

# Pleasanton Weekly

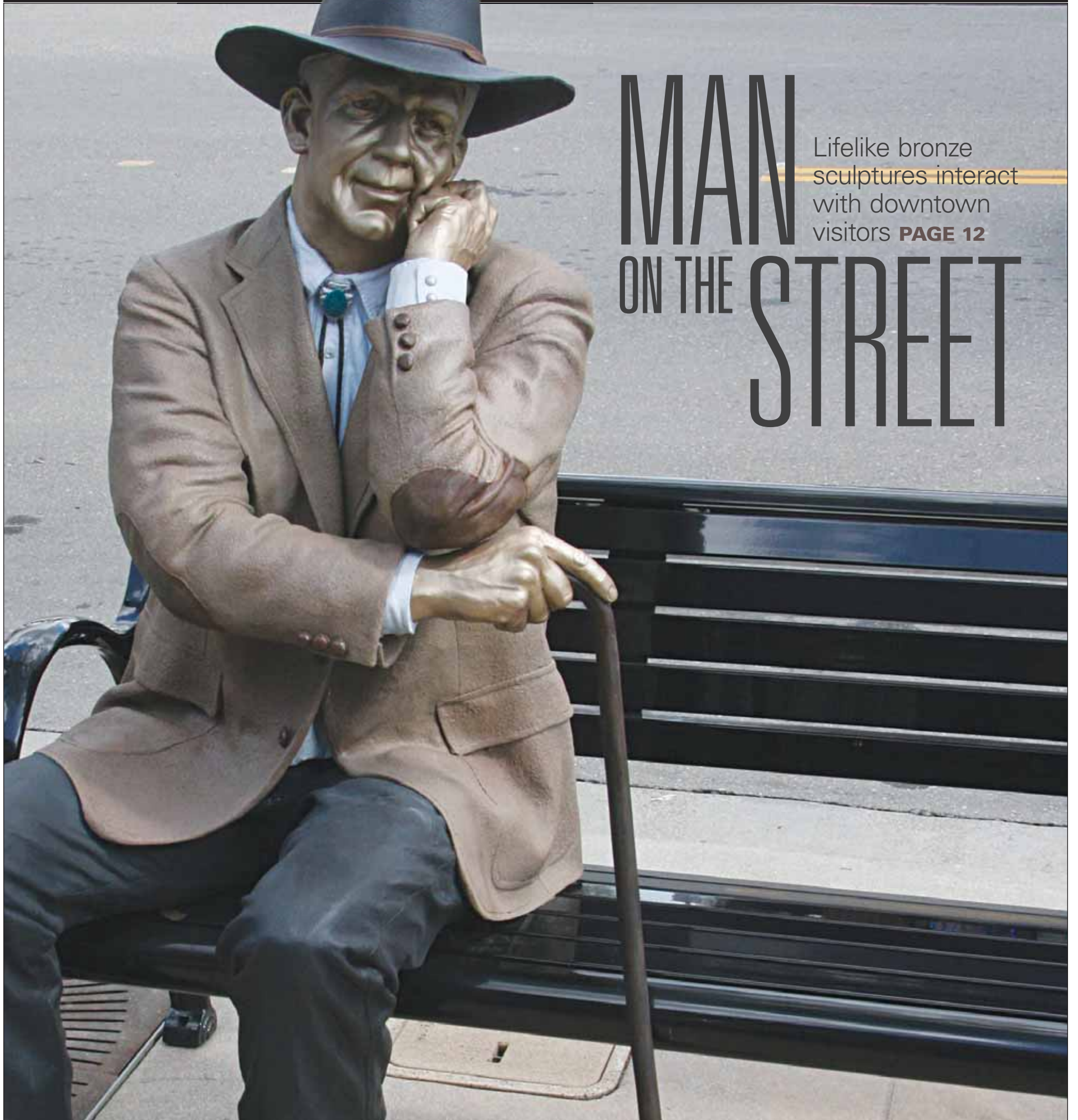
**Call to end lockout:** City Council asks Castlewood to put union members back to work **PAGE 5**

**Mystery solved:** Local mom fought for answers to longtime health problem **PAGE 10**

INSIDE

VOL. XI, NUMBER 13 · APRIL 9, 2010

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## MAN ON THE STREET

Lifelike bronze sculptures interact with downtown visitors **PAGE 12**

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# Transportation Forum *in East County*

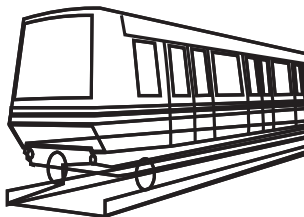
**Dublin, Pleasanton, Livermore, Unincorporated Area**

The public is invited to hear about and discuss transportation project details, schedules, and contracting opportunities at an East County Transportation Forum. The Alameda County Transportation Improvement Authority, in conjunction with its Citizens Advisory Committee and partnering agencies, will host the forum which features presentations on major transportation projects and programs that will be implemented within the next five years.

**This transportation forum will feature the following presentations:**

## Roads and Rails

Route 84 Expressway Update  
I-580 Corridor Improvements  
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## Trails

Alamo Canal Trail Update  
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## Choices

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**April 15 • 2010 • 6:30 p.m.**

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*These projects and programs are funded through Measure B,  
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# AROUND PLEASANTON



By JEB BING

## Celebrating Easter in New York

New Yorkers jammed Fifth Avenue in New York City last Sunday morning for the city's annual Easter festivities that included crowded services in the streets, three major churches, hundreds dressed in elaborate Easter outfits and Easter bonnets, and thousands more just wandering the thoroughfare to take it all in.

I was one of those taking advantage of one of the few times in the year Fifth Avenue is closed to vehicular traffic and becomes a festive pedestrian walkway from Central Park at 59th Street down to 49th Street. It was a street of contrasts with hundreds standing in line to buy the new iPads at the glass-walled Apple store near 59th to those in their Easter finery at St. Thomas Episcopal, Fifth Avenue Presbyterian and St. Patrick's Catholic churches farther south.

There were more women in colorful Easter dresses than men in suits, although most wore "business casual" as we like to say. That's much different from only a decade ago when the dress code for churchgoers was much more formal.

New York's Easter Parade, first begun in 1870 but immortalized in 1933 by Irving Berlin's hit song "Easter Parade" and later Fred Astaire's musical with the same name, is really not a parade at all. There are no floats, marching bands or tall balloons as found in Macy's Thanksgiving Day Parade. Nevertheless, people come from all over to watch and participate, wearing top hats, flowered hats with real flowers on top, some with hats with bird nests and others with fashionable bonnets reminiscent of early America and the Puritans.

The crowds were heaviest in front of St. Patrick's where the pews were packed for each of a series of masses, especially the late morning mass conducted by Archbishop Timothy Dolan of the New York Catholic archdiocese. Although a few protesters gathered across from the church with signs about recent priest sex scandals and also against the New York Times which broke the story, thousands applauded Dolan when he appeared on the church steps to bless the crowd.

By 1 p.m., it was all over and the street was re-opened, although there wasn't much left to do since all the main Fifth Avenue stores were closed for Easter. Except Apple, where all day long hundreds stood in lines to buy the new iPads. ■



JEB BING

People and even pets in outlandish costumes, including some wearing garish hats with live birds in flower-adorned cages, highlighted last Sunday's Easter parade on Fifth Avenue in New York City. Thousands turn out for this annual event that gives pedestrians a chance to take over the famous street one day a year.

### About the Cover

This "Sidewalk Judge" is one of 11 bronze sculptures by world-renowned artist Seward Johnson that is sprinkled through downtown. The city's intent with this temporary outdoor exhibit, which runs through June 30, was to bring the art to the people and pave the way for the opening of the Firehouse Arts Center in September. Photo by Emily West.

Vol. XI, Number 13

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# Streetwise

ASKED DOWNTOWN

## Do you want an iPad? Why or why not?



### Natalie Nonn

Grandmother

No, I don't want one. I have no need for it. I have a computer and it wouldn't fit my lifestyle. On second thought, could I shop online with that?

### Shane Henninger

Student

No. I want to hit it really hard with a golf club. They are not big enough and they aren't small enough. It is too small to be a sit-down computer, but it's not small enough to just take with me. I have an iTouch and what I like about it is I can carry it in my pocket and have the internet anywhere. The iPad doesn't fit in my pocket.



### Michael Gallagher

Marketing

Yes, especially because I don't have a computer. I want to get the apps and I like the design; how thin it is.

### Patt Johnson

IT Support

I don't really care about the iPad. I just don't see any purpose for it. I know it's supposed to be an e-reader, too, but I'm a library person. I like books. I like the way they smell, I know it sounds weird. I like to turn the pages and put my bookmark in and come back to it later. There's just something about books, and it doesn't hurt my eyes to read.



### Carson Hibbard

Engineer

No, I won't buy an iPad, because for a few more dollars you can get a full laptop. With the iPad, it only runs their apps, so it's not as useful.

—Compiled by Elyssa Thome

Have a Streetwise question? E-mail [editor@PleasantonWeekly.com](mailto:editor@PleasantonWeekly.com)

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## DIGEST

### Museum launches literacy program

Starting April 14, the Museum On Main, 603 Main St., will host MOM's (Museum On Main's) Reading Time. The free literacy program is designed to introduce preschool-age children to books and activities about unique people, cultures and events in their community. It will continue from 10 to 11 a.m. the second Wednesday of the month. For more information, contact Jennifer Amiel, director of education, [edcation@museumonmain.org](mailto:edcation@museumonmain.org) or 462-2766.

### Wilderness trek to benefit Hope Hospice

The first annual "Hike for Hope" fundraiser for Dublin-based Hope Hospice will be held May 1, offering participants a trek through gentle terrain in the Sunol Regional Wilderness area. Donna McMillion, Hospice's Development Director, said the non-competitive hiking event will take hikers through woods during wildflower season, giving them a special opportunity to enjoy the splendor and beauty of nature while remembering and honoring loved ones. The idea for the memorial hike sprang from a conversation between McMillion and her long-time friend Dolores Bengtson, former Pleasanton parks and recreation director.

Registration for the event is \$25 before April 17 and \$35 later. Proceeds will provide resources for Hope Hospice's Grief Support Center. For more information, visit [www.thehikeforhope.com](http://www.thehikeforhope.com) or call Pattie DiLauro at 829-8770.

### Seeing double?

Mothers' Day is coming up May 9, the Pleasanton Weekly is once again holding its Mother-Daughter Look-Alike contest. Send in a digital look-alike photos to [contest@pleasantonweekly.com](mailto:contest@pleasantonweekly.com) by 5 p.m. Monday, April 19. Photos can be black and white or color, but they need to be in JPG format and at least 300 dpi. Photos entered in previous contests are not eligible and only digital photos will be accepted.

The staff at the Weekly will choose the finalists and starting Friday, April 23, readers will be able to vote on which of the finalists look most alike. Voting will end at midnight, May 2. First-place prize is a \$100 gift certificate for Strizzi's restaurant; second-place prize is two tickets to the Vine Cinema. Photos of the winners will be published in the May 7 edition of the Pleasanton Weekly.

## City Council asks Castlewood to end union lockout

### 3-1 vote approves resolution asking that country club re-open negotiations

By JEB BING

Locked-out hourly union workers at Castlewood Country Club loudly applauded a 3-1 vote by the Pleasanton City Council Tuesday night calling on the management at Castlewood Country Club to re-open negotiations and allow workers to resume their jobs.

Councilwoman Cindy McGovern, who lives near the country club, recused herself from voting on the resolution.

The action came on the 41st day of the lockout, which was imposed by the country club after representatives of the UniteHere! Local 2850 union rejected Castlewood's "final" contract offer. The union represents Bay Area hotel and restaurant workers and also 61 bartenders, kitchen helpers, waiters and other unionized hourly employees at Castlewood.

The resolution was drafted at the request of the council March 16 when 25 of the locked out workers appealed for help in reopening talks with Castlewood management.

