



CORNING PHOTOGRAPHY



DOLORES FOX CIARDELLI

Top: The “new” Kathy Bellitt Zolfarelli makes her debut. Bottom: Tiffany Kowalski applies eyelash extensions on Zolfarelli.

MAKEOVER for Mom



PLEASANTON WOMAN
‘BUNGEE JUMPS’ INTO BEAUTY

By DOLORES FOX CIARDELLI

The five daughters didn’t just wave their magic wand to make their mother beautiful, but that has been the end result of their efforts.

What they did was to write a letter March 31 to the owner of La Di Da Beauty Lounge, Nadine Gemma, extolling their appreciation for their mother and asking about a treatment.

“She has been through and overcome so many obstacles this past year, and just recently celebrated her 55th birthday, a new beginning,” they wrote about their mom, Kathy Bellitt Zolfarelli. “However, my sisters and I cannot give her what she deserves, so I thought I would come to you for help.”

“Can you help her feel and look like the beautiful woman she is as we continue to celebrate her new beginning?” continued the letter. “We find her to be the most beautiful woman, but we know she does not ‘feel’ like the woman she knows she is deep down.... She has always been the kind of woman who works to help those around her, rather than taking her own needs into consideration.”

The daughters — Jaklyn, Danielle, Erika, Gina and Lisa — who range in age from 18 to 31, noted that Mother’s Day was quickly approaching and “we are just too limited to give her what she deserves — a complete makeover.”

Gemma took it from there, offering her own services plus contacting other beauty businesses downtown to ask if they wanted to help.

Zolfarelli’s life became a whirlwind of appointments to receive a facial, two power peels and permanent eyebrows by Gemma; eyelash extensions and a makeover by Tiffany Kowalski; a haircut and highlighting by Aimee Juarez with Elle Salon; and a spa treatment, manicure and pedicure by Robin Sweetman at Calipso’s.

“I’m overwhelmed by their generosity,” said Zolfarelli.

This was not all. Zolfarelli also met with a personal trainer, William White, who led her in a workout at Veterans Plaza on Peters Avenue.

“He’s been coming from San Francisco three days a week or so, getting me back into a routine,” Zolfarelli said. “And he talks about nutrition.”

There’s more: Dr. Jerry Sanchez with Miranda Garcia volunteered a “zoom” teeth whitening.

And Drs. Radbert Chin and Gregory Tom with

Kami Rana worked together to provide an extensive eye exam, which resulted in soft contact lenses. Zolfarelli thought she was going to get more stylish glasses but once she was in their office, they began to talk to her about contacts.

“They were so cool. They said, ‘What do you want?’” she recalled.

She began to consider the advantage of contacts although she’d worn glasses all her life.

“Recently the grandbabies have been grabbing at my glasses,” she said with a laugh.

Then on Wednesday she was presented with a full makeover at the Paul Mitchell School, plus went shopping at Savvy Seconds and Lotus Consignment boutiques for new clothes. The results were documented with a photo shoot by Don and Diane Corning of Corning Photography.

“I’m sure I’m not the only story of people taking care of people — that’s what I think is so cool,” said Zolfarelli. “Just watching the hearts of the people involved is precious.”

She works as an administrative assistant at Windowology and said everyone has been great about her absence as she attends all her beauty appointments.

At first Zolfarelli thought a makeover meant a facial.

“I thought, ‘Wow, I can pause for 45 minutes and close my eyes,’” she remembered.

When the other beauty offers began to pour in, Zolfarelli compared the experience to being encouraged to make a bungee jump. She went for it, working with them and trusting they would provide the best.

She said she is a bit of an introvert until she gets to know someone, and she has a strong Christian faith and spiritual life. “I love to walk, love to be outdoors working in the flowers, gardening,” she said. “And I love being out with the kids.”

“I’m going to just keep doing what I do,” she remarked, “and it’s kind of cool because it did give me a little more confidence. I enjoyed the different people I met and having conversations with people, talking about how things look.”

Now she is a walking advertisement for their services, she remarked, and she carries all their cards.

It also speaks about the Pleasanton community, Zolfarelli pointed out, as the businesses came together to help her. ■

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Free throwers reign at state finals



COURTESY KNIGHTS OF COLUMBUS

Champions in the 2010 Knights of Columbus California free throw contest from Pleasanton are (left) Nishanth Palanisamy, 14, shown with one of the state organizers, and Nicole Riordan, 10. They each won in their age bracket at the parish, district, region and state competitions.

Pleasanton students Nicole Riordan, 10, and Nishanth Palanisamy, 14, won the 2010 Knights of Columbus State of California free throw contest held recently in Fresno.

Nichole, a fourth-grade honor student at Mohr Elementary, is the daughter of Dan and Sarah Riordan. She won the free throw contest in Fresno with a score of 24 out of 25. She is also a Girl Scout, plus plays competitive soccer for the Pleasanton Rage and softball for the Phantom (PGSA). She is a member of the CCOP

fourth-grade girls A Team basketball team.

Nishanth, a freshman at Foothill High, is the son of Palanisamy Manicakampatty and Kalpana Palanisamy. He is a member of the freshman basketball and junior varsity tennis teams, and holds a black belt in Taekwondo. In Fresno, Nishanth made 24 out of 25 baskets.

The Catholic Community of Pleasanton, Knights of Columbus Council No. 6043, sponsored 10 competitors, one in each division. Two of these students made it to

the state finals and won.

Competition begins in each parish, then winners go on to the district, then the region and finally the state. Nicole and Nishanth won at each level leading to the state contest.

Jake Marchi, 11, from CCOP made a perfect 25 out of 25 at the district level but lost at the region. Nishanth's brother, Kasthik, won the 10-year-old boys contest at the district but was not allowed to continue because he was only 8. Both of these boys say they will be back.

—Dolores Fox Ciardelli

Meet the Newcomers

Pleasanton club
welcomes all
to fashion show

The Pleasanton Newcomers Club is hosting its annual Fashion Show at 11:30 a.m. Wednesday at the Farmer Restaurant in the historic Pleasanton Hotel.

