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March 2024 | Volume 3

THE BRIDGE



Omakase Por Favor, a delightful fusion restaurant blending Japanese and coastal Mexican cuisines



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Pictures from Evan Risucci, Jaime Hayes (Omakase)

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 Twelve Bridges, Lincoln, CA



Meet Evan Risucci: The Entrepreneur Behind Rolling Hills Creative

In our very own Twelve Bridges community, there's someone making waves with his camera - Evan Risucci. He's the brains behind Rolling Hills Creative, a top-notch video production company. The name of his company? Well, it's a nod to both filming ("Rolling") and our beautiful foothills!

Evan's roots run deep in Twelve Bridges. He grew up just around the corner from Twelve Bridges Middle School, spending his days longboarding, mountain biking, and capturing his adventures. Making people smile with intrigue has always been his thing, whether through his adventures or his creative projects.

His videography journey began when he got his hands on a camera in seventh grade. Then, at Whitney High School, he got serious about video in Broadcast class. Winning student awards and topping the charts in TV programs showed that he had real talent. In 2019, Evan took the big step of starting his very own production company, Rolling Hills Creative. Since then, he's been all about turning ideas into eye-catching videos.

Need event coverage, a commercial, something for social media, or even company training videos? Evan's your guy. He calls himself a storyteller which is a perfect one-word description.

I asked Evan to describe the production for a short real estate video. He quickly verbalized a detailed list of options, ideas and plans for the video. He knows his stuff and I could tell that he has passion and skills in his chosen field. Evan doesn't always work alone; he has a team of skilled videographers to handle large-scale projects, as well. Whether it's writing scripts or capturing cinematic scenes, Evan, and if needed, his crew make video magic happen.

Right now, Evan's off to Florida for a project with a local company, Kodiak Roofing. But you don't have to go far to see his work. Check out 12Bridges.com/RollingHills for a taste. When you need top-notch videos, remember Evan Risucci and Rolling Hills Creative. With Evan behind the camera, your ideas will come to life like never before.

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Omakase Por Favor

Article by Pierce Plam

If you're a food enthusiast in the Twelve Bridges and Catta Verdera neighborhoods, you're in for a treat! Omakase Por Favor, a delightful fusion restaurant blending Japanese and coastal Mexican cuisines, has recently opened its doors, bringing a unique culinary experience to the area. Founded and owned by the talented Chef Jeana Pecha, this restaurant promises to tantalize your taste buds with its innovative dishes and warm hospitality.

Jeana Pecha, the mastermind behind Omakase Por Favor, has always had a passion for cooking. Her journey to becoming a chef and entrepreneur started at a young age, growing up in Roseville, California. After graduating from the Culinary Institute in Napa with an associate degree in culinary management, she embarked on a remarkable culinary adventure.



Chef Jeana Pecha



Spending many months living on the coast of Mexico in Colima, and traveling to Japan, she gained invaluable knowledge and experience. With her newfound expertise, she successfully launched restaurants in places like Los Angeles, Seattle, and Spokane. Now, having moved back to Roseville, Jeana is excited to bring her unique culinary vision to her hometown and share her love for food with the community through Omakase Por Favor.

The decision to locate Omakase Por Favor in the Twelve Bridges community was a strategic one for Jeana, who felt a strong connection to the area. Hosting a pop-up dinner at the Infusion Taproom solidified her decision, as she was met with overwhelming support and enthusiasm from locals.

The concept behind Omakase Por Favor is simple yet innovative: trust the chef (omakase) and please (por favor). Jeana's menu reflects her diverse culinary background, with dishes inspired by her time living in Manzanillo, Colima, and her travels to Japan. The food is a beautiful fusion of Japanese precision and Mexican flavors, with an emphasis on fresh, vibrant ingredients and expertly executed techniques. Every bite at Omakase Por Favor is a celebration of culinary creativity and cultural fusion.

What sets Omakase Por Favor apart is its attention to detail and commitment to excellence. Jeana and her team take pride in every aspect of the dining experience, from the meticulously crafted dishes to the warm and welcoming atmosphere of the restaurant. They go above and beyond to ensure that every guest's needs are met, often customizing the menu specifically for those with food allergies, sensitivities, or preferences. With their flexibility and dedication to customer satisfaction, Omakase Por Favor strives to provide an unforgettable dining experience for all who walk through their doors.