Councilman Jerry Thorne, who was out of town at the time of the March meeting, cast the lone vote against the resolution. He objected to language it contains calling the lockout blight on Pleasanton's reputation and also supporting the union's demand that its members be allowed to return to work.

"I don't disagree that we need to do what we can to encourage negotiations between the two parties, but this resolution looks like we're taking sides," Thorne said.

He also objected to the council's favorable vote on the resolution without hearing from Castlewood management.

"I'm disappointed that we haven't heard the other side of the story," Thorne said. "No one from Castlewood is here tonight and their views of this situation are not contained in the reports prepared by city staff."

"It's important to note that a lockout is management's strategy in a labor dispute whereas a strike is the union's strategy," Thorne said. "If this was a strike, would we approve a similar resolution? I'm

concerned that we are taking sides."

But Mayor Jennifer Hosterman said she has met with the club's General Manager Jerry Olson and others, making it clear that the resolution would be on Tuesday night's council agenda and inviting them to attend.

Councilwoman Cheryl Cook-Kallio said she has placed three calls to the general manager's office in the last two weeks. None has been returned.

Thirteen speakers addressed the council Tuesday night — most of them members of the union — among an estimated 50 who attended the council meeting. Several also spoke as members of the two Catholic churches in Pleasanton who said church leaders had sent a letter to Castlewood managers asking that negotiations be re-opened. As of Tuesday, they said, the church had received no response from Castlewood management.

Although some have complained that the Pleasanton council has no business involving itself in Castlewood Country Club affairs because

See **COUNCIL** on Page 6



MARIA LARA

### Horizon students complete internship program

Students from Horizon High School, a district high school that has educated school-age parents since 1975, were given the opportunity to gain some real-world work experience in the Career-to-Work Internship Program. Pictured are Mayor Jennifer Hosterman, Brenda Gonzalez, city employee Christina Morales, Kristina Silva, Channing Stone, Becky Porter, Horizon Program Director Karen McMahon and City Manager Nelson Fialho.

The decade-long program provides the students with a five-week internship with various city departments. In addition to gaining on-the-job skills, they participated in interview and speaking workshops from the city's Human Resources department.

Students were celebrated in a graduation ceremony March 31 at the city's Operations Services Center.

## Scholarship gives Amador grad more than just financial help

By EMILY WEST

When Stacey Wenzel was a Las Positas College student applying for scholarships to help advance her education, she never dreamed it would change her life.

Last year, she was named the first beneficiary of the Laurel Alice Williams Foundation, named for the Foothill High School alumna who was killed in a drunk-driving car accident in October 2007. The scholarship was set to help a Las Positas student transferring to a four-year university who had dreams of being a positive influence on society, just as Williams had intended to do.

Wenzel, who grew up in Pleasanton and graduated from Amador Valley High School in 2006, was flipping through her Harvest Park

Middle School yearbook to find that she and Williams had "starred" each other's picture to identify them as friends. While the two had drifted away after Williams had gone to Hart Middle School, Wenzel said she recalled reading about her former friend's death. She also remembers that about a year before, another of her friends had died in a drunk-driving accident on Foothill Road as well.

Part of the scholarship includes coming back to the area to promote the foundation and its mission to stop young people from driving drunk. As Wenzel became more involved, she got to know Laurel's parents Ken Williams and Kathy Pace Williams. She developed a relationship that she knows will last for a long time.

See **SCHOLARSHIP** on Page 6

## Pleasanton to fund major marketing survey

### Plan calls for creating robust image, memorable shopping, dining experiences

The city of Pleasanton's Economic Development department and its Economic Vitality Committee are preparing to kick off a new marketing campaign for its retail sectors.

Working with EMC Creative, a Danville-based marketing group, the plans include retail seminars for the local businesses and a long-range plan to create a more robust image and memorable shopping experience for Pleasanton and its visitors.

Because it's a city-financed effort, EMC won't limit its strategic thinking to just the downtown, but will also include retail centers in other parts of Pleasanton, including the Stoneridge Shopping Center.

Since its founding in 1980, EMC has specialized in master-planned and urban/suburban communities in Northern California. Its professionals are now interviewing Realtors, commercial brokers, and other stakeholders, including building owners who need tenants. When sales tax figures are announced for the fourth quarter of 2009 in a week or two, EMC also will analyze that data to see what sells the best downtown and, based on its survey work in other retail centers, what downtown Pleasanton could do to attract more shoppers.

Pamela Ott, director of economic development for the city of Pleasanton, said the online research study will explore consumer retail habits and could provide answers about how and why people choose Pleasanton for shopping, dining and for doing business.

"The responses from consumers and other stakeholders of Pleasanton will influence future strategy and recommendations," she said.

The survey will begin next Friday with anyone regardless of where they live invited to log on to [www.pleasantonsurvey.com](http://www.pleasantonsurvey.com). Those who complete the five to 10 minute online survey will be entered to win a \$100 downtown Pleas-

See **SURVEY** on Page 7

## Real estate 'Town Hall' set for April 15

Experts will talk about local market, mortgage options

By JEB BING

The third annual Pleasanton Real Estate Town Hall will be held starting at 7 p.m. Thursday, April 15 in the Veterans Memorial Building on Main Street.

Sponsored by the city of Pleasanton, Pleasanton Chamber of Commerce, Pleasanton Weekly and the Bay East Association of Realtors, the purpose of the town hall is to provide objective, timely and accurate information about the residential real estate in Pleasanton. The event is an opportunity for Pleasanton residents to hear from industry experts about what's really happening in the local real estate market.

A panel of real estate experts

and community leaders will lead a discussion about the current status of residential real estate in Pleasanton. Representatives from the real estate profession, lending industry, and consumer advocates will each speak on their area of expertise.

Panelists will include: Pam Winterbauer, 2010 president of the Bay East Association of Realtors; George Duarte, California Association of Mortgage Brokers; and Dr. Stephen Shmanske, director of the Smith Center for Private Enterprise Studies and a professor in the College of Business and Economics at Cal State East Bay.

The town hall meeting is open to everyone at no charge. ■

## SCHOLARSHIP

Continued from Page 5

"Ken and Kathy and the board are so generous," she said. "(The experience has been) very personal. It's not just about the financial aspect, but the close relationship I have with them. It was unexpected."

As for Pace Williams, she considered it a "blessing in disguise" to have helped Wenzel advance her education.

"It was a true honor for my daughter to have (Wenzel) be our first selection for the first scholarship," Pace Williams said. "We will help her in any way that we can with her life endeavors, education and career. Her scope of compassion and life experience will help others, too, and hopefully she will

continue Laurel's message."

Now attending UCLA, on track to graduate in 2011, Wenzel is majoring in communications. Combining her deep passion for human rights, she plans to one day work in public relations for a non-profit. She also plans to put her skills to work by helping with the foundation, which may include setting up a blog on their website.

Scholarships such as this one enabled Wenzel to attend UCLA, a place she considered to be her "far off" dream school. Being able to



Wenzel

achieve that dream has led her to aim high for others, such as attending MIT for graduate school.

"I thought, 'I can do this!,'" she said. "I can be on my own. It's given me more motivation."

This year, the foundation added another scholarship for a Foothill senior, in addition to helping another student at Las Positas. The awards are funded through donations as well as through the annual dinner and silent auction.

The next foundation dinner and silent auction will be from 6:30 to 11 p.m. May 8 at the Crow Canyon Country Club in Danville. Tickets are \$80. Seating is limited and the RSVP deadline is April 26.

For more information, visit [www.laurealicefoundation.com](http://www.laurealicefoundation.com). ■

## COUNCIL

Continued from Page 5

the facility is outside the city limits, Hosterman disagreed.

She pointed out that the council and others on the city staff and on city committees and commissions frequently deal with issues in unincorporated areas near the city, including Happy Valley, Sunol and roadways and traffic concerns on the city's periphery.

"We always try to be responsive," Hosterman said.

Councilman Matt Sullivan agreed. "They say you can judge a community by the way it treats its most disadvantaged and least powerful,"

he said. "This is our opportunity to do the right thing."

"I have met with the workers and union representatives and walked the picket line with them," he added. "All they want to do it to return to work and negotiate in good faith. Anytime there is injustice in our front yard or back yard, we are compelled to do something."

He continued: "This is not typical of the issues we usually discuss as a council. I'm glad to see so many from Pleasanton who have come out tonight to speak. It does my heart good to see this."

Wei Ling Huber, president of Local 2850, thanked the council for listening to union members. She

said employees at Castlewood have had union representation since the 1970s and have never before been involved in a labor dispute there.

"This time it was different," she told the council. "The (country club's) bargaining committee came in and made 65 proposals, mostly take-aways. We met again on Dec. 23 when we were given management's final offer. We came back on Feb. 26 with a union offer that was \$1,000 cheaper than what the country club had offered, but still it was rejected."

"This morning I received an email that management would agree to meet with us again on April 23," she said. ■

**What's your opinion?**  
Write a Letter to the Editor  
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## Prescription: Foresight.

I've been told the essence of wisdom is figuring out solutions before the problems reach you. That's one of the reasons we're considering Stoneridge Creek, the new continuing care retirement community coming to the East Bay. Although my wife and I are both healthy and active now, I know that chances are one or both of us will eventually need some type of assistance — whether it's skilled nursing, assisted living, or even Alzheimer's care. At Stoneridge Creek, in addition to our new single-story home we'll have unlimited access to a state of the art health center right next to the community so if we ever have a problem, we'll be prepared, and we'll be together.

If you're ready for that kind of peace of mind, find out more about Stoneridge Creek — call 800-849-0023 for information or to RSVP for an informational seminar at the Lafayette Park Hotel on April 14th.



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Continuing Life Communities Pleasanton LLC, dba Stoneridge Creek Pleasanton, has received authorization to accept deposits from the California Department of Social Services.

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## Mr. Amador competition returns April 12

Young men perform in pageant-like show to raise money for charity

Several sophomore to senior boys are busy preparing dance, talent, fashion and interview segments for the fifth annual Mr. Amador Showcase.

Taking place at 7 p.m. April 12 in the Amador Valley High School gym, students have organized the show to raise money for the Stanford Oncology Center. In years past, the event has collected between \$7,000

and \$10,000 for charity. Local businesses, including Fiesta Taco and ProImage Picture Studios, have also stepped up to help student achieve their fundraising goals.

Practices have been going on since February, with hopes to provide a fun and entertaining show for the entire community, senior Rachel Miller said.

Participants include sophomores

Evan Gum and Gabe Scholl; juniors Robby Potter, Justin Shotwell, Patrick Gibbons and Michael Malory; and seniors Cory Thomas, Jon Ostlund, Chris Stiles, Christian Schlacte, Clint Roach and Tunde Olayomi.

Tickets are \$5 in advance or \$10 at the door. For more information, contact the school at 461-6100.

—Emily West

## SURVEY

Continued from Page 5

anton gift card from the Pleasanton Downtown Association or a \$100 American Express Simon gift card from Stoneridge Shopping Center.

"The survey will give us data that we can effectively use to improve and position our Pleasanton brand," Ott said. "Pleasanton has so many successful retailers and business owners who count on support from the community. We hope for a large response to the survey so that we will be better able to address our challenges and create successful solutions for our future."

EMC Creative began working with Pleasanton when it hosted a "how to" holiday seminar last year for Pleasanton merchants. A series of four seminars will be offered this year.

**"The survey will give us data that we can effectively use to improve and position our Pleasanton brand."**

**Pamela Ott,**  
director of economic development

Ott's announcement followed by two days a closed-door meeting with a select group invited by the Pleasanton Downtown Association to discuss adding more downtown entertainment. The consulting firm hired by the PDA to lead the effort is Responsible

Hospitality Institute (RHI) out of Santa Cruz.

Although nighttime music and dancing have given North Main Street greater nighttime appeal, the PDA wants the nightlife extended and expanded. With the \$10-million Firehouse Arts Center scheduled to open in September, it's expected there will be several hundred theater-goers walking down Railroad Avenue, Main Street and the side streets after the performances. Already there have been inquiries from cafes and bars about opening on those streets and the PDA wants to be ready.

