



# Spending Christmas with the neighbors

*Ginger Court's annual Christmas breakfast keeps community connected*

by Rebecca Guyon

Most people spend Christmas morning opening presents and cleaning up wrapping paper before shuttling off to a relative's home or getting ready to host the party themselves. But the residents of Ginger Court are different. They spend Christmas morning together.

For the past 13 years, Jenetha and Don Partridge have hosted a Christmas breakfast for their neighbors in the western section of town. Everyone gets together at the Partridge's house after presents have been opened and enjoy the morning in each others company. The event turns into a party of about 30 to 50 people since visiting relatives are invited too, and everyone brings a breakfast dish to share.

"We're all such great friends, and this is one time a year that we can gather," said Kathy Masuda, whose family has attended the breakfast since its inception. "Many of our kids are grown up and gone off to college, but everyone comes back on Christmas day."

Jenetha Partridge first got the idea to host a Christmas breakfast when, as a young mother, she found the down time between opening presents and leaving for evening festivities somewhat depressing.

"As a mother of young kids, you plan and work so hard for Christmas, it takes weeks of work, but it takes kids about 10 minutes to open everything—you might stretch it to half an hour if you're lucky—and then it's over," she said. "Then, after the opening of presents, before you begin dinner you have the rest of the day. During these few hours of down time I would get sad. It's a low time, everything is over so quickly, and it's the end of the year. I thought maybe other moms felt like that too, and so I thought instead of feeling sad, we could get together for a breakfast. I also thought this would be a good way to get to know the neighborhood, since at the time we had been there for a year, and we knew our neighbors were nice, but hadn't met everyone."

*"It's a small court and we're all just such good friends that we wanted to celebrate Christmas with them."*

—Karen LaDuca

Deciding to make her idea a reality, Partridge sent out invitations to her neighbors a few weeks in advance, despite comments from others who said she was crazy to try to organize a neighborhood event on Christmas.

"People told me no one would come," Partridge said. "But to my great surprise, everybody came and it was so much fun to just have that hour of companionship and relaxation with everyone."

Karen LaDuca, another one of the many neighbors who went to the first breakfast, said when she got the invite she thought it was a great idea.

"It's a small court and we're all just such good friends that we wanted to celebrate Christmas with them," LaDuca said.

After the success of the first breakfast, the whole court was ready to do it again the following year and since then it has become an annual tradition they can't celebrate Christmas without.

"It's great," Masuda said. "We're all a family, and it doesn't matter where you come from or what you believe in, we still care greatly about each other."

Indeed, the court truly is a family, especially for LaDuca and her family.

"It's nice to be able to celebrate Christmas with our neighbors because our family is on the East Coast, so Ginger Court is like our California family," LaDuca said. "We aren't always able to be with our family on Christmas, so this makes it less lonely for us."

By this point, everyone on the court is known for making something special for the breakfast. Neighbor Dave Torres joked it was the food that kept him coming back year after year. Of course, he added that really it's spending time with his neighbors and the feeling

of "love in the air" that makes it a special tradition. LaDuca said she usually brings baked French toast, although she has considered bringing something different. But, in the end she said, "People get a little upset if we don't bring the French toast ... so I don't

know if I dare (bring something else)."

Christmas isn't the only holiday the neighbors spend together. Located on a cul-de-sac, the families also have block party barbecues for Labor Day and host Halloween events.

"We have such great neighbors and we get along so well," Torres said. "We look out for each other."

Masuda echoed the sentiment.

"We've all been here for a long time and most of us have lived here for over 10 years and don't want to move because we couldn't find another court like this," she said. "We all look out for each other and our kids have grown up together. The Christmas breakfast represents this bonding, this oneness." ■



Residents of Ginger Court, including (back row, l-r) Craig and Suze Burger, Derek Masuda, David and Jodi Torres, Margaret Meyer, Kathy Masuda, Don Partridge, (front row, l-r) Karen LaDuca and Jenetha Partridge, have celebrated Christmas together for the past 13 years with an annual breakfast.



Jenetha Partridge (center) started the breakfast and all her neighbors, including Jodi Torres (left) and Suze Burger (right), attend.

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## Say goodbye to 2006 with a laugh

Will Durst and friends bring comedy show to the Amador Theater

Those looking to say goodbye to 2006 with a big kiss are in luck because comedian Will Durst and his crew are back in Pleasanton this year with The Big Fat Year End Kiss Off Comedy Show XIV. The show regularly stops in Pleasanton at the Amador Theater, 1155 Santa Rita Rd., and will be there again this year at 8 p.m., Dec. 29.

The show, appropriate for an adult audience, features Durst along with improvisationists Debi Durst and Michael Bossier and comedians Steven Kravitz and Arthur Gaus. There will be comedic performances covering improv, stand-up and "semi-written" sketches which spoof national and local events of the past year.

"Will Durst's show has become a Civic Arts Presents holiday tradition over the past few years," said Civic Arts Manager Andy Jorgensen. "We find that our adult audiences appreciate the opportu-

nity to take a break from the holiday pace and really laugh at the past year and its newsmakers."