As the owner and chef of Omakase Por Favor, Jeana is excited to share her passion for food with the Twelve Bridges and Catta Verdera communities. She wants her neighbors to know just how much their patronage means to her and her team. With your continued support, she hopes to remain a beloved fixture in the local dining scene and a source of culinary inspiration for years to come. So if you're looking for a new dining destination that's as unique as it is delicious, be sure to pay a visit to Omakase Por Favor. Trust the Chef, and Please, enjoy every bite.

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



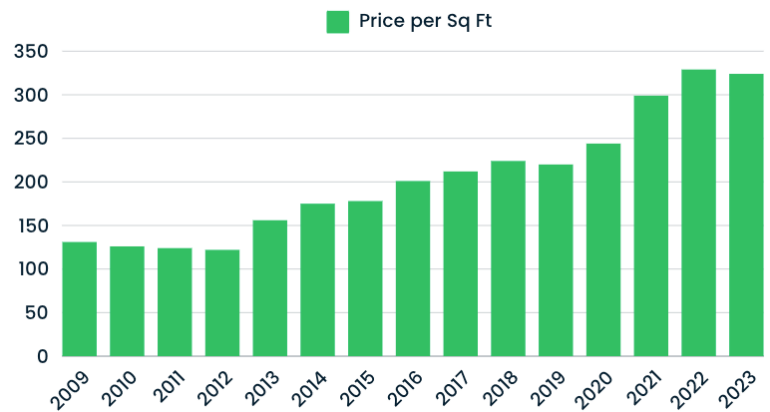
Property Values in Twelve Bridges Graphs

Article by Pierce Plam

The graph below illustrates the average prices of homes in Twelve Bridges since 2009. It's important to note that the graph provides an estimate for the area and doesn't consider variations in pricing, such as more expensive homes in Catta Verdera. Based on this data, the average annual increase in home values for Twelve Bridges properties since 2009 is approximately 8.33%. The green line is the average price for homes sold.



This graph shows the price per square foot of Twelve Bridges homes from 2009 to 2023, starting at \$131 per square foot in 2009 and reaching \$324 per square foot by 2023. Over this period, the average annual percentage increase in price per square foot is approximately 9.32%.



Pierce Plam

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**Twelve Bridges & Catta Verdera
Realtor Team**