The theme for the show is Get Set for Summer. It will feature club members modeling fashions by Coldwater Creek at Stoneridge Mall.

Partial proceeds will be donated to Open Heart Kitchen, which provides nutritious meals to the needy of the Tri-Valley area.

The Pleasanton Newcomers was founded in 1968 and is open to new and established residents of the Tri-Valley area. The club's goal is to promote friendship. It has something for everyone including activities for families with children and monthly adult socials. It also offers monthly coffees, luncheons, bunco, bridge, mah jongg, family game nights, family dinners, walking and hiking groups.

For more information or luncheon reservations, go to www.PleasantonNewcomers.com or call Ruby Miller at 462-6404. ■

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VANESSA PELLETIER

Winegrowers Association Board President Mark Triska places a bid at Saturday's 2010 Livermore Valley Wine Auction.

The thrill of giving

Winegrowers auction benefits children's programs

By DOLORES FOX CIARDELLI

"Two! Thousand! Dollars! Do I hear more?" sang out the auctioneer at the 16th annual Livermore Valley Wine Auction held at the Palm Event Center in Pleasanton on Saturday.

His enthusiastic chatter prompted higher and higher bids for the 26 donated prizes, which ended up going for amounts that ranged from \$1,250 to \$5,000.

The highest bid of the evening, \$5000, was paid for "Go Big on the Big Island," seven days at a luxury villa at the Mauna Lani Resort in Hawaii, donated by title sponsor Shames Construction.

Next the auctioneer launched into the Fund-a-Need, soliciting amounts of money for one of the auction. One person gave \$3,000; several gave \$1,000 and \$500; and many donated \$100 — for a grand total of \$38,300.

"Despite the tough economy, our guests opened their hearts and wallets to help local kids in need," said Teri Serowoky, Winegrowers Foundation president. "The Fund-A-Need was especially inspiring because people gave generously

with nothing in return."

The event had a 20 percent increase for the Fund-a-Need portion although overall proceeds were down due to a decrease in corporate sponsorships. But more people attended this year's event, which was themed Vino Carnival and offered games as well as imaginative food and wine tastings.

The four beneficiaries are as follows:

- Children's Skin Disease Foundation's Camp Wonder in Livermore, a medically staffed summer camp for children who are unable to attend any other camp due to their often untreatable diseases of the skin. This program was the focus of Fund-A-Need.

- Open Heart Kitchen's programs that feed hungry children in the Tri-Valley area.

- Oakland East Bay Symphony's MUSE (MUSIC for Excellence) program that brings orchestral music education to Tri-Valley schools.

- ValleyCare Foundation's Mobile Health Unit that provides primary health care and immunizations to uninsured and underserved children in the Tri-Valley area. ■



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PET OF THE WEEK

Green-eyed lady

Meet Emma, a long-hair dilute Calico with the most beautiful green eyes. She has white mittens, a fluffy white chest, and a gray plume of a tail. Emma is a big girl who probably weighs over 15 pounds, and she has a roly-poly tummy that you will just love to pet. Emma enjoys being brushed and pampered. If you are looking for a lovely, indoor-only pet visit Emma (pet No. 93054) at the East County Animal Shelter, 4595 Gleason Drive in Dublin; it's open 11:30 a.m.-5:30 p.m. daily; telephone 803-7040.



CATHERINE HANSEN RUSH

Marketplace

Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

Vacation home sales up across the country in 2009

Most buyers plan to use properties as family retreats, not as rentals

By JEB BING

Vacation-home sales recovered in 2009 while investment sales fell sharply, according to the National Association of Realtors.

NAR's 2010 "Investment and Vacation Home Buyers Survey," covering existing- and new-home transactions in 2009, shows vacation-home sales rose 7.9 percent to 553,000 last year from 513,000 in 2008, while investment-home sales fell 15.9 percent to 940,000 in 2009 from 1.12 million in 2008. Primary residence sales rose 7.1 percent to 4.04 million in 2009 from 3.77 million in 2008.

"The typical vacation-home buyer is making a lifestyle choice, with nine out of 10 saying they intend to use the property for vacations or as a family retreat," NAR Chief Economist Lawrence Yun said. "Investment buyers primarily seek rental income, with six in 10 planning to rent to others, although one in five wants a family member, friend or relative to use the home."

Only one in four vacation-home buyers plan to rent their properties to others, while one in five investment buyers plan to use

their homes for vacations or as a family retreat. However, 26 percent of vacation-home buyers and 8 percent of investment buyers intend to use the property as a primary residence in the future.

The market share of homes purchased for investment was 17 percent in 2009, down from 21 percent in 2008, while the vacation-home share rose a percentage point to 10 percent. The total share of second homes declined from 30 percent of sales in 2008 to 27 percent last year.

"First-time buyers were at record levels in 2009 with fewer sales of second homes," Yun said.

The median transaction price of a vacation home was \$169,000 in 2009, compared with \$150,000 in 2008.

"The higher vacation home price may reflect increased sales in higher priced markets, particularly in areas of Florida and California where prices became highly attractive for buyers over the past year," Yun said.

