

Pleasanton Weekly

VOL. XII, NUMBER 24 · JUNE 24, 2011

PLEASANTONWEEKLY.COM

Looking to the future

New police chief for tomorrow's leaders

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INSIDE THIS WEEK

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Sunday, July 10

5K /10K 8 a.m. start time

from Eden Medical Center to Lake Chabot Regional Park
in Castro Valley

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AROUND PLEASANTON



By JEB BING

If you like large cities, stay here

For those of us who like living in a large metropolitan area that's probably going to get much more crowded, Pleasanton and the Tri-Valley are the places to stay. Consider this: Only a year ago, Pleasanton had a cap of 29,000 on housing units that could be built here, a restriction approved overwhelmingly by voters in 1996. Last year, a Superior Court judge agreed with an affordable housing coalition and the state that the law meant too few homes could be provided at prices the growing workforce here could afford and tossed out the housing cap. Now, Pleasanton is rushing to complete land use zoning changes that will accommodate more than 3,000 new homes and apartments to meet the court's and state's deadline at year's end.

But 3,000 more housing units appear to be only the tip of an iceberg of additional housing needs for Pleasanton and the Bay Area. A recent report prepared for the Association of Bay Area Governments and the Metropolitan Transportation Commission suggests that this region is anticipated to grow by more than 2 million people, from about 7,350,000 today in the Bay Area to about 9,430,000 by the year 2035. This population growth would require around 902,000 new housing units with Alameda, Contra Costa and Santa Clara counties taking the lion's share of growth. Pleasanton, with a recent census showing our population has now crossed the 70,000-threshold mark, could see its housing stock grow by nearly 10,000 according to the "Initial Vision Scenario" (IVS) from ABAG and the MTC. Allowing for just three occupants per additional household, we'll hit the 100,000 mark, a big leap for a city whose leaders just a couple of City Councils ago advocated no-to-slow growth as the town neared 50,000.

Our city's current number of 24,034 apartments and homes would increase by 32.9% to 33,819 if these two agencies and the state's Regional Housing Need Allocation agency have their way, and the court's ruling to nix the housing cap indicates they will. That would amount to a growth in housing units of 9,785 by 2035, or a 40.7% increase according to the IVS report. Percentage-wise, that's on par with a number of other Bay Area cities, even less than many, but it's the numbers that count since size matters. Livermore, which will have



JAY FLACHSBARTH/

Keep an eye on Pleasanton's population: It could hit 100,000 as housing increases.

to add 12,138 new housing units, will see a 42.3% growth to a 2035 total of 40,801 homes, whereas much smaller — yet faster-growing — Dublin will see the number of its homes and apartments increasing by a whopping 107% to 32,216 units, up nearly 17,000 from today's 15,572. San Ramon also will see continued growth, adding 36,682 homes to its current stock of 22,061 for a 66.3% gain by 2035. But smaller Danville appears to get a break in this housing frenzy, being asked by ABAG, the MTC, the state's Regional Housing Needs Allocation (RHNA) formula and the its Housing and Community Development agency (HCD) to boost the town's housing stock by only 8% to 17,920.

The Bay Area's large cities of San Francisco, San Jose, Oakland and Fremont will still be the top four by a wide margin in 2035 with San Jose growing by another 43% to pass the 1 million population mark and stay well ahead of San Francisco.

Pleasanton officials are quick to point out that many issues (obstacles) stand in the way of ABAG and the MTC's effort to achieve its household and jobs gains, including transportation, sewer and school capacities. These agencies agree that Initial Vision Scenario, prepared to meet a 2008 state law requiring a 25-year plan for a "Sustainable Communities Strategy," is just a start. Public hearings are planned to better define the plan and its blueprint for future city and county growth.

Clarification: In the June 10 column about Pleasanton's summer events, I should have written that the Pleasanton Downtown Association is partnering with the Pleasanton Chamber of Commerce, the city of Pleasanton and the Pleasanton Weekly to launch ShopPleasanton.com, an online directory of nearly all businesses in Pleasanton that has special offers and coupons, restaurant menus, photos, maps, event announcements and more. The partnership aspect wasn't clearly defined. ■

About the Cover

Pleasanton Police Chief Dave Spiller talks about his plans for the future of the department as he settles into his new role. Spiller, 43, was sworn in as chief last month to a standing ovation. Photo by Glenn Wohlmann. Design by Lili Cao. Vol. XII, Number 24

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	JULY	JULY 1
JULY 2		EVOLUTION (JOURNEY TRIBUTE)
JULY 3		CON FUNK SHUN
JULY 4		BLUES FESTIVAL (12-8 PM)
JULY 6		WE THE KINGS
JULY 7		SANCTUS REAL
JULY 8		SURVIVOR
JULY 9		WHISPERS
JULY 10		TRACY LAWRENCE

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JULY 8 Secretariat Ball Cap Giveaway

First 1,000 people who enter Win, Place & Show

www.AlamedaCountyFair.com

Have a safe July 4th!

Fireworks are used to light up the night sky in honor of Independence Day. Although fireworks are used in celebration, they can be dangerous. This 4th of July holiday leave the fireworks up to the professionals.



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Streetwise

ASKED AROUND TOWN

Do you have any fun summer plans?



Hunter Hilton

Age 4

I'm going to Pre-K after summer. I'm going to make some stuffs like hearts and crafts and go to the beach and then go home. I'm going to get some marshmallows when I go camping, too.

Jacob Newman

Student

I'm going to Vancouver, Canada, for a couple of weeks with my family, and we're going to visit relatives and sightsee. I am also going to lacrosse and basketball camps, and I'm on the Del Prado Stingrays swim team.



Jennifer Heid

Teacher

I am going to be taking care of my children and my nephew. We're going to go to Fairyland and spend a lot of time at the pool. We'll hang out with friends, too.



Joe Remedios

Retired

We're going to spend a lot of time at our daughter's winery near Yosemite.



Spencer Guinther

Student

I'm going to a beach house with my friend for a week in Cayucos, and then I'll just be hanging out with friends.



—Compiled by Kerry Nally

Have a Streetwise question? E-mail editor@PleasantonWeekly.com

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DIGEST

Downtown going mobile

The Pleasanton Downtown Association (PDA) has launched its phone app to put downtown businesses and events at the fingertips of residents and visitors. The free Downtown Pleasanton App is available now for download from the Apple App Store on all iPhones. The PDA hopes to launch the Android version of the app in coming months.

The app combines a downtown business directory with Google maps, directions, event information, specials and more. Since it is web-based, content will be updated and refreshed each time the app is opened.

The PDA will continue to add features to the app over the coming months. Executive Director Laura Olson said anyone with comments or suggestions is welcome to email her directly at director@pleasantondowntown.net.

Library gets jazzy

The Friends of the Pleasanton Library is sponsoring a series of free music concerts at the library this summer at 2 p.m. Sundays.

The first is the Dave Rocha Jazz Band this Sunday, June 26, performing selections by jazz trumpet greats such as Miles Davis and Dizzy Gillespie. Next up is Neely's Rhythm Aces on July 24, renowned for its authentic sound of syncopated 1920s jazz, 1930s and 1940s swing, blues, Dixieland, vintage jazz and traditional jazz. The King Cotton Jazz Band will wind up the summer with Dixie flair on Aug. 28, with its strong rhythm section, ensemble playing and vocals.

For more information, call Penny Johnson at 931-3405.

Golf course renovations

Las Positas Golf Course in Livermore will undergo renovations to accommodate the new alignment of Jack London Boulevard as it is extended. This will include conversion of the current 9-hole course to a par 3 executive course and redesign of three holes.

The project consists of earthwork, shaping and contouring, supplemental drainage, rock pickup and removal, topsoil spreading, constructing of golf course features, fairway and green development, tree planting and construction of cart paths.

"This project is of utmost importance for Livermore," said Mayor Marshall Kamena. "Once complete, the golf course will be in top notch condition and more enjoyable than ever before."

Jack London Boulevard will eventually connect to El Charro Road.

PUSD budget OK'd without final state funding figures

School Board also adopts new homework policy for next year

By GLENN WOHLTMANN

The Pleasanton school board has approved a budget for the upcoming school year that is not actually final, because California has yet to approve a budget of its own — one that would specify exactly how much the district would get from the state.

Gov. Jerry Brown vetoed a budget proposal last week and sent legislators back to work. With that in mind, the district used its best estimates, based on figures from Brown's May budget revisions, which gave a slightly improved budget picture and allowed the district to restore funds.

The budget outlined by Luz Cazares, assistant superintendent of business services, includes much of what's been outlined for months: \$3.5 million in cuts to programs and services, \$1.7

million in concessions negotiated with the district's two unions, and \$5.3 million in reserves, including one-time state and federal funds.

Earlier this month, the board restored \$2.5 million in programs and services, bringing back elementary school physical education, some class size reductions, and elementary school reading programs, among other things, leaving the district with \$8.1 million in cuts.

Tuesday night, Cazares noted the district did not tap the Sycamore fund in its current budget, and has not needed the city's offer of a \$1.2 million line of credit. The budget does, however, take \$569,000 from adult education programs, \$40,000 from Kid's Club funding, and continues the elimination of \$96,000 in meals for needy students implemented in the 2010-11 budget.

The district will use flexibility options of-

ferred by the state to divert \$4 million originally dedicated to other uses. That was approved by a unanimous vote.

The board also approved a deferred maintenance plan, which shifts money out of building funds so it can be used to pay debt service on school district bonds. The developer fee fund, which had been used to pay debt service, has dwindled in the recession. The maintenance plan still reserves some money for projects.

The district is now awaiting the state's final budget and fall enrollment figures.

The board also voted to approve a new homework policy; that policy has been 14 months in creation and was subject to a number of last-minute changes.

See **SCHOOL BOARD** on Page 6



GLENN WOHLTMANN

Opening day luck

Ed and Marissa, teens from Livermore, lug the big pig they won at a ring toss game at the carnival two hours after the 2011 Alameda County Fair opened Wednesday. It continues through July 10, with plenty of family fun including concerts, livestock and garden exhibits, live horseracing, carnival rides, a Hot Dog Eating Contest, an amateur rib and chicken cook-off. The Fair will feature fireworks at 9:15 p.m., Friday, July 1. For a complete schedule of events, visit www.alamedacountyfair.com.

Auto mall not moving to Staples Ranch

City will keep property zoned for automotive sales

By DOLORES FOX CIARDELLI

Hendrick Automotive Group has decided against building a new auto mall on the Staples Ranch property being developed in northeast Pleasanton and instead will do extensive renovations at its current location on Rosewood Drive.

"We considered a number of factors, foremost being the economy and the current state of the retail automotive market," said Kirk Heppler, Senior Vice President and Western Division Chief Operating Officer for Hendrick Automotive Group.

"Although the industry is moving in a very positive direction, we're operating in a far different environment than prior to the recession when the Staples Ranch discussions began."

The Pleasanton Auto Mall has the following franchises: Acura of Pleasanton; East Bay BMW; East Bay Mini; Infiniti of Pleasanton; and Lexus of Pleasanton. Its new auto mall was to occupy a 37-acre portion of the Staples Ranch property, next to the I-580 junction at El Charro Road.

"The good news is that we get to keep a major

See **AUTO MALL** on Page 7

At the Fair: Hometown talent takes the stage

Pleasanton sisters Jenny and Ashley pursue singing, acting careers

Jenny and Ashley Cooke won't be your typical Pleasanton teenagers at the County Fair. They're going to be onstage singing and playing guitar, one of many stops for them at fairs and festivals across the country.

"Our voices are pop country," said Jenny, 15, in a telephone interview from Nashville last week. "It's really cool because it's not a recognized genre but it's like Garth Brooks, Shania Twain and Taylor Swift. They've paved the way and we hope we can be one of those people in the future."

They both sing and Ashley, 13, plays the acoustic guitar.

"I do a lot of melody and Ashley sings harmony," Jenny said. "Since we're sisters, our voices mesh so well together. We can break it down in

parts, it works out."

They've have been performing for years on TV, in major league ballparks and, more recently, on their debut EP, "Songs About You."

"This is our first year performing at festivals," said Ashley. They had just been onstage in Kentucky, Ohio and Florida.

The singing saga began when the girls were little and the family lived in Wisconsin.

"I saw the movie 'Annie' and I fell in love with it," recalled Jenny.

At the age of 5 she would perform for family friends who stopped in, and finally entered an acting competition in Chicago.

"I won a full paid scholarship to Hollywood when I was 9," Jenny recalled. "So I went to L.A.

and signed with managers. I did commercials with Disney, Nickelodeon and Fox."

"I was there for the ride," Ashley said. "When I saw her, I wanted to do it as well. I did Nintendo commercials and taught myself guitar and starting writing some songs."

Although they started out singing and are now acting, they're hooked on both.

"My favorite thing I've done so far is filmed a music video, in Laguna Beach this last February," Jenny said. "We got to be on camera but we got to be singing — there's not anything that beats making a music video."

The video, "Beach Weekend," has been featured on teen sites and music blogs as well as

See **SISTERS** on Page 7

Discount debacle darkens Disneyland dreams

Discount tickets sold locally turn out to be scam

Imagine buying discount tickets to Disneyland, driving more than six hours with the family, only to find out the tickets were bogus. That's the case for some Pleasanton families who bought tickets on Craigslist from a Pleasanton woman, according to police.

Sgt. Jim Knox said there are at least five local cases involving Lisa Marie Cassinelli, 51, who was charged in a similar scam earlier this month in Walnut Creek. Knox said Cassinelli arranged to meet would-be victims at the Cheesecake Factory or P.F. Chang's at Stoneridge Shopping Center.

He said people were paying \$250 to \$300 per person for three-day

park hopper passes, which allowed the buyer to visit both Disneyland Park and Disney California Adventure Park.

"They're using cash, they're gong down there and finding the tickets have never been activated," Knox said, adding that the woman presents a fictitious receipt to prove the passes are valid.

In the Walnut Creek cases, Cassinelli was accompanied by a young girl she claimed was her daughter. The Walnut Creek Police Department confirmed three cases involving Cassinelli.

The investigation uncovered two more victims in San Ramon; a search warrant at her home, allegedly turned up additional Dis-

neyland passes and information indicating there may be other unidentified victims of this scam.

Walnut Creek police said most evidence indicates the victims are from Contra Costa County and the greater Sacramento area. Knox, however, is concerned there may be other local victims.

"We would caution people that if they see an advertisement related to Disneyland park hopper passes that they be wary," he said.

Anyone who may have been a victim is asked to contact the Pleasanton Police Department at 931-5100.