RHI is being considered for handling those initiatives with, presumably, downtown merchants financing the effort although no public report was issued after the meeting by either RHI or the PDA.

—Jeb Bing

PAID BY ROBERT BYRD

## Downtown and Dudley — Part II

### If you remember "Downtown and Dudley — Part I"

you'll remember I submitted a request to the City's Planning Department asking permission to operate a restaurant/lounge, "the Dudley", in the old Odd Fellows 2nd floor dance hall in downtown Pleasanton (entertainment, community events, meetings, etc.) I

wondered how fast, fair and efficient the approval process was and suggested we follow Dudley as it winds its way through the system.

**Stage One:** Stage One began with submittal. The request was then distributed among the city's department heads for study and comment and then back to the Planning Department where a Stage One report was written outlining staff's interpretations of how the proposal fits into downtown's rules and regulations. Dudley blasted through Stage One in four weeks flat, pretty darn fast for a 122 year old building and much credit for Dudley's early speed goes to Senior Planner Mr. Steve Otto. Mr. George Thomas and Mr. Dennis Corbett from the Building Department were also very helpful and forthcoming. On the other hand, Utility Engineer, Mr. Abbas Masjedi's interpretations left me with more questions about intent and fairness than I started with. Maybe we'll learn more later.

**Anyway,** I immediately submitted written answers to staff's Stage One questions and ... Zoom!!! Dudley has now rocketed into Stage Two territory, the alternate universe where Big Brother lives, and where time and events do strange things. I'll keep you posted.

—Robert W. Byrd



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# Opinion

## EDITORIAL

THE OPINION OF THE WEEKLY

### Pleasanton's costly housing cap

The Pleasanton City Council Tuesday night deferred until its April 20 meeting a decision on how to proceed on a court's ruling that declared the city's 1996 housing cap illegal. The council's response to the ruling should be a no-brainer. Accept the verdict and move on. Although voters approved the housing cap referendum by an overwhelming majority, many were no doubt misled by leaders who arbitrarily came up with 29,000 units as the absolute number that could ever be built here. The measure was billed as necessary to protect the city's infrastructures — sewers, water capacity, streets — from more volume than they could handle although no such studies were ever made. Former Mayor Tom Pico has acknowledged that the number was crafted by leaders who wanted to limit growth to make sure Pleasanton never became another high-density city resembling San Mateo or Sunnyvale. The cap worked, cooling the appetites of major apartment house builders who took their developments elsewhere during the late 1990s and early in the decade that just ended.

But the cap also triggered angry responses from those who felt shut out, including Urban Habitat, an affordable and workforce housing watchdog organization that filed a suit against Pleasanton in 2006. It claimed that the 29,000-unit cap violated the state's Housing Element Law in that it prevented Pleasanton from accommodating its regional "fair share" housing numbers. On March 12, Judge Frank Roesch of the Alameda County Superior Court agreed. In a ruling, he has ordered Pleasanton to cease enforcing the housing cap and to delete any reference to its restrictions in the new General Plan just approved or other planning and zoning documents. Until then, the city is barred from issuing any commercial building permits, a ruling that has already stymied efforts to proceed with attracting a Fortune 500 company that has been eyeing a large tract in Hacienda Business Park and another firm planning to move here from Livermore. Until the council complies with the court's ruling in zoning law changes that satisfy Judge Roesch and Urban Habitat, these business prospects and others have to delay their plans to move to Pleasanton, or go elsewhere.

If the housing cap served a purpose, albeit illegally since 1996, its use is no longer needed. Pleasanton, like other cities in California that never bothered with a fixed housing cap, now has in place growth management controls that have yet to be contested by the state or organizations such as Urban Habitat. In Pleasanton, new residential development is limited to 350 permits a year, far more than the number issued in the past three years. Some cities limit the number to as low as 50. Also, Roesch, Urban Habitat and the state are not ordering Pleasanton to build any houses. All the city has to do is to rezone sufficient acreage to allow for another 3,277 housing units, including 2,524 affordable homes, the state's Regional Housing Need Allocation through 2014.

There's another reason the City Council should accept Roesch's decision and move on. According to an analysis by new City Attorney Jonathan Lowell, the city's (a.k.a. taxpayers') legal expenses litigating this case since its inception in the fall of 2006 are approximately \$500,000. Those are fees paid to outside counsel Thomas B. Brown of Hanson Bridgett and his associates and do not include the extensive "in-house" work of city staff and former City Attorney Michael Roush. The city may also have to reimburse Urban Habitat for its legal fees, which could be significantly more than Pleasanton's are already. An appeal, which legal experts familiar with the case believe would be futile, would cost taxpayers at least another \$250,000. On April 20, we hope the council members vote to resolve the situation for the benefit of the community. We know they can do it. ■

## LETTERS

### Planning Commission didn't review Oak Grove

Dear Editor,

Oak Grove has been "ram rodded" without appropriate review by the Planning Commission. The Planning Commission did not certify the EIR and the developer appealed this decision to the City Council. In an astonishing display of hubris, the City Council approved not only the EIR, but surprisingly the Development Agreement (DA) and the Conditions of Approval (COA).

The City Council should have sent the COA and DA back to the Planning Commission for detailed

work and revision. The PC goes over these documents in great detail to ensure that they are consistent with the General Plan and other planning constraints (e.g. views, greenpoints, FAR ratios etc.). This did not happen in the case of Oak Grove. These documents, written by the developer, are detrimental to the city and the southeast hills of Pleasanton.

It is clear that the current majority on the City Council will approve Oak Grove at any cost. Sadly, the city has violated its own rules — there has been no input from the Planning Commission on either the DA or the COA.

Oak Grove will destroy our southeast hills — vote "no" on D!

**Philip J Blank**  
Member, Pleasanton Planning Commission

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# Community Pulse

POLICE BULLETIN & LOG

## POLICE BULLETIN

### Police uncover shipping fraud scheme

Pleasanton police arrested 26-year-old Phillip Suk at his home April 1 in the 6700 block of Paseo San Leon for possession of stolen property and 15 counts of identity theft.

While serving a search warrant, they determined Suk was involved in a reshipping fraud scheme, according to police. Suk reportedly told police he replied to a Craigslist ad for a part-time job ship-

ping items.

Police said this type of ad is a fraudulent scheme where items are purchased with an identity theft victim's credit information and then the merchandise is shipped to the "hired employee" who then reships the merchandise, usually outside of the United States. The employee is then paid a small amount of money, according to reports.

Police warn residents that participation in these schemes is illegal and it is usually the reshipping employee who is located.

## POLICE REPORT

The Pleasanton Police Department made the following information available. Under the law, those charged with offenses are considered innocent until convicted.

### March 28

#### Drug/alcohol violations

- 10:38 p.m. in the 3600 block of Andrews Drive; DUI

### March 29

#### Theft

- 11:01 a.m. in the 1500 block of Stoneridge Mall Road; identity theft
- 12:56 p.m. in the 4400 block of Hacienda Drive; petty theft

#### Vandalism

- 7:34 a.m. in the 3400 block of Old Foothill Road
- 9:38 a.m. in the 4200 block of West Ruby Hill Drive
- 9:58 a.m. in the 4400 block of First Street

#### Burglary

- 8:46 p.m. in the 5600 block of Ellis Court

#### Public drunkenness

- 11:52 p.m. at the intersection of Valley Avenue and Paseo Santa Cruz

### March 31

#### Theft

- 6:50 a.m. in the 4000 block of Vineyard Avenue; grand theft
- 1:09 p.m. in the 5900 block of Sterling Greens Circle; grand theft
- 3:00 p.m. in the 900 block of Kolln Street; identity theft
- 3:19 p.m. in the 400 block of Tioga Court; forgery
- 5:03 p.m. in the 6800 block of Siesta Court; grand theft
- 4:55 p.m. in the 7600 block of Highland Oaks Drive; petty theft
- 8:23 p.m. in the 300 block of Main Street; grand theft

#### Burglary

- 9:14 a.m. in the 3500 block of Capella Court; vehicular
- 9:16 p.m. in the 4100 block of Angela Place

### April 1

#### Controlled substance possession

- 10:38 a.m. at the intersection of Stoneridge Drive and Springdale Avenue

#### Assault with a deadly weapon

- 11:43 p.m. in the 11900 block of Dublin Canyon Road

### April 2

#### Vehicular burglary

- 7:37 a.m. in the 8000 block of Canyon Creek Drive

#### Vandalism

- 12:36 a.m. in the 1600 block of East Gate Way
- 7:37 a.m. in the 3400 block of Old Foothill Road

#### Drug/alcohol violations

- 2:45 p.m. in the 700 block of Main Street; public drunkenness
- 10:41 p.m. at the intersection of First and Ray streets; possession of marijuana for sale
- 11:30 p.m. in the 800 block of Main Street; public drunkenness

#### Battery

- 10:09 p.m. in the 3100 block of Santa Rita Road

### April 3

#### Vandalism

- 3:29 p.m. at the intersection of Hacienda and Owens drives

#### DUI

- 1:18 a.m. at the intersection of Vineyard Avenue and First Street
- 2:13 a.m. in the 5700 block of West Las Positas Boulevard
- 5:14 p.m. in the 6000 block of West Las Positas Boulevard

#### Non-narcotic controlled substance possession

- 10:18 a.m. at the intersection of Bernal Avenue and Puerto Vallarta



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## WEEKLY MEETING NOTICES

### Planning Commission

- The Planning Commission meeting scheduled for April 14, 2010 has been cancelled.

### Housing Commission

Thursday, April 15, 2010 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Approval of Annual Operating Budget for Kottinger Place for Fiscal Year 2010/11
- Approval of Streamlined 5-Year Plan for Fiscal Years 2010-2014 and Annual Plan for Fiscal Year 2010 for the Pleasanton Housing Authority
- Amendment to 2010 Operating Budget for Ridge View Commons to Incorporate Solar Energy Project
- Approval of Tenant Representatives for Ridge View Commons and Kottinger Place
- Update Regarding the Urban Habitat Lawsuit and Related Matters

### Library Commission

Thursday, April 15, 2010 at 7:00 p.m.

Library Conference Room, 400 Old Bernal Avenue

- Commission Goals – Outreach
- Technical Services report

### Youth Commission

Wednesday, April 14, 2010 at 7:00 p.m.

Pleasanton Library, 400 Old Bernal Avenue

- Review and Discuss Youth in Government Day Summary
- Review of FY 2010-11 Community Grant Process
- Review of Teen Job and Community Service Fair
- Election of Chair and Vice-Chair for Youth Commission 2010-2011

### Youth Master Plan Implementation Committee

Monday, April 12, 2010 at 6:00 p.m.

Pleasanton Library, 400 Old Bernal Avenue

- Review and Discuss the Draft Updated Youth Master Plan

## ENERGY TIPS OF THE WEEK

### Hazardous Waste Disposal

Dispose of the following products at a hazardous waste facility: Paint and thinner, varnish, solvents, rust remover, wood preservatives, driveway sealer, gasoline, transmission oil, brake fluid, kerosene, charcoal lighter fluid, power steering fluid, antifreeze, used motor oil and filters, spot removers, rug, metal, bathroom, oven and drain cleaners, insect killers, weed killers, flea products, moth crystals, fertilizers, photographic chemicals, acids and corrosive chemicals, pool chemicals, compact fluorescent light bulbs (mercury), mercury thermometers, and Ni-Cad batteries.

### How do I dispose of used CFL (compact fluorescent lamps) Tubes?

CFL's can be dropped off at Home Depot on Johnson Drive in Pleasanton, Pleasanton Transfer Station on Busch Road in Pleasanton, and Alameda County Hazardous Waste Facility in Livermore, free of charge. Loads may be limited. Dublin San Ramon Services District located on Johnson Drive in Pleasanton will accept mercury thermometers and \*fluorescent lamps by appointment only. Call (925)-875-2335.