Half of vacation homes purchased last year were in the South, 21 percent in the West,

Continued on page 33

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5 BR 3 BA 1.4 level acres, pl/spa, covered/lighted arena w/sand ftng, 5 stall barn w/pipe paddocks
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laundry rm, gr8 flr pln, close to park 925.847.2200

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GREAT FLOOR PLAN \$599,000

3 BR 2 BA 1 Stry/Vaulted Ceilings, Bck Yrd/no rear neighbors, Updtd Bths, cls to Shppng, Dining, Schl/Prk
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CASTRO VALLEY

25597 CRESTFIELD CIRCLE - PENDING
BEAUTIFUL ONE STORY \$638,000

3 BR 2 BA + den, granite counters, SS appli, 1893 sf, in Five Canyons w/community pool & tennis courts 925.847.2200

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4691 SUMMER GLEN
BEAUTIFUL HOME! CALL FOR PRICE

4 BR 2.5 BA corner lot, kit w/double ovens/spacious family rm w/frplc, walking distance to schl/parks
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21800 MINES RD
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VINTAGE CHARMER \$475,000

2 BR 2 BA hrdwd flrs, dual pane windows, master w/sep blocked glss shwr, walk-in clst, patio/cvered deck 925.847.2200

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DANBURY PARK BEAUTY \$534,950

3 BR 2.5 BA 1,731 sq. ft., upstairs freshly painted, new plush carpets, enclosed master bedroom 925.847.2200

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10630 MINE COURT
4 NEW HOMES AVAILABLE! \$968,000

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4281 WESTMINSTER CIRCLE - PENDING
BEAUTIFUL HOME! \$625,000

4 BR 2.5 BA hrdwd flrs, maple cabs, tile flr, shutters,

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Existing-home sales rise on home buyer tax credit

Favorable market conditions also add to real estate sales growth

By JEB BING

Buyers responding to the homebuyer tax credit and favorable affordability conditions boosted existing-home sales in March, marking the beginning of an expected spring surge, according to the National Association of Realtors.

Existing-home sales, which are completed transactions that include single-family, town-homes, condominiums and co-ops, rose 6.8 percent to a seasonally adjusted annual rate of 5.35 million units in March from 5.01 million in February, and are 16.1 percent above the 4.61 million-unit level in March 2009.

Lawrence Yun, NAR chief economist, said it is encouraging to see a broad home sales recovery in nearly every part of the country,

with two important underlying trends.

"Sales have been above year-ago levels for nine straight months, and inventory has trended down from year-ago levels for 20 months running," he said. "The home buyer tax credit has been a resounding success as these underlying trends point to a broad stabilization in home prices. This is preserving perhaps \$1 trillion in largely middle-class housing wealth that may have been wiped out without the housing stimulus measure."

Total housing inventory at the end of March rose 1.5 percent to 3.58 million existing homes available for sale, which represents an 8.0-month supply at the current sales pace, down from an 8.5-month supply in February. Raw unsold inventory is 1.8 percent below a

year ago, and is 21.7 percent below the record of 4.58 million in July 2008.

"Foreclosures have been feeding into the inventory pipeline at a fairly steady pace and are being absorbed manageably," Yun said. "In fact, foreclosures are selling quickly, especially in the lower price ranges that are attractive to first-time home buyers."

A parallel NAR survey shows first-time buyers purchased 44 percent of homes in March, up from 42 percent in February. Investors accounted for 19 percent of transactions in March, unchanged from February; the remaining sales were to repeat buyers. All-cash sales remain elevated at 27 percent in March, the same as in February.

The national median existing-home price for all housing types was \$170,700 in March, up 0.4 percent from March 2009. Distressed homes, typically sold at a 15 percent discount, accounted for 35 percent of sales last month — unchanged from February.

"With home values stabilizing, a revival in home buying confidence will likely help the housing market get back on its feet even as the tax credit impact disappears," Yun said.

NAR President Vicki Cox Golder, owner of Vicki L. Cox & Associates in Tucson, Ariz., said buying conditions are in near-perfect alignment.

"Even with tougher loan standards, historically low mortgage interest rates with affordable prices and a sense that the market is turning have created optimal conditions in much of the country," she said.

According to Freddie Mac, the national average commitment rate for a 30-year, conventional, fixed-rate mortgage dipped to 4.97 percent in March from 4.99 percent in February; the rate was 5.00 percent in March 2009.

Single-family home sales rose 7.3 percent

to a seasonally adjusted annual rate of 4.68 million in March from a level of 4.36 million in February, and are 13.3 percent above the 4.13 million level a year ago. The median existing single-family home price was \$170,700 in March, up 0.6 percent from March 2009.

Single-family median prices rose in 14 out of 20 metropolitan statistical areas reported in March in comparison with a year earlier. Five metro areas experienced double-digit increases, including San Diego, St. Louis and Boston.

Existing condominium and co-op sales increased 3.1 percent to a seasonally adjusted annual rate of 670,000 in March from 650,000 in February, and are 39.3 percent higher than the 481,000-unit level in March 2009. The median existing condo price was \$170,600 in March, which is 0.7 percent below a year ago.

Regionally, existing-home sales in the Northeast increased 6.0 percent to an annual level of 890,000 in March and are 25.4 percent higher than a year ago. The median price in the Northeast was \$249,800, up 8.9 percent from March 2009.

Existing-home sales in the Midwest rose 7.2 percent in March to a pace of 1.19 million and are 15.5 percent above March 2009. The median price in the Midwest was \$139,300, up 0.2 percent from a year ago.

In the South, existing-home sales increased 7.1 percent to an annual level of 1.97 million in March and are 13.9 percent higher than a year ago. The median price in the South was \$154,800, up 5.2 percent from March 2009.

Existing-home sales in the West rose 6.6 percent to an annual rate of 1.30 million in March and are 14.0 percent above March 2009. The median price in the West was \$209,400, down 7.9 percent from a year ago. ■

COMING SOON!