—Glenn Wohltmann/
Bay City News

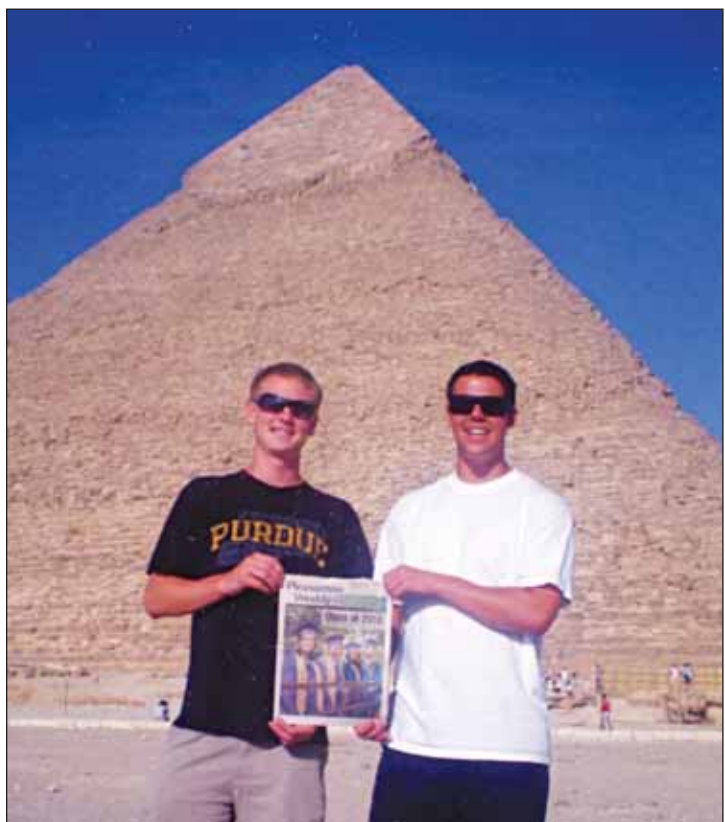


BOB COLE

Honors for D-Day paratrooper

French Consul General Romain Serman awards Pleasanton veteran paratrooper Robert L. Vannatter with the French Legion of Honor medal June 3 for his part in the liberation of France during World War II. Vannatter was also given a commendation from Pleasanton at the City Council meeting Tuesday night. After Councilman Jerry Thorne gave an introduction detailing his background and his three major European battles, Vannatter regaled the crowd with more anecdotes, to receive a second standing ovation from those in the council chamber.

TAKE US ALONG



Studying the Pyramids: Jay Guilmart and Brent Cambra packed their Weekly for a Semester at Sea Study Abroad Program that brought them to Spain, Italy, Croatia, Greece, Turkey, Egypt and Morocco.

Cash-out refinancing practices get first PUSD review

Popular among school districts at the time, debate continues about legality

BY GLENN WOHLTSMANN

Pleasanton school board members got an earful Tuesday night about cash-out refinancings done by the district, as a consultant walked them through a 20-page document showing the costs and savings to taxpayers.

Government Financial Services head Lori Raineri refused to be pinned down by the board on whether the cash-outs were illegal; she said, however, that they were "unconstitutional" and that she steered her own clients away from the practice.

Pleasanton schools were not alone in doing that type of borrowing, Raineri said.

"This practice was going on for a long time," she said. "As it became more popular, it became more controversial."

The district took \$6.79 million from refinancing of Measure A and

Measure B bonds in six borrowings between 2003 and 2005 and spent it on as-yet-undetermined projects, something GFS and a citizens committee hope to find before the board meets again in August. While the district saved taxpayers \$9.7 million from refinancing, much the way a homeowner would by refinancing a mortgage, the \$6.79 million cash-out will result in a payback, with interest, of \$9.28 million.

Using money — that should legally have gone back to taxpayers — for school facilities became so popular that then-Attorney General Jerry Brown released an opinion letter in 2009 saying the practice violated both the state constitution and education code, which prohibits schools from levying taxes without a vote.

"The question is, how do the tax levies compare to what was told the voters," Raineri told the board, not-

ing that the wording on one of two bond measures, Measure A, has still not been found. The district has searched dozens of possible places, including county election offices, the district's own files, and even the local library.

Committee member Julie Testa complimented both GFI's work and Luz Cazares, assistant superintendent of business services, for choosing a firm that didn't support cash-outs, but Testa maintained the practice has been illegal all along.

In the district, she said, "It was understood that in order to create more debt it required a vote of the people."

Testa said she worked for years trying to get the bond oversight committee reinstated to monitor spending, and that all the money from refinancings should have gone to lower taxes. ■

SCHOOL BOARD

Continued from Page 5

In a lengthy discussion, board members questioned the reason behind the new policy and the need for it in the first place. Board Member Jamie Hintzke voted against adopting the guidelines and said the bulk of homework problems are from "a handful of teachers" that could likely be resolved by parent meetings. She added the new policy could be read as micromanagement of teachers.

"I feel this thing is a little half-baked," Hintzke said, opposing the board's plan to "test drive" the new procedures to get feedback over the coming school year.

W. Ron Sutton, who was on the student achievement advisory committee that brought up the idea that the homework policy should be re-examined, also questioned the new policy. Sutton suggested that all homework assignments should have a goal and an estimated completion time and said the biggest

problem is lack of communication.

Trevor Knaggs, president of the Association of Pleasanton Teachers, said the new policy is "an impressive document" that spells out the responsibilities for students, teachers and parents.

"There will be some time to assimilate this," he said. "Most of the teachers I've talked to have already started implementing this."

Trustee Joan Laursen questioned the length of time allotted for students to make up work after time away from school.

While Board President Valerie Arkin agreed with Sutton that goals and completion times should be part of the policy, she ultimately supported the plan.

Board members Jeff Bowser and Chris Grant both said the policy should be a work in progress.

"Our policies need to be more dynamic," Bowser said. "We don't just write them and put them on the side."

Grant said the policy is meant

to be a guideline for the average student.

"No doubt we will have to monitor and modify this policy," he said.

The policy passed on a 4 to 1 vote, with Hintzke the sole opponent. Teachers, parents and students will test it during the next year, with a report on how well it worked expected by spring 2012.

In other matters before the school board Tuesday:

■ The board approved a one-year extension of Superintendent Parvin Ahmadi's contract after a year with glowing reviews. That contract will now run until 2014. Ahmadi, in her report to the board, said she plans on implementing guided tours of schools and facilities in the upcoming year.

■ Debi Covello of Pleasanton Partnerships in Education announced that the CORE (Community Outreach for Education) campaign has been extended. So far, the fundraising effort has brought in just over \$329,000. ■

Pleasanton resident helps nab mail thieves

BY GLENN WOHLTMANN

Pleasanton police are thanking an alert resident on Independence Drive for her help in catching thieves responsible for stealing hundreds of checks from throughout the Bay Area.

That woman happened to be looking out her window just before 9 a.m. June 16 when she saw outgoing mail stolen from her curbside mailbox, a police report said. The woman called 911 and described the

two male adults and the vehicle they left in, a black Cadillac Escalade.

While police units were en route, a community service office spotted that Escalade speeding away, headed south on Sunol Boulevard and radioed the location to officers. The Escalade was stopped on eastbound I-580, according to Pleasanton police Lt. Jeff Bretzing.

"We were never in pursuit of that vehicle. The driver did not attempt to flee," he said, adding that other

officers arrived with lights and sirens in what he called "a high-risk stop."

A search of the Escalade revealed not only checks stolen from the victim but hundreds of other checks from Pleasanton and throughout the Bay Area, the report said.

Marcellus Lewis, 38, Kenyatta Island, 34, and Kent Battle, 27, all of Oakland, were arrested for mail theft and possession of stolen property. The three were booked into Santa Rita Jail. ■

SISTERS

Continued from Page 5

being added to GACTV.com and TCN.

The family has two rules as the girls pursue their singing and acting careers: The grades must stay up and they must spend family time together every weekend.

"We do an online school because we are in a different place very week," Jenny said.

"At one period we moved away to L.A.," Ashley said. "Just these last six months we've moved back to Pleasanton."

Their mother Beth travels with them while dad Dennis remains in Pleasanton and commutes to Newark for work. But each weekend the family is reunited, including their three dogs, a teacup yorkie



CONTRIBUTED PHOTO

Jenny and Ashley

named Brooke Cooke; Sammy, a small purebred poodle; and Benji, also small, that the girls lovingly describe as "a total mutt."

They attended Vintage Elementary and Pleasanton Middle School

before their careers took off so they have plenty of friends when they are home in Ruby Hill.

"We have a movie theater at our house, and we have friends over to watch movies and play pool," Jenny said. "We're also really grounded in our church, Cornerstone Church in Livermore."

When onstage they like to dress simply but in outfits that make a statement, they said. Since they're the same size they share their clothes, which is fun although can be somewhat confusing to those working with them, they added with a laugh.

Jenny and Ashley performed at the Alameda County Fair on Wednesday and will be on the Bandstand Stage at 6 p.m. June 29 and 30. Share in the fun as two of Pleasanton's own bring their sound back home.

—Dolores Fox Ciardelli



JAY FLACHSBARTH/JAYFPHOTOGRAPHY.SMUGMUG.COM

Perfect weather makes for spirited run

Tara Kyle and her 6-year-old German Shepherd, Kona, of Pleasanton, were huge crowd pleasers at the 18th annual Spirit Run, hosted by the Rotary Club of Pleasanton, that took place on Father's Day. Kyle said that Kona loves to run with a "tree" in his mouth, the bigger the better. The event includes 5K and 10K walks and runs as well as a Kids Challenge. Registration fees go to support the Rotary Club of Pleasanton's scholarship program.

AUTO MALL

Continued from Page 5

sales tax provider for the city," said City Manager Nelson Fialho. "The bad news is there is no other tenant in the short term."

"For time being it's going to stay zoned as auto mall. From my perspective it's a great site for that," Fialho added, noting that the site has freeway frontage. "It's like banking land for use and someday we may need that use."

He said people have asked about using that part of Staples Ranch for homes but it lies inside the Airport Protection Zone set by the county, due to its proximity to Livermore Municipal Airport.

"This precludes residential development on that site," Fialho explained.

Preparation began last week at Staples Ranch for construction of a multi-million-dollar upscale retirement community being developed by Continuing Life Communities (CLC) with 635 units. Pleasanton is developing a 5-acre community park adjacent to that site.

A 17-acre community park is also planned, and 8 of its acres were tentatively earmarked for a two-story, four-rink facility to be built by San Jose Arena Management, a subsidiary of the San Jose Sharks.

"We have not had communications with them in over six months so we're not sure they're still interested in the site," Fialho said. "From our perspective that site was planned as community park and it was an added plus to have a Sharks facility. We still have a 17-acre park for the community and now the park expands to its full potential."

Plans for the 124-acre Staples Ranch property also include commercial and retail development. The site was recently annexed into the city of Pleasanton although the land is still owned by Alameda County.

Hendrick Automotive Group is planning to invest \$6 million to \$10 million to renovate its Pleasanton Auto Mall on Rosewood. Work is expected to begin within 120 days and conclude by the end of 2013.

The renovations, to be done in phases, will include state-of-the-art upgrades to building exteriors, showrooms, service areas and customer waiting areas. The dealerships will remain open while undergoing the upgrades.

As the mall's capacity increases, there are expected to be more career opportunities, according to a statement from Hendrick Automotive Group. ■

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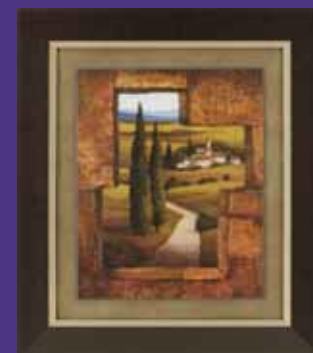
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EDITORIAL

THE OPINION OF THE WEEKLY

Affordable housing coming to Pleasanton

After nearly 20 community meetings, workshops and public hearings, including two presentations this week, Pleasanton's court-ordered housing element is nearing completion. Part of a legal settlement reached with an affordable housing coalition and state authorities last year, a Housing Element Update Task Force has identified available sites in Pleasanton where the more than 3,000 new affordable and market-rate homes and apartments could be built to meet a state mandate for more workforce housing in the city. Two task forces actually were involved in identifying housing sites, with the earlier Hacienda Housing Task Force having completed its work to allow an affordable housing complex in Hacienda Business Park that could accommodate up to 800 tenants. Work on that complex, now approved for two- and three-story rentals, could get under way early next year.

The broader Housing Element Task Force now wrapping up its work has been charged with finding suitable sites throughout the city for smaller clusters of affordable housing sites. Not all of the proposed sites would have affordable units for low- to middle-income tenants. Although the large number of units required has alarmed many, the fact is that most of the proposed high-density complexes would have no more than 15-20% of subsidized units, with the rest to be leased or sold at market rates. They range from 30 units per acre on a 13.5-acre site west of the Bernal Community Park and alongside I-680 to much smaller sites, such as a 3.3-acre parcel near the Sheraton Hotel on Stoneridge Mall Road that could accommodate 99 units.

During the months of meetings, some sites that the Housing Task Force identified as desirable for affordable housing fell off the list because of strong protests. The Valley Trails Homeowners Association persistently and successfully battled the inclusion of the 3-acre Valley Trails church site, which the task force had marked for 69 low- to moderate-income high-density apartments. Similar complaints from neighbors and shoppers won an exemption for the 5-acre Vintage Hills Shopping Center. A motel site on Santa Rita Road was considered, but with only 2 acres to offer was deemed to small for the high cost of building affordable housing.

Objections and support for the Housing Task Force recommended sites came from all parts of Pleasanton. Most objected to high-density housing near their single-family homes that might change the "character" of their neighborhoods. Increased traffic was another concern, particularly along Valley Avenue between First Street/Sunol Boulevard and Santa Rita Boulevard. Three proposed high-density housing sites have been proposed in that vicinity, including part of the vacant property across from McDonald's where Home Depot had sought approval for a second store in Pleasanton. Residents living across Bernal Avenue from the Fairgrounds in the vicinity of Bernal Community Park also objected to the task force's plan to allow more than 300 high-density apartments on land owned by South Bay Construction and now zoned for office buildings. Working in concert, both neighborhood groups are asking the task force to spread out the impact of the court-ordered 3,000 homes.

After this week's public hearings, the final decision goes to the City Council on Tuesday, July 19, which must send a final draft to the state Department of Housing and Community Development to meet an August deadline. The draft will no doubt be tweaked several times before it becomes the governing land use document for Pleasanton in 2012. ■



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Transitions

WEDDINGS • ENGAGEMENTS • OBITUARIES • BIRTHS

OBITUARIES

Phillip E Louthan

Phillip E Louthan, 62, died June 2 after a 25-year battle with multiple sclerosis, his wife Laurie at his side.