The Amador Theater show is one appearance in Durst's annual tour to Bay Area venues during the week between Christmas and New Year's Eve. Along with their appearance at the Amador Theater, the troupe will also stop at the Julia Morgan Center for the Arts in Berkeley on Dec. 26, The Mystic Theater in Petaluma on Dec. 27, the Little Fox Theatre in Redwood City on Dec. 28, the Hofmann Theatre at the Dean Leshner Regional Center for the Arts in Walnut Creek on Dec. 30 and The Cowell Theatre and Fort Mason in San Francisco on New Year's Eve.

Tickets to the Amador Theater show are \$15, \$20 and \$25. They can be purchased online at [www.civicartstickets.org](http://www.civicartstickets.org) or by phone by calling 931-3444.

—Rebecca Guyon



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**Fast Food Nation**

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**Rated: R for disturbing images, strong sexuality, language and drug content. 1 hour, 46 minutes.**

This unflinching exposé into the dark underbelly of the All-American burger is a thought-provoking cinematic meal. Akin to the pro-environment documentary "An Inconvenient Truth," "Fast Food Nation" aims to inspire change and raise awareness via the big screen. It does so with aplomb.

Director Richard Linklater ("A Scanner Darkly") masterfully opens the film with a happy-go-lucky family enjoying a bite at the local fast-food eatery, Mickey's (a fictional chain that resembles McDonald's or Wendy's). The father lifts the bun of his burger and the camera pans down into the patty. It's time to learn what else we bring to the table with that circular hunk of meat.

Cut to Mexican couple Raul (Wilmer Valderrama of TV's "That '70s Show") and Sylvia (Catalina Sandino Moreno of "Maria Full of Grace") as they illegally cross into the United States. Once across, Raul is ushered to work at the nearby meat-processing plant by a despicable supervisor (Bobby Cannavale).

Across the country, executive Don Henderson (Greg Kinnear) is reveling in the success of "The Big One," Mickey's latest marketing masterpiece. But there's a problem with the popular burger — a college study has discovered that fecal matter is turning up in the frozen patties (which, frighten-



ingly, is not uncommon). Don is sent to the processing plant to uncover the source of the problem. Discussions with an earnest rancher (Kris Kristofferson) and a brusque Mickey's contact (Bruce Willis) lead to some unsettling discoveries for Don.

Linklater ties together seemingly disconnected lives, thanks to meaningful dialogue and responsible direction. Co-written by Eric Schlosser, whose book the film is based upon, the screenplay is packed with insight. Secondary characters played by charismatic actors such as Ethan Hawke and Patricia Arquette spout words of wisdom about awareness and

modern America.

The performances are stellar across the board, but especially by Cannavale, Kinnear and Moreno. Moreno's role in particular leaves a lasting impression—her Sylvia is a sincere protagonist with whom you truly empathize. But the wide array of characters gives the film a slightly disjointed feel.

Linklater saves the body-blow for the film's climax, which takes place in an actual slaughterhouse. Cows are graphically dismembered, skinned and disemboweled—most while still breathing. It's a scary reflection of society to realize that for many of us, a burger is more valuable than a life.

The disturbing climax may make the picture hard to swallow, but the importance is undeniable. You'll never look at a hamburger the same way again.

—Tyler Hanley

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# Transitions

## Obituaries

### Mildred Beebe-Hicks

Mildred Beebe-Hicks died Dec. 3 at the age of 88.

Mrs. Beebe-Hicks was born in 1918 in Chickasha, Okla., but lived most of her life in California. She

enjoyed traveling, dancing, card night with friends, painting ceramics, her family and a cold frappuccino. Friends and family say she will be missed every day and held forever in their hearts.

She is survived by her daughter Bobbie Jo Harris of Livermore; five grandchildren, Kelly, Krista, Mark, Marlo and Tracy; and two great-granddaughters, Sadie and Ava.

She is preceded in death by her son, Eddie Jordon and her husband Robert C. Hicks.

Family held a private celebration of her life and feisty spirit.

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## Births

Sophia Theresa  
Redwood Heller



Kevin and Isabelle Heller welcomed Sophia Theresa Redwood Heller at 10 p.m. Oct. 24 in Heidelberg, Germany, at the St. Elisabeth Clinic. She was 21 inches and weighed a healthy 3.9 kilos (about 8 pounds 10 ounces), which her parents say is good after they had a lot of people say that being vegetarians would be bad for the baby. Her hair even matches her name—the reddish-brown color of redwood bark.

Kevin grew up and worked in Pleasanton and has family and friends in town. Isabelle is German, and the family is living there while she finishes her teaching credential. When she's done, they would like to move back to Pleasanton. Kevin says he can't wait to take Sophia to the Ridge.

## Births

### November 14

Jessica Bias & Andy Paz, a boy

### November 15

Uma Subramanyappa & Sreekumar Kalathur, a boy

### November 16

Brittany Roberts, a boy

Christina Peterson & Matthew Gaidos, a boy

### November 27

Miya & Dan Barros, a boy

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# Calendar

## Civic Meetings

### City Council

The council meets at 7 p.m. on the first and third Tuesday monthly at City Council Chamber, 200 Old Bernal Ave. The next meeting is Jan. 2.

### Housing Commission

The commission meets at 7:30 p.m. on the third Thursday monthly at City Council Chamber, 200 Old Bernal Ave. The next meeting is Jan. 18.

### Human Services Commission

The commission meets at 7 p.m. on the first Wednesday monthly at City Council Chamber, 200 Old Bernal Ave. The next meeting is Jan. 3.