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1089 Old Oak Road, Livermore
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3 bedrooms 2.5 baths, 2874 SQ. FT.
¼ acre private lot with gorgeous pool
includes built-in BBQ & outdoor fireplace




<p>859 Oak Manor Way, Pleasanton</p> <p>6 Bedrooms • 4400sf • 1.13 Acre Lot</p> <p>Intriguing Westside Pleasanton Cape Cod Home is framed by 250 yr old Oak trees. You will fall in love with the wonderful setting, pristine condition and the casual elegance and true craftsmanship throughout. Separate garage is 1000sf – for cars, workshop, storage. Upstairs carriage unit offers flexible living space – suitable for Artist or Music Studio, Rec Room, the possibilities are endless! Shown by appt only with agents Kathleen and Larry Waelde. \$1,688,800</p>	<p>2322 Vintage Lane, Livermore</p> <p>5 Bedrooms • 5012sf • 4 Car Garage</p> <p>Luxury Wine Country home in wonderful South Livermore neighborhood. This custom home built In 2004 with the finest craftsmanship and detail including expansive Travertine flooring, Cherry wood cabinets, slab granite counters, detailed mill work including wood cased windows, doors, crown molding. Dual two-car garages and motor court. Private 1/3 acre lot! Call Kathleen and Larry for an appt! \$1,275,000</p>
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Kathleen and Larry Waelde
Associate Brokers, CRS, CPM

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HOME SALE OF THE WEEK

4496 DESERTWOOD PL., PLEASANTON, **\$707,000**



This gorgeous three bedroom, two bathroom home in Highland Oaks was completely remodeled to perfection in 2007. It features a beautiful kitchen with slab granite and stainless steel appliances, updated bathrooms, and a large family room with a view of the back yard and pool. Sold by Andrea & Earl Rozran of Prudential California Realty, Pleasanton/Hopyard. (925) 858-4198

OPEN HOMES THIS WEEKEND

<p>Livermore</p> <p>3 BEDROOMS</p> <p>881 Camelia \$430,000 Sun 1-4 Alain Pinel Realtors 872-4500</p>	<p>Pleasanton</p> <p>4 BEDROOMS</p> <p>4738 McHenry Gate Way \$775,000 Sun 1-4 J. Rockcliff Realtors 251-2505</p>
<p>Pleasanton</p> <p>2 BEDROOMS</p> <p>5772 Belleza Drive \$383,500 Sun 1-4 Keller Williams Tri Valley 998-1798</p>	<p>Pleasanton</p> <p>5 BEDROOMS</p> <p>1054 Shadow Hills Court \$1,649,000 Sun 1-4 Alain Pinel Realtors 251-1111</p>
<p>Pleasanton</p> <p>3 BEDROOMS</p> <p>1007 Lamb Court \$599,900 Sun 1-4 Alain Pinel Realtors 570-5187</p>	<p>Pleasanton</p> <p>5 BEDROOMS</p> <p>10749 Inspiration Circle \$940,000 Sun 1-4 Alain Pinel Realtors 251-1111</p>



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1983 Second St
Livermore, CA 94550
925.667.2100

BUILD YOUR DREAM HOME



2538 VINEYARD AVE PLEASANTON
Lot. Acres Apx: 0.79, located across from Clara Ln, generally level lot with good utility, public water and sewer. Private well. **\$399,950**
Michael Duffy/Patterson 925.251.2523

PREMIUM LOT



7914 PARAGON CIRCLE PLEASANTON
5 Bd/ 3.5Ba. Premium .46 acre lot with over \$300K in landscaping, pool, spa, bbq, fountains & more! Views! 2 bdms, plus office downstairs. **\$1,616,800**
Phyllis Weiner 925.872.1416

OPEN SUN 1-4



4738 MCHENRY GATE WAY PLEASANTON
4 Bd/ 3 Ba. Remodeled & upgraded over the last 10 years. Full bed & full bath on main level. Close to sports park. **\$775,000**
Michael Tessaro 925.251.2505

CUSTOM BUILT



8044 GOLDENEAGLE WAY PLEASANTON
Designer features throughout w/ extensive use of cherry wood, stone & more. Level park-like backyard, pool, spa, lrg grass area. **\$2,998,000**
Phyllis Weiner 925.872.1416

PANORAMIC VIEWS



2801 GRAY FOX COURT PLEASANTON
4 Bd/ 3.5Ba 1.91 acres of privacy. Resort-like backyard w/ pool, spa, swim up bar, barbeque, palm trees. www.2801GrayFox.com **\$2,095,000**
Phyllis Weiner 925.872.1416

PRESERVE COMMUNITY



9663 CROSBY DRIVE PLEASANTON
5 Bd/ 4 (2 1/2)Ba. The finest materials & workmanship thruout, beautiful views; hills & vistas, backs to open space. **\$1,898,000**
Phyllis Weiner 925.872.1416

VINTAGE HILLS



3355 TOURIGA DR PLEASANTON
4Bd, 2.5Ba. Highly energy efficient home. Mostly everything, updated or replaced in the last year. 45K solar system w/ no energy bill. **\$799,950**
Jared Higgins 925.855.4178

POPULAR FLOOR PLAN



3642 REFLECTIONS DR PLEASANTON
3 Bd/ 2.5 Ba. Cathedral ceiling, Kit open to F/R w/ gas fire place. Plantation shutters, SS Appliances, Bckyard w/patio, lawn, deck, trees **\$589,000**
The Engels 925.251.2510

CONTEMPORARY LIVING



7870 GALWAY CT DUBLIN
5 Bd/ 5.5Ba. Gorgeous, brand new custom, features; solid quartz counters, natural cherry, home theater. www.7870Galway.com **\$1,588,000**
Phyllis Weiner 925.872.1416

WALNUT HILLS



1462 WHISPERING OAKWAY PLEASANTON
The largest floor plan in the neighborhood, home includes 4 large Bd, office/den downstairs, 3,788+/- sq.ft. of living space & much more! **\$1,025,000**
Diane Sass 925.699.9508

MEDITERRANEAN FEATURES



833 PIEMONTE DRIVE PLEASANTON
4 Bd/ 3 Ba, 5,300+ sq.ft. Huge gourmet kit, exercise rm, library, 4 fireplaces, 5-car garage. 0.70 acres, pool, spa, outdoor kitchen. **\$2,350,000**
Diane Gilfether 925.648.5443

PANORAMIC VIEWS



860 CASTLEWOOD PL PLEASANTON
4 Bd 3 Ba, 4,300 sq. ft., 0.50+/- acres. Custom home. Included; full Castlewood CC membership w/ the sale & 1st years mo. dues. **\$1,795,000**
Bryan Craft 925.855.4141

