONUMENT

Article by Pierce Plam



Hello fellow Twelve Bridges neighbors! I'm excited to share something close to my heart with you today. Several years ago, my wife and I became Supporting Sponsors of the Placer County Veterans Monument. In this article, I want to tell you about this special monument and why I believe it's important for all of us to get involved.

The Placer County Veterans Monument can be found in McBean Memorial Park right here in Lincoln, California. The monument is a powerful symbol of the bravery and sacrifice of our servicemen and women. You can visit it day or night, and when the sun goes down, it's beautifully lit up, creating a serene atmosphere for reflection.

What makes this monument even more meaningful is that it's not a static monument. It's constantly evolving and improving, thanks to the hard work of the Lincoln Veterans Memorial Coalition (LVMC). They've recently added a new feature to their website that lets you dive deeper into the stories of the veterans honored there. In the coming months, we'll share some of these incredible stories with you in *The Bridge*. The heart of this monument lies in the engraved panels that bear the names of our heroes. There's something truly special about seeing the name of a loved one etched in stone, forever honoring their service.

If you visit the Lincoln Veterans Memorial Wall, you'll notice that there are still panels waiting for plaques. These empty spaces are opportunities for you to pay tribute to a family member, a friend, or even yourself if you're a veteran. By doing so, you ensure that the legacy of bravery and sacrifice lives on for generations to come. Your contribution, whether it's purchasing a plaque or making a donation, is crucial to maintaining and enhancing this sacred space. It's a way for us to collectively show our gratitude and respect for those who have served our nation. To find out more about how to purchase a plaque or make a donation, please visit the Lincoln Veterans Memorial Coalition's website at [LincolnVeteransMemorial.org](http://LincolnVeteransMemorial.org). *Thank you for your support.*



# IF YOU BUILD IT, THEY WILL COME

## TWELVE BRIDGES JR. RHINO FOOTBALL & CHEER

The 2023 inaugural football season of the Twelve Bridges Jr. Rhino's was nothing short of amazing. In 2022 it was decided that another youth football and cheer program was needed in Lincoln due to the incredible growth we had experienced in the last ten years. In March of 2022 a small group of passionate adults got together and began the extensive research of how to start a non-profit organization and how to raise upwards of \$75,000 to purchase equipment. As news leaked out about another youth football organization in Lincoln, people came out in droves to be a part of it. So many people came forward and helped us fundraise the much needed money to put on our first football season.

Once it was decided a football season was going to happen, we began the difficult task of registration. After a few crazy weeks of only seeing 10-15 kids registered, the floodgates opened. Within a month we had more than 100 kids signed up for all 4 levels of football. What was special about these kids was that so many of them had never played football and some hadn't even played a sport. After talking to some of the families about their decision to play for the Jr. Rhino program, it seemed that a major decision-making factor was the excitement that was brewing around football in the Twelve Bridges area. Twelve Bridges High School was extremely successful the first two years in existence and in its third year, they made it to the CIF section final game, losing by one point in the last minute of the game. A first for any football program in Lincoln.

At the beginning of the football season the Jr. Rhino's were originally placed in the lowest bracket in the Sierra Athletic Conference. Due to some restructuring, the Jr. Rhino's were placed in a division higher than originally planned and took on programs like St. Mary's of Stockton, Whitney Jr. Wildcats, Capital Christian Jr. Cougars and Woodcreek Jr. Timberwolves. These programs have been a staple in the junior football arena for years and had seen a lot of success. As a first-year program we saw success almost immediately. By the end of the season, three teams made it to the playoffs; the Jr Midget team making it to the semi-finals, the Midget team making it to the first round of playoffs and the Jr. Pee Wee team making it to the final round and losing a hard-fought battle against the Whitney Jr. Wildcats by one score.



Even after the season was over, there was so much hype surrounding the Jr. Rhino program. Kids were wearing Jr. Rhino gear around town; Jr. Rhino stickers were in the back window of so many cars; and the Friday night high school games were packed with families wearing Jr. Rhino swag. Friday night and Saturday at Twelve Bridges High School is the place to be in Lincoln if you want to watch some great football!

As excited as we are about going into our second season of football, we are also excited to be introducing our inaugural season of STUNT the Sport and Sideline Cheer! STUNT the Sport is one of the fastest growing female sports in the United States. STUNT is known as an emerging college sport and can officially start offering scholarships to college students. STUNT starts in February 2023 so if you want to come and tryout, please reach out to [Board@JrRhinos.org](mailto:Board@JrRhinos.org) to get information.