### Library Commission

The commission meets at 7 p.m. on the second Thursday monthly at Pleasanton Library, 400 Old Bernal Ave. The next meeting is Jan. 11.

### Parks & Recreation Commission

The commission meets at 7 p.m. on the second Thursday monthly at City Council Chamber, 200 Old Bernal Ave. The next meeting is Jan. 11.

### Planning Commission

The commission meets at 7 p.m. on the second and fourth Wednesday monthly at City Council Chamber, 200 Old Bernal Ave. The next meeting is Dec. 27.

### School Board

The board meets at 7 p.m. on the second and fourth Tuesday monthly in the district office board room 4665 Bernal Ave. The next meeting is Jan. 9.

### Youth Commission

The commission meets at 7 p.m. on the second Wednesday monthly at Pleasanton Senior Center, 5353 Sunol Blvd. The next meeting is Jan. 10.

## Classes

### Widow/Widowers Grief Recovery Class

This 10-week class for widows and widowers focuses on finding hope and providing support for success-

ful ways to process this significant life event. The course is open to all widows and widowers. Winter enrollments are now being accepted. Pre-Registration required. The workbook is \$5. Classes are held at Valley Community Church, 4455 Del Valle Pkwy. Call Linda Husted, 833-9013.

## Film

### Vine Cinema's 50th Anniversary

The Vine Cinema, 1722 First Street in Livermore, is celebrating its 50th anniversary by selling popcorn and soda for 50 cents each and hosting a special sneak preview of the new movie "We Are Marshall" starring Matthew McConaughey Dec. 23 at 7:30 p.m.

## Holiday

### Big Fat Year End Kiss Off Comedy Show

Civic Arts Presents will host political satirist Will Durst and friends in "The Big Fat Year End Kiss Off Comedy Show XIV" 8 p.m. Dec. 29 at the Amador Theater, 1155 Santa Rita Rd. This show is appropriate for adult audiences. Tickets are \$15, \$20 and \$25. Visit [www.civcartstickets.org](http://www.civcartstickets.org) or call 931-3444 for tickets.

### Christmas Eve Candlelight Service

Tri-Valley Unity Church is holding a Christmas Eve Candlelight Service 7 p.m. at the Radisson Hotel, 6680 Regional St. in Dublin. All are welcome. Call Rev. Mary Anne Harris, 829-2733 or visit [www.trivalleyunity.com](http://www.trivalleyunity.com) for more information.

### Christmas Pageant

Pleasanton Presbyterian Church, 4300 Mirador Dr., presents "Meet Me At The Manger," a children's Christmas musical pageant. Two performances are scheduled 7 p.m. Dec. 22 and 5 p.m. Dec. 24. There is no charge for either performance, but a freewill offering to offset production costs will be taken.

### NY New Year's Eve Bash

Pure Girls, 660 Main St., is hosting

its second annual NY New Year's Eve Bash for girls ages 6 and older from 6 to 9 p.m. on New Year's Eve. This is a "parent-free" event and girls will get glammed-up, dance, win prizes, dine and drink as they count down to the ball drop in New York City. Cost is \$35 and girls who bring a friend get \$5 off. Call 485-4380 to reserve a space.

### Outdoor Ice Rink

Downtown Walnut Creek opened its annual outdoor ice skating rink, scheduled to run through Jan. 15, 2007. The rink is open 10 a.m. to 10 p.m. Mon.-Thu.; 10 a.m. to 11 p.m. Fri.-Sat.; 11 a.m. to 8 p.m. Sun. Cost is \$11, including skate rental, Mon.-Thu. and Fri. until 5:30 p.m.; weekends are \$10, plus \$5 skate rental. Call 935-SNOW or visit [www.iceskatewalnutcreek.com](http://www.iceskatewalnutcreek.com) for more information.

### Teddy Bear Tea Service

The Pleasanton Hotel is hosting a Teddy Bear Tea Service during the month of December. Bring your child to enjoy a festive tea in the holiday decorated Victorian dining rooms. Each child will receive a teddy bear to take home. The teas are Mon. through Sat. from 2 to 3:30 p.m. Cost is \$18.95 for adults, \$15.95 for children. Reservations required. Call 846-8106.

### Two Christmas Eve Services

Pleasanton Presbyterian Church will hold two Christmas Eve services at 9:30 a.m. and 9 p.m. During the morning service, there will be Christmas carol sing-a-longs, special seasonal spiritual readings. The classic evening candlelight service will feature the choir and orchestra musicians. Pastor Mike Barris will deliver a special Christmas Eve message. The church is located at 4300 Mirador Dr.

### USS Hornet New Year's Eve Party

The USS Hornet Museum is hosting a New Year's Eve party from 8 p.m. to 1 a.m. featuring music by David Martin's House Party. Tickets are \$48 for general admission, \$65 for reserved seating and \$95 for premium reserved seating. All tickets include party favors. Food and beverages are separate. Proceeds benefit the restoration

(continued on page 33)

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### CHRISTMAS EVE SERVICES

Sunday, Dec. 24, 9:30AM & 9PM

Celebrate with us in the morning, in the evening or at both times! At our morning worship service, we will sing simple Christmas carols, listen to special readings and heartwarming messages and hear the seasonal scriptures of inspiration. Our classic, holiday evening candlelight service will feature our choir, organist, soloist and orchestra musicians.