IMMACULATE



3211 OAK BLUFF LN DUBLIN
Beautiful Marble entry, Granite kitchen countertops w/ large center island, tremendous backyard, 3 car garage & 1 bd& ba downstairs. **\$879,900**
Joe Frazzano 925.735.7653

WEST DUBLIN WITH VIEWS



11482 BAY LAUREL ST DUBLIN
Views/ bright and open floorplan! 4 Bd (4th bedroom is an office), 3.5 Ba, bonus room w/ built-in desk & storage, beautiful landscaping, 3 car garage. **\$859,000**
Susette Clark-Walker 925.251.2547

WEST DUBLIN BEAUTY



7330 HANSEN DRIVE DUBLIN
1,900+/- sq.ft., 7,600+ sq.ft. lot, 4 bd, 3 ba, updated kitchen, dual pane windows, updated master bath. Close to shopping & easy freeway access. **\$609,950**
Susette Clark-Walker 925.251.2547

MODEL PERFECT



7810 BLOOMFIELD TER DUBLIN
4 bd/ 3.5 ba. Remodeled w/ high end upgrades. AGA gourmet stove, Sub-Zero Frig, Stone stairs, Bonus Room, Cherry plank floors. **\$979,000**
Vickie & Bill Keller 925.583.2182

COURT LOCATION



6581 WILLOWVIEW CT LIVERMORE
4 bd/ 3ba. Full Bd/Ba downstairs. Large family room. Eat-in kitchen + breakfast bar. Formal living & dining rooms. Close to schools & park. **\$579,000**
The Bowers Team 925.785.3795

SOUTH LIVERMORE



758 TRAVISO CIR LIVERMORE
5 Bd, 3.5 Ba, 3 car garage + LARGE Family & Living Room! Granite & S/S in kitchen. 1 bedroom and full bath downstairs. **\$875,000**
Gail Henderson 925.980.5648

AUTUMN VALLEY



4923 CANDY CT LIVERMORE
Remodeled kit w/ granite slab & custom backsplash, H/W floors, crown molding in formal Dining Room, Court, w/ 3 Bd + office, 2.5 Ba. **\$575,000**
Gail Henderson 925.980.5648

FULLY FURNISHED



5501 DEMARCUS BLVD Unit 215 DUBLIN
2 bd/ 2ba. Walk to Bart. Close to shops/theatre. Kit w/granite, brkfst bar, cherry wood cabs. & gorgeous wood floors. **\$429,950**
The Engels 925.251.2510

Blackhawk East
4105 Blackhawk Plaza Cir.
Danville, CA 94506
925.648.5300

Blackhawk West
3880 Blackhawk Rd. Ste. 200
Danville, CA 94506
925.736.6000

Danville
15 Railroad Ave.
Danville, CA 94526
925.855.4000

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Lafayette, CA 94549
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6116 La Salle Ave., Ste 200
Oakland, CA 94611
510.339.4800

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Walnut Creek, CA 94596
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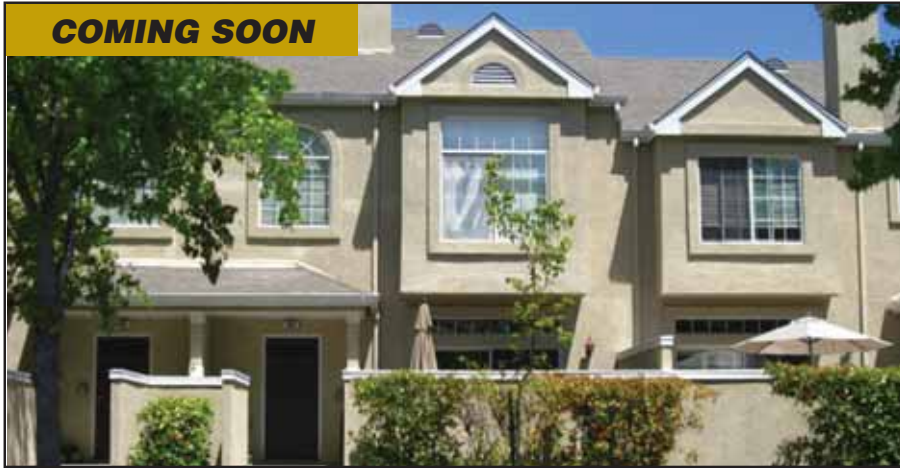
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COMING SOON

3bd/2.5ba, 1,918+/-sq.ft townhouse, desirable location close to shopping, schools and parks, remodeled granite kitchen, basement bonus room, new carpet and paint, two decks
CALL FOR PRIVATE SHOWING

ACTIVE



5029 Hummingbird Road

Expanded 'Monterey', 5bd/3ba, ,2478+/-sq.ft home, remodeled birch kitchen, newer dual pane windows, furnace, water heater, solarium with skylights and French doors, replastered pool with flagstone patio
Offered at \$839,000

PENDING WITH MULTIPLE OFFERS



5369 Mallard Drive

4bd/2.5ba, 2,087 +/-sq.ft with pool
Offered at \$799,900

PENDING WITH MULTIPLE OFFERS



3905 Kral Place

3+bd/2.5ba, 1,745+/-sq.ft with pool
Offered at \$679,000

PENDING WITH MULTIPLE OFFERS



5087 Blackbird Way

4bd/2.5ba, 2,200+/-sq.ft
Offered at \$809,000

PENDING



21 Castledown Road

4bd/2.5ba, 3,274+/-sq.ft
Offered at \$973,797

SOLD IN 2 DAYS



5812 Corte Mente

4bd/2.5, 2,853+/-sq.ft, pool/spa
Sold for \$990,000

SOLD IN 3 DAYS



1909 Brooktree Way

3bd/2ba, 1,696+/-sq.ft
Sold for \$635,000

SOLD IN 2 DAYS



3185 W. Las Positas Blvd

4bd/3ba, 2,671+/-sq.ft with a pool
Sold for \$860,000

SOLD IN 2 DAYS



3767 Hawaii Court N

4bd/2ba, 1,650+/-sq.ft
Sold for \$570,000

BUYERS NEEDS

- Single woman seeks single story home, 3/4 bd, 2,000+/-sq.ft up to \$759,000
- Family of 4 relocating from the Mid West seeks 4bd Birdland home up to \$800,000
- Family of 4 seeks 4bd Birdland home up to \$750,000 with a pool



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Continued from page 29

17 percent in the Midwest and 12 percent in the Northeast. Seven out of 10 were detached single-family homes.