He was a long-time employee of Varian Inst, the NMR unit, at both Sugarland, Texas, and Palo Alto until MS forced his retirement.

Memorial services will be held in Friendswood, Texas, so that family can attend, including his sister Ann Flynt and her children, and in-laws. Burial will be at the family plot in Oklahoma. Donations may be made to Senior Support, 5353 Sunol Blvd., Pleasanton.



Sunday school for the Pleasanton United Presbyterian Church.

She is survived by her daughters Lorelee Sunderland of Pleasanton and Mary Jane Taylor of Henderson, Nev.; granddaughters Hannah and Tiana; and nieces and nephews. A memorial service was held at the Presbyterian Church in Watsonville. A graveside remembrance will be held at 10 a.m. July 8 at the Pleasanton Pioneer Cemetery.

Edith Ann Miller Cole

Edith (Edie) Ann Miller Cole died unexpectedly of a stroke on June 13 at the age of 66.

She was born Oct. 22, 1944, in Altadena, the daughter of James L. and Elizabeth Ross Miller. She grew up in Costa Mesa and Newport Beach and graduated from UC Davis in 1966, majoring in European history. After two years working in San Francisco, she married Bruce V. Cole and spent the next 20 years moving around the United States in support of his construction career. In 1987, the family settled in Pleasanton, where she raised her children, mentored youths, and lovingly tended her garden and pets. She loved animals, nature, the outdoors and history, and also enjoyed crocheting, knitting and quilting, gardening, camping, tennis, reading, sailing, traveling and exploring California.

Ms. Cole is survived by her husband of 44 years, Bruce V. Cole of Pleasanton; daughters Danielle Peters of Chico and Samantha Cole of New York City; brother Douglass of Clarksville, Md.; sister Margaret Mortimer of Newport, Ore.; and her mother Betsy Miller, also of Newport. A memorial service will be held in the fall.



Muriel J. Camozzi

Muriel J. Camozzi died June 16 from pneumonia at the age of 85. She was born April 13, 1926, and had been a resident of Pleasanton since 1974.

She is survived by her husband of 52 years, John Camozzi; daughters Cathy Shahan (Larry) and Sharon Rawlings (Pete); and granddaughters Crystal and Julie. A vigil service was held Sunday at Graham Hitch Mortuary in Pleasanton, with a funeral Monday at St. Augustine Church.

Therese Josephine Weisgerber Fadoul

Terry Fadoul, 83, died June 19 at her home in Toms River, N.J., surrounded by her loving family.

She was born Jan. 18, 1928, to William and Margaret Weisgerber and raised in the Bronx and Yonkers, N.Y., and never really lost her Bronx accent. She went to secretarial school, which is what many girls did back then, and she was considered quite a beauty. She was fun-loving and always enjoyed a gin and tonic in the summer and a glass of scotch in the winter. She loved the beach and enjoyed many vacations in Aruba. She was a homemaker and raised five children. She lived in Stanley Junction in Pleasanton for five years.

She was preceded in death by her husband of 47 years, Vincent Fadoul. She is survived by sister Rita Duffy and brother William Weisgerber; two sons and their spouses, Mark and Ann Fadoul, Paul Fadoul and Stephen Roselius; three daughters and their spouses, Beth and Bob Hewitt, Ann and Gary Carr of Pleasanton, and Caroline Wolford and David Seim of Pleasanton; and nine grandchildren. A Catholic service is being held tomorrow at St. John's Roman Catholic Church in Lakehurst, N.J. Donations may be made to "Making Headway Foundation, 115 King St., Chappaqua, NY 10514 or a local Hospice.

Avanell (Haile) Manke

Avanell (Haile) Manke, who was known to her friends as Ave, died in Watsonville on April 22 at the age of 86.

She was born in Star, Texas on July 9, 1924, the oldest of five children. She and her late husband Hilton lived in Pleasanton for many years on Abbie Street where she also owned and operated a small beauty shop.

Ms. Avanell was a charter member of the Ambrose Regalia Veterans of Foreign Wars auxiliary, was a Pleasanton Elementary School Tartan Band booster officer, a PTA board member, a member of the Order of Eastern Star, and taught



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BIRTHS



Rylee Kathryn Weist

Matthew and Misty Weist of Pleasanton welcomed their daughter Rylee Kathryn Weist at 2:07 p.m. May 26 at San Ramon Regional Medical Center. She weighed 7 pounds 2 ounces and was 21 inches long.



Lucille "Lucy" Madison Schmalz

Jeanine and Stephanie (Ricker) Schmalz, formerly of Pleasanton, welcomed daughter Lucille "Lucy" Madison Schmalz at 9:20 p.m. Feb. 28, in Littleton, Colo. She weighed 6 pounds 9 ounces and was 19-1/2 inches long. She joins twins Ryan and Katie; her proud cousins are Sofia and Ava Ricker of Pleasanton.

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ROTARY CLUB OF PLEASANTON NORTH Pleasanton North Rotary invites anyone interested in making a difference. The membership includes 65 professionals, business owners, executives, managers and community leaders. The club meets from 12:15-1:30 p.m. Fridays at the Hilton Hotel, 7050 Johnson Dr. Call 580-7947 or visit www.pnr-rotary.org.

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PLEASANTON COMMUNITY CONCERT BAND Pleasanton Community Concert Band will perform a Fourth of July concert at 12:30 p.m., Monday, July 4, at Wayside Park in Pleasanton. Call 846-5897 or visit www.pleasantonband.org.

Events

'BE A HERO' Pleasanton Public Library will host "Be a Hero," its adult summer reading program for library patrons ages 18 years and up, from June 11-July 30. Read or listen to three books or attend three library programs, or any combination of the two, and enter a weekly drawing for prizes. The library is located at 400 Old Bernal Ave. Call 931-3400 or visit www.adultsummerreading.wordpress.com.

FIRST WEDNESDAY'S STREET

FAIR: RED, WHITE & BLUES First Wednesday will take place from 6-9 p.m., Wednesday, July 6, in downtown Pleasanton. Houserockers will be performing at the Beer & Wine Garden Stage; Dave Crimmen Band will be at the North Stage. For more information, contact the Pleasanton Downtown Association at 484-2199 or email events@pleasantondowntown.net.

HERITAGE PARK OPENING Celebrate the Grand Opening of the city of Dublin's Heritage Park and Museums from noon-4 p.m., Saturday, July 2, at 6600 Donlon Way, Dublin. Enjoy free German food and entertainment featuring the Karl Leberz Band & plenty of hot dogs, root beer, pretzels & more! Call 556-4508 or visit www.dublin.ca.gov.

PLEASANTONIANS 4 PEACE

Pleasantonians 4 Peace is sponsoring a candlelight Vigil at 7 p.m., Wednesday, July 13, in front of the Museum On Main, 603 Main St. They will reflect on the human and monetary costs of the war, honor veterans who have sacrificed, and visualize ways of moving beyond this conflict to a more peaceful world. Call Cathe Norman at 462-7495 or email Matt Sullivan at mjs7882@gmail.com.

Film

MOVIES IN THE PARK SUMMER

SERIES Residents are invited to enjoy free movies during six Thursday evenings this summer at the Amador Valley Community Park, 4301 Black Ave., compliments of the City of Pleasanton. All films will be shown at dusk. Summer film series kicks off on July 14 with "Despicable Me," the charming tale of a criminal mastermind who uses a trio of orphan girls as pawns for a grand scheme,

IN THE SPOTLIGHT



Exhibit is perceptive — in a different way

"Beauty Contest" by Peg Magovern is one of the works of surrealism and hyper-realism now at the Harrington Gallery as part of its final exhibit of the 2010-11 season, "A Difference of Perception," at the Firehouse Arts Center, 4444 Railroad Ave. in Pleasanton. The exhibit features five Bay Area artists: painters Bill Sala, Ron Norman, Bill Weber and Magovern, and sculptor Jason Griego. Gallery hours are noon-5 p.m. Wednesday-Friday; 11 a.m.-3 p.m. Saturday; and for one hour prior to each Firehouse Arts Center performance and during intermission. A donation of \$2 is suggested.

only to find that their love is profoundly changing him for the better. The film is rated PG. Seating will be cordoned off in sections with blanket seating in the front, low-back beach chairs in the center and camp chairs and other higher positioned seating in the rear to accommodate for the best viewing. Do not place blankets or chairs on the lawn area prior to 10 a.m.

Fundraisers

CLOTHING DRIVE FOR FOSTER KIDS

Donations of new clothing items, such as shirts, dresses, pants, shorts, onesies and socks, can be made at any Sleep Train store. For more information on the location of the nearest store, go to www.sleeptrain.com or call 1-800-378-2337. Donations can be dropped off daily through July 10 at any Sleep Train location.

GOLF TOURNAMENT

The HopYard Ale House will be hosting its 18th annual HopYard Golf Scramble on Monday, June 27 at Castlewood Country Club, 707 Country Club Circle. Barbecue lunch provided and prepared for Vince McNamara of McNamara's Steak & Chop House. The barbecue steak dinner is provided and prepared by Tony Macchiano & Pleasanton Garbage Service. Proceeds to benefit the ValleyCare Health Library & Ryan Comer Cancer resource Center. For more information, call 373-4560.

HORSING AROUND

The Foundation for Axis Community Health invites the community to an afternoon of fun at the races from noon-6 p.m., Saturday, July 9, at the Alameda County Fairgrounds, 4501 Pleasanton Ave. Activities will include, in addition to the full schedule of horse races, a catered buffet lunch, a "Best Hat" contest, prize drawings and silent auction, and a no-host bar. Tickets to the event are \$50 and include admission to the Fair. Call 201-6017 or visit www.axishealth.org.

Health

SURGICAL OPTIONS FOR BREAST

CANCER Dr. Vanni Manthiram will speak on surgical options for breast cancer, from 11:30 a.m.-12:45 p.m., Tuesday, July 12, at ValleyCare

Health System, 5725 W. Las Positas Blvd Suite 240. All registered participants will receive a free-boxed lunch. Call to register, 734-3319.

Kids & Teens

A-TISKET A-TASKET, A GREEN AND

YELLOW BASKET The Northern California Natives who inhabited this area before us were expert at making baskets, to gather acorns, transport water, and to trap animals. Explore the many uses these native cultures had for baskets and how they made them, and then you'll make your own. Class is from 11 a.m.-noon, Saturday, July 9, at Alviso Adobe Community Park, 3465 Old Foothill Rd. Ages 6 and up. Cost \$5 for residents and \$7 for non-residents. Call 931-3485.

ICE CREAM SOCIAL

Using time-tested recipes and human energy, participants will concoct yummy ice cream the old-fashioned way; right here where it all started, at the original location of the Meadowlark Dairy! The social is from 11:30 a.m.-12:30 p.m., Sunday, July 3, at Alviso Adobe Community Park, 3465 Old Foothill Road. Cost \$5 for residents and \$7 for non-residents. Ages 3 and up. Call 931-3485.

Lectures/ Workshops

ACE THE INTERVIEW: GET THE JOB!

Empower yourself for your next job interview! This workshop will discuss what employers love to hear, control and self-care, and questions you must ask. The workshop is at 2 p.m., Saturday, June 25, at the Pleasanton Public Library, 400 Old Bernal Ave. For more information, contact Jane at 510-828-0442.

Live Music

DAVE ROCHA JAZZ BAND

The Dave Rocha Jazz Band will perform selections composed by jazz trumpet greats such as Miles Davis, Dizzy Gillespie, Clifford Brown, Freddie Hubbard and Lee Morgan, at 2 p.m., Sunday, June 26, at the Pleasanton Public Library, 400 Old Bernal Ave. Concert is free. Call 931-3405.

On Stage

'SUNSHINE' Singer and songwriter, Jonathan Edwards, will perform "Sunshine" at 8 p.m., Saturday, July 9, at the Firehouse Arts Center, 4444 Railroad Ave. Tickets are \$16, \$22 and \$28 for adults; \$22 for seniors and \$12 for children. Call 931-4848 or visit www.firehousearts.org.

Seniors

COMPUTER CLASSES FOR SENIORS

Pleasanton Public Library hosts Computer Classes for Seniors including Beginning Internet on the first Wednesday and Thursday of every month; Beginning E-mail on the second Wednesday and Thursday of every month; Open Practice on the third Wednesday and Thursday of every month; Advanced E-mail on the fourth Wednesday and Thursday of every month, at the Adult Computer Area in the library, 400 Old Bernal Ave. Computer classes are designed for mature adults. Registration is required; call 931-3400.

DAY TRIP - ARDENWOOD HISTORIC

PARK Journey back in time and experience what life was like at Patterson Ranch in the 1800s, now Ardenwood Historic Park in Fremont. A private tour of the Patterson home and garden; box lunch is included. The event is from 9:30 a.m.-2:15 p.m., Saturday, July 9; it leaves from the Senior Center, 5353 Sunol Blvd., roundtrip transportation included. Moderate walking. Cost is \$28 for resident and \$30 for non-resident. Call 931-5365 or visit www.pleasantonseniorcenter.com.

FLEXERCISE PLUS

Exercise with the least amount of stress on the joints and body. Class is from 5:30-6:30 p.m. Mondays through June 27 at the Dublin Senior Center, 7600 Amador Valley Blvd., Dublin. Bring a thin towel. Cost \$4 for residents and \$5 for non-residents. Call 556-4511 or visit www.dublinseniorcenter.com.

FREE MEMORY SCREENING FOR

SENIORS Caring Solutions is sponsoring free memory assessment on the fourth Thursday of the month

at the Dublin Senior Center, 7600 Amador Valley Blvd. Call 556-4511 for a 30-minute appointment. Preregister by the Monday prior to reserve an appointment. Informational materials are available at the Senior Center.

GRANDPARENT AND ME Bring your grandchildren, preschool to third grade, and a lunch to the Senior Center from 10:30 a.m.-noon, Friday, July 29, at the Senior Center, 5353 Sunol Blvd., to enjoy a morning of fun. Volunteers from the Pleasanton Public Library will be here to read the newest books. Crafts and activities, plus a treat will be served. Cost is \$1.75 for residents and \$2.25 for non-residents. Call 931-5365 or visit www.pleasantonseniorcenter.org.