### NEW YEAR'S EVE SERVICE

Sunday, December 31, 9:30AM

On this last day of 2006, join us for a time of personal reflection, meaningful music, creative prayers and an inspiring message, as we each usher in a New Year of life.



We trust that, among our Christmas Season Events, there will be one (or more) that will inspire your attendance

For more details, visit [www.pleasantonpres.org](http://www.pleasantonpres.org) or call the Church Office at 846.4436.

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and preservation of this national and state historic landmark. For ticket information, call (510) 521-8448, ext. 282 or visit [www.hornetevents.com](http://www.hornetevents.com).

## Kids & Teens

### Young Actors' Theatre Camp

The Young Actors' Theatre Camp is accepting students for the upcoming "Wicked!" Winter Holiday Break Camp featuring a Master Class with Broadway's Kristy Cates, who plays Elphaba in the musical "Wicked." The camp is from Dec. 26 to Jan. 1 at YMCA Camp Arroyo in Livermore and is open to students ages 8-18. Call 858-3548 or visit [www.youngactorstheatre.org](http://www.youngactorstheatre.org) to register or for more information.

## Spiritual

### 12 Steps Through Psalm 23

This 12 Step group discusses how Psalm 23 can help with codependency, addiction and other problem behaviors. This on-going women's group meets Saturdays from 10:30 to 11:45 a.m. at R-Quest, 40 California Ave., Ste. B. Visit [www.r-quest.org](http://www.r-quest.org) or call 426-0501, ext. 21 for more information.

### Faith Chapel Assembly of God

Sunday school for all ages begins at 9:30 a.m., worship at 10:30 a.m. and Children's Church Program (ages 3-12) at 11:15 a.m. Singles & Young Married Home Bible Study meets at 7:30 p.m. Mondays. Women's Bible Study meets at 10 a.m. Wednesday evening programs; Choir Practice, Boys and Girls Mission Crusade Club (grades K-5th grade) 7 p.m. Call the church office, 846-8650 for information on any ministry.

### Tri-Valley Unity Church

Tri-Valley Unity Church meets at 10 a.m. every Sunday at the Radisson Hotel, 6680 Regional St. in Dublin. Worship service and children's school will be offered as well. Call 829-2733 or visit [www.trivalleyunity.com](http://www.trivalleyunity.com).

### World Day of Peace

World Day of Peace will be celebrated as part of the regular worship service 10 a.m. Dec. 31 at Tri-Valley Unity Church, 6680 Regional St. (at the Radisson), Dublin. Special readings and prayers will be offered. All are welcome. Call 829-2733 or visit [www.trivalleyunity.com](http://www.trivalleyunity.com)

## Sports

### Pleasanton Lacrosse Club Spring Registration

Pleasanton Lacrosse Club's spring

2007 season registration is now open. Programs are available for girls and boys entering grades 3-8. The season runs from February through mid May. Register early, as spots are limited and additional fees for late registration will apply. Call 998-5550 or visit [www.pleasantonlacrosse.com](http://www.pleasantonlacrosse.com).

### Sea Devils

The Tri-Valley Sea Devils team is looking for year-round swimmers. Call Hope, 469-8495.

### Women Golfers Needed

The Tuesday Morning Callippe Niners, a women's golf club, is looking for new members. Call Sandi Snyder, 462-0288 if interested.

## TV30

### Past Lives, Dreams, Soul Travel

Eckankar, a nonprofit organization and church based in Minnesota, is hosting a show on TV 26 every Friday at 4 p.m. titled, "Past Lives, Dreams, Soul Travel." Visit [www.eckankar.org](http://www.eckankar.org) for more information.

### Santa Claus on TV30

Santa Claus will make special annual stop at TV30 from 7 to 9 p.m. Dec. 22. Children in the Tri-Valley area can watch this live TV show on channel 30 and talk to Santa by calling 462-3030. The show will include visits from Santa and his elves, classic holiday cartoons, puppet shows, magic shows and performances by local singers including this year's "Livermore Idol."

### Tri-Valley Sports Final

This weekly show covers team and individual high school sports in the Tri-Valley and airs on Channel 30 at 7 p.m. and 10 p.m. Friday, Saturday and Sunday.

## Volunteering

### Alameda County Community Food Bank

Volunteers are needed to staff the Emergency Food Hotline from 9 a.m. to noon and 1 to 4 pm. Monday through Friday. Call (510) 834-3663 or visit [www.acffb.org](http://www.acffb.org).

### Community Service for Teens

Open Heart Kitchen's Ridgeview Commons Senior Meal Program needs 10 to 12 teens (at least 16 years of age) from 3:30 to 6:30 p.m. Monday through Friday. Job includes serving seniors from the buffet line, helping seniors get to their tables, bussing tables, cleaning, etc. Adults also welcome to apply. Call 580-1619.

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- Dry Eyes
- Keratoconus



*Dr. Gagnon did his undergraduate studies at St. Mary's College in Moraga and his Doctorate of Medicine degree from Creighton University School of Medicine. He completed his ophthalmology residency at Wake Forest University, and then spent an additional year of subspecialty training in Cornea and Refractive Surgery at the University of Utah, Moran Eye Center.*

In addition to his private practice at Valley EyeCare Center, Dr. Gagnon is on the Clinical Faculty in the Department of Ophthalmology at Stanford University School of Medicine.