The median investment property sold for \$105,000 last year, down 2.8 percent from \$108,000 in 2008. There were more investment sales in the West in 2009, consistent with reports in California of a high share of all-cash purchases, notably in lower price ranges.

The distribution of investment sales was fairly close to the distribution of population: 35 percent in the South, 25 percent in the West, 24 percent in the Midwest, and 16 percent in the Northeast. There was a higher share of condos in investment sales: 27 percent of investment homes were condos vs. 21 percent of vacation homes.

Similar to 2008, cash factored strongly in the second-home market: three out of 10 vacation-home buyers in 2009 paid cash for their properties, while half of investment buyers paid cash. Fairly similar ratios for each group indicated portfolio diversification or good investment opportunities were factors in the purchase decision.

The typical vacation-home buyer in 2009 was 46 years old, had a median household income of \$87,500, and purchased a property that was a median distance of 348 miles from their primary residence; 34 percent were within 100 miles and 40 percent were more than 500 miles.

Investment-home buyers last year had a median age of 45, earned \$87,200, and bought a home that was relatively close to their primary residence — a median

distance of 24 miles. Roughly one in four investment buyers purchased more than one property in 2009.

Three out of four second-home buyers were married couples.

Demographically, the long-term demand for second homes looks favorable because large numbers of people are in the prime years for buying a second home.

“Historically, people become interested in buying a second home in their mid 40s,” Yun said. “The large number of people who are now in their 30s and 40s will dominate the second-home market in the coming decade with a strong underlying demand, although sales in a given year will vary depending on the economy. Mortgage lending for second homes was extraordinarily tight in 2009 but it is likely to ease a bit in 2010.”

Currently, 40.1 million people in the U.S. are ages 50-59 - a group that dominated sales in the first part of the past decade and established records for second-home sales. An additional 44.4 million people are now in the primary buying demographic of 40-49 years old, and another 40.6 million are 30-39.

Buyers were more likely to purchase investment homes within a metropolitan area, while vacation homes were generally located in a rural area, small town or resort.

Vacation-home buyers plan to keep their property for a median of 16 years while investment buyers plan to hold their property for a median of 12 years.

NAR's analysis of U.S. Census Bureau data shows there are 7.9 million vacation homes and 41.1 million investment units in the U.S., compared with 75.0 million owner-occupied homes. ■

HOME SALES

This week's data represents homes sold during April 2010

Pleasanton

- 3122 Caramello Court** Martin Trust to M. Sheng for \$530,000
- 3825 Cheshire Court** C. & K. Morss to J. Bu for \$700,000
- 1463 Groth Circle** E. Migliore to Filbert Trust for \$500,000
- 6587 Herrin Way** Sharpe Trust to A. & A. Bajaj for \$593,000
- 2923 Liberty Drive** J. Janovetz to A. Mamidi for \$585,000
- 5144 Rappolla Court** T. & V. Sien to A. Lee for \$554,000
- 7323 Royal Oaks Court** H. & L. Fore to T. & J. Bosman for \$1,350,000
- 4559 Shawnee Way** N. Yano to F. Elizondo for \$310,000
- 862 Summit Creek Lane** W. & L. Shanley to S. & R. Krishna for \$1,350,000

San Ramon

- 3203 Ashbourne Circle** WL Homes to J. & W. Pomeroy for \$1,750,000
- 3370 Ashbourne Circle** Morgan Stanley to M. & D. Thomas for \$1,280,000
- 2509 Basswood Drive** Bank of America to D. Dominski for \$735,500
- 301 Caraway Court** R. & A. Mald to S. Kang for \$700,000
- 2654 Casella Way** G. & B. Schalk to V. Chander for \$1,000,000
- 245 Copper Ridge Road** Legacy Copper Ridge to N. Aggerwal for \$355,000
- 408 Heather Ridge Court** W. & S. Riggs to M. & M. Portoni for \$1,025,000
- 1335 Kellybrook Way** H. MacKlin to P. Chalapathy for \$715,000
- 4012 Lilac Ridge Road** Venegas Trust to L. Siew for \$1,193,000
- 211 Majorca Drive** T. Lindell to Venegas Trust for \$575,000
- 2456 Milford Drive** W. Bryant to N. Arumugan for \$649,000

SALES AT A GLANCE

Dublin

Total sales reported: 11
Lowest sale reported: \$190,000
Highest sale reported: \$907,000
Average sales reported: \$562,182

Livermore

Total sales reported: 22
Lowest sale reported: \$120,000
Highest sale reported: \$920,000
Average sales reported: \$463,136

Pleasanton

Total sales reported: 9
Lowest sale reported: \$310,000
Highest sale reported: \$1,350,000
Average sales reported: \$719,111

San Ramon

Total sales reported: 16
Lowest sale reported: \$355,000
Highest sale reported: \$1,750,000
Average sales reported: \$828,281

Source: California REsource



JUST LISTED
OPEN SAT/SUN 1:30-4:30

7208 ROSECLIFF CT. PLEASANTON
 LOCATED IN PHEASANT RIDGE

5 bedrooms and 5.5 baths with 5,330sf. on a 13,242sf. lot. Enjoy the privacy of the rear yard, home theatre room, and elegant office with humidor and wine closet. A true entertainers home with professionally landscaped exterior complete with outdoor covered dining, kitchen and entertainment area. This home includes a guest room on the main level with full bath, upstairs library overlooking entry and every bedroom is accompanied with a full bathroom.
 Listed at \$1,775,000