Support Groups

BEYOND TREATMENT BREAST

CANCER This group provides a safe place to express and share thoughts, concerns and experiences of living with the uncertainty, the physical effects and problems related to intimacy, marriage, reproduction and employment. The group meets from 6-8 p.m. the fourth Thursday of the month at ValleyCare Health Library & Ryan Comer Cancer Resource Center, 5725 W. Las Positas Blvd, Suite #270. The group is facilitated by Mary Prishtina, RN, and Estee Goren, MFT. Call 399-1177.

PLEASANTON MILITARY FAMILIES

SUPPORT GROUP Formed in 2003 this group provides support and comfort to the Pleasanton families whose loved ones are deployed in the combat zones of Afghanistan and Iraq. The group has monthly meetings and other events such as "pack outs" of comfort and care items for deployed members of the armed forces. The group also sponsors the Yellow Streamer program on Main Street where streamers are displayed with the name, rank and branch of service of Pleasanton military personnel. Learn more at www.pleasantonmilitaryfamilies.org.

Volunteering

AMERICAN RED CROSS

ORIENTATIONS Tour the Pleasanton Blood Donation Center and learn ways to greet, inform and thank the community's blood donors. The tour is from 4-6 p.m., Thursday, July 14, at the Pleasanton Blood Donation Center, 5556-B Springdale Ave. Advanced sign-up required. Call Anne at 510-594-5165.

TRI VALLEY SUPPORT GROUP FOR

FIBROMYALGIA, LUPUS & ALL FORMS OF ARTHRITIS Tri Valley Support Group for Fibromyalgia, Lupus and all forms of Arthritis meets from 6:30-8 p.m. the fourth Monday of the month at Tri Valley Support, 3115 Finnian Way, Dublin. They are in need of volunteers to help. Call 875-0960.

Check out Community Calendar at PleasantonWeekly.com for a complete listing of events.



GLENN WOHLTMANN

Pleasanton Police Chief Dave Spiller does some digital paperwork in his new office at the department. City Manager Nelson Fialho describes the new chief as a man with “unwavering integrity.” Spiller is also a speaker on the topics of ethics, leadership and organizational efficiency.

Looking to the future

New police chief for tomorrow's leaders

BY GLENN WOHLTMANN

Pleasanton Police Chief Dave Spiller has his sights set on the future.

Spiller, 43, took over as head of the department in May after about six months of sharing the responsibilities with his fellow captain at the time, Eric Finn. Now, Spiller is searching his department for the next generation of leaders.

“We need to develop our people to succeed,” he said, “to develop tomorrow’s leaders and put them in a position to keep the organization moving forward.”

Spiller said there’s a formal succession plan in place, but his focus is more about getting those who are currently younger officers and administrators ready to run the department.

He’s probably looking for what upper management saw in him when he moved here from the Mountain View Police Department in 2002. Spiller began in Pleasanton as an administrative lieutenant

but was made captain just a year later. In his nine years as captain, he’s run both the investigations and operations divisions, where he received hands-on experience with everything the Police Department does.

Part of the process is grooming the next generation, he said, is deciding the future of the department.

“I’m spending time working with my staff,” he said, and in particular sergeants, lieutenants and Finn, although he said his door is open to anyone who wants to get involved. “I’m identifying what is great about Pleasanton through their eyes” — and what they see as problems. “That will determine the direction we want to go.”

Spiller doesn’t see any major changes in the department for the immediate future.

“I don’t think anyone on my staff is going to see me pull the shroud on any great miraculous changes,” he said. “We’re keeping our hands on the wheel.”

Part of that means continuing an approach that’s been both successful and unpopular: traffic stops.

“Traffic has always been a high priority to this community — managing it, educating people and enforcing laws,” Spiller said, citing the three Es of traffic: enforcement, engineering and education.

“I don’t want to apologize to anybody for being aggressive on traffic,” he said. “I think we’re doing a good job keeping people safe and at times it can even result in good police work.”

Traffic stops have been a staple in Pleasanton law enforcement. They’ve resulted in far more than tickets, netting drug dealers, would-be burglars, people wanted for parole and probation violations, and in one case, the arrest of an accused pedophile. Sweeps of parks and parking lots have come up with stolen credit cards, forged debit cards,

drug deals and stolen cars.

Spiller, who began his career in 1989 with the San Diego Police Department before moving north to Mountain View, understands that Pleasanton is a different type of police agency.

“We’re a service organization. There is a high expectation of service and my goal is to meet that,” he said. “I feel like we’re doing great work and I don’t really see any problems.”

As with traffic enforcement, much of that comes from Spiller’s predecessors, longtime chief Tim Neal and Mike Fraser, who served a bit less than four years before retiring.

“I want to build on the success we’re having so far,” Spiller said, “by staying innovative, by being creative in things that come up, by suppressing crime ... to maintain a high quality of life. Our role is to keep the place safe.”

City Manager Nelson Fialho said there were three categories that put Spiller into the job: his temperament, his background with other agencies and his unwavering integrity.

“You want to know that your police chief is going to hold himself and others to the highest standards and I have every confidence he’ll do that,” Fialho said. “His background with Mountain View and San Diego gives him a broader perspective in leadership and Pleasanton will benefit from that, long term.”

In regard to temperament, Dave is very calm and very articulate. When it comes to the deployment of resources in an emergency and when it comes to articulating the goals of the department, you need those attributes and Dave has that.”

Spiller, he said, is also an experienced speaker on topics including leadership, ethics and organizational efficiency.

Upon being promoted, Spiller was immediately called on to deal

with the budget and worked with City Manager Nelson Fialho and the rest of the executive team to provide services while keeping the budget in balance. That budget was released last week, and continues the hiring freeze instituted two years ago.

For the Police Department, that leaves the officer-to-resident ratio at 1.25 to 1.5 officers per thousand residents, a little higher than Spiller would like, but still low enough for police, in his opinion, to accomplish their mission.

Spiller has some pretty strong requirements of those now serving under him.

“I expect our Police Department to be professional and produce professional, quality police work,” he said. “I expect (officers to) practice aggressive traffic enforcement. I expect timely responses at emergencies and routine calls for service.”

That’s along with his commitment to “a high level of community engagement,” which comes down to face-to-face contact with residents and business owners alike.

Spiller became a police officer around the time many departments started requiring officers to have a degree. He holds a master’s degree in arts from Saint Mary’s College and received a bachelor’s degree in science at the University of San Francisco. He also is a graduate of the California Command College and the Senior Management Institute for Police at Harvard’s Kennedy School of Government.

He and his wife Kathleen have a 3-year-old daughter.

Even though he’s been chief for a little over a month, Spiller said he already feels at home.

“I feel very supported and I think the organization is ready to get behind me,” he said. “I love these guys. They work hard and I’m proud to be their leader and I look forward to continuing to do great things in the years to come.” ■

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I don't want to apologize to anybody for being aggressive on traffic. I think we're doing a good job keeping people safe and at times it can even result in good police work.

Dave Spiller,
*Pleasanton
Police Chief*



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It's time once again to cast your ballot for the best shop and service in the area.

The online ballot is available through www.PleasantonWeekly.com. Readers Choice winners will be announced on July 22.

Here are the categories for this year's contest:

- Around Town**
 - Best Auto Dealership
 - Best Computer Repair
 - Best Dry Cleaners
 - Best Financial Planner
 - Best Mortgage Professional
 - Best Photographer
 - Best Real Estate Office
 - Best Senior Living Facility
- Health & Beauty**
 - Best Acupuncture
 - Best Hair Salon for Men
 - Best Hair Salon for Women
 - Best Health Club
 - Best Manicure / Pedicure
 - Best Massage
 - Best Medical Spa
 - Best Martial Arts Studio
 - Best Place to Walk, Jog or Bike
 - Best Yoga / Pilates
- Shopping**
 - Best Art Gallery
 - Best Bicycle Shop

- Best Bookstore
- Best Consignment Store
- Best Florist
- Best Grocery Store
- Best Home Consignment Shop
- Best Home Furnishings
- Best Health Food Store
- Best Hobby / Craft Store
- Best Jewelry Store
- Best Pet Store
- Best Place to Buy a Gift
- Best Place to Buy Athletic Equipment
- Best Outdoor Furniture Store
- Best Wine Store
- Best Womens Clothing Store

- Epicure**
 - Best American Food Restaurant
 - Best Atmosphere
 - Best Bakery
 - Best Barbecue
 - Best Breakfast
 - Best Burger
 - Best Burrito
 - Best Chinese Restaurant
 - Best Coffee House

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- Summer Camps
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High June 26 at www.PleasantonWeekly.com

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- Best French Fries
- Best Ice Cream / Yogurt Shop
- Best Italian Restaurant
- Best Main Street Restaurant
- Best Margarita
- Best Meal Under \$20
- Best Mediterranean / Middle Eastern Restaurant
- Best Mexican Restaurant
- Best Outdoor Dining
- Best Pizza
- Best Place for a Business Lunch
- Best Romantic Restaurant
- Best Seafood Restaurant
- Best Steakhouse
- Best Sushi / Japanese Restaurant
- Best Take-out Restaurant
- Best Thai Restaurant
- Best Vegetarian Cuisine
- Best Winery

Kids & Pets

- Best Pet Groomer
- Best Place for Dance Lessons
- Best Place to Spend the Day with Children
- Best Toy Store
- Best Tutoring School

- Best Veterinarian
- Home & Vehicle Maintenance**
- Best Auto Detail
- Best Car Wash
- Best Carpet Cleaners
- Best Carpet / Flooring Store
- Best Domestic Car Repair
- Best Foreign Car Repair
- Best Hardware Store
- Best Home Contractor
- Best Nursery / Garden Center
- Best Place to Buy a Spa or Hot Tub
- Best Plumber
- Best Roofer
- Best Tire Store / Service Center

Out & About

- Best Golf Course
- Best Place to Have a First Date
- Best Place to People Watch
- Best Place for a Picnic
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From Kentucky Derby to the Pleasanton racetrack

What a year it's been for horse trainer **Jeff Bonde**

By **DENNIS MILLER**

Two weeks before the start of the Alameda County Fair in Pleasanton, Jeff Bonde was sitting in his small office in the stable area of the Pleasanton Fairgrounds, going over the workouts of 17 horses earlier that morning.

Anyone passing by the old-school office would have a hard time believing it was the same Jeff Bonde that in the previous month had saddled horses in both the Kentucky Derby and the Preakness Stakes, the first two legs of the Triple Crown.

Bonde has had a sensational year, winning his first Grade 1 race and saddling horses in two of the biggest races of the season. But here he was in Pleasanton, working hard to get his next set of horses ready for this year's Alameda County Fair. Instead of fleeing to Southern California full-time — or somewhere else in the country — Bonde has kept the majority of his horses right in Pleasanton.

From the glamour and fanfare of the Triple Crown to a smallish, brick-lined building at a county fairground — and Bonde wouldn't have it any other way.

"This is still our base," said Bonde of his hometown Pleasanton. "We're a young horse operation and have been for our entire career. The majority of my horses who run around the country have started here. I have a lot of friends and clients here — it's important to do well here."

After a year like Bonde has had, most would find it hard to stay low key. In early June he was among the top 30 trainers in the nation in terms of earnings. Smiling Tiger — winner of two Grade 1 races, including the first ever for Bonde when he won the Bing Crosby at Del Mar last August — has been his most consistent starter over the course of the last year.

Twice the Appeal stunned the field at the Sunland Derby, winning the Kentucky Derby prep at 25-1 and earning Bonde's first trip to the paddock at Churchill Downs in the Run for the Roses. Sway Away, who broke his maiden at the Pleasanton Fair last year, just missed the Derby on earnings, but Bonde saddled the horse for the Preakness Stakes.

But two weeks before the start of the Fair, Bonde was every bit as concerned with the progress of a 2-year-old who has never run a race as he was with Sway Away or Twice the Appeal.

"He is always so humble," said Allan Al-drich, who is, like Bonde, a long-time Pleasanton person and who owns some horses with Bonde. "He works so hard — he is thinking horses 24/7. The people who know him all respect him so much."

In the horse racing world, respect is earned, not just handed out. While Bonde has earned a lot of it this year with his success on the track, his keen eye for new horses while at sales has become his calling card.

When prospective buyers attend a sale, the bloodlines of a horse are available and many times those alone can persuade a buyer to make a purchase. But Bonde has a knack for being able to take a good look at a horse and develop a strong feeling as to its quality.

"There is no one in Northern California — or the world for that matter — who can pick a horse with the naked eye like Jeff," said Mersad Metanovic, who helps Bonde in a racing manager capacity. "I would put him up against anyone in the world, and if money was no object, he'd always get the best horses and we would be in the Kentucky Derby every year."

But money is an object when you live in Northern California. For the pure spending of money on buying horses, Northern California is Wal-Mart compared to Southern California being Nordstrom.

"(World famous trainer) Bob Baffert jokes with me all the time," said Bonde. "We will be at a sale and he will put his arms around me and say, 'Put on your seatbelt, you are in the wrong zip code.'"

All this means finding the right horses for the right price.

"We are doing it on a budget against a lot of people with no budget," explained Metanovic. "We do our homework."

This is what sets Bonde apart — that and the hours he puts into his work.

"Our game is all about detail," said Bonde. "Today's world is year-round. You have to build an army or you have a tough time making ends meet. You have to win. To compete at the world level, you have to spare nothing. It takes putting a team together to make it work."

This year it's also meant Bonde has been on the road more than in years past. In addition to trips to Kentucky for the Derby and Maryland for the Preakness, Bonde spent considerable time in Arkansas at Oaklawn Park with his top horses.



CONTRIBUTED PHOTO

Trainer Jeff Bonde, shown with Smiling Tiger, has had great success on the track yet his calling card is his keen eye for the quality of horses at sales.

"I would rather be at home, but when the stakes get slaughtered, you don't have a choice," said Bonde. "I've logged a lot of miles this year. I'm 56 years old and I'm starting to get tired."

But the work paid off with the horses in both the Derby and the Preakness, although both fell far short of the team's expectations.

Twice the Appeal, by virtue of the stunning win in the Sunland, gained entry into the race, but finished 10th.

Sway Away just missed out on the Derby, as the horse was 21st on the earnings list for the 20-horse field. A late scratch by Uncle Mo made it even more painful for Sway Away as there's no "also eligible" list for the Derby as there is for most races. In order for Sway Away to make the field, Uncle Mo would've had to have scratched earlier in the week.

Some in the industry criticized Uncle Mo's connections as they felt there was no way he would start in the Derby and they should have scratched earlier, allowing Sway Away into the race.

Bonde took the high road.

"Everyone wanted me to say something," said Bonde. "But the reality of it is you can't be mad. The system is set up for there to be no 'also eligible.' Maybe they ought to consider that."