**Dr. Gagnon will be available to see patients at:**

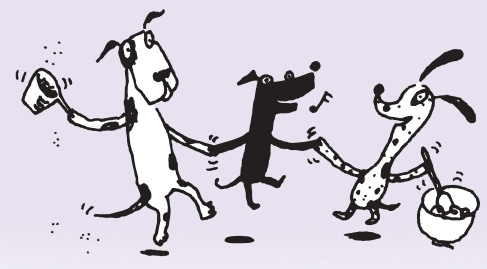
5575 W. Las Positas Blvd., Suite 240 Pleasanton, CA 94588 (925) 460-5000	28 Fenton Street Livermore, CA 94550 (925) 449-4000
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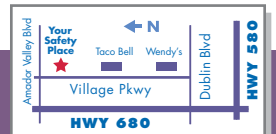
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# Real Estate

# Open Homes this weekend

Call the Ad Services Department at the Weekly  
to list your open home – (925) 600-0840

or email: [openhomes@PleasantonWeekly.com](mailto:openhomes@PleasantonWeekly.com)

## Countrywide pulls out of Pacific Exchange

*Common stock to stay listed on New York exchange*

**C**ountrywide Financial Corporation, which has offices in Pleasanton, has announced plans to withdraw the listing of its common stock from NYSE Arca, Inc., formerly the Pacific Exchange.

Countrywide Financial Corporation's common stock will continue to be listed on the New York Stock Exchange.

A Countrywide spokesman said the company made the move "to eliminate duplicative administrative requirements inherent with dual listings as a result of the NYSE Group's recent merger with Archipelago Holdings, the parent

company of NYSE Arca, Inc. The withdrawal is expected to be effective by year-end 2006.

He said the company does not believe that withdrawing its listing from NYSE Arca, Inc. will have any impact on the liquidity of its stock.

Founded in 1969, Countrywide Financial Corporation is a diversified financial services provider and a member of the S&P 500, Forbes 2000, and Fortune 500.

Through its family of companies, Countrywide: originates, purchases, securitizes, sells, and services prime and nonprime loans, including any in Pleasanton, and provides other mortgage and related loan services.

## Growth continues in commercial real estate

*Investors looking for long-term gains in 2007*

by **Jeb Bing**

**T**he commercial real estate markets are continuing to grow with record investment, and individual sectors in many areas seeing tighter vacancy rates and higher rents, according to the latest "Commercial Real Estate Outlook, published by the National Association of Realtors.

David Lereah, NAR's chief economist, said performance varies among the commercial sectors.

"The office and industrial markets continue to shine, supported by job growth and trade, while the rental apartment sector is seeing healthy rent increases," he said. "The retail sector is essentially flat, but the hotel industry is doing better than at any time since 2001."

James Marrelli, NAR vice president of commercial real estate, said there is a record flow of capital into commercial real estate.

"We're setting another record this year for investment in commercial real estate," he said. "Institutional investors, pension funds and foreign investors have focused on commercial grade properties to diversify portfolio assets, with expectations of solid long-term gains."

Outside of the hotel sector, more than \$236 billion in commercial real estate transaction volume was recorded nationally in the first 10 months of 2006, up from \$231.9 billion in the same period of 2005, not including properties valued at less than \$5 million.

The NAR forecast for five major commercial sectors includes analysis of quarterly data for various tracked metro areas. The sectors include the office, industrial, retail, multifamily and hospitality markets. Metro data were provided by Torto Wheaton Research and Real Capital Analytics.

According to the NAR report, a reduction in speculative construction of new office space, along with growth in office jobs, means there are positive fundamentals for most market areas. Office vacancy rates are projected to drop to an average of 12.1 percent in the fourth quarter of 2007 from an estimated 12.9 percent currently—the lowest since 2001. At the end of 2005 they were 13.6 percent. Annual rent growth in the office sector next year is expected to be 5.2 percent, after rising 4.3 percent in 2006.

Areas with the lowest office vacancies currently include New York City; Ventura County, Calif.; Miami; Orange County, Calif.; Honolulu; and Riverside, Calif., all with vacancy rates of 8.9 percent or less.

In Pleasanton, the office vacancy rate is estimated at about 9-10 percent.

Vacancy rates in the country's retail sector on average should hold at 8.1 percent through 2007, the NAR report stated, which would be unchanged from the estimate for the current final quarter of 2006. Average retail rent is projected to grow 1.2 percent next year, after contracting 0.4 percent in 2006.

Much of the lackluster performance is due to persisting vacancies in regional malls, impacted by the merger of Federated Department Stores and the May Company Department Stores.

Strip centers anchored by a grocery store seem to be enjoying the best demand from both a retail rental and investment perspective. Although Stoneridge Shopping Center is fully occupied, its plans for a new Nordstrom Department Store with more retail space to fill the current facility have been put on hold by its owner, the financially-troubled Mills Corporation.