### Tips for Green Spring Cleaning

Many common household cleaners contain ingredients hazardous to your health. Read labels carefully. Remember to only use the recommended amount. Do not mix products unless instructed to do so by label directions. Make sure containers are kept dry to prevent corrosion.

**ALL MEETINGS ARE OPEN TO THE PUBLIC AND PUBLIC COMMENT IS WELCOME**

The above represents a sampling of upcoming meeting items. For complete information, please visit [www.ci.pleasanton.ca.us/community/calendar](http://www.ci.pleasanton.ca.us/community/calendar)

## FIGHTING FOR A DIAGNOSIS

Danielle Ziatek finds a rare disease is behind her 15-year medical mystery

By Emily West

As a mom in Pleasanton, Danielle Ziatek found herself struggling with being tired, anxious, forgetful and a little overweight. While this situation doesn't seem that out of the ordinary for a busy mom with three young sons, she had sensed that something was wrong.

It turns out that her long-standing symptoms were part of a life-threatening and rare disease called Cushing's Syndrome. The hormonal disorder is tough to diagnose because it is very rare and its symptoms are fairly common in society, such as weight gain, type 2 diabetes, hypertension, depression and sleep problems.

"I knew something was wrong for about 15 years," Ziatek said. "I went to different doctors and they didn't have any answers."

Part of the reason so many Cushing's patients have to go from doctor to doctor to find answers, she believes, is because it is so rare. According to Cushing's Support and Research Foundation (CSRF), only 10 to 15 people per million are affected each year. It is most common in adults and affects women five times more frequently than men.

While noting that she isn't a medical professional, Ziatek said she isn't so sure that it's as rare as they say. She knows at least 10 people in the Bay Area who have it and believes there are others who go undiagnosed. In learning more about the disease, she also found out that a former Pleasanton resident and current newsletter organizer for CSRF, Karen Campbell, also had it.

The underlying issue behind Cushing's is that it causes glands to release too much cortisol — also known as the stress hormone. It eventually leads to shutting down the body's systems, including the reproductive system, making many women infertile.

For Ziatek, she felt anxious all the time and had difficulty sleeping. Over time, she noticed her thin face was becoming round and despite a healthy diet and active lifestyle, she was putting on weight in odd places.

Among many things she tried to feel better, Ziatek went to a nutritionist. Eventually, it was how she heard about Cushing's, when the nutritionist suggested she have her cortisol levels tested. She went on to see a few more doctors before she ended up with Stanford Medical Center endocrinologist, and Cushing's specialist, Dr. Larry Katznelson.

As it would turn out, her cortisol levels were three times the normal amount. She underwent several more tests and was officially diagnosed a few months later.

Katznelson said part of the difficulty in diagnosing Cushing's is that patients have different symptoms and it's not always obvious. One reason it's complicated, he added, is that many patients are just overweight.

"You can't just say, 'Oh, you have it, let's move forward with the evaluation,'" he said. "Even after (multiple tests) it's not completely clear. We try to be really careful about this."

Starting in 1993, Campbell said she saw 21 different doctors over three years trying to figure out what was wrong with her. As time went on, the disease started to make her weaker, to where she had to pick up a glass of water with two hands. She also had trouble with concentrating and memory, once leading her to get lost at Stoneridge Shopping Center before she stopped driving altogether. It also kept her from working.

A resource that helped Campbell was the medical library at Pleasanton's ValleyCare. There, with the help of the staff, she was able to find a medical textbook and learn about Cushing's. She immediately identified with what she read.

One of the biggest indicators of disease is the "moon face" and irregular weight gain that develop over time.

"I was so focused on what I couldn't do that it never crossed my mind to mention how my appearance had changed," she said.

She mentioned it to her doctor and brought in pictures that showed her weight progression, prompting him to ask why she hadn't mentioned this before.

Both Campbell and Ziatek credit persistence to being able to get to the bottom of their medical issues.

Early on, Ziatek said she dove into books on the subject, but didn't find much comfort, so she sought out other resources. One was the CSRF website, [www.csrf.net](http://www.csrf.net), which has created a community for people to get support and doctor-backed information that helps provide answers.

Katznelson, who is also a board member of CSRF, said it's great that there are online resources out there for people to learn more about Cushing's but finds that self-diagnosis has its pros and cons.

"Many people are able to self-diagnose, especially the more computer savvy," he



EMILY WEST

Danielle Ziatek, a Pleasanton resident, sought information online when trying to figure out her medical mystery, which turned out to be Cushing's Syndrome. The disease is said to have symptoms similar to what many in society face, such as weight gain, type 2 diabetes, hypertension, depression and sleep problems. "Moon face" and irregular weight gain can be a physical indication of the disease, as seen below before and after surgery.



BEFORE



AFTER

said. "They should Google what they notice and possibly diagnose with Cushing's. Even still (with all the research) some physicians don't believe them."

"Self-diagnosis can also be dangerous," he added. "It can lead patients to have psychological issues. There is a balance. It's appropriate to try to obtain information about an issue and you may know more about it than the doctor. But there are a lot of blogs that have no reality base in medicine."

For someone in a similar position, trying to figure out answers to personal medical mysteries, Ziatek said she recommends seeking out a specialist who will listen and to follow your gut.

"The hardest part is not knowing what's wrong," she said.

Having undergone the surgery in September 2008 to have the problem tumor in her

pituitary gland removed, she recently shared her story with others to provide hope.

The recovery took about a year, and now she is glad to be Cushing's free. She has more energy and her body is getting back to normal again. Mostly, she said, she's glad to regain her zest for life, which is something that the disease had taken from her.

Campbell had the surgery to remove her two adrenal glands in 1994, a process that also took about a year to recover. While she is dependent on medication due to the removal of both glands, she is thankful that she is someone who was diagnosed because some never are.

It was during recovery that Campbell started to help create the CSRF. The newsletter goes out to about 1,000 people — both doctors and patients — and the goal is still to raise awareness about the rare syndrome. ■



## NOSE TO GLASS



BY DON COLMAN

### 2008 Wente Riva Ranch Chardonnay

It was not all that long ago when I was a red-wine-only kind of guy. I refused to even try the whites. I found them boring, unsophisticated and uninspired. No matter what the occasion, I could find a red wine to match.

Then one day, I was shopping at Costco and I stopped to talk to the "wine guy" to see what he'd suggest. He must have caught me at a moment of weakness, because I allowed him to convince me to try the Wente Riva Ranch Chardonnay. Skeptical as I was, I decided to crack open the bottle one Friday night and I haven't been the same since.

What I discovered is a world of chardonnays. It is appropriate that this wine should be the one to convert me as it really is the granddaddy of chardonnays. Its lineage can be found all over California as 80 percent of all chardonnay grapes grown in California trace their roots back to the Wente chardonnay vine.

The wine is truly perfect. It is flawless in color and loaded with scents dominated by honeydew melon and roasted oak. There are plenty of other secondary scents

that will keep even the pickiest wine drinkers busy. The most impressive part is that it is a mouth-filling wine that is silky smooth and buttery sweet. All in all, an outstanding white wine that will appeal to most discriminating wine drinker but also, at about \$15 per bottle, it pleases the wallet.

Located right in our backyard (Livermore), Wente is one of California's oldest wineries. It is still a family affair, being managed by fourth and fifth generations of the Wente family. Not too long ago, I had a chance to sit down with Karl Wente, the winemaker, who went over the impressive Wente wine-making process that allows them to combine the science with the art of winemaking. The end result is a family of wines that are crafted with precision yet with an artisan flair still evident.

Without the Wente Riva Ranch Chardonnay, I assure you I would still be reluctant to drink white wine. It has opened a whole new world of wine for me to drink. The running joke in the family is that if you want to find me at Costco, there is only spot you need to look: loading the cart with Wente Riva Ranch Chardonnay.

Until next time, cheers!

*Don Colman lives in the East Bay and writes a wine blog at [www.nosetoglass.com](http://www.nosetoglass.com).*

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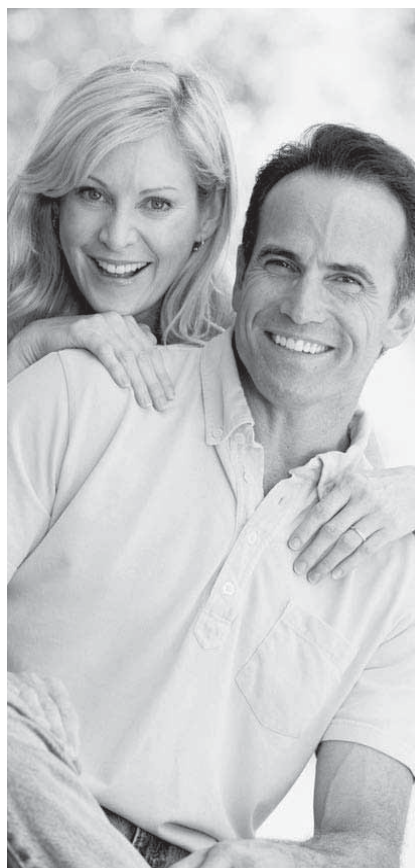


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## COLON CANCER AWARENESS FREE EDUCATION SEMINAR



**Presented by:**

Harpriya Singh, MD  
ValleyCare Medical Foundation  
Gastroenterologist

**Date:** April 22, 2010

**Time:** 6:00PM

**Location:** ValleyCare Medical Plaza  
5725 W. Las Positas Blvd, Pleasanton  
2nd floor Conference Room

Colon cancer is the third most diagnosed cancer and third leading cause of cancer death in the United States. Death rates in the past 10 years have decreased due in large part to early detection. The best time to detect colon cancer is through early screening before symptoms develop.

Please join us for an evening seminar led by Harpriya Singh, ValleyCare Medical Foundation gastroenterologist. Dr. Singh will discuss the latest updates in screening, prevention and treatment.

We invite you to register by calling our Health Information Line at **1-800-719-9111** or visit [www.valleycare.com/educationseminars](http://www.valleycare.com/educationseminars).

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# MAN ON THE STREET

Lifelike bronze sculptures interact w

BY EMILY WEST

Artist Seward Johnson is said to have created his bronze sculptures to be approachable. His work, featured in a temporary outdoor exhibit throughout downtown, features everything from a woman with groceries to a brother and sister sharing an ice cream cone. His man-on-the-street style is causing a stir around town, as the pieces are so true to form that you may bump into one, say excuse me and continue down Main Street.

Since first installing the pieces last week, passersby have been interacting with the sculptures. Julie Finegan, art gallery coordinator for the city of Pleasanton, said one woman pulled up in front of Comerica Bank, calling out to the window washer for directions. The only problem? The washer with a startling grin is hundreds of pounds of bronze and will be peering into the bank's window until he and the others are removed June 30.

It's not surprising that the art would be mistaken, as many details need to be touched to be believed. Johnson has managed to make bronze look like a cable knit sweater and flowing hair. One in front of the Museum On Main is actually painted to look like the two-dimensional "American Gothic" painting by Grant Wood.

Finegan said bringing approachable art was one of the objectives for the Civic Arts Commission. The group has had Johnson's art in mind ever since commission president Howard Seebach saw it while visiting family in Kansas in 2005.

Johnson's collection of art, along with many others, is brought to cities around the world through The Sculpture Foundation. The 11 pieces selected to be shown in Pleasanton are sprinkled down Main Street, from the

## Sculpture exhibit location

- Gay 90s Pizza & Pasta, 288 Main St.
- Fleet Feet Sports, 310 Main St.
- Murphy's Paw, 410 Main St.
- Meadowlark Dairy, 57 W. Neal St.
- Comerica Bank, 600 Main St.
- Museum On Main, 603 Main St.
- The Wine Steward, 641 Main St.
- Sincerely Yours Cards and Gifts, 711 Main St.
- Little Valley Winery, 739 Main St.
- The Rose Hotel, 807 Main St.
- Main Street Green Park, 890 Main St.

Veteran's Memorial Building to the Main Street Green Park. Many correlate with their locations, such as the man with a dog in front of Fleet Feet and the man with a dog in front of Murphy's Paw.