Sway Away really appeared primed for a big run.

"He was training lights out," said Bonde. "You never know what might have happened."

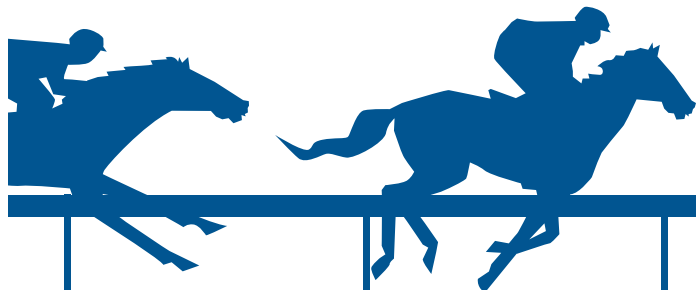
The horse then moved on to The Preakness Stakes. The connections had high hopes, but before the race started, Bonde felt they might be in trouble.

"That was really a disappointing run," said Bonde of Sway Away's 12th place finish. "I thought he was going to run a major race — that horse has a lot of talent. But the Blue Angels flew overhead (before the race) and the horse just melted. It was a totally wasted race. It was nice timing for a wasted race."

As for what this year's Alameda County Fair holds for Bonde there are some certainties of which horses we will and won't get a chance to see. Obviously Smiling Tiger, Twice the Appeal and Sway Away won't be running, but look for other Bonde standouts such as Excessive Passion, Road Ready and Mighty Monsoon.

Then there will be the host of 2-year-olds that Bonde trots out every year. Last year the Fair horse racing fans got to see Sway Away's first race. This year who will take his place?

"I've got a lot of 2-year-olds," said Bonde. "And there's some pretty good ones in there." ■



POETIC PLEASANTON



By DEBORAH GROSSMAN

Laureate, what's it all about?

During my two years as Poet Laureate I encountered many quizzical looks when people heard of my role, which ends this month.

"What is a laureate?" they asked. In ancient times, leaves from a bay laurel tree were woven into a wreath to identify "laureate" people who did something unique. In this city alive with the fine arts and theater, I didn't make any fashion statements with laurel leaves, but I did set a goal: To inspire people to enjoy the literary arts. Many accompanied me on this journey.

Prose Poem for Poetry Partners

That Marilyn Slade co-led the Poetry on Main group with humor and cupcakes; that Liz Fortini, costumed up for two BOO-etry Halloween programs and lead "Poetry Rocks"; that LaDonna Fehlberg led me to a well of creative inspiration; that David Alpaugh become Robert Frost for one wintry afternoon;

that Fred Norman challenged me to think and write; that Robert Eastwood grandly hosted the "The Literary Evening;" that the Livermore and Dublin poets laureate current and emerita, Jannie Dresser, Ronna Leon, Teresa LeYung Ryan and many others spread the word; that the Teen Poets Laureates inspired the youth; that Sandra Harrison Kay, stepped up at "Laugh Out Loud"; that Librarian Sandy Silva and Sherry Smith sparked the kids into poetry; that Jerry Ball taught haiku and Connie Post shared "how to get published"; that Vivienne Chen set up chairs and read at my first program and at the last, the full-on Teen Poetry Blitz; that Dave Wright served as literary catalyst; that teens Arany Uthayakumar and Kelly McDeavitt were always ready to read; that Michelle Russo of the city's Community Services Department energized every word, every program; that all who listened and laughed and learned with us remember the gifted people in this poem.

Haiku

Summer knocks at the door
hands ripe peaches, poems
savor, turn the page.

Deborah Grossman is finishing her term as Pleasanton Poet Laureate. Email her at pleasantonpoetry@gmail.com.

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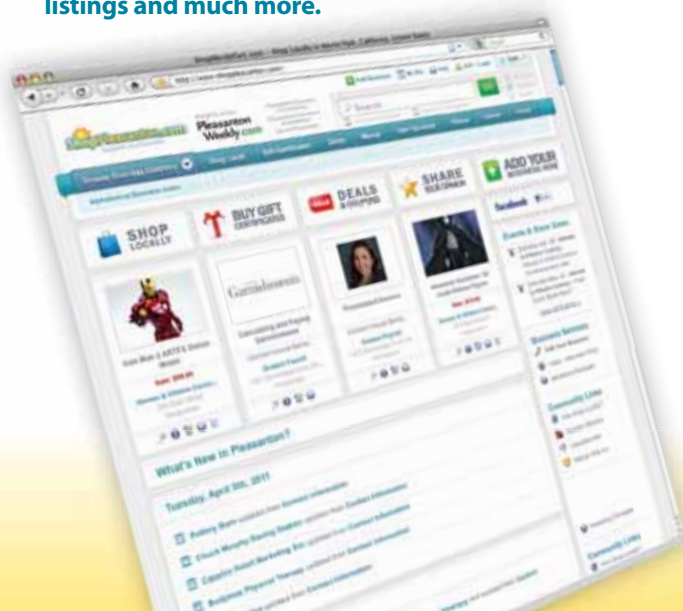
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POLICE BULLETIN

Wal-Mart confrontation leads to arrest

An allegedly drunk man faces multiple charges in a June 17 incident at Wal-Mart in the 4500 block of Rosewood Drive, according to a police report.

Richard Karlson, 43, of Dublin had been

arrested the day before at the store on a charge of public drunkenness. Store security, thinking he was again intoxicated, asked him to leave the store at about 8:24 a.m.; he refused and grabbed a cell phone from a security guard to prevent him from calling police, the report said.

Police identified Karlson, who by then had fled home. He was discovered hiding in his bathroom to avoid arrest, according to the report. He was charged with robbery, telephone theft, resisting arrest, making threats and trespassing.

In other police reports:

Computers were the top commodity for thieves in Pleasanton over the last week, with laptops stolen in three incidents.

In a June 20 theft at Valley Bible Church in the 7100 block of Johnson Drive, a \$3,000 MacBook Pro and its case were stolen between 5:30 and 6:14 p.m. A \$1,500 laptop was taken from the Hilton Hotel in the 7000 block of Johnson Drive between 5:30 p.m. June 18 and 9:30 a.m. June 19. An \$800 notebook computer was stolen from a vehicle parked at Pleasanton Middle

School in the 5000 block of Case Avenue between 7 p.m. and 9:55 p.m. June 17. That same date and about the same times, \$20 in cash, a \$40 blazer, \$30 jeans and a \$15 wallet were stolen from a vehicle in the same location. Windows were broken in both thefts.

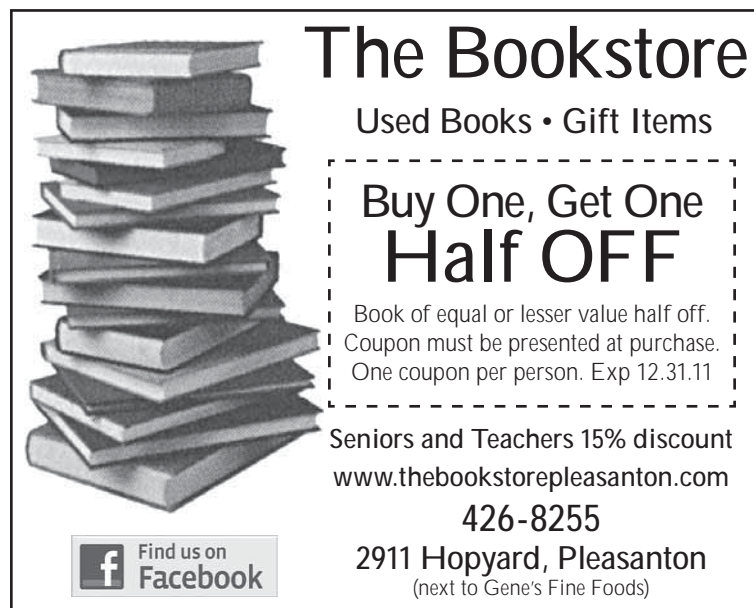
A June 19 auto burglary at 24 Hour Fitness in the 5800 block of West Las Positas Boulevard netted \$200 in cash, a \$159 Garmin GPS and a \$20 purse. The vehicle's window was smashed to provide access.



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WEEKLY MEETING NOTICES

Bicycle Pedestrian and Trails Committee Workshop
Monday, June 27, 2011 @ 6:30 p.m.
Council Chamber, 200 Old Bernal Avenue
• Alameda Countywide Bicycle And Pedestrian Plans Update

General Information
The City Council meeting for July 5, 2011 has been cancelled.
The next regular meeting will be on July 19, 2011.

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

POLICE REPORT

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

June 14

Theft

- 8:21 a.m. in the 1800 block of Tanglewood Way; grand theft
- 12:01 p.m. in the 1300 block of Stoneridge Mall Road; petty theft

Vandalism

- 11:48 a.m. in the 4100 block of Parma Court

Drug/alcohol violations

- 8:10 p.m. in the 300 block of Amador Court; driving with marijuana, minor transporting alcohol

June 15

Theft

- 11:41 a.m. in the 5100 block of Hopyard Road; grand theft
- 2:34 p.m. in the 800 block of Hopkins Way; petty theft and mail theft

- 2:40 p.m. in the 4800 block of Hopyard Road; auto theft

- 4:31 p.m. in the 1500 block of Stoneridge Mall Road; theft

- 5:03 p.m. in the 5400 block of Dudley Road; petty theft

- 5:32 p.m. in the 300 block of St. Mary Street; petty theft

- 6:51 p.m. in the 7000 block of Johnson Drive; grand theft, auto burglary

Drug/alcohol violations

- 12:04 a.m. in the 2100 block of Arroyo Court; underage drinking on private property

- 4:25 p.m. in the 3300 block of Busch Road; possession of a non-narcotic controlled substance, paraphernalia possession

- 11:08 p.m. at the intersection of Bernal Avenue and First Avenue; DUI

June 16

Theft

- 8:58 a.m. in the 5100 block of Independence Drive; identity theft, possession of stolen property, mail theft

- 10:18 a.m. in the 1300 block of Stoneridge Mall Road; theft

- 12:39 p.m. in the 1100 block of Deer Creek Court; petty theft

- 12:41 p.m. in the 5500 block of Springdale Avenue; theft

- 5:35 p.m. in the 4500 block of Rosewood Drive; petty theft

Burglary

- 2:17 p.m. in the 2300 block of Santa Rita Road

Battery

- 11:56 p.m. in the 1800 block of Santa Rita Road

Vandalism

- 10:12 a.m. in the 3400 block of National Park Road

- 10:52 a.m. in the 6700 block of Hansen Drive
- 10:58 a.m. in the 6100 block of Stoneridge Mall Road

Drug/alcohol violations

- 4:37 p.m. at the intersection of Santa Rita Road and Rosewood Drive; possession of a non-narcotic controlled substance

- 4:39 p.m. in the 300 block of Chardonnay Drive; possession of a non-narcotic controlled substance, paraphernalia possession

- 8:16 p.m. in the 4500 block of Rosewood Drive; public drunkenness

- 9:22 p.m. at the intersection of Oakdale Court and Maywood Drive; marijuana possession

- 9:46 p.m. in the 4100 block of Vineyard Avenue; public drunkenness

June 17

Theft

- 2:35 p.m. in the 1600 block of Stoneridge Mall Road; conspiracy to commit fraud

- 11:04 p.m. in the 300 block of Main Street; petty theft

Burglary

- 7:18 p.m. in the 1500 block of Stoneridge Mall Road; burglary, marijuana possession

Auto burglary

- 9:55 p.m. in the 5000 block of Case Avenue

- 10:13 p.m. in the 5000 block of Case Avenue

Vandalism

- 10:13 a.m. in the 4700 block of Muirwood Drive

- 1:05 p.m. in the 3800 block of Vineyard Avenue

Drug/alcohol violations

- 12:51 a.m. in the 800 block of Main Street; public drunkenness

- 12:54 a.m. at the intersection of Del Valle Parkway and Main Street; DUI

June 18

Theft

- 2:13 p.m. in the 1300 block of Stoneridge Mall Road; petty theft

- 6:59 p.m. in the 1300 block of Stoneridge Mall Road; theft

Drug/alcohol violations

- 12:12 a.m. at the intersection of Crestline Road and Crestline Way; refusal to submit to breath or blood test

- 1:59 a.m. at the intersection of East Gate Way and Mill Creek Way; public drunkenness

- 3:13 a.m. at the intersection of Junipero Street and Sunol Boulevard; DUI

- 3:44 p.m. in the 4300 block of Railroad Avenue; paraphernalia possession

- 9:52 p.m. in the 4100 block of Moller Drive; DUI

- 11:04 p.m. at the intersection of First

- Street and E. Angela Street; DUI

- 11:35 p.m. in the 2200 block of Segundo Court; underage drinking on private property

- 11:47 p.m. at the intersection of Valley Avenue and Greenwood Road; DUI

June 19

Auto burglary

- 4:20 p.m. in the 5800 block of W. Las Positas Boulevard

Prank calls

- 9:25 a.m. in the 6800 block of Via Quito

Drug/alcohol violations

- 12:18 a.m. at the intersection of Santa Rita Road and Navajo Court; public drunkenness

- 1:26 a.m. at the intersection of Peters Avenue and Division Street; public drunkenness

- 3:04 p.m. at the intersection of First Street and Kottinger Drive; two counts of possession of a controlled substance

June 20

Theft

- 10:26 a.m. in the 7000 block of Johnson Drive; grand theft

- 4:36 p.m. in the 4700 block of Hopyard Road; forgery

- 5:40 p.m. in the 5300 block of Owens Court; petty theft

- 6:26 p.m. in the 7100 block of Johnson Drive; grand theft

Vandalism

- 8:12 a.m. in the 6700 block of Hansen Drive

Drug/alcohol violations

- 5:46 p.m. in the 6800 block of Koll Center Parkway; possession of a controlled substance

June 21

Theft

- 7:20 a.m. in the 1300 block of Stoneridge Mall Road; petty theft

- 8:59 a.m. in the 5600 block of Gibraltar Drive; forgery

- 10:55 a.m. in the 5600 block of Sonoma Drive; auto theft

- 2:31 p.m. in the 400 block of Old Bernal Avenue; petty theft

- 5:01 p.m. in the 1000 block of Stoneridge Mall Road; grand theft

Burglary

- 9:46 a.m. in the 5900 block of Stoneridge Drive

Vandalism

- 6:51 p.m. in the 900 block of Sherman Way

Prank calls

- 8:21 a.m. in the 5900 block of W. Las Positas Boulevard

Drug/alcohol violations

- 5:43 p.m. in the 4000 block of Pimlico Drive; public drunkenness

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This breathtaking, custom estate is perched at the end of a rose-lined lane overlooking the Pleasanton/Livermore wine country. Privately situated on 2.35 acres, this 4,103 sq. ft. floor plan features 5 bedrooms, 4 full & 2 half baths and spacious living areas. Beautifully landscaped grounds complement sweeping views of the valley and Mount Diablo. A sparkling pool/spa, spacious patio areas, fabulous trellis, built-in barbecue island and a 2,600 sq. ft. barn are perfect amenities that harmonize with the natural setting.