Still, Pleasanton is included in the NAR's assessment of retail markets with the lowest vacancies, which included the Bay Area, Las Vegas, Orange County and Honolulu. ■

### Pleasanton

3 Bedrooms	
<b>3856 Promenade Wy.</b> Sat 1-4 Re/Max	<b>\$675,000</b> 577-2600
<b>684 Grapevine Dr.</b> Sat 1-4 Keller Williams	<b>\$699,888</b> 260-2508

### Danville

4 Bedrooms	
<b>403 Laurel Dr.</b> Sat 1-4 By Owner	<b>\$1,299,000</b> 518-5618
<b>55 Paraiso Ct.</b> Sat 1-4 Coldwell Banker	<b>\$995,000</b> 831-3326



## ATTENTION EAST BAY REALTORS

Effective Jan. 1, 2007, The Pleasanton Weekly and The Danville Weekly will charge a \$20 fee for Open Home Guide listings from individuals and organizations not under a current 52- or 26-week contract with the publications. The fee will be incurred for each listing and must be prepaid.

Contact your Weekly real estate account executive for details.

**Terry Bertolini**  
Danville Weekly  
925 837-8300 x24

**Chris Paterson**  
Pleasanton Weekly  
925-600-0840 x10

**Danville WEEKLY**

**PLEASANTON WEEKLY**

## Sales at a Glance

Source: California REsource

Pleasanton	Dublin	Livermore	San Ramon
Total sales reported: 12	Total sales reported: 29	Total sales reported: 32	Total sales reported: 40
Lowest sale reported: \$520,000	Lowest sale reported: \$450,000	Lowest sale reported: \$370,000	Lowest sale reported: \$320,000
Highest sale reported: \$1,570,000	Highest sale reported: \$1,450,000	Highest sale reported: \$1,725,500	Highest sale reported: \$2,025,000
Average sales reported: \$763,250	Average sales reported: \$747,810	Average sales reported: \$681,703	Average sales reported: \$774,888

## Home Sales

This week's data represents homes sold during Put dates here

### Dublin

**7603 Amarillo Road M.**  
Cason to L. Hsueh for \$711,500

**11445 Betlen Drive** Gatto Trust to F. & M. Ferguson for \$735,000

**7734 Bloomfield Terrace V.** Acquisto to C. & T. Acquisto for \$1,000,000

**3760 Central Parkway** E. Sarte to E. Dejesus for \$650,000

**4181 Clarinbridge Circle M.** Kim to F. Stever for \$500,000

**7996 Countess Court A.** Sousa to G. & E. Gray for

\$610,000

**4020 Cragford Place C. & T.** Acquisto to V. & S. Acquisto for \$825,000

**7899 Diana Lane P. & T.** Musser to A. Cruz for \$586,000

**3245 Dublin Boulevard #406** Y. Liu to S. Tanu for \$495,000

**7063 Dublin Meadows Street #B** H. Victoria to R. Robinson for \$495,000

**7194 Elk Court P.** Hulse to D. & K. Borrelli for \$617,000

**8680 Fenwick Way A.** Ahmad to Waddell Trust for \$840,000

**7593 Frederiksen Court** Stein Trust to M. & M. Starsiak for \$725,000

**7657 Landale Avenue J.** Dominguez to P. Sohal for

\$530,000

**3101 Madden Way** Pulte Homes to M. & J. Bito-Onon for \$985,000

**4573 Mangrove Drive M.** Hussian to Semas Trust for \$549,000

**3357 Monaghan Street W.** Yan to J. Evans for \$545,000

**11819 Newbridge Way** H. Fraser to E. Maddox for \$450,000

**3352 Ridgefield Way** Pulte Homes to E. & V. Vides for \$1,450,000

**3368 Ridgefield Way** Pulte Homes to M. Bajwa for \$1,163,000

(continued on page 37)

# Happy Holidays!

May you have a Healthy, Safe and Prosperous New Year!

## New Listings Coming Soon!

### Desirable West Side Location!

Built in 1996, this newer home has spectacular views of the Valley and Foothills. 5 bedrooms 3 baths, approx. 3440 with hardwood and travertine floors throughout. Maple cabinets with Granite counters, Recently remodeled within the last year, New Carpet, new paint (inside and out), custom built-ins, remodeled baths. Large flat lot with no homes directly behind, built in BBQ, arbor, and huge side yard area with 3 car garage. Offered at 1,499,000



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### 2126 Delucchi Drive, Pleasanton



**\$575,000**  
Spacious 2 bd/2.5ba home with over 1200 sq. ft. of living space. Laminate flooring, updated baths, beautiful kitchen & vaulted ceilings. Wonderful backyard with spa, gazebo and deck. Great location!  
[www.2126delucchi.com](http://www.2126delucchi.com)

### 1267 Mansfield Street, Tracy

#### FOR RENT



**\$1,895 Month**  
Elegant and spacious 4bd/3ba home in quiet Tracy neighborhood w/ new carpet & paint and loads of living space. Sparkling in-ground pool! Absolutely move-in ready.  
Call Wendy @ 925.474.1212 for details.

### 4355 Canyon Crest Rd West, San Ramon



**CALL FOR PRICE!**  
4bd/3ba hillside beauty, completely remodeled with practical design and spacious floor plan. Over 2800 sq. ft. of living space in sought after neighborhood. Wonderful, mature landscaping and easy walk to schools and park.

### 3105 Lakemont Drive #1, San Ramon

#### FOR RENT



**\$1895/mo**  
Completely remodeled 2bd/2ba condo in beautiful Canyon Lakes. Quiet location with nice views. Great association amenities in gated community.  
Call Wendy @ 925.474.1212 for more information.