These pieces, Finegan said, are for both the artist and amateur.

"People tend to appreciate the fact they can interact with it and know exactly what it is," she said. "It's also a lot of us out there that like to see something that is a little bit to the imagination. This is a cool way to start; so people can talk about and interact with."

Claudia Hess, civic arts commissioner for Pleasanton for the last four years, said the plan was to get people to interact with the art.

"The reactions I have heard have been e"





Clockwise from bottom left: Julie Finegan gives details on one of Seward Johnson's sculptures of a man and his dog, which is placed in front of Murphy's Paw. The clothing detail is not to be missed in this sculpture of a veteran embracing a child. Johnson's interpretation of the American Gothic painting stands in front of the Museum On Main, which will be doing tours and scavenger hunts centered around the outdoor exhibit. Titled "Just a Taste," this sister is not too keen on sharing her ice cream cone with her brother outside of the Meadowlark Dairy. Johnson's attention to detail is especially seen in the sculpture of the woman with groceries in front of the Wine Steward. The woman jogging down Main Street was created in 1987 and, despite her trim appearance, weighs a few hundred pounds.



PHOTOS BY EMILY WEST

# TREET

with downtown visitors

from 'creepy' to 'hey that's fun,'" she said. "Anytime you can get a reaction, that's good."

Hess said she likes the interactions with the sculptures -- even when it means teenagers taking kissy pictures with one or seeing restaurant fliers sticking in the hand of another. That interaction, she said, is part of Johnson's intent.

Art, Hess said, is what makes our society innovative and gets people engaged.

"Art is a nice counterbalance to the very 'yes or no' or 'this is the only way,'" she said. "It's very subjective. You're allowed to think it's creepy."

Another benefit of art, Hess said, was studying something to see the story behind it.

"Someone pointed out the irregularly hemmed pants (on the statue of the man reading a newspaper)," she said. "You start to think, 'he looks well-to-do, why are they self-hemmed? Is he from the depression?' It really gets the story going."

The timing of the exhibit would allow for schools to take field trips to the exhibit and integrate it with curriculum. They will also be around for two of the First Wednesday Street Parties and some concerts in the park.

To bring even more interaction to the exhibit, the Museum On Main will host guided tours and a scavenger hunt. Tours are scheduled at 1 p.m. April 17, May 15 and June 19. For more information on these events, call 462-2766.

The Civic Arts Commission meets at 7 p.m. the first Monday monthly in the City Council conference room at 200 Old Bernal Ave.

To learn more about Johnson's art, visit [www.seward-johnson.com](http://www.seward-johnson.com), or about the Sculpture Foundation, visit [www.thesculpturefoundation.com](http://www.thesculpturefoundation.com). ■



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# Transitions

WEDDINGS • ENGAGEMENTS • OBITUARIES • BIRTHS

## OBITUARIES

### Marilou Morrison

Marilou Morrison died with her family by her side March 13 due to complications from her cancer therapy. She was 81.

Mrs. Morrison was born on Oct. 12, 1928, in Seattle, Wash. She and husband Bill have been married for 58 years — meeting on a blind date in Cheyenne, Wyo. while a stewardess training with United Airlines and Mr. Morrison was serving in the U.S. Air Force. Most of their married life was spent living in Northern California; raising their kids in San Leandro and enjoying retirement in Pleasanton.

Mrs. Morrison was at the center of a family-rich life — creating a special and unique relationship with every member. She was also the gravitational pull that kept the family grounded, as she guided each of them through the transitions of life.

Beyond her loving spirit you would find a gifted artist loving to paint her most favorite subjects, her grandchildren and animals. Recently she had returned to the ukulele and played with an ensemble that performed publicly.

Mrs. Morrison had a tremendous passion for travel and had experienced much of the globe with Bill, taking full advantage of their airline benefits. Her favorite destination by far was Hawaii — earning her the nickname: Maui Lou.

Her life was rich and varied. In 1958, she was one of the founders

of the Oakland Chapter of Clipped Wings — a service organization of both former and current United flight attendants. She and Bill also enjoyed their church group, the Clipper Club, for four decades. These organizations have been a rich source of friends and wonderful experiences throughout the years. Bridge group and lots of local friends kept things very busy for her.

Mrs. Morrison is survived by her loving husband, Bill; four children, Kim, Mike, Joe and Keli; four grandchildren, Zack, Mackenzie, Maddy and Finn; and a wonderful group of extended family members.

Services will be held at 1:30 p.m. April 10 at the Community Presbyterian Church, 222 W. El Pintado Road in Danville. A reception will follow the service.

In lieu of flowers, contributions may be made to: Las Trampas (supporting adults with developmental disabilities), PO Box 515, Lafayette, CA 94549. Contact Las Trampas at 284-1462.



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## Author Visits

**READ IT AND EAT WITH SHIRLEY TALLMAN** The event is from 11:30 a.m. - 1 p.m. April 18 at Towne Center Books, 555 Main St. Enjoy lunch with Shirley Tallman, author of The Sarah Woolson Mysteries. Sarah is a 19th century SF sleuth, whose latest adventure is Scandal on Rincon Hill. Shirley comes dressed in period costume, and her visits are always lively. Cost is \$30 for the book and lunch or \$15 for lunch only. RSVP. Call 846-8826.

p.m. April 17 at Cultural Arts Center, 4477 Black Ave. City of Pleasanton's Babysitting for Beginners. Participants will learn the essential skills needed to be a successful babysitter. Cost \$48. Visit [www.ci.pleasanton.ca.us](http://www.ci.pleasanton.ca.us).

**LAST MINUTE SAT PREP** LARPD is offering a one-class highlight reel of tips, techniques and review concepts for the upcoming SAT on Sunday, April 18 and Wednesday, April 21, at the Robert Livermore Community Center, 4444 East Ave., Livermore. Cost is \$43. For more information, call 373-5700 or visit [www.larpd.dst.ca.us](http://www.larpd.dst.ca.us).

**NAVIGATING THE COLLEGE APPLICATION MAZE** The class is from

6:30-9 p.m. April 16 at Las Positas College, 3033 Collier Canyon Rd., Livermore. Course will provide an overview of the entire college application process including general procedures, early action, decision, recommendations, writing strong essays, and strategies for keeping everything organized. Many shortcuts, time saving resources, and insider tips will be provided. Cost \$39. Call 424-1467 or visit [www.laspositascollege.edu/communityed](http://www.laspositascollege.edu/communityed).

**WHO WROTE THE BIBLE** The class is from 7:30-9:30 p.m. April 13 at Cong. Beth Emek, 3400 Nevada Ct. This is an 8-week class given by scholar, lecturer Ken Cohen will explore who created the Bible, who edited the Bible, and what has been the impact to this day. We will also examine recent archaeological finds and their connection to the Bible. Cost is \$150. Call 462-7279 or visit [www.bethemek.org](http://www.bethemek.org).

## Clubs

**QUILT LECTURE** The event is from 1:30-3:30 p.m. April 10 at Pleasanton Middle School, 5001 Case Ave. Amador Valley Quilt Guild will feature quilt artist Anelie Belden presenting a Trunk Show. Quilters of all levels are welcome. Call 510-881-0217 or email [ddriverdriver@yahoo.com](mailto:ddriverdriver@yahoo.com).

**TOASTMASTERS AT CLUBSPORT OPEN TO ALL** The club meets from 7:30-8:30 p.m. every Tuesday April 13 - June 29 at Club Sport

Pleasanton, 7090 Johnson Dr. Professionals, become the speaker & leader you want to be with Toastmasters International. Drop by the next meeting to find out more. ClubSport members and non-members welcome. Call 225-2433 or visit [www.clubsports.com/pleasanton](http://www.clubsports.com/pleasanton).

## Concerts

**SPRING CONCERT** The concert is from 2-3 p.m. April 18 at the Amador Theater, 1155 Santa Rita Rd. The Pleasanton Community Concert Band is celebrating its 35th anniversary along with the bicentennials of Otto Nicolai, Frédéric Chopin, and Robert Schumann; and the centennials of Samuel Barber, William Schuman, and the Boy Scouts of America. Call 846-5897 or visit [www.pleasantonband.org](http://www.pleasantonband.org).

## Events

**24TH ANNUAL PLANT AND WHITE ELEPHANT SALE** The event is from 9-12 p.m. April 17 at Amador Valley High School, 1155 Santa Rita Rd. See what the Livermore Amador Valley Garden Club "Potting Parties" have produced from their gardens. Stretch your dollars by purchasing vegetables, annuals, perennials, shrubs, home and garden supplies. Volunteers will be on hand to provide information. Call 216-1786 or visit [www.orgsites.com/ca/lavgc](http://www.orgsites.com/ca/lavgc).

**BOCCE BALL IN PLEASANTON** The event is at 1 p.m. April 12 at a private home, 3649 Chelsea Ct. The Widowed Men and Women of Northern California would like you to join them for Bocce Ball. There will be instruction for novices. RSVP by April 9 to Eleanor. Call 846-2728.

**PLEASANTON NORCAL TEA PARTY** The event is from 1:30-7 p.m. April 15 at the Alameda County

Fairgrounds, 4501 Pleasanton Ave. Pleasanton NorCal TEA PARTY Congressional candidates, radio personalities, food, entertainment, voter registration, petition signing. Bring the whole family. Free Parking 1st 2500 cars. Gate 8 Valley Ave. opens at 1:30. Call 413-2008 or visit [www.pleasantonteaparty.com](http://www.pleasantonteaparty.com).

**PLEASANTONIANS 4 PEACE** Pleasantonians 4 Peace is again sponsors a candlelight vigil at 7 p.m. the second Wednesday of the month in front of the Museum on Main, 603 Main St. The group reflects on the human and monetary costs of the war, honors veterans who have sacrificed, and visualize ways of moving beyond this conflict to a more peaceful world. They plan to continue this monthly event as long as necessary. Contact Cathe Norman at 462-7495; Matt Sullivan at [mjs7882@gmail.com](mailto:mjs7882@gmail.com); or visit [www.Pleasantonians4Peace.org](http://www.Pleasantonians4Peace.org).

**POETRY, PROSE & ARTS FESTIVAL** The event is from 8:30 a.m.-3:30 p.m. and 9 a.m.- 3:30 p.m. April 18 at the Pleasanton Senior Center, 5353 Sunol Blvd. Festival includes 16 workshops, poetry and prose awards banquet and Saturday afternoon Literary Row and book signing. Registration deadline April 9. Cost packages range from \$20-\$185. Call 931-5350 or visit [www.pleasantonarts.org](http://www.pleasantonarts.org).

## Exhibits

**THROUGH THE GLASS EYE** The exhibit is open from 11-5 p.m. April 16, 17, and 18 at Deer Ridge Vineyards, 1828 Wetmore Road, Livermore. Photographic landscapes will be on display featuring Marc Davis, Chris Foster, Stephen Joseph, Lon Overacker and Lawrence Piggins. Reception for the artists is from 2-4 p.m. April 18. Call 866-561-0838 or visit [www.artfulsolutions.net](http://www.artfulsolutions.net).

## Classes

**BABYSITTING CERTIFICATION CLASS** The class is from 9 a.m.-2:30

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Page 16 • April 9, 2010 • Pleasanton Weekly



## Film

**AMAZING GRACE** The movie will start at 1 p.m. April 13 at the Pleasanton Public Library, 400 Old Bernal Ave. The movie stars Ioan Gruffudd as William Wilderforce, a true hero who spent his career in the English parliament fighting for the end of the British slave trade. Film is rated PG. Call 846-8517.

**FLOW MOVIE SHOWING** The movie is at 7 p.m. April 21 at Amador Valley High School, 1155 Santa Rita Rd. The Environmental Club will be showing the award-winning film "Flow" about the world water crisis and the issues surrounding privatization of water. Snacks will be sold. Call 484-1652 or visit [www.avhsenvironmentalclub.blogspot.com/](http://www.avhsenvironmentalclub.blogspot.com/).