Offered at \$1,999,950
837 Clara Lane, Pleasanton

Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

Delinquency rates vary among investor groups

By JEB BING

Delinquency rates among different commercial and multifamily mortgage investor groups were mixed in the first quarter of 2011, according to the Mortgage Bankers Association.

The delinquency rate for loans held in commercial mortgage-backed securities (CMBS) reached the highest level since the series began in 1997, but the climb was slower than in recent quarters. Delinquency rates for other groups remain below levels seen in the last major real estate downturn during the early 1990s, some by large margins.

Between the fourth quarter of 2010 and first quarter of 2011, the 90-plus day delinquency rate on loans held by FDIC-insured banks and thrifts remained the same at 4.18%. The 30-plus day delinquency rate on loans held in CMBS increased 0.23 percentage points to 9.18%.

The 60-plus day delinquency rate on loans held in life company portfolios decreased 0.05 percentage points to 0.14%. The 60-plus day delinquency rate on multifamily

loans held or insured by Fannie Mae decreased 0.07 percentage points to 0.64%.

The 60-plus day delinquency rate on multifamily loans held or insured by Freddie Mac increased 0.10 percentage points to 0.36%.

The first quarter 2011 delinquency rate for commercial and multifamily mortgages held by banks and thrifts was 2.40 percentage points lower than the series high (6.58%, reached in the second quarter of 1991). The rate for loans held in CMBS was a record high for the series.

The delinquency rate for commercial and multifamily mortgages held in life insurance company portfolios was 7.23 percentage points lower than the series high (7.37%, reached during the fourth quarter of 1993); the rate for multifamily loans held by Fannie Mae was 2.98 percentage points lower than the series high (3.62%, reached during the fourth quarter of 1991); and the rate for multifamily loans held by Freddie Mac was 6.45 percentage points lower than the series high (6.81%, reached in 1992). ■

OPEN HOMES THIS WEEKEND

Alamo

6 BEDROOMS

1311 Laverock Lane \$3,199,000
Sat/Sun 1-4 Michael Hatfield Broker 984-1339

Danville

3 BEDROOMS

8 Anthurium Ct \$669,000
Sun 1-4 Keller Williams Realty 855-8333

4 BEDROOMS

722 Diablo Rd \$1,089,000
Sun 1-3 Coldwell Banker 837-4100

147 Gerbera St \$725,000
Sat/Sun 1-4 Coldwell Banker 847-2200

Dublin

5 BEDROOMS

4691 Finch Way \$710,000
Sun 1-4 Delores Gragg 989-6500

Livermore

4 BEDROOMS

4706 Bel Roma Rd \$2,250,000
Sun 1-4 Coldwell Banker 847-2200

Pleasanton

2 BEDROOMS

5748 Belleza Drive \$425,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

533 St. John St \$392,000
Sun 1-4 Delores Gragg 989-6500

3 BEDROOMS

4165 Cortina Ct \$469,900
Sun 1-4 Bhg Tri-valley Realty 463-9500

6026 Acadia Ct \$588,000
Sun 1-4 Keller Williams Tri-valley 397-4200

1517 Calle Santa Anna \$400,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

219 Birch Creek Dr \$575,000
Sat 1-4 Bhg Tri-valley Realty 463-9500

5082 Crestwood Ct \$685,000
Sun 1:30-4:30 Moxley Team 600-0990

7502 Stonedale Dr \$515,000
Sun 1-4 Delores Gragg 989-6500

4 BEDROOMS

653 Claret Court \$690,000
Sun 1-4 Jim Lavey 846-3755

3533 Mercato Ct \$1,525,000
Sun 1-4 Keller Williams Tri-valley 397-4200

4476 Tosca Ct \$1,299,995
Sun 1-4 Keller Williams Tri-valley 397-4200

8102 War Glory Pl \$1,649,000
Sun 1:30-5 Alain Pinel Realtors 314-1111

5988 Knoll Woods Ct \$959,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

3298 Monmouth Court \$749,000
Sun 2-4 Alain Pinel Realtors 251-1111

5071 Monaco Dr \$1,049,999
Sun 2-4:30 Alain Pinel Realtors 251-1111

6605 Amber Lane \$1,249,000
Sun 1-4 J. Rockcliff Realtors 251-2500

6329 Corte Esperanza \$949,950
Sun 1-4 Coldwell Banker 847-2200

3847 Phoebe Ct \$775,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

5 BEDROOMS

4340 Campinia Pl \$1,295,000
Sun 1-4 Keller Williams Tri-valley 397-4200

8266 Moller Ranch Dr \$1,229,800
Sun 1-4 Keller Williams Tri-valley 397-4200

3616 Nicole Ave \$1,825,000
Sun 1:30-4:30 Moxley Team 600-0990

San Ramon

3 BEDROOMS

740 Lakemont Pl \$639,000
Sun 1-4 J. Rockcliff Realtors Inc. 648-5300

4 BEDROOMS

409 Bridle Ct \$1,425,000
Sun 1-4:30 Coldwell Banker 837-4100

2519 Malaga Ct \$865,000
Sun 1-4 J. Rockcliff Realtors Inc 855-4000

Walnut Creek

3 BEDROOMS

2441 Stewart Ave \$829,950
Sun 1-4:30 J. Rockcliff Realtors Inc 855-4000

5 BEDROOMS

2217 Banbury Pl \$775,000
Sun 1-4 J. Rockcliff Realtors Inc. 280-8500

For marketing opportunities contact Andrea Heggelund at
600-0840 x110 or e-mail aheggelund@pleasantonweekly.com.

Visit these homes and other BHG listings during our **MEGA Open House Event!!!**

PLEASANTON | 6111 Johnson Court #110 | 925.463.9500 | www.bhghome.com/pleasantonhopyard

Open Sun 1-4



Gina Piper

5748 BELLEZA DR – PLEASANTON – \$425,000
Beautifully upgraded unit with remodeled gourmet kitchen w/ granite & SS appliances, new UV coated dual pane windows, custom remote controlled blinds. Spacious living room with gas log fireplace and ceiling fan. Upgraded hall bath. Light and bright end unit.

Open Sat 1-4



Andrea and Earl Rozran

219 BIRCH CREEK DR – PLEASANTON – \$575,000
Great townhome near downtown with 3 bedrooms PLUS office and two and a half baths. Light, bright, and only 4 years new! Upstairs laundry, plantation shutters, and gourmet kitchen w/ SS appliances and slab granite. Also, two-car attached garage. Don't miss this one!

Open Sun 1-4



Kris Demarest

1517 CALLE SANTA ANNA – PLEASANTON – \$400,000
This darling home features a sunny kitchen, dual pane windows, hardwood floors, attached garage, front and back patios, community pool, great location near greenbelt and easy walk to downtown, close to schools. Don't miss it!

Open Sun 1-4



Jennifer Branchini

837 CLARA LN – PLEASANTON – \$1,999,950
Privately situated at the end of a rose-lined street overlooking the Pleasanton/Livermore Valley. This 5 bed, 4+ bath home is one of a kind. Outdoor feel flows in with the vast windows, doors and skylight. Addition & remodel done in 2001. Private paradise for all to enjoy.

Open Sun 1-4



Gina Piper

4165 CORTINA CT – PLEASANTON – \$469,900
Beautiful 3 bedroom, 2.5 bath townhouse in Siena. Many updates including hardwood kitchen floors, tile floors in entry, laundry and bathrooms. Surround sound built in. Nicely updated master bathroom shower. Great location close to Bart. Regular Sale – not a short sale or REO.

Open Sun 1-4



Adam Golden

5247 N FORESTDALE CIR – DUBLIN – \$699,000
Stunning and well maintained Dublin Ranch home. Located within walking distance to schools and parks. Upgrades throughout – granite countertops, landscaped backyard, laminate flooring. Don't miss out.

Open Sun 1-4



Norm Nelson

3403 GULFSTREAM ST – PLEASANTON – \$679,000
Gorgeous home with all the upgrades you would want – gleaming hardwood floors, crown molding, exquisite baseboards, remodeled baths and kitchen, skylight, high ceilings and more. Private rear yard with redwood trees, patio and no rear neighbors. This one is "move in ready" and a "10".

Open Sun 1-4



Rosie Yandell

5988 KNOLL WOODS CT – PLEASANTON – \$959,000
This is a 10+. Extensive upgrades including tile floors downstairs, raised hearth on family room fireplace, crown molding, decorator paint colors, reflective roof sheathing, spectacular yards, oversized 2-car garage. Walking distance to historic downtown, top-rated schools, library, park and ACE Train.

Open Sun 1-4



Claudia Colwell

1008 MALAGA CT – PLEASANTON – \$999,900
Entertainers delight! Elegant marble entryway, opens to comfy living room w/gas FP, spacious formal DR. Gourmet kitchen w/ granite cntrs, SS Bosch appl., large island w/prep sink & marble floor, opens to FR w/FP. Expansive master bdrm. w/views & gas FP. Great court location with marvelous neighbors.

Open Sun 1-4



Chris Kamali

8172 MOLLER RANCH DR – PLEASANTON – \$774,900
Beautiful four bedroom Pleasanton home built in 1997 and nestled in the foothills of Pleasanton but minutes away from schools, shops and restaurants. Remodeled kitchen, hardwood floors, two-tone paint, vaulted ceilings and more.

Open Sun 1-4



Mia Teetsel

3211 OAK BLUFF LN – DUBLIN – \$859,900
Bright and spacious in Dublin Ranch. Beautiful upgraded flooring includes marble entry and rich hardwood. Granite kitchen countertops with large island, top of the line kitchen appliances and large pantry. Private yard that backs to open space, 3 car garage and one bedroom and bath downstairs.

Open Sun 1-4



Linda Slagle

3847 PHOEBE COURT – PLEASANTON – \$775,000
Great court loc. in cloverleaf of courts! East-facing 1 story w/fresh exterior paint, den/4th BR, vaulted ceilings, kit/fam rm combo, large manicured lot w/young grape vines! Close to downtown Pleasanton, BART, Orloff Park, Iron Horse Trail, Livermore wineries! Friendly neighbors! Regular sale!

Open Sun 1-4



Cindy Gee

7211 VALLEY VIEW CT – PLEASANTON – \$470,000
Gorgeous updated townhome in move-in condition. Granite, wood laminate floors, designer paint, granite shower and both bath counters, mirrored closet doors. Large yard, 2 car garage close to shopping, 680, 580, BART, award winning schools much more, some road noise.

Open Sat & Sun 1-4



Sue Condon

1014 WAT CT – PLEASANTON – \$538,888
Unbelievable value in this 12 yr old gorgeous home conveniently located 1 block from downtown Pleasanton!! Spacious floor plan w/ upgraded kitchen, granite countertops, stainless steel appliances, tile floor, large master bdrm, impressive upgraded master bath & cozy family room. Best buy in town!!

Open Sun 1-4



Adam Golden

2872 HOYA CMN – LIVERMORE – \$524,000
One of the most highly upgraded homes at Ivy at Montage. Amazing granite countertops, stainless steel appliances, travertine tile floors and maple cabinets are just a few of the fantastic upgrades. Massive kitchen/family room combination creates a large area for entertaining. Don't miss out!!!

Open Sun 1-4



Meraj Khan

4216 KRAUSE CT – PLEASANTON – \$599,400
Beautiful and spacious 3 bedroom, 3 bath home located in the neighborhood of well sought after schools in Pleasanton!! This recently remodeled home enjoys numerous upgrades and large sized backyard. Come by and see it!

J. Rockcliff



Realtors

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Smart Phone QR-Code Reader Required.



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DISCOVER J. ROCKCLIFF REALTORS.

THE EAST BAY'S PREMIER REAL ESTATE COMPANY.