We will be offering sideline cheer for the first time this fall as well. We will open up sideline cheer at the same time football registration is open. Sideline cheer will perform at all football games and once the season is over, those that want to continue to competition cheer are welcome to join! From November - January we will compete in 3-4 local competitions and hopefully end up competing for a national championship in Las Vegas! We are so excited for cheer to officially be a part of this program! You don't need to have any prior cheerleading experience to come and do sideline cheer. We love to teach!

We wanted to thank everyone for the support given to us over the last year. We truly wouldn't be here without our sponsors and our selfless board members, volunteers and coaches. **We can't wait to start the 2024 season!**



## FEATURED BUSINESS: STRETCHLAB

Whenever I swing by the restaurants in Twelve Bridges, I always notice the bold sign for STRETCHLAB. You can probably guess what it is from the name, but I was curious to learn more. So, I decided to give them a call and spoke to Brooke, who is as fun to speak with as she is a people person. Her vibrant energy was contagious. I told Brooke about my desire to try out a stretching session and also write this article, and she was more than happy to help me set up an appointment.

My 50-minute appointment was scheduled with Karen. As I learned, Karen comes from a personal training background and is a Certified Flexologist. From the moment we started our session, it was evident that we were going to have a great time. We talked and laughed while she skillfully stretched me out. Karen expertly manipulated my arms, legs, and neck into various positions, holding them there to provide a deep and satisfying stretch. I couldn't help but agree with Karen when she shared her belief that a stretch session can be even more valuable than a massage.

When I walked back to my car after the session, I felt invigorated. There was a noticeable spring in my step that lasted throughout the day. It was a feeling of increased flexibility, freedom, and overall well-being. STRETCHLAB offers weekly memberships for those who want to continue making progress toward their flexibility goals. With over 200 members and growing quickly, it's clear that they are onto something truly beneficial for the community.

I had the pleasure of learning more about STRETCHLAB and its owners, Brian and Anna Giovacchini. They opened the doors of this wellness haven on August 1, 2023. Brian, who manages a mortgage company, and Anna, now a Certified Flexologist with a growing clientele, have been residents of Placer County for just under 15 years. Aside from their professional pursuits, they share a passion for golf, which is one of the reasons they believe in the power of stretching.

Anna has worked with some older clients to help them regain the ability to do something as simple as tie their shoes. For her, helping people achieve their goals is her "Why," and it's evident in the way she conducts herself at STRETCHLAB.

I couldn't help but ask Brian why they chose Twelve Bridges as the location for their venture. He explained that they saw a tremendous opportunity to make a positive impact on the community. Golfers, in particular, stand to benefit greatly from increased flexibility, allowing them to enhance their performance on the course. Seniors can enjoy a higher quality of life with improved mobility, and even kids who are active in sports can benefit from regular stretching sessions.



Pierce, Karen, Kim and Brooke from STRETCHLAB

When I inquired about their own kids, Brian shared that they have middle and high school children who are into sports, including golf and soccer. He expressed concern that today's kids tend to overlook the importance of stretching, even though it's incredibly valuable for their physical development. It's clear that the Giovacchini family is not only invested in the success of STRETCHLAB but also in the overall health and well-being of the community's residents.

Anna and Brian have ambitious plans for the future. They are excited to announce that they have plans to open another STRETCHLAB in Roseville in the near future. This expansion will undoubtedly bring the benefits of professional stretching even closer to more individuals in our region.

In conclusion, my experience at STRETCHLAB in Twelve Bridges was nothing short of exceptional. From the moment I walked in, I was greeted with warmth and enthusiasm. Karen's expertise and the care she took to ensure I received a personalized and effective stretching session left me feeling rejuvenated and more flexible than I had in a long time. The Giovacchini family's commitment to helping others through stretching and their plans for future expansion are admirable. If you're looking to improve your flexibility, enhance your athletic performance, or simply experience the many benefits of a good stretch, I highly recommend giving STRETCHLAB a try. Whether you're a golfer, a senior looking to improve your mobility, or a parent seeking to introduce your kids to the importance of stretching, STRETCHLAB has something valuable to offer to all members of the community.

Don't hesitate to visit them in Twelve Bridges or keep an eye out for their upcoming location in Roseville – *your body will thank you.*

**Contact Pierce if you would like your business featured.**

# Celebrating with the Raging Rhinos Sober Grad

Article by Pierce Plam



The very first graduating class of Twelve Bridges High School will be donning their caps and gowns in 2024. It's a momentous occasion, and the Raging Rhinos Sober Grad non-profit has something special in store to celebrate this milestone.