## Fundraisers

**5TH ANNUAL INDIAN DINNER** The event is from 5:30-8 p.m. April 18 at the Valley Christian Center, 7500 Inspiration Dr., Dublin. The Tri-Valley Chapter of Sisters in Service hosts its 5th Annual Indian Dinner. Guest Speaker: Mano Vasanthraj - a ministry partner and servant of God from India. Enjoy great music, fellowship and food. Cost \$10 for adults and \$3 for children. Call 998-3785 or visit [www.sisterinservice.org](http://www.sisterinservice.org).

**PIZZA PARTY** Two local ladies, Heather and Elaine, are sponsoring a pizza fundraiser for the Avon Walk For Breast Cancer from 11 a.m.-9 p.m., Tuesday, April 20, at Papa Murphys Take and Bake, 1991 Santa Rita Rd., Pleasanton. You buy a pizza for your family to enjoy and the Avon Walk receives \$2. Call 417-7511.

## Health

**RAISING A CHILD THAT THRIVES** This event is from 7-9 p.m. April 19 at Harvest Park Middle School, 4900 Valley Ave. Hosted by Todd Sarner, MFT. He is a Marriage & Family Therapist and will be talking about attachment parenting. Have you ever wondered if there was another option for dealing with behavior problems in your child? Call 519-3003 or visit [www.holisticmoms.org](http://www.holisticmoms.org).

**UNDERSTANDING BREAST CANCER TREATMENT AND CHEMOTHERAPY** The seminar is from 11:30-12:30 p.m. April 13 at ValleyCare Health System, 5725 W. Las Positas Blvd., Conference Room 240. ValleyCare Health System in conjunction with Komen S.F. is putting on a free educational Seminar for breast cancer treatment. Dr. Sawhney will be presenting. All registered participants will receive a free-boxed lunch. Call 734-3319 or email [mpriшти@valleycare.com](mailto:mpriшти@valleycare.com).

## Kids & Teens

**FREE TEEN WORKSHOP** The event is from 2-4 p.m. April 18 at the Pleasanton Public Library, 400 Old Bernal Av. "Body Acceptance at Any Size" are you critical about your body? Do you diet or skip meals to lose weight? No body is perfect-we all come in different sizes, shapes & colors. We will dis-

cuss how self-acceptance is important to happiness. Jamba Juice card for participating. Call 600-9762 ext 7 or email [jjuelee@gmail.com](mailto:jjuelee@gmail.com).

**PIRATES, TREASURE & MORE** The event is from 2-2:45 p.m. April 10 at the Pleasanton Public Library, 400 Old Bernal Ave. Enjoy a sneak peek at scenes from the upcoming Pleasanton Civic Arts/SF Shakespeare Festival production of "Treasure Island". Afterwards meet and talk with the Director & community cast members. Best for ages 5 and up. Call 931-3400 ext 8 or visit [www.ci.pleasanton.ca.us/services/library/](http://www.ci.pleasanton.ca.us/services/library/).

## Lectures/ Workshops

**GROWING UP FEMALE — MOTHER/ DAUGHTER WORKSHOP** The workshop is from 9-12 p.m. April 17 at ClubSport Pleasanton, 7090 Johnson Dr. In this workshop, registered nurse & author, Amy Sluss addresses important issues for young girls including body image, self-esteem and the changes brought by puberty. Designed for fifth and six grade girls to attend with their mothers or close female adult friend. Cost \$75 mother and daughter or pair, members & non-members invited. Call 225-2433 or visit [www.clubsports.com/pleasanton](http://www.clubsports.com/pleasanton).

## Live Music

**DEL VALLE FINE ARTS PRESENTS THE PARISSI STRING QUARTET** The performance is at 8 p.m. April 17 at Bankhead Theater, 2400 First St., Livermore. Founded in 1984 by prize-winning graduates of Conservatoire National Superieur de Paris, the Parisii Quartet won early acclaim at 3 major international competitions: Banff (1986), Munich and Evian (1987). Program: Debussy: Quartet in G minor; Chausson: Quartet in C minor; Ravel: Quartet in F Major. Cost \$20-\$30, high school free, college \$10 day of concert. Call 373-6800 or visit [www.livermoreperformingarts.org](http://www.livermoreperformingarts.org).

## On Stage

**RENT AT LAS POSITAS COLLEGE** Las Positas College presents RENT, the musical, April 2-18 at the college theater, 3033 Collier Canyon Road. The rock opera is about a group of young New York artists struggling to forge relationships, express creativity and find meaning, while dealing with poverty and AIDS. Tickets are \$15 or \$10 for students and seniors. Call 424-1166 or visit [laspositascollege.edu/performingarts](http://laspositascollege.edu/performingarts).

## Recreation

**RIDGE RUNNER COUNSELOR-IN-TRAINING** Calling all former Ridge Runner Campers. A counselor-in-training meeting will be from 2 to 5:30 p.m. April 17 at Augustin Bernal Park. Learn about tracking, emergency preparedness and wilderness travels as you gain experience for possible future summer employment. Cost is \$15 for resi-

dents or \$20 for non-residents. Call Eric Nicholas, 931-3483.

## Volunteering

**AMERICAN RED CROSS VOLUNTEER ORIENTATION** American Red Cross is holding a volunteer orientation at its Pleasanton Blood Donor Center from 4-6 p.m., Thursday, April 15, at the center, 5556-B Springdale Ave. Tour the center and learn about ways to greet, inform and thank our community's blood donors or help post flyers at key locations. Advanced sign-up required; call (510) 594-5165.

**ONGOING VOLUNTEER DRIVERS NEEDED** Senior Support Program

of the Tri-Valley is looking for Volunteer Drivers to transport seniors to their medical appointments. The Senior Transportation Program supplements existing public and Para transit services by providing rides via volunteer drivers. For information, call Jennifer at 931-5387.

**VOLUNTEER ORIENTATION** The class is 1-2:30 p.m. April 10 at the East County Animal Shelter, 4595 Gleason Dr., Dublin. Do you love animals and have an interest in volunteering? Tri-Valley Animal Rescue will be holding an orientation for new volunteers. Come & learn about current volunteer opportunities. Cost \$10. Call 408-202-6708 or visit [www.tvlar.org](http://www.tvlar.org).

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# Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

## HOME SALE OF THE WEEK

5144 RAPPOLLA CT., PLEASANTON, **\$554,000**



Located in the Avila neighborhood, this 3 bedroom 2 1/2 bath home with 1,482 square feet received multiple offers and sold in 7 days. It features a great floor plan with an updated kitchen and tile flooring. Sold over asking price by the Moxley Team of Alain Pinel Realtors. (925) 600-0990

## Pending sales up 9 months in row nationally

By JEB BING

A new report by the National Association of Realtors shows that pending home sales rose for nine months in a row in the first three quarters of 2009, a first for a consecutive series of months since the NAR started indexing pending sales in 2001.

The Pending Home Sales Index, a forward-looking indicator based on contracts signed in October, increased 3.7 percent to 114.1 from 110.0 in September, and is 31.8 percent above October 2008 when it was 86.6. The rise from a year ago is the biggest annual increase ever recorded for the index, which is at the highest level since March 2006 when it was 115.2.

Lawrence Yun, NAR chief economist, said home sales are experiencing a pendulum swing.

"Keep in mind that housing had been underperforming over most of the past year," he said. "Based on the demographics of our growing population, existing-home sales should be in the range of 5.5 million to 6.0 million annually, but we were well below the 5-million mark before the home buyer tax credit stimulus. This means the tax credit is helping unleash a pent-up demand from a large pool of financially qualified renters."

NAR's Pending Homes Sales index in the Northeast surged 19.9 percent to 100.2 in

October and is 44.2 percent above a year ago. In the Midwest the index rose 11.6 percent to 109.6 and is 36.6 percent higher than October 2008. Pending home sales in the South increased 5.4 percent to an index of 115.4, which is 31.6 percent above a year ago.

But here in the West, the index fell 11.2 percent to 127.7, but is 21.9 percent above October 2008.

Yun cautioned that home sales could dip in the months ahead.

"The expanded tax credit has only been available for the past three weeks, but the time between when buyers start looking at homes until they close on a sale can take anywhere from three to five months," he explained. "Given the lag time, we could see a temporary decline in closed existing-home sales from December until early spring when we get another surge, but the weak job market remains a major concern and could slow the recovery process."

"Still, as inventories continue to decline and balance is gradually restored between buyers and sellers, we should reach self-sustaining housing conditions and firming home prices in most areas around the middle of 2010," he added. "That would mean broad wealth stabilization for the vast number of middle-class families." ■

### OPEN HOMES THIS WEEKEND

#### Dublin

4 BEDROOMS	
<b>4691 Summer Glen</b>	<b>\$800,000</b>
Sun 1-4 Coldwell Banker	847-2200
<b>3276 Cranbrook Place</b>	<b>\$858,800</b>
Sat 1-4 Alain Pinel Realtors	251-1111

5 BEDROOMS	
<b>7870 Galway Court</b>	<b>\$1,588,000</b>
Sun 1-4 J. Rockcliff Realtors	251-2500

#### Livermore

4 BEDROOMS	
<b>990 Loyola Way</b>	<b>\$625,000</b>
Sun 1-4 Alain Pinel Realtors	583-1111

#### Pleasanton

3 BEDROOMS	
<b>1007 Lamb Court</b>	<b>\$625,000</b>
Sun 1-4 Alain Pinel Realtors	570-5187

#### 4 BEDROOMS

<b>2784 Lylewood Drive</b>	<b>\$1,275,000</b>
Sun 1-4 Alain Pinel Realtors	251-1111
<b>4595 Gatetree Circle</b>	<b>\$729,950</b>
Sat/Sun 1-4 Alain Pinel Realtors	251-1111
<b>7478 Alder Court</b>	<b>\$819,000</b>
Sun 1-4 Alain Pinel Realtors	251-1111

<b>1839 Begonia Court</b>	<b>\$935,000</b>
Sun 1:30-4:30 Alain Pinel Realtors	251-1111

#### 5 BEDROOMS

<b>1012 Bartlett Place</b>	<b>\$1,100,000</b>
Sun 1-4 Pat Burns	876-2655
<b>897 Sunset Creek Lane</b>	<b>\$1,449,000</b>
Sat 1-4 Blaise Lofland	846-6500
<b>9663 Crosby Drive</b>	<b>\$1,898,000</b>
Sun 1-4 J. Rockcliff Realtors	251-2500
<b>788 Vineyard Terrace</b>	<b>\$2,095,000</b>
Sun 1-4 Blaise Lofland	846-6500
<b>10749 Inspiration Circle</b>	<b>\$940,000</b>
Sat/Sun 1:30-4:30 Alain Pinel Realtors	251-1111



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#### 1137 Via di Salerno, Ruby Hill, Pleasanton



**NEW LISTING** - Exquisite Mediterranean home offering 5,411 sq.ft.; 5 BR/or 4 BR + lg. bonus, exec. office. Premium finishes, spectacular backyd. with pool/spa & breathtaking views of the golf course and Mt. Diablo. **Offered at \$2,250,000**

#### 1121 Via di Salerno, Ruby Hill, Pleasanton



**NEW LISTING** - A traditional home of refinement and grace in 6,774 sq.ft., 6 BR, 6.5 BA, bonus room, & exec. office. Extensive use of wood moldings, golf course views. **Offered at \$2,680,000**

#### 657 Varese Ct., Ruby Hill, Pleasanton



**NEW LISTING** - Lovely home on a premium lg flat lot on cul-de-sac. This home offers approx. 4,000 sq.ft. of living space, 5 BR, 3.5 BA, and gourmet kitchen. **Offered at \$1,425,000**

#### 3504 Ovella Wy., Ruby Hill, Pleasanton



Gorgeous 4 BR, 4 1/2 BA, 4,339 sq. ft. "Villa" offers a granite and marble kitchen, spacious living spaces, oversized bedrooms, views and more. Perfect for entertaining or enjoying the country club lifestyle. **Offered at \$1,450,000**

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#### FOR LEASE:

**532 Rosso Ct., Ruby Hill, Pleasanton** - 2,806 sq.ft., 4 BR/3 full BA, lovely backyard and cul-de-sac. **\$3,600/month**

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**Donna Garrison**  
925-980-0273  
DRE License #01735040

**Susan Schall**  
925-397-4244  
DRE License #01713497

## 1328 Oak Vista Way - Pleasanton



### Walnut Hills

3+ bedrooms, 2.5 baths, approx. 2400 sq. ft.  
Well maintained in the desirable Walnut Hills area of Pleasanton. This home sits on a large lot, was a former model with tons of upgrades. Call for details.