7193 ROSECLIFF CT. PLEASANTON
 LOCATED IN PHEASANT RIDGE

1839 BEGONIA CT. PLEASANTON
 LOCATED IN CHARTER OAKS

2170 FOXSWALLOW RD. PLEASANTON
 LOCATED IN BIRDLAND



PENDING

6 BD 6BA 5,096sf. w/ 14,519sf.
 Gourmet Cook's Kitchen & High End Upgrades.
 Large master & media room
 \$1,699,000



OPEN SUN 1-4

4 BD 3 BA 2,541sf. w/ 8,140sf. lot
 Recently Updated, Full Bed & Bath on main level.
 3 Car Garage and Side Yard
 \$935,000



COMING SOON

5 BD 3 BA 2,560sf. w/ 8,030sf. lot.
 Updated Top to Bottom, Bed & Bath on Main Level.
 Picture Perfect Backyard
 Coming Soon

BUYERS NEEDS

Up to \$1.5M 4BD in Ruby Hill • Up to \$1.4M 5 BD around 3,000 sf. on west side
 Up to \$850k 4BD Central Pleasanton • First time buyers 3/2 up to \$500k

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DRE #00790463, 01412130



The latest from The 680 Blog

Inventory on the Rise

The real estate market in Pleasanton, Dublin, and San Ramon has seen a surge in inventory this month. Pleasanton has seen 95 new single family listings hit the market so far as of April 26th. Dublin has seen 42 new single family listings, and San Ramon has seen 80.

Many will argue that this is a normal part of the Spring market, and indeed inventory generally does trend up in April & May. But the spike in activity and the brisk market conditions have also prompted some sellers to come on the market now, as things are as active as they have been in quite a while. And no doubt the expiration of the buyer tax credits at the end of April has prompted other sellers who

	Pleasanton	Dublin	San Ramon
Inventory on 3/31/2010	135	49	98
New Listings since 4/1	95	42	80

might be looking to trade up or down to get their home on the market sooner.

This is good news for the market overall, as strong demand has led to over-heated market conditions in some neighborhoods and price ranges. And as we have discussed, the lower the price range, the more active the market is. It will be very interesting to see what transpires next month when the Federal tax credits expire. We live in fascinating times...



Alain Pinel Realtors Top Agent

Doug Buenz

Office 925.251.1111
Direct 925.463.2000
680Homes.com



DRE #00843458

Go to 680Homes.com for more information on these homes and other properties.



PENDING SALE!
Newer luxury 5 BR, 4 BTH single story home on prime .31 acre cul-de-sac lot with hardwood floors, granite/cherry/stainless kit, and more!
1075 Shadow Hills Court
\$1,399,900



OPEN SUN 1-4
Stunning Mediterranean with 5 Bedrooms plus bonus & office, 4 1/2 Baths, and huge flat 1/3 Acre lot with sport court & BBQ.
1054 Shadow Hills Court
\$1,649,000



JUST LISTED!
Stunning single story custom on 1+ Acre lot with 6 car garage, hardwood floors, granite kit, finished attic/storage, and private location backing to Pleasanton ridge open space!
\$1,699,000



JUST LISTED!
Stunning newer home in the vineyards with 4 BR plus office, 3 1/2 Baths, granite & stainless kitchen, hardwood floors, plantation shutters and a private .29 Acre lot!
\$1,119,000



NEXT TO PARK!
Fabulous 5 bedroom, 3 bath home with hardwood floors, granite kitchen, luxurious master suite, and premium location at end of cul-de-sac next to park.
\$629,000



JUST LISTED!
Fabulous Warmington home with 4 bedrooms plus bonus room, upgraded granite & stainless kitchen, plantation shutters, luxurious master suite, and large .26 acre lot!
\$679,900



apr.com | PLEASANTON | 900 Main Street 925.251.1111



BLAISE LOFLAND

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apr.com

PONDEROSA

COMING SOON



6259 CORTE FUEGO, PLEASANTON
Beautiful Upgraded Home in a Quiet Court Location in Ponderosa. Four Bedrooms, Three bathrooms and Upgraded Kitchen with Granite Countertops. Approximately 2,400 square feet. New Interior Paint and Carpet Throughout. Wood Flooring, Crown Molding, Travertine Entry and Hall and Wood Burning Fireplace. Lot size is 8,822 Square Feet and Includes Upgraded Landscaping, Beautiful Rear Yard with Spacious New Custom Stamped Concrete Patio, Mature Trees and Spacious Lawn Area. Walk to great neighborhood parks. **PRICE TO FOLLOW**

CASTLEWOOD



480 BUNKER LANE, PLEASANTON
Beautiful upgraded private estate on .73 acre lot, built in 2000. Panoramic views of surrounding hills. Four bedrooms, bonus/game room, 3.5 bathrooms, approximately 3,606 square feet. Gourmet kitchen with granite countertops and stainless steel appliances. Private office with custom cherry built-ins. Beautifully landscaped. Viewing balcony. Expansive very private rear grounds ideal for entertaining includes: pebble tec solar heated in-ground pool & elevated spa, covered cabana with built in BBQ, bathroom & heater. Bocce court, play area and oversized three car garage. **OFFERED AT \$1,495,000**

BRIDLE CREEK



897 SUNSET CREEK LANE, PLEASANTON
Single level in Bridle Creek on .29 acre premium view lot. Built by Greenbriar Homes in 2000. Beautiful views of Pleasanton Ridge. Private rear yard with built in pool. Beautifully landscaped. Five bedrooms, four bathrooms. Gourmet kitchen with granite countertops. Crown molding and plantation shutters. Close to Downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park.
OFFERED AT \$1,449,000

CHATEAU COUNTRY ESTATE

PRICE REDUCED



788 VINEYARD TERRACE, PLEASANTON
Country Chateau Vineyard Estate on approximately 1 acre secluded lot (40,029 sq. ft.). Professionally landscaped with multiple heritage oaks, adjacent to vineyards. Panoramic views of Mount Diablo and the surrounding hills. This semi-custom beautiful private home built by Greenbriar Homes in 2008 has a total square footage of 6,476. The main house at 5,330 square feet includes five bedrooms plus library (6th), six bathrooms and a super bonus/home theater room. Also included are a four car garage and private carriage house at 1,146 square feet.
OFFERED AT \$1,995,000

PLEASANTON 900 Main Street





MARK LAFFERTY BY APPT



3062 W RUBY HILL DR \$2,999,950
Beautiful single story 6bd/8+ba. Includes 2 master suites, library, office, music and billiard room. Theater, wine cellar and gourmet kitchen. Located on Ruby Hill Golf Course.