Pierce and Miss Jamie

Graduation day is set for Friday, June 7, a day filled with pride and achievement. But the real excitement begins the following night, on June 8, when our graduating seniors will embark on an "Epic Party" that will go down in the books. Starting at 11 PM and going until the wee hours of 5 AM, this event promises non-stop fun and entertainment.

What's on the agenda? Only the Twelve Bridges High School graduating seniors will have access to the event which includes the water slides, the wave pool, miniature golf, laser tag, plus an array of games, raffles, and an abundance of delicious food. The theme for this unforgettable night is "Monte Carlo night," and it's guaranteed to be a blast; complete with blackjack, poker and roulette!

Now, you might be wondering, "How can I contribute to this fantastic celebration?" The Raging Rhinos Sober Grad could use volunteers to help make the Sunsplash party a memorable one. Your support can also make a difference during the first annual Sober Grad bingo night on April 26th in the evening at the Lincoln Crossings Community Center. This evening of bingo and food promises a great time for all attendees.

Furthermore, local businesses have an opportunity to get involved by providing food for approximately 200 kids during the Sober Grad night. Consider offering sandwiches or setting up a taco bar to fuel our graduates as they celebrate their achievements. In addition to showcasing your support on event t-shirts, The Pierce Plam Real Estate Team is offering to donate a half-page article here in The Bridge to the sponsoring food provider, highlighting your business' commitment to helping the Twelve Bridges community.

Behind the scenes of this wonderful initiative is a dedicated team led by its Founder and President, Jamie Nelson, affectionately known as "Miss Jamie."

Miss Jamie and her husband, Darin, a Firefighter with Cal Fire, have been part of the Twelve Bridges community for years, raising their two sons here. Riley, their eldest, graduated from Lincoln High School last year, while Tyler is a Junior and will be part of the second graduating class of Twelve Bridges High School. Side note - they host the amazing haunted house over by Coyote Pond.

[12Bridges.com/RRSG](https://12Bridges.com/RRSG)

Miss Jamie's involvement with our local schools dates back to when the current high school kids were in elementary school. She started by volunteering as the art director for Twelve Bridges Elementary and then became a substitute for special needs kids, taking on various roles from yard duty to teacher's aid and providing one-on-one special needs tutelage. Today, Miss Jamie is a special needs paraprofessional at Lincoln High School, dedicating herself to our community's education and well-being.

If you'd like to show your support for the Raging Rhinos Sober Grad, here are some important dates to keep in mind:

- February 29th: Last day to get your orders in for yard signs. These signs will proudly display your support for our graduating seniors.
- April 1st: The Sober Grad ticket price goes up again. Don't miss out on securing your spot at the "Epic Party."
- May 17th: This is the last day to purchase Sober Grad tickets. Make sure you grab yours.
- May 17th: It's also the last day to purchase Graduation Leis, a beautiful tradition to honor our graduates.

Let's come together as a community and make the first graduating class of Twelve Bridges High School feel truly special. Your support, whether through volunteering or providing food, will ensure that this celebration is one to remember. Miss Jamie and her team are dedicated to creating a safe and memorable night for our seniors, and with your help, we can make it happen.

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## 12 Bridges Rib Cook-Off

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## Raging Rhinos Sober Grad Night

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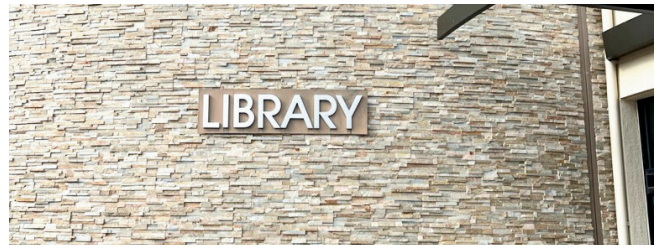
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## The Ridge Church

Sundays @ 10am | [www.TheRidgeChurch.com](http://www.TheRidgeChurch.com)

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Lincoln's Public library is located at: 485 Twelve Bridges Drive.  
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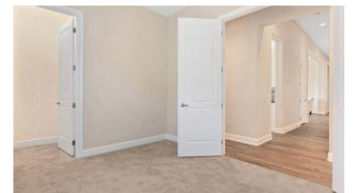
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January 2024 | Volume 1

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