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**GOLDEN EAGLE ESTATE**

**8044 GOLDENEAGLEWAY PLEASANTON**  
Designer features throughout w/ extensive use of cherry wood, stone & more. Level park-like backyard, pool, spa, lrg grass area. Photos - www.8044GoldenEagle.com  
**Phyllis Weiner 925.872.1416**



**NEW PRICE**

**2801 GRAY FOX COURT PLEASANTON**  
Panoramic views, 1.91 acres of privacy. Resort-like backyard w/ pool, spa, swim up bar, barbeque, palm trees. See details: www.2801GrayFox.com  
**Phyllis Weiner 925.872.1416**



**DRAMATIC HOME!**

**833 PIEMONTE DRIVE PLEASANTON**  
Dramatic street presence! Huge gourmet kit, sauna, exercise rm, library, 4 fireplaces, 5-car garage. Incomparable 0.70 acres, pool, spa, outdoor kitchen & more.  
**Diane Gilfether 925.648.5443**



**OPEN SUN 1-4**

**860 CASTLEWOOD PL PLEASANTON**  
Panoramic Views! Beautiful custom home. Included; full Castlewood CC membership w/ the sale & the 1st years mo. dues. 4 bd 3 ba, 4,300 sq. ft., 0.50+/- acres.  
**Bryan Craft 925.855.4141**



**NEW PRICE!**

**4524 2ND STREET PLEASANTON**  
Stunning remodel on desirable 2nd St. Walk to downtown Pleasanton. Custom Cherry Cab's. Granite Slab. S/S appliances. Harwood floors thru-out.  
**Todd E. Martinez 925.784.7000**



**ENERGY EFFICIENT**

**3355 TOURIGA DR PLEASANTON**  
Highly energy efficient turn key home. Mostly everything has been updated or replaced in the last year. 4Bd, 2.5Ba 45K solar system w/ no energy bill. Vintage Hills  
**Jared Higgins 925.855.4178**



**10,000+/- SQ.FT. LOT**

**266 MISSION DR PLEASANTON**  
3 Bd/ 2Ba, Approx 1,500+/- sq.ft. w/ 10,000+/- sq.ft. lot. Detached studio room, close to park, shopping, schools, and transportation.  
**Denise Ivaldi 925.251.2532**



**DANBURY PARK**

**1477 TRIMINGHAM DR PLEASANTON**  
Beautiful Remodeled Danbury Park Duet. Nicely upgraded throughout. New Int Paint. New Roof. Dual Pane Windows. Hardwood Flooring. New Carpets.  
**Michael Swift 925.251.2588**



**4 BEDROOM HOME**

**3771 PLATT CT N PLEASANTON**  
Fantastic opportunity for large, 4-bedroom home in established Pleasanton neighborhood. This property has been well-maintained, with an updated kitchen.  
**Greg Fielding 925.855.4029**



**MT DIABLO VIEWS**

**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. Build your dream home! \$399,950  
**Kelly Patterson/ Duffy 925.200.2525**



**NEW CONSTRUCTION**

**7870 GALWAY CT DUBLIN**  
New custom, top of the line features incl; solid quartz counters, glass mosaic, designer fireplace, Wolf appliances, home theater w/wet bar, steam shower & more!  
**Phyllis Weiner 925.872.1416**



**MEDITERRANEAN STYLE**

**7810 BLOOMFIELD TER DUBLIN**  
Completely remodeled with high end upgrades. AGA gourmet stove, Sub-Zero Frig, Stone stairs, Bonus Room, Farmers sink, Cherry plank floors throughout.  
**Vickie & Bill Keller 925.583.2182**



**BACK ON THE MARKET**

**5586 N DUBLIN RANCH DR DUBLIN**  
Bright and clean. High ceilings, no side neighbors, crown moldings, upgraded tile, Plantation shutters. A must see home!  
**Joe Frazzano 925.735.7653**



**SOLAR HOME**

**3587 COLCHESTER LN DUBLIN**  
A Lennar solar home. Brazilian cherry hardwood flooring and 18" tiles downstairs. Espresso-stained cabinetry & railings, blending contemporary with the traditional.  
**Roger Clark 925.251.2508**



**UPDATED KITCHEN**

**7330 HANSEN DRIVE DUBLIN**  
Approx 1,900 sqft, 7,600+ sqft lot, 4 bedrooms, 3 baths, updated kitchen, dual pane windows, updated master bath. Close to shopping and easy freeway access.  
**Susette Clark-Walker 925.251.2547**



**COURT LOCATION**

**6581 WILLOWVIEW CT LIVERMORE**  
Back of court location. Bed & full bath downstairs. Large family room. Eat-in kitchen plus breakfast bar. Formal living and dining rooms. Close to schools and park.  
**The Bowers Team 925.785.3795**



**PORTOLA GLEN**

**367 KENSINGTON CMN LIVERMORE**  
This is the large floor plan with loads of storage space. All the living area is downstairs w/ bedrooms upstairs.  
**Sharon Williams 925.583.2181**



**OPEN SUN 1-4**

**349 HUMMINGBIRD LN LIVERMORE**  
updated kitchen w/ granite, recently updated baths, 6 panel doors, newer baseboards, recessed lighting, possible side yard access, large backyard w/dogrun.  
**Anne Athenour Martin 925.200.5272**



**OPEN SUN 1-4 3.59 ACRES**

**35650 PALOMARES RD CASTRO VALLEY**  
NEW PRICE! Nicely updated 3Bd/ 2Ba, lots of Charm. Redwood Siding, French Patio Doors, Velux Skylights, 3 Car Garage, Near wineries, & so much more!  
**Kristy & Company 925.251.2536**



**NORRIS CANYON**

**3539 ASHBOURNE CIR SAN RAMON**  
5 bed 5.5 bath, with 5,026+/- sq. ft. of living space. Lot SqFt Apx: 15,900. HOA Fee: \$145 / Monthly  
**David Azimi 925.251.2580**

**Blackhawk East**  
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**DUBLIN**  
 Open SUN 1 - 4  
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**4301 CHAUCER COURT**  
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**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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**1349 LAWRENCE ROAD**  
**EQUESTRIAN'S DELIGHT**  
**\$1,389,900**  
 5 BR 3 BA 1.4 level acres, pl/spa, covered/lighted arena w/sand ftng, 5 stall barn w/pipe paddocks 925.847.2200

## DUBLIN

**8633 BRIARWOOD LANE**  
**GREAT HOME!**  
**\$429,000**  
 4 BR 2 BA Bonus rm w/storage, kit w/lrg diningrm, priv backyd/playst, lrg patio, shed, paved

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## FREMONT

**4281 WESTMINSTER CIRCLE**  
**BEAUTIFUL HOME!**  
**\$699,950**  
 4 BR 2.5 BA hrdwd flrs, maple cabs, tile flrs, shutters, laundry rm, gr8 fr pln, close to neighborhood park 925.847.2200

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**21800 MINES RD**  
**COUNTRY LIVING**  
**\$375,000**  
 2 BR 2 BA w/amenities! Bunk house w/1 updated bath/laundry area. Wood stove; 3 generators, 4 water tanks 925.847.2200

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**1511 JEFFERSON ST, UNIT 118**  
**HUB OF CITY CENTER!**  
**\$250,000**

1 BR 1 BA close to stores, shops, restaurants, transportation, quiet corner condo with private patio 925.847.2200

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**PENDING**  
**GORGEOUS SINGLE STORY**  
**558 SANTEL COURT**  
**\$1,640,000**  
 4 BR 2 BA office + bonus rm, upgrded kit/opens to family room, pl/spa in backyard, court loc, hrdwd flrs 925.847.2200

**1624 CINDY WAY**  
**BEAUTIFUL HOME!**  
**\$1,099,000**  
 4 BR 3.5 BA gourmet eat-in kit w/cherry wd cabs, slab granite, SS appli, cntr island w/sink, 3 car garage 925.847.2200

**PENDING**  
**QUAINT COMMUNITY**  
**2528 LEONA PLACE**  
**\$1,095,000**  
 3 BR 3 BA den/optional 4th bdrm, wonderful

floorplan, granite counters/island, 29,000 sf lot w/privacy 925.847.2200

**6975 JOHNSTON ROAD**  
**PICTURESQUE VIEWS!**  
**CALL FOR PRICE**  
 4 BR 3 BA 19+ acres, living w/stone/travertine frplc, 9 stall barn covered indoor arena & MUCH more! 925.847.2200

**4117 CRISFIELD LN**  
**DESIRABLE COURT LOCATION**  
**OFF MARKET**  
**\$629,000**  
 3 BR 2 BA w/pl/spa, open floor plan + office/den area, kitchen w/tile, backsplash, island, breakfast bar 925.847.2200

**3263 VINEYARD AVE., UNIT 54**  
**GREAT LOCATION!**  
**\$19,900**  
 1 BR 1 BA covered driveway, great loc in prk, comm center has pool, spa, library Mo space rent, \$875 925.847.2200

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COMING SOON

**5029 Hummingbird Road, Pleasanton**  
 Expanded Monterey model, 5bd/3ba, 2,478+/-sq.ft, remodeled Maple kitchen, Granite baths, Hardwood floors, newer roof/windows and pool.



COMING SOON

**5087 Blackbird Way, Pleasanton**  
 Expanded Monterey model, 4bd/2.5ba, 2,087+/-sq.ft, remodeled kitchen, Hardwood floors, newer furnace/AC/roof and spacious backyard.



COMING SOON

**3905 Kral Place, Pleasanton**  
 3+bd/2.5ba, 1,745+/-sq.ft, newer Laminate flooring, Roof, AC, water heater, fencing, with spacious backyard and pool.



SOLD IN 3 DAYS

**3185 W. Las Positas Blvd, Pleasanton**  
 4bd/3ba, 2750+/-sq.ft, Maple/Cherry kitchen, Granite counters, Travertine backsplash, Stainless appliances, pool and spa. Sold for \$860,000



SOLD IN 3 DAYS - 11 OFFERS

**3767 Hawaii Court N, Pleasanton**  
 3+bd/2ba, 1,650+/-sq.ft new kitchen, new windows, Furnace/AC and roof. Sold for \$570,000



SOLD IN 3 DAYS - 3 OFFERS

**5812 Corte Mente, Pleasanton**  
 4bd/2.5ba, 2,853+/-sq.ft Exp. Calaveras model, remodeled granite kitchen, master bed w/ retreat, hrdwd floors, pool & spa. Sold for \$990,000



SOLD IN 3 DAYS - 3 OFFERS

**5369 Mallard Drive, Pleasanton**  
 4bd/2.5ba, 2087+/-sq.ft "Monterey" model, maple/granite kitchen, granite baths, new roof/gutters, AC/furnace, pool & spa. Offered at \$799,900



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- 4 bedrooms, +/- 2,750sf in Pleasanton, Dublin, under \$900K
- 4-5 bedrooms in Pleasanton, Dublin, Livermore, under \$850K

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900 Main Street  
PLEASANTON