WWW.ROCKCLIFF.COM

<p>6605 AMBER LN PLEASANTON</p>  <p>WEINER / MCDOWELL (925) 251.2550</p> <p>\$1,249,000 • 3,675+/- sq.ft., 0.50+/- Acres Carriage Gardens, single level! Great floorplan w/ oversized rooms, 3 fireplaces, master w/retreat. Salt solar pool, spa & cabana w/bath, tree house.</p>	<p>862 GRAY FOX CIR PLEASANTON</p>  <p>TONNI CHANDLER (925) 251.2556</p> <p>7 Bd 7(2) Ba • 7,163+/- sq.ft., 1.15+/- Acres Gorgeous custom home created w/ attention to detail in every aspect, representing craftsmanship at its finest.</p>	<p>WEST RUBY HILL DR PLEASANTON</p>  <p>UWE MAERCZ (925) 360.8758</p> <p>\$5,888,888 • 7 Bd • 8.5 Ba • 10,191+/- sq.ft. Stunning Italian Villa. Probably THE most spectacular home in Ruby Hill. Picturesque aesthetics inevitably transforming the past into today.</p>	<p>8012 GOLDEN EAGLE WAY PLEASANTON</p>  <p>PEGGY CORTEZ (925) 648.5454</p> <p>\$3,998,000 • 5 Bd • 5(3) Ba • 8,585+/- sq.ft. Private Mediterranean Estate. Porte Cachere, grand entry, gourmet kitchen, theater. Guest house, pool, BBQ & "Wailua" gazebo & more.</p>	<p>788 VINEYARD TER PLEASANTON</p>  <p>UWE MAERCZ (925) 360.8758</p> <p>Call for Price • 5 Bd • 6 Ba • 5,330+/- sq.ft. Country Estate, w/ main house & separate guest quarters. Theater & Gourmet Kitchen. Heritage Oak Trees & private Driveway on 0.91 acres.</p>
<p>9999 LONGVIEW LN PLEASANTON</p>  <p>UWE MAERCZ (925) 360.8758</p> <p>\$3,249,000 • 6 Bd • 5(3) Ba • 8,330+/- sq.ft. Gated custom westside French Chateau w/ stunning grounds, elevator, private tennis court, indoor pool, casino/theater and much more!</p>	<p>7952 SPYGLASS CT PLEASANTON</p>  <p>GARY CIVELLO (925) 855.4016</p> <p>3 Bd 2(1) Ba • 2,523+/- sq.ft., 0.16+/- Acres Move-In Condition. Popular detached single-story Plan 2 in Golden Eagle. Security Gate. Private patio/yard area.</p>	<p>1041 GERMANO WAY PLEASANTON</p>  <p>UWE MAERCZ (925) 360.8758</p> <p>\$3,299,000 • 5 Bd • 5(3) Ba • 8,299+/- sq.ft. Mediterranean Villa on Premium Lot with Panoramic Views of Mt. Diablo, Overlooking Creek, Majestic Oaks and 15th Fairway.</p>	<p>1502 VIA DI SALERNO PLEASANTON</p>  <p>UWE MAERCZ (925) 360.8758</p> <p>\$2,899,000 • 6 Bd • 6.5 Ba • 7,100+/- sq.ft. Mediterranean Estate w/ Impressive Dual Wrought-Iron Staircase Grand Entry Foyer Staircase, open Kitchen/Nook/Family Room Area & more!</p>	<p>7717 COTTONWOOD LN PLEASANTON</p>  <p>MCDANIEL CALLAHAN (925) 838-4300</p> <p>\$599,900 • 3 Bd • 2 Ba • 1,593+/- sq.ft. Located on desirable tree lined lane in Highland Oaks. Single level. Kitchen family room combo w/ double sliding doors, pool & more!</p>
<p>8037 REGENCY DRIVE PLEASANTON</p>  <p>JOE FRAZZANO TEAM (925) 735.7653</p> <p>\$1,349,000 • 4 Bd • 3.5 Ba • 3,182+/- sq.ft. Highly upgraded Laguna Oaks single level home! Crown molding, travertine tile, shutters, custom built ins. Gourmet kitchen & more!</p>	<p>5439 CAMEO CT PLEASANTON</p>  <p>DAVID AZIMI (925) 251.2580</p> <p>\$429,900 • 3 Bd • 2.5 Ba • 1,614+/- sq.ft. This beautiful townhouse located right across from STONERIDGE MALL, close to parks. REO/Bank Owned.</p>	<p>9745 SANTOS RANCH RD PLEASANTON</p>  <p>PEGGY CORTEZ (925) 648.5454</p> <p>\$2,998,000 • 4 Bd • 2,170+/- sq.ft., 70+/- Acres Gated Santos Ranch; renovate existing 4,850 +/- Tahoe-like home or build a grand mansion. Minutes to freeway & downtown.</p>	<p>2748 WHITEHALL CT LIVERMORE</p>  <p>DIANE SASS (925) 583.2168</p> <p>\$980,000 • 5 Bd • 5.5 Ba • 4,133+/- sq.ft. Gorgeous home surrounded by lush vineyards! Brazilian cherry flooring downstairs. Inlaw over detached garage-full kit/bath. 50' pool.</p>	<p>3932 HILLSIDE AVE LIVERMORE</p>  <p>COREY GREEN (925) 583.2173</p> <p>\$664,000 • 4 Bd • 3 Ba • 2,872+/- sq.ft. Updated Kitchen & Appliances. 1 Bed/ Bath Downstrs & Large Master Upstrs. Gorgeous backyard w/ Sideyard Access & 3 Car Gar! Walk park.</p>
<p>321 IRON HORSE COURT ALAMO</p>  <p>KAREN TEXEIRA (925) 251.5555</p> <p>\$2,299,000 • 5 Bd • 4.5 Ba • 5,780+/- sq.ft. European Estate on PRIVATE GATED COURT located among majestic oaks. Flat lot w/ new solar salt water pool. 6 car garage/ RV parking.</p>	<p>1678 VIA ROMERO ALAMO</p>  <p>DAVID AZIMI (925) 251.2580</p> <p>\$2,099,000 • 5 Bd • 4.5 Ba • 5,681+/- sq.ft. Park-like yard, custom pool, energy efficient, quality plus REO/ Bank owned home on 2+/- acres.</p>	<p>1647 QUAIL CT LIVERMORE</p>  <p>DIANE SASS (925) 583.2168</p> <p>\$1,150,000 • 4 Bd • 2.5 Ba • 3,513+/- sq.ft. Single story custom. HUGE gourmet kitchen recently done w/slab granite, decor 6 burner gas stove. Huge pool w/electric cover.</p>	<p>1228 HIBISCUS WAY LIVERMORE</p>  <p>MICHAEL J. DUFFY (925) 251.2523</p> <p>\$385,000 • 4 Bd • 2.5 Ba • 2,411+/- sq.ft. Newer Roof - A/C, Furnace - interior remodeling includes flooring, moldings & more! Sun Room not included in sq ft. Large side yard.</p>	<p>9877 FOOTHILL RD SUNOL</p>  <p>KRISTY & COMPANY (925) 251.2536</p> <p>4 Bd 3 Ba • 3,027+/- sq.ft., 16.01+/- Acres Magnificent Location, This home is only 2 years new w/ views, Single story, all located next to Pleasanton Ridge Park, Great Castle Brook Horse Barn.</p>

Blackhawk East

4105 Blackhawk Plaza Cir.
Danville, CA 94506
925.648.5300

Blackhawk West

3880 Blackhawk Rd.
Danville, CA 94506
925.736.6000

Danville

15 Railroad Ave.
Danville, CA 94526
925.855.4000

Lafayette

3799 Mt. Diablo Blvd.
Lafayette, CA 94549
925.385.2330

Livermore

1983 Second St.
Livermore, CA 94550
925.667.2100

Montclair/Piedmont

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

Pleasanton

5075 Hopyard Rd Ste. 110
Pleasanton, CA 94588
925.251.2500

Orinda

89 Davis Rd.,
Orinda, CA 94563
925.253.7000

Walnut Creek

1700 N. Main St.
Walnut Creek, CA 94596
925.280.8500



W e i n e r & M c D o w e l l

CONCIERGE REAL ESTATE GROUP

PHYLLIS WEINER
925.872.1416
PWeiner@rockcliff.com

PETER McDOWELL
925.209.0343
PMcDowell@rockcliff.com

J. Rockcliff
Realtors

OPEN HOUSE THIS SUN 1-4 / NEW PRICE



6605 AMBER LANE
CARRIAGE GARDENS, PLEASANTON
OFFERED AT \$1,249,000

Desirable single level custom home features 4 spacious Bedrooms plus a large Bonus Room or Retreat, 3 1/2 Baths, with approx. 3675 square feet of living space. The park like 1/2 acre yard is any child's dream, with pool, spa, cabana with bath and shower, plus large grassy areas and a tree house! Very open and spacious floor plan is perfect for entertaining, with wet bar, three fireplaces, light bright kitchen, and skylights.



1706 MAGNOLIA CIR PLEASANTON

1159 CANYON HILLS RD SAN RAMON

321 IRON HORSE COURT ALAMO

2416 VIA DE LOS MILAGROS PLEASANTON

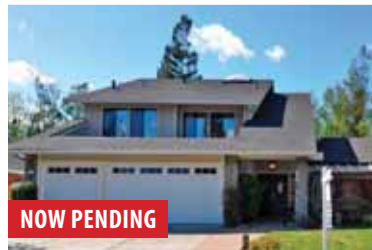
219 E ANGELA ST PLEASANTON



PENDING IN JUST DAYS



NOW PENDING



NOW PENDING



\$619,950 • 4 Bd • 2.5 Ba • 2,030+/- sq.ft.
Beautifully maintained with one of the largest yards in the area. Shows great, light and bright, plantation shutters, high ceilings & more!

\$729,950 • 4 Bd • 2.5 Ba • 2,360+/- sq.ft.
Exceptional home, gated community. Beautifully maintained and upgraded. Excellent curb appeal, great private yard, awesome Master Bath!

\$2,299,000 • 5 Bd • 4.5 Ba • 5,780+/- sq.ft.
Gorgeous European Estate, private gated ct located among majestic oaks. Flat 1/2 acre lot w/ new solar salt water pool. 6 car garage.

\$1,198,000 • 5 Bd • 3 Ba • 3,259+/- sq.ft.
Amador model in Original Country Faire. Upgraded, kitchen, bamboo floors, wooded lot with pool, spa, lawn, gazebos, fountains, and more!

\$1,099,000 • 4 Bd • 3 Ba • 2,178+/- sq.ft.
Tudor, walk to downtown! 300+/- sq.ft. carriage house. Gourmet kitchen, granite, hardwood floors, solid wood arched doors, private yard.

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californiamoves.com



DANVILLE
1250 COUNTRY LANE
CUSTOM RANCHER! **\$1,599,950**
5 BR 3.5 BA Upgraded home w/in-law Apt. Pool w/ deck. Formal living/Dining rm. 5 Stall Barn & raised garden 925.847.2200



LIVERMORE
1641 CALL OF THE WILD
IMMACULATE CONDITION! **\$899,950**
5 BR 5 BA Remodeled kit, lower level in-law unit, pool, fire pit, and more. Close to highway 84. 925.847.2200



PLEASANTON
Open SUN 1-4 **6329 CORTE ESPERANZA**
PONDEROSA HOME **\$949,950**
4 BR 3 BA Many upgrades! 4.5" Plantation Shutters. Brazilian Hardwood flrs in Kit+Tea Stained Cabinets 925.847.2200



SAN RAMON
Open SAT/SUN 12 - 4 **145 COPPER RIDGE RD**
Condos/Townhouses Avail Pricing Starts in the High \$200's
1 & 2 bd condos/2 bd townhouses, vaulted ceilings avail, w/garages, gated, renovated/upgraded 925.847.2200

CONCORD

1487 WILLCREST DRIVE
BEAUTIFUL LAYOUT! **\$249,000**
3 BR 1 BA Large lot. The whole lot is flat, all usable. Access to many major roads, yet quiet location. 925.847.2200

DANVILLE

Open SAT/SUN 1 - 4 **147 GERBERA ST**
BEAUTIFUL HOME **\$725,000**
4 BR 2.5 BA Upgraded Kit w/granite ctr and newer appl, laminate flr, landscaped backyard w/hot tub. 925-367-7414

DUBLIN

5254 PERSIMMON DRIVE
COMING SOON! **CALL FOR PRICING**
4 BR 3.5 BA 3100 SqFt Downstairs Master Suite, Bonus room upstairs Nicely Landscaped Excellent

Location 925.847.2200

FREMONT

4557 CELIA COURT
BEAUTIFUL ARDENWOOD HOME **\$630,000**
4 BR 2.5 BA Light & Bright Kit w/new Marble counters, court location, vaulted ceilings, walk to schools. 925.847.2200

LIVERMORE

Open SUN 1 - 4 **4706 BEL ROMA RD**
LOVELY RANCH HOME! **\$2,250,000**
4 BR 2.5 BA Formal Dining & Living rm. Lrg Fam. Rm w/wet bar. Remodeled Kit w/Granite. 6 Stall horse barn 925.847.2200

PLEASANTON

892 MADEIRA DR
COMPLETE REMODEL! **\$699,900**
4 BR 2.5 BA Home located in Vintage Hills Kit/

Bath New granite cntrs, new cabinets, new tile flrs. 925.847.2200

4058 SUFFOLK WAY
FAMILY PARADISE! **\$674,950**
4 BR 3 BA Home features: Granite Kit counters, updated cabinets, laminate flrs, many upgrades throughout 925.847.2200

2670 TREVOR PKWY
BRIGHT CORNER LOT! **\$625,000**
3 BR 2.5 BA Formal Living/Dining Rm. Open & Bright floor plan. Vaulted ceilings, hardwood floors. 925.847.2200

4212 TAMUR COURT
COMING SOON! **\$520,000**
3 BR 2 BA New paint & new flooring Located across the street from Kottinger park, & walk to downtown! 925.847.2200

SAN LEANDRO

756 BARRI DRIVE
COMING SOON! **\$325,000**
3 BR 1.5 BA 1480 Sq. Ft. Family Room off kitchen, Refinished Hardwood floors. Dual Pane windows. 925.847.2200

SAN RAMON

5118 HOLBORN WAY
HOME WITH A VIEW! **\$1,049,000**
4 BR 3.5 BA Bright & Open Flr Plan. Hardwood flrs downstairs. Upgraded Kit w/Granite. Fam Rm w/ Fireplace 925.847.2200

6953 EMERSON LANE
SOLAR POWERED HOME! **\$1,048,000**
5 BR 4.5 BA Corner Lot. Formal Dining. Many upgrades. Hrwd Flrs, Prof landscape yd w/flagstone patio. 925.847.2200/408-861-8896

COLDWELL BANKER
RESIDENTIAL BROKERAGE

Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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HOME SALES

This week's data represents homes sold during May 2011

Dublin

- 5733 Creekview Drive** Guernsey Trust to S. & N. Solanki for \$675,000
- 5501 De Marcus Boulevard #279** Wells Fargo Bank to H. Shah for \$315,000
- 8395 Deervale Road** A. Fung to S. Tedros for \$480,000
- 3245 Dublin Boulevard #104 C.** Rocha to T. Jack for \$327,000
- 3465 Dublin Boulevard #344** Toll Dublin Limited to D. Hur for \$349,500
- 7054 Dublin Meadows Street #H C.** & M. Floresca to F. Guo for \$240,000
- 6662 Ebensburg Lane** Selene Rmof Reo Acquisition to C. & S. Purcell for \$454,000
- 7359 Emerald Avenue** US Bank to R. Cuellar for \$420,000
- 3668 Finnan Way** Federal Home Loan Mortgage to A. Ditiro for \$269,500
- 4544 Mirano Court** Sorrento at Dublin Ranch to B. Lemmon for \$641,500
- 5200 North Forestdale Circle** S. & R. Perez to R. & H. Gujjari for \$710,000
- 7539 Oxford Circle #125** R. Poliakoff to P. Kum for \$365,000
- 7409 Oxford Circle** K. & K. Somers to L. Breiman for \$273,000
- 7982 Peppertree Road** Yee Trust to J. Hanson for \$530,000
- 4781 Perugia Street** Sorrento at Dublin Ranch to A. Maxim for \$430,000
- 2542 Ravello Way** K Hovnanian at Positano to B. Kang for \$773,000
- 2543 Ravello Way** Gtis-Hov Positano to L. Sidhu for \$808,500
- 7622 Ridgeline Drive** Schaefer Dublin

- Holdings to P. Chen for \$985,000
- 6558 Sierra Lane** I. Angel to J. Flores for \$325,000
- 4900 Winterbrook Avenue** L. & M. Blanco to Y. Boura for \$718,000
- 6213 Woodvale Terrace** Banc of America Funding to R. Natarajan for \$816,000