Lisa Blue

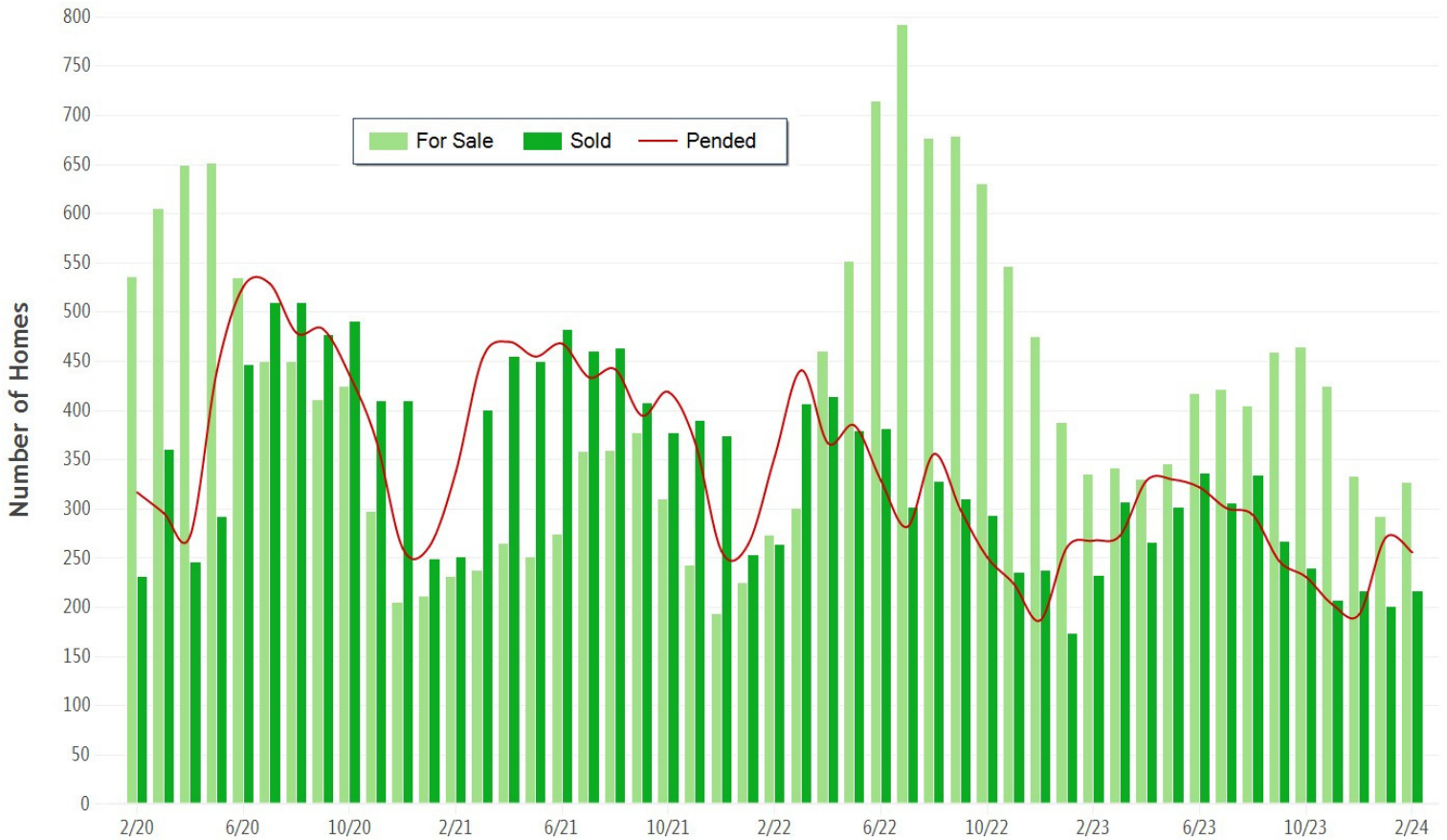
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Combined data for Single Family Homes in Lincoln, Rocklin and Roseville for homes up to \$2M

Let's take a closer look at the real estate market using graphs. The graph above shows the number of homes for sale, pending sales, and closed sales in Lincoln, Roseville, and Rocklin. I widened the data range to get a better idea of the market trends. What stands out is that there aren't many homes available for sale, which usually means prices go up.

Now, when interest rates go up, like they recently have, you would expect prices would drop. That's because higher interest rates mean higher monthly mortgage payments. But here's the thing: when interest rates rise, fewer people want to sell their homes because they don't want to pay more per month on their mortgage. This is what kept prices stable, despite the higher interest rates.

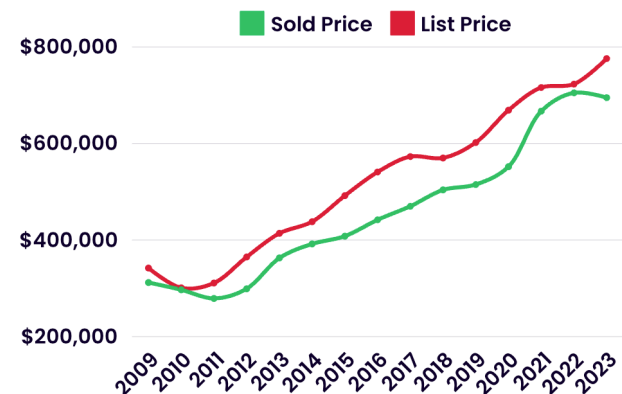
The graph to the right shows the average prices of homes sold since 2009 (the green line) and the original average list prices (the red line). This helps us see how prices have changed over time. From 2009 to today, it shows an 8.2% average increase per year. It's very similar to prices in Twelve Bridges as I described earlier.