### 100 Santa Rosa Place, San Ramon



**\$975,000**  
Spacious 4bd/3ba home with over 2400 sq.ft. of living space. Almost everything is new, including roof, windows, garage doors, flooring, and gourmet kitchen. Beautifully landscaped and freshly painted in and out.  
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(continued from page 35)

**6466 Sherwood Place** K. & V. Wimbush to E. Harrison for \$515,000

**3826 Silvera Ranch Drive** Pfeiffer Ranch Investors to M. & A. Corona for \$833,000

**3838 Silvera Ranch Drive** Pfeiffer Ranch Investors to A. Kwon for \$858,000

**3852 Silvera Ranch Drive** Pfeiffer Ranch Investors to S. Zereh for \$889,000

**3888 Silvera Ranch Drive** Pfeiffer Ranch Investors to E. & E. Patron for \$905,000

**5378 South Dublin Ranch Drive** E. Cheung to M. Kaiwan for \$1,250,000

**7210 Stagecoach Road** Strohallen Trust to D. Sutton for \$655,000

**7390 Stagecoach Road S.** & K. Mason to R. Barker for \$725,000

**7099 Tamarack Drive** Cartus Relocation to J. Melchoir for \$595,000

**Livermore**

**687 Adelle Street** Hernandez Trust to S. Montes for \$560,000

**2197 Beech Common** P. Adler to Bocolini Trust for \$550,000

**6691 Brisa Street** RDM2 Properties to Brisa Street Associates for \$1,725,500

**337 Call of the Wild Way S.** Ahlers to S. & D. Wittmer for \$1,075,000

**1331 Chateau Common** R. & J. Kelly to L. Schonder for \$455,000

**2146 Chestnut Street** M. Drassler to V. Vasquez for \$445,000

**2599 Cowan Way** Meritage Homes to J. Molina for \$1,150,000

**347 Daisyfield Drive** D. Chisholm to B. Sorensen for \$715,000

**990 Del Norte Drive** M. & D. Alviljar to C. Estrada-Parker for \$425,000

**2431 Detert Street** Meritage Homes to C. Youngs for \$1,010,000

**836 El Caminito** Webb Trust to J. Aranda for \$579,000

**5424 Evelyn Way** M. Libby to D. & C. Tobeck for \$675,000

**6472 Forget Me Not** A. & E. Flores to G. Viegas for \$500,000

**2870 Gelding Lane** M. Johnson to L. James for \$655,000

**1827 Helsinki Way** Williams Trust to B. & S. Wicks for \$625,000

**1953 Jonquil Common** M. Ahlkapor to A. Smith for \$735,000

**885 Junction Avenue** L. Weissenbach to M. Calderon for \$485,000

**452 Kinglet Road** H. & M. Mutz to D. & S. Click for \$600,000

**3827 MacGregor Common** C. Greer to L. Ballou for \$575,000

**1160 Madrone Way** D. Via to D. & M. Blanchard for \$500,000

**4157 Milton Way** W. & P. Wasson to T. Andrade for \$900,000

**5364 Moonflower Way** Boehmer Trust to S. Tobin for \$460,000

**676 Moraga Drive** M. Lambert to S. Virelas for \$500,000

**1724 Old Tower Road** Gatterer Trust to A. & M. Altadonna for \$900,000

**1448 Olivina Avenue** S. Sampayan to R. Rodriguez for \$575,000

**1985 Paseo Laguna Seco** E. Holderness to S. Merida for \$370,000

**1124 Pesaro Way** D. Ragasa to N. Herman for \$1,015,000

**681 Ruby Road** J. & P. Stern to D. & P. Clay for \$581,000

**766 Shoemaker Court** S. Bamford to M. Kobzoff for \$545,000

**6923 Sunridge Drive** C. & C. Mauro to S. & H. Mariconi for \$650,000

**1248 Vienna Street** J. & L. Behrens to H. & L. Patel for \$630,000

**2121 Westbrook Lane** L. Ballou to K. & E. Kiernan for \$649,000

**Pleasanton**

**6511 Alisal Street** Simpson Trust to M. Fey for \$1,182,500

**6146 Allbrook Circle** M. & D. Lightner to M. Singla for \$700,000

**5612 Belleza Drive** Ho Trust to W. Choe for \$630,000

**5553 Black Avenue** Hankins Trust to J. & N. Bitaiwaz for \$740,000

**1650 Calle Santa Anna** McClellan Trust to J. Humphrey for \$520,000

**4337 Krause Street** M. & U. Shukla to G. Lahr