HOME SALES

This week's data represents homes sold during March 2010

Livermore

**2676 3rd Street** M. McCarrell to A. Manoguerra for \$300,000

**4370 Amherst Way** Cate Trust to S. & R. Lambert for \$285,000

**4741 Apple Tree Common** K. Henderson to B. Quast for \$315,000

**1156 Bava Common** R. Elvidge to F. & A. Signorino for \$480,000

**1282 Bluebell Drive** Bank of America to T. Jackson for \$310,000

**2106 Bluffs Drive** Downey Savings to W. & N. Hill for \$685,000

**943 Del Norte Drive** F. Marron to B. Murcia for \$350,000

**3160 East Avenue** Saxon Asset Securities to Jie Trust for \$222,000

**846 Jefferson Avenue** L. Tindell to C. Tripod for \$438,000

**842 Jessica Drive** Isgrigg Trust to R. & L. Britt for \$565,000

**539 Loyola Way** J. & M. Nunes to F. & J. Najjar for \$505,000

**2043 Mulberry Common** D. & D. Jackson to L. Tran for \$447,000

**644 Saddleback Circle** Britt Trust to A. Valderrama for \$435,000

**1255 Santorino Court** Santorino Court Trust to A. & A. Mattos for \$950,000

**2172 Shetland Road** Home Equity Mortgage Loan Asset to T. Cheng for \$331,000

**5728 Singing Hills Avenue** Johnson Trust to E. Kitsuse for \$391,000

**350 Wood Street #202** L. Mezzetti to R. Gibson for \$285,000

Pleasanton

**5661 Baldwin Way** R. & M. Dickinson to W. Ye for \$465,000

**2733 Calle De La Loma** Smith Trust to A. & M. Tang for \$913,000

**7855 Cypress Creek Court** Durso Trust to T. & L. Forsythe for \$900,000

**7319 Elmwood Circle** T. Stamatis to M. Azuma for \$681,000

**4371 Entrada Drive** C. Skeeters to J. Liao for \$732,000

**4198 Fairlands Drive** A. Zheng to H. Xiao for \$581,500

**4336 Fairlands Drive** N. Richardson to S. & S. Dasanagadde for \$470,000

**2179 Goldcrest Circle** Z. & H. George to S. & M. Chan for \$426,000

**3546 Helen Drive** T. & T. Goodnow to D. & A. Fayollat for \$562,000

**1436 Irongate Court** G. & C. Blumenstock to J. & J. Risher for \$1,316,500

**2927 Lethbridge Court** A. & M. Gonzalez to J. Li for \$710,000

**3767 North Hawaii Court** National Residential to A. & U. Mishra for \$570,000

**6384 Paseo Santa Cruz** M. & L. Hewitt to R. Blair for \$765,000

**3133 Pawnee Way** Lxs Trust Fund to B. Kha for \$295,000

San Ramon

**9085 Alcosta Boulevard #328** Federal National Mortgage to M. Saleminik for \$175,000

**3364 Ashbourne Circle** S. Poblete to G. & H. Chu for \$1,150,000

**9628 Camassia Way** RWW Properties to D. Masuda for \$605,000

**292 Casper Place** Roth Trust to J. Beall for \$522,000

**1745 Cedarwood Loop** Wells Fargo Bank to S. & M. Pagidimarri for \$525,000

**806 Destiny Lane** R. & E. Basilio to C. & M. Donegan for \$380,000

**41 Eagle Lake Court #22** Nomura Home Equity Loan Trust to O. Vershinina for \$500,000

Source: California REsource

**7193 ROSECLIFF CT. PLEASANTON**  
LOCATED IN PHEASANT RIDGE



With views of the Pleasanton Ridge this highly upgraded home offers 6 bedrooms and 6 baths with 5,096sf. Built in 2004 this home offers a gourmet kitchen with top of the line appliances and an open floor plan opening to the living room, rear yard, butler's pantry and dinette area. The master bedroom offers 2 walk in closets, views of the ridge, marble flooring and his and hers vanity in bathroom. Listed at \$1,699,000

**1839 BEGONIA CT. PLEASANTON**  
LOCATED IN CHARTER OAKS



Recently remodeled and a newer kitchen. This home offers 4 bedrooms, bonus room and 3 baths with 2,541sf. Downstairs is a full bathroom and bedroom with access to the 3 car garage. This home also offers side yard access, jack & jill bathroom upstairs and bonus room. The large rear yard offers a covered patio, pool and spa. Offered at \$935,000

**5144 RAPPOLLA CT. PLEASANTON**  
LOCATED IN AVILA



Built in 1997 this 3 bedroom 2.5 bath home offers 1,482sf. An updated kitchen with granite counters opens into the living room with vaulted ceilings. Master has a walk in closet, dual sink vanity and large shower. Upstairs laundry, updated kitchen, open floor plan. Sold for \$554,000

**8027 CANYON CREEK CIR. PLEASANTON**  
LOCATED IN CANYON CREEK



This 4 bedroom 3 bath home offers 1,996sf. The open kitchen was recently updated with granite counters, hardwood flooring, gourmet appliances and maple cabinets. The master suite offers a walk in closet, dual sink vanity and views of the Pleasanton ridge. Sold for \$695,000

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Up to \$1.4M 5 BD around 3,000sf. on west side • Up to \$1.3M 4 BD in Ruby Hill  
Up to \$850K 4 BD with bed & bath on first level • Up to \$500K 3 BD 1,400sf. +/- detached home or town home

# The latest from The 680 Blog

## The Appraisal Contingency - What it Really Means

The appraisal contingency is a standard clause in most real estate purchase agreements. It is a clause that essentially says "this contract is subject to the property appraising at the contract sales price (or more), or the contract may be canceled by the buyer". While the intent is fairly clear, what is less clear is what happens if the property does not appraise for at least the sales price.

First of all, a disclaimer. The appraisal in question generally refers to the bank appraiser assigned by the buyer's lender to appraise the property as part of the loan process. If the buyer is paying all cash, they can still include an appraisal contingency, and contract to have the property appraised as part of the purchase. While sellers often wish it to be so, this clause does not apply to a previous appraisal obtained by the seller, either as a preemptive measure or as part of a refinance or purchase. Prior appraisals are not used to satisfy the appraisal contingency. In fact, as written about previously, the bank appraiser is independent of the lender, and seller

for that matter. In theory, thanks to the recent changes in the appraisal process, appraisers have absolutely no contact with the lender. This is in order to avoid manipulation or undue influence on the valuation.

So, if the appraisal comes in at the sales price or greater, the condition is essentially satisfied and the buyer can not cancel the agreement on that basis. But what happens if the property does not appraise for at least the sales price? This is problematic on >>Go to [www.680homes.com](http://www.680homes.com) to read the rest of this article.



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**LIKE A MODEL!**

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!  
**\$1,399,900**



**PENDING**

Fabulous luxury home featuring 6 BR plus bonus room & office, 5 1/2 BTH, granite & stainless kitchen, dramatic living areas, and private .41 acre lot with sparkling pool!  
**\$1,499,000**



**OPEN SUN 1-4**

Spacious upgraded home in West Pleasanton on cul-de-sac. 4 BR, 3 BTH with upgraded granite kitchen, new carpeting, and a prime location backing to greenbelt with views of the ridge  
**\$819,000**  
7478 Alder Ct.



**COMING SOON**

Charming 4 BR, 2 BTH home with upgraded kitchen & baths on prime 1/4 acre cul-de-sac lot with pool!  
**High \$700,000s**



**COMING SOON**

Spacious 6 BR, 3 BTH home featuring over 3400 sq ft, with upgraded kitchen, hardwood floors, 1/4 acre lot with sparkling pool, and more!  
**\$985,000**



**COMING SOON**

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**



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**BLAISE LOFLAND**

DRE# 00882113



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[blaise@blaiselofland.com](mailto:blaise@blaiselofland.com)

[apr.com](http://apr.com)

### BRIDLE CREEK

**OPEN SAT 1-4**

**JUST LISTED**



**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 ESTATES

**OPEN SUN 1-4**



**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 \$2,095,000**

### THE PRESERVE

**PENDING**



**806 SYCAMORE CREEK WAY, PLEASANTON**  
Highly upgraded Hillstar Model on premium .35 acre lot. Expansive views of Pleasanton Ridge. Faces open space. Highly upgraded with beautiful front and rear grounds. Includes in-ground pool and spa. Built by Greenbriar Homes in 2002. Five bedrooms, plus guest suite and bonus room, 5 bathrooms. Approximately 4,455 square feet. Gourmet kitchen with granite countertops. Crown molding, plantation shutters, and custom built-ins. Close to Downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park.  
**OFFERED AT \$1,549,000**

PLEASANTON 900 Main Street



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**ALAIN PINEL**  
REALTORS

JENNIFER MALAKOFF BY APPT



**7031-7033 MORGAN TERRITORY RD \$5,750,000**  
Palatial Estate, 92+ acres, Breathtaking Panoramic views, Privacy, 12-Car garage, 2nd house, Unbelievable ultra high-end features 5 min to 580 fwy.

MARTA RIEDY BY APPT



**3365 E RUBY HILL \$3,995,000**  
Magnificent Ruby Hill Italian Villa! Exquisite estate with 6 bedrooms 6.5 baths, 9,100 sq. ft. Over 1/2 acre level lot. Must see to appreciate.

BLAISE LOFLAND SUN 1:00-4:00



**788 VINEYARD TER \$2,095,000**  
Country Chateau Estate on approx 1 acre. Landscaped with heritage oaks & vineyards. By Greenbriar in 2008 has a 6,476 Sq Ft.

BLAISE LOFLAND SAT 1:00-4:00



**897 SUNSET CREEK LN \$1,449,000**  
Immaculate single level in Bridle Creek with premium view lot! Private year yard, solar heated pool, beautifully landscaped, view of Pleasanton ridge. Gourmet kitchen.

DOUG BUENZ BY APPT



**1075 SHADOW HILLS CT \$1,399,900**  
Rarely available luxury single story home with 5bd (5th bd currently an office), 4ba, granite/cherry/stainless kitchen with island, hardwood floors, plantation shutters.



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

MARK KOTCH SUN 1:00-4:00



**2784 LYLEWOOD DR \$1,275,000**  
4bds/3ba, 3500+/-sf home. Expanded FR, formal DR, and LR. Upstairs Bonus room. Built in 1996. Master suite with fireplace, near great schools & shopping. Large corner lot.

STEPHEN MCDONOUGH BY APPT



**1394 CASA VALLECITA \$1,099,000**  
Beautiful remodeled home on Westside of Alamo. Island kitchen/new cabinets/granite counters/modern baths/new carpets/gleaming hardwood floors/fresh paint in and out.

EMILY BARRACLOUGH SAT/SUN 1:30-4:30



**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.

MOXLEY TEAM SUN 1:30-4:30



**1839 BEGONIA CT \$935,000**  
4bd/3ba, plus loft or optional 5th bd, 2541+/-sf. New kitchen/granite counters, dinette area, side yard access & pool, 3 car garage. Jack and Jill baths. 1bd/1 full ba downstairs.

SUSIE STEELE BY APPT



**447 EWING DR \$864,999**  
Opportunity knocks! Just reduced! Adorable nicely updated 2350 +/-sf 4 bd/2.5ba on large expansive lot with wonderful pool. Close to downtown, parks and schools!

MAUREEN M NOKES SAT 1:00-4:00



**3276 CRANBROOK PLACE \$858,800**  
Stunning valley views from this 3100+/- Dublin Ranch 4/3 home. Soaring ceilings, curved grand staircase and highly upgraded gourmet kitchen. Travertine marble floors.

DOUG BUENZ OPEN SUN 1-4



**7478 ALDER CT \$819,000**  
Prime West Pleasanton with stunning views of the Pleasanton Ridge! 4bd/3ba, dramatic vaulted ceilings, granite/stainless kitchen, updated baths, new carpet, Must See!

DAN GAMACHE SAT&SUN 1:00-4:00



**4595 GATETREE CIR \$729,950**  
Great Pleasanton Valley Home! This 2146+/- Gallery Model has 4bd/3ba. Perfect family home, walking distance to K-12 and 10 minute walk to downtown Pleasanton.

JO ANN LUISI SUN 1:00-4:00



**990 LOYOLA WAY \$625,000**  
Super clean. Ready to move in. 4 bd/3 ba with large upstairs bedrooms, 1 bd/1 full bath downstairs. Conveniently located close to Livermore Community Center.