In simple terms, these graphs tell us that even though there aren't many homes for sale and interest rates have gone up, prices haven't dropped like you might expect.

Homes for Sale in February 2024: 327 units
Up 12% compared to last month
Down 2.4% compared to last year

Closed Homes in February 2024: 217 units
Up 8% compared to last month
Down 6.9% compared to last year

Homes Placed under contract in Feb 2024: 256 units
Down 5.5% compared to last month
Down 4.5% compared to last year



FEATURED BUSINESS: INFUSION TAPROOM



Article by Pierce Plam

As I stepped into the Infusion Taproom in Twelve Bridges, I was greeted by the warm smiles of Jake and Andrea Marshall, the heart and soul behind this community hub. Sitting down with them, I felt the genuine passion they have for both craft beer and bringing people together.

Back in 2015, Andrea and Jake decided to fill a void in Lincoln's craft beer scene. Craft beers were just beginning to gain traction, yet options were limited. Infusion Taproom emerged as a beacon, offering not just quality brews but a space where locals could gather and connect.

Jake explained the significance behind the name 'Infusion' - it wasn't just about the beers, but about blending diverse elements to create a unified social fabric. And they've certainly achieved that. Within the walls of Infusion, you'll find a melting pot of regulars - teachers, law enforcement officers, medical workers, neighbors, your favorite Twelve Bridges Realtor, and more - all contributing to the vibrant tapestry of community spirit.

The Marshalls, proud parents to two boys raised in Placer County, radiate warmth and hospitality. Their favorite aspect of running the taproom? It's us - the patrons who bring life to their establishment. In addition to Jake's full-time commitment to the city of Lincoln and their dedication to family time, they pour their hearts into The Infusion Taproom, nurturing it into more than just a business, but a home away from home for many.

My own introduction to the Marshalls came through sponsoring a hole at the inaugural Infusion Taproom Golf Tournament last year. The tournament was fantastic. I eagerly signed up again for the upcoming event and will again be sponsoring a hole. Last year's tournament raised an impressive \$16,000, all of which was donated to the Jr. Rhinos football program. This time around, the proceeds will support the Jr. Rhinos Cheer Program too - a cause close to the hearts of the Marshalls and the community.

2nd Annual Infusion Taproom Golf Tournament

On Saturday, March 23rd, Infusion Taproom invites you to join in the festivities. A meet and greet with the Jr. Rhinos coaches kicks off the day, followed by live music from the Cripple Creek Band at 7 pm. As you groove to the tunes, tantalize your taste buds with delectable offerings from Sabores de Mexico's food truck, knowing that a portion of the sales will contribute to the cheer program. Additionally, Infusion Taproom will make its own donation, furthering the support for this worthy cause.

Infusion Taproom welcomes you every day from noon onwards. Whether you're a seasoned beer aficionado or just looking for a friendly atmosphere to unwind, Andrea and Jake extend an open invitation to experience the magic of community and craft beer.

For more information on the golf tournament or to become a sponsor, reach out to Andrea at dreamarshall@yahoo.com. Join us as we raise our glasses to good times and goodwill at Infusion Taproom - where every sip is infused with camaraderie. Tell them I sent you!



FUNDRAISERS & NON-PROFITS



Lincoln Veterans Memorial Coalition

www.LincolnVeteransMemorial.org

Raging Rhinos Sober Grad Night

www.12Bridges.com/RRSG

12 Bridges JR Rhinos

www.JRRhinos.com

The Ridge Church

Sundays @ 10am | www.TheRidgeChurch.com

Silver Wishes

www.SilverWishes.org



ARE YOU LINKEDIN

We created a LinkedIn group for Twelve Bridges and Catta Verdera residents. Since you are receiving this newsletter, and if you use LinkedIn, please consider joining.

We just launched it and already have 10 members!





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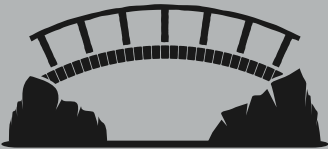
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First 3 pictures courtesy of Tanya Cain.
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February Issue Includes

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- Non-Profits
- Property Values Graphs
- LinkedIn

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