for \$692,500

**4242 Passeggi Court** J. Youstra to J. Topic for \$540,000

**4219 Payne Road** N. & J. Cross to V. Kennedy for \$623,000

**4007 Peregrine Way** Dimmick Trust to D. & K. Overcash for \$600,000

**3653 Pimlico Drive** J. Tucker to M. & V. Martinez for \$811,000

**3360 Sagewood Court** Ponderosa Homes to P. Kalvacherla for \$1,570,000

**4143 Stanley Boulevard** S. & D. Backinoff to A. & M. Cook for \$550,000

**San Ramon**

**301 Andora Lane** T. & J. Abdollahian to P. Woertz for \$649,000

**2182 Arlington Way** Brookfield Saville to R. Chan for \$759,000

**3364 Ashbourne Circle** Toll Land XXII to S. Poblete for \$1,732,500

**229 Aspenwood Court** J. Schmidt to S. Bhattacharya for \$971,500,00

3288 Barons Lane Brookfield Emory to R. & A. Masilang for \$864,000

**3329 Barons Lane** Brookfield Emory to A. & R. Gin for \$805,500

**450 Bollinger Canyon Lane** #189 Siena Hills Limited to S. & A. Tracy for \$340,000

**18869 Bollinger Canyon Road** Zaharis Trust to R. Panjabi for \$2,025,000

**334 Brower Court** N. & Y. Swallow to J. & K. Han for \$876,000

**6376 Byron Lane** Centex Homes to S. Iyengar for \$620,000

**6378 Byron Lane** Centex Homes to T. & M. Taylor for \$655,000

**1142 Cedarwood Loop** Shapell Industries to L. Lam for \$741,000

**414 Constantine Court** Richmond American Homes to R. & A. Morgan for \$728,500

**413 Donner Way** E. & L. Leslie to Holroyd Trust for \$825,000

**5260 East Lakeshore Drive** Mulder Trust to J. Loguidice for \$730,000

**332 Eastridge Drive** Pacifica 235 East Ridge to C. Nwokorie for \$470,000

**117 Enchanted Way** M. Brent to C. Micozzi for \$675,000

**5424 Heatherland Drive** Shapell Homes to R. Somani for \$1,949,000

**2313 Joree Lane** Savonovich Trust to K. Horry for \$600,000

**2317 Keats Lane** Brookfield Saville to M. Shirke for \$806,000

**5237 Kenilworth Way** Shapell Homes to L. Do for \$930,000

**3936 Knightsbridge Way** Centex Homes to N. Nguyen for \$1,095,000

**5032 Lakeview Drive #101** E. Monroy to Pass Trust for \$510,000

**2904 Langhorne Drive** J. Kim to Z. Sue for \$828,000

**2335 Magnolia Bridge Drive** Shapell Homes to G. Ko for \$890,000

**2815 Moorilla Lane** A. & T. Suliguin to M. Tancio for \$785,000

**140 Reflections Drive #13** San Ramon Reflections to J. & K. Heilbronner for \$320,000

**255 Reflections Drive #16** San Ramon Reflections to G. Benedetto for \$445,000

**115 Reflections Drive #23** San Ramon Reflections to R. Yuen for \$450,000

**130 Reflections Drive #24** San Ramon Reflections to K. Baltonado for \$385,000

**3333 Rutherglen Drive** B. & M. Shultz to O. Mitzev for \$1,000,000

**100 San Miguel Place** A. Scimia to J. Curry for \$775,000

**5585 Satin Leaf Way** Shapell Homes to S. Chan for \$1,841,000

**354 South Overlook Drive** Legacy Copper Ridge to R. Ferranco for \$434,500

**4 Terraced Hills Circle** D. & C. Oshiro to G. Velasco-Corpuz for \$709,000

**745 Watson Canyon Court** Siena Hills Limited to J. & M. Wong for \$360,000

**775 Watson Canyon Court** Siena Hills Limited to S. Chin for \$335,000

**785 Watson Canyon Court** Siena Hills Limited to L. Burgest for \$365,000

**805 Watson Canyon Court** Siena Hills Limited to E. Johnson for \$356,000

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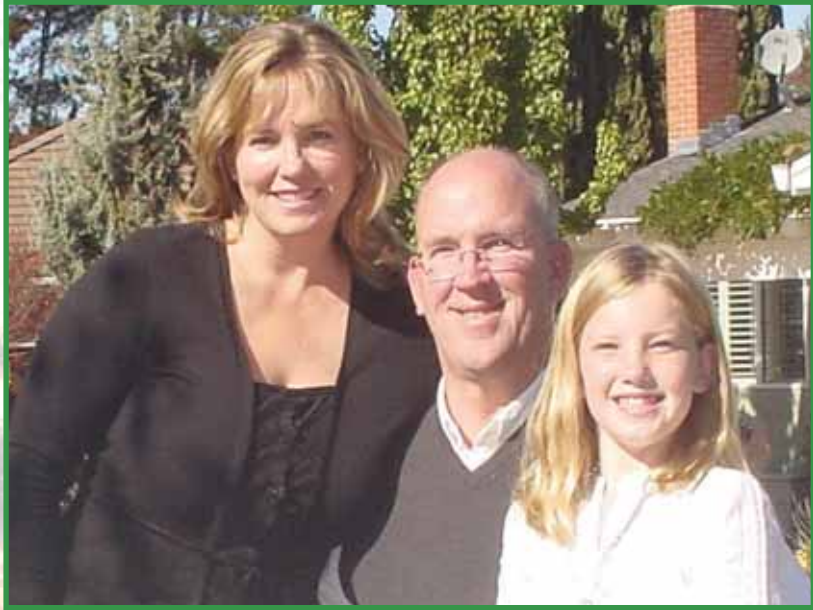
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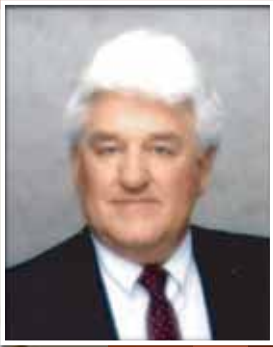


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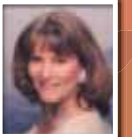
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