JANNA CHESTNUT BY APPT



4128 STANLEY BLVD \$1,950,000
Victorian farmhouse on 2/3+/- acre lot with 100 year old refinished barn in downtown Pleasanton. Too much to list go to www.4128Stanley.com.

DOUG BUENZ BY APPT



8000 ROCKFORD PL \$1,699,000
5bd,3.5ba custom home with 6 car(tandem) garage with hardwood floors, granite kitchen, solar power, incredible 1+ acre lot with pool adjacent to hundreds of acres of open space.

SYLVIA DESIN BY APPT



4897 DOLORES DRIVE \$1,649,000
Walk to downtown from this gorgeous 5bd custom home with incredible custom cherry detailing throughout. Gourmet kitchen, pool & spa, formal living room and covered porch, library, views.

DOUG BUENZ SUN 1:00-4:00



1054 SHADOW HILLS CT \$1,649,000
Just Listed! 5bd + bonus room + office, 4.5 bath home, situate on huge 1/3 acre flat lot. Custom granite kitchen, outdoor kitchen, sports court, sparkling pool, stunning view of ridge!



open.apr.com
The Bay Area's only complete online open home guide.

BLAISE LOFLAND BY APPT



480 BUNKER LANE \$1,495,000
Upgraded Private Estate on .73 Acre. Views, 4bd, 3.5ba, Plus Office & Bonus/Game Room. Expansive Rear Grounds with Pool, Spa, Cabana, Bocce Court & Built-In BBQ!

DOUG BUENZ BY APPT



2802 BAROUNI COURT \$1,119,000
Fabulous single story in the vineyards. 4bd + office, 3.5ba, 3 car garage. Granite & stainless kitchen, hardwood floors and more!

DOUG BUENZ BY APPT



6415 AMBER LN \$985,000
6bd+bonus, 3ba, huge upgraded kitchen, hardwood floors, large private lot, sparkling pool, side access. Must See!

EMILY BARRACLOUGH SAT 1:00-4:00



10749 INSPIRATION CIR \$940,000
Beautiful 5bd/4.5ba, 3320+/-sf in desirable Hansen Hills! Light & Bright, open floor plan, designer paint throughout, custom built in cabinets, professionally landscaped. Too much to list, must see!

ANDY PORYES BY APPT



3931 EMPIRE COURT \$589,900
4bd/2ba Val Vista home, court location on a 8000+/-sf lot. Newer roof, windows, paint, updated kitchen and baths. Must see, Priced to Sell!

TIMOTHY MCGUIRE BY APPT



5029 HUMMINGBIRD ROAD \$839,000
5bd/3ba, 2478+/-sqft, remodeled Birch kitchen with walk-in pantry, newer DP windows/furnace/water heater, Solarium with skylights and french doors, replastered pool with Flagstone patio.

DOUG BUENZ BY APPT



7484 MUIRWOOD CT \$769,000
Elegant 4bd 2ba home with hardwood floors, sunny updated kitchen, new carpeting and paint located on a 1/4+/-sf premium lot with sparkling pool!

LINDA FUTRAL BY APPT



4326 BELLMAWR DR \$675,000
Grand and gracious describe this beauty w/master suite on the first level. Roman style solar pool and spa w/sideyard access. Granite slab kitchen, upgraded floors, wainscoting, decorator touches.

JO ANN LUISI BY APPT



4945 WINCHESTER PL \$499,000
Beautiful Lake area home. Great, quiet, court location. Large formal living room. Open Kitchen/Family room. Hardwood floors. Includes 1 Year Home Warranty.



Cheri Martin
R.N., BAEd.
Infusion Center
*Employee of the Year &
Caregiver of the Year*

Jane Roberts-MacArt
Human Resources &
Service Excellence
Hero of the Year



Marie Mayo
R.N.
Outpatient/GI Unit



Tom Perry
CBET
Biomed



Chris Nartker
R.N.
Emergency Services



Veronica Jackson
R.N., CRRN
Medical/Surgical Unit



Esmeralda Morones
The Breast Center

celebrating

20 YEARS OF EXTRAORDINARY CARE



Missy Smith
Patient Financial Services



Nancy Ramsey
RRT
Respiratory Therapy



Deborah Bangoli
R.N., MSN
Definitive Observation Unit
Florence Nightingale winner



Sarah Kiyoi
R.N., BSN, CCRN
Intensive Care Unit



Angie Allen
Surgery



Rita Woycheese
MPT
Therapy Services



Susan Stinson
MT(ASCP), CLS
Laboratory

As we celebrate National Nurses Week and National Hospital & Healthcare Week, we take a moment to recognize those employees who make both San Ramon Regional Medical Center and our community such a remarkable place. They exemplify the commitment, skill and compassionate care we offer. This recognition begins with our special employees honored this year: **Cheri Martin, R.N.**, Infusion Center, our Employee of the Year and Caregiver of the Year; **Jane Roberts-MacArt**, Human Resources and Service Excellence, our Hero of the Year; **Deborah Bangoli, R.N., MSN**, Definitive Observation Unit, our Florence Nightingale winner; and all of our 2009 Employees of the Month. From the emergency room, to the operating room, to the patient room, we're here for you.



SAN RAMON
REGIONAL MEDICAL CENTER

Celebrating 20 years of care

6001 Norris Canyon Road, San Ramon
925.275.9200

www.OurSanRamonHospital.com