Livermore

- 1956 5th Street** Aurora Loan Services to J. & J. Preston for \$445,000
- 869 Alexander Street** M. Sweeney to A. Mifsud for \$319,000
- 3002 Bertolli Drive** L. & G. Schultz to B. & L. Garland for \$980,000
- 574 Caliente Avenue** J. & K. Passama to M. & L. Armijo for \$400,000
- 895 Camelia Drive** D. Bravo to J. Webber for \$317,500
- 745 Canterbury Avenue** N. Hibbs to C. & M. Vedo for \$390,000
- 1426 Chapparral Way** Bank of America to P. & D. Pandher for \$440,000
- 2408 Decker Lane** L. & M. Ruiz to D. McLennan for \$715,000
- 1695 Elm Street** Selene Rmof Reo Acquisition to J. Boulware for \$275,000
- 5718 Emily Court** S. Safi to J. & T. Evans for \$580,000
- 2309 Gamay Common** J. Jouanicot to A. & D. Cordiano for \$875,000
- 304 Garden Common** S. Ubelhoer to J. Chacon for \$270,000
- 3538 Germaine Way** J. Bassett to G. & S. Cesaretti for \$305,000
- 1070 Glenn Common** B. Todd to C. Hernandez for \$162,500
- 101 Goldstone Common** L. & F. Mayo to C. & N. Patel for \$485,000
- 5513 Haggin Oaks Avenue** Willis Trust to T. & A. Potthoff for \$404,500

- 4841 Julie Street** J. Stowers to M. Ralchbart for \$425,000
- 2592 Livorno Street** M. Godrey to W. & K. Dirks for \$840,000
- 2607 Lucca Court** W. Hanley to D. & R. Blomquist for \$799,000
- 1069 Marigold Road** Chase Mortgage Finance to C. & K. Hollinger for \$315,000
- 705 Nightingale Street** Alvernaz Partners to J. Wofford for \$319,500
- 2362 Palomino Road** Wells Fargo Bank to R. Zheng for \$265,000
- 4263 Pomona Way** Asbury United Methodist Church to W. & C. Ambrose for \$370,000
- 733 Sandpiper Common** Federal National Mortgage to D. Welsh for \$195,000
- 820 Saturn Way** C. Jackson to G. & M. Matthews for \$555,000
- 680 South P Street** Federal National Mortgage to R. Settgaast for \$285,000
- 1152 Spring Valley Common** Department of Housing to J. Scaparro for \$128,000
- 4186 Sugar Pine Way** H. Laflamme to E. McCole for \$285,000
- 3726 Thornhill Drive** T. & S. Alexander to J. & D. Dudley for \$599,000
- 962 Via Seville** M. & M. South to M. Cummins for \$395,000
- 1693 Warsaw Avenue** Wells Fargo Bank to J. Raphael for \$417,000
- 1712 Whipoorwill Street** J. & D. Goodman to B. & J. Lininger for \$499,000
- 1115 Wynn Circle** D. & S. Nigg to K. Maddineni for \$627,500

Pleasanton

- 6130 Corte Altamira** US Bank to T. Qin for \$550,000

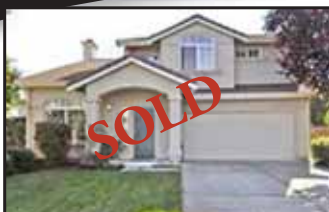
- 7909 Doral Court** D. & N. Yaniec to Steenman Trust for \$1,400,000
- 7971 Foothill Knolls Drive** B. & S. Oppendike to Jouanicot Trust for \$1,185,000
- 729 Foxbrough Place** K. & M. Song to S. Man for \$1,387,000
- 3349 Hadsell Court** M. Ibale to K. Ao for \$630,000
- 2753 Hartley Gate Court** A. & P. Disabatino to P. & K. Buote for \$689,000
- 927 Montevino Drive** S. & N. Jeffrey to R. & V. Kagarlitsky for \$940,000
- 472 Montori Court** Smead Trust to D. & C. Cummings for \$872,500
- 8020 Mountain View Drive #B** K. & P. Soyer to A. Tang for \$285,000
- 3306 Newport Street** Ponderosa Homes to A. & V. Nishimoto for \$683,000
- 3796 North Platt Court** B. Shorr to E. Dang for \$448,000
- 3593 Pimlico Drive** N. Rummell to W. Qian for \$650,000
- 2125 Rheem Drive** T. Bostater to R. Subramanian for \$425,000
- 812 Sylvaner Drive** Wells Fargo Bank to D. & S. Duke for \$545,000
- 289 Tomas Way** JP Morgan Chase Bank to C. Lo for \$480,000
- 3941 Vine Street** A. Cunningham to L. Gerards for \$320,000
- 2802 Vizzolini Court** Cummings Trust to R. & C. Wan for \$1,345,000
- 9085 Alcosta Boulevard #397** Moxham Trust to K. Sarros for \$192,000
- 1515 Arianna Lane #87** P. Harrison to A. Pasupuleti for \$365,000
- 2121 Cedarwood Loop** C. Kwan to J. Wong for \$510,000

- 2410 Cedarwood Loop** W. Achikzai to Z. & N. Taraporevala for \$500,000
- 2528 Cedarwood Loop** J. Dinh to S. Mahadevan for \$465,500
- 200 Compton Circle #A** US Bank to R. Estes for \$192,500
- 138 Dogwood Place** F. Paradiso to Sturgess Trust for \$361,000
- 2779 Dos Rios Drive** Darrimon Trust to M. & E. Bergh for \$600,000
- 3383 Estero Drive** JP Morgan Chase Bank to Estero Limited for \$489,000
- 28 Foxcroft Place** M. & D. Bissig to J. Wong for \$460,000
- 2112 Harvest Moon Lane** J. Corbett to Y. Hu for \$798,000
- 2 La Count Court** J. Hirtzer to R. Dubey for \$580,000
- 2227 Magnolia Bridge Drive** W. & L. Ellsworth to J. Kuang for \$687,000
- 6225 Main Branch Road** Shapell Industries to L. & L. Babbar for \$950,000
- 9917 Mangos Drive** K. Sastry to J. Cliff for \$430,000
- 216 Norris Canyon Place #D** Wells Fargo Bank to D. & D. Schinnerer for \$266,000
- 55 Placid Court** T. & S. McNamara to M. Solano for \$745,000
- 2280 Rosemount Lane** A. Sharma to S. Haridas for \$886,000
- 128 Spalding Court** B. & K. Shields to A. & R. Murali for \$1,025,000
- 243 Summerford Circle** K. & D. Cottrell to M. Holstein for \$750,000
- 3095 Tahoe Place** C. O'Neil to W. Xiong for \$475,000
- 2240 Whitetail Lane** J. Santiago to M. Lee for \$415,000
- 9938 Windsor Way** E. & N. Heurman to W. & D. Zhang for \$425,000

Source: California REsource

Half Year Production in 2011

2 Pending: 5 Active: 8 Closed:



5190 Genovesio Dr, Pleasanton*



5724 Highbluff Terr, Pleasanton*



32673 Brenda Wy, Union City



2001 Sorrelwood Ct, San Ramon*



2457 Raven Rd, Pleasanton*



5555 Southbrook Dr, Clayton



5271 Crestline Wy, Pleasanton*



1630 Laguna Hills Ln, Pleasanton



3856 Appian St., Pleasanton
Listed at \$819,888



1109 Donahue Dr, Pleasanton
Listed at \$514,999



7859 Creekside Dr, Pleasanton
Listed at \$514,950



22062 Cameron St., Castro Valley
Listed at \$564,950



22766 Olive Pl., Hayward
Listed at \$424,950

PENDING!
2810 Yarmouth Wy, San Ramon* | 2108 Alexander Wy, Pleasanton



*Represented buyer

Data reported as of 6-17-11

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Find property problems before you buy

Make sure sellers disclose any property defects or neighborhood issues

By DIAN HYMER

To avoid a bad experience that could end up in a legal battle with the sellers over property problems, make sure your purchase agreement includes an inspection contingency.

Your mission during the inspection contingency period is to find out as much as possible about the property and surrounding area, insurability of the property, permit history, zoning issues and cost to repair defects. Investigate any issues that could affect whether or not the property will suit your long-term needs at a price you can afford.

Most states have home seller disclosure requirements. If you are buying in a state that doesn't require sellers to disclose material facts, ask the sellers to disclose in writing any property defects or neighborhood issues they know about.

Also, find out if there are systems that require routine maintenance, such as the furnace, drainage system, skylights and roof. After you clear the inspection hurdle, ask the seller to provide you with contact information for any people who have worked on the property that the sellers would recommend.

Find out when major components were replaced and when the house was last painted. Find out how much the sellers pay for utilities. Ask for copies of proposals

and paid invoices for any significant work done on the property.

Basically, you want to know any problems the seller had with the property, what was done about it, by whom and when. If the roof was recently replaced, find out if it's covered by a warranty and if it's transferable to you.

You may feel uncomfortable asking the sellers to provide additional information at the time you make the offer, particularly if there are multiple offers. In this case, ask the sellers for answers to your questions during the inspection contingency time frame. Questions will undoubtedly come up during your inspections.

House Hunting Tip: Even if the sellers have provided presale inspection reports and disclosures, have your own inspectors give the property a thorough exam. Some buyers hire the seller's home inspector to meet them at the property to explain the presale report and ask questions. This may save you money. But, saving money should not be the primary goal when having a property inspected.

Buyers of newly built homes should ask the sellers for any construction-related documents like the geotechnical report, engineering calculations, and letters to the

See **PROPERTY** on Page 28

GARAGE SALE

3rd Annual Parkside Neighborhood GARAGE SALE!
 Saturday, June 25, 8:00 am - 1:00 pm

AUTO PARTS, CLOTHING, FURNITURE, HOUSEWARES, BABY ITEMS, TOYS, BOOKS and so much MORE!

Shop over TWENTY GARAGE SALES in ONE PLEASANTON NEIGHBORHOOD

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 DRE 00923379 & DRE 01187582



603 Blossom Court, Pleasanton
Carriage Estates Custom Home



www.603BlossomCt.com

This awesome home features 4 large bedrooms and 4 baths, exercise or 5th bedroom, separate office and a bonus room. Approx. 5200 sqft of living space on a rare 3/4 acre flat lot. The park-like backyard has a lighted basketball court, gazebo, fountain and greenhouse. Incredible views of the Pleasanton Ridge. A rare find!
New price \$1,668,000

New Listing!
4691 Finch Way, Dublin

Open Sun 1-4



5 bedrooms 2.5 baths approx 2408 sqft. Approx 70k in recent upgrades. Gorgeous home in Dublin, new carpet, new paint inside and out, remodeled master bath, fabulous floor plan with vaulted ceilings, upstairs loft (5th bedroom) and a new front and backyard landscaping. Excellent location, walk to Hacienda Crossings, easy freeway access.
Offered at \$710,000

New Listings

Open Sun 1-4



533 St. John Street, Pleasanton

2 br 2.5 bath (double master) approx 1234 sqft. Cherry cabinets, granite slab counters, hardwood floors, attached garage with interior access.
Offered at \$392,000

Open Sun 1-4



7502 Stonedale Dr Pleasanton

3 br 2.5 bath approx 1925 sqft. Master suite on main level, granite slab counters, crown moulding.
Offered at \$515,000

Delores Gragg



California home sales decline in April

But median home prices increase

By JEB BING

California home sales declined in April, while home prices increased, the California Association of Realtors reported last week.

Closed escrow sales of existing, single-family detached homes in California totaled a seasonally adjusted annualized rate of 499,830 units in April, according to information collected by CAR from more than 90 local Realtor associations and MLSs statewide. April home sales were down 2.9% from March but up 5% from the previous year.

The statewide sales figure represents what would be the total number of homes sold during 2011 if sales maintained the April pace throughout the year. It is adjusted to account for seasonal factors that typically influence home sales.

"An improving economy, coupled with the steady pace of distressed sales in the market and the typical seasonal pattern in the median home price, suggests the statewide median price has reached its low point for this year and is unlikely to hit the bottom reached in February 2009," said CAR President Beth L. Pearce.

The statewide median price of an existing, single-family detached home sold in California rose 2.5% in April to \$293,570, up from a revised \$286,510 in March. April's median

price was down 4.4% from the \$307,000 recorded in April 2010.

"While down from March, April's sales level still was solid, posting the strongest year-over-year sales gain since August 2009," said CAR Vice President and Chief Economist Leslie Appleton-Young. "At this point in the cycle, the market seems to be responding to the fundamentals of the housing market and economy, and sales are on track to match or slightly exceed last year's figures."

Highlights of CAR's resale housing report for April 2011:

The Unsold Inventory Index for existing, single-family detached homes was 5.4 months in April, down from 5.3 months in March, but up compared with April 2010's 4.9-month supply. The index indicates the number of months needed to deplete the supply of homes on the market at the current sales rate.

Thirty-year fixed-mortgage interest rates averaged 4.84% during April 2011, down from 5.10% in April 2010, according to Freddie Mac. Adjustable-mortgage interest rates averaged 3.20% in April 2011, compared with 4.16% in April 2010.

The median number of days it took to sell a single-family home was 53 days in April 2011, compared with 37.4 days for the same period a year ago. ■

PROPERTY

Continued from Page 27

planning department confirming that the geotechnical engineer monitored the construction and confirmed that the house was built according to his recommendations. Ask the seller to leave the architectural plans, if they're available.

Verifying livable square footage is a big issue in today's cautious mortgage environment. Many lenders won't count additions or renovations that add square footage in the appraised valuation of the property.

If the sellers can't provide the supporting documentation, such as copies of approved permits, the property could appraise for less than you agreed to pay. This might jeopardize the transaction if the lender approved a lower mortgage amount than you requested.

It's a good idea to check the permit his-

tory at the planning department yourself if the sellers can't provide copies of permits for work done. This should let you know if renovations were done with permits and if the permits received final approval. You should have this information before removing the inspection contingency.

Many planning departments won't issue a new permit if there is a permit on record that never received final approval. The new owners might incur fees to clear up any outstanding permits before they can move forward with new improvements.

The Closing: With probate and REOs (bank-owned properties) you will receive minimal, if any, information about the property condition. Be extra careful with your due diligence investigations.

Dian Hymer, a real estate broker with more than 30 years' experience, is a nationally syndicated real estate columnist and author.

SALES AT A GLANCE

Dublin

Total sales reported: 21
Lowest sale reported: \$240,000
Highest sale reported: \$985,000
Average sales reported: \$519,286

Livermore

Total sales reported: 33
Lowest sale reported: \$128,000
Highest sale reported: \$980,000
Average sales reported: \$444,924

Pleasanton

Total sales reported: 17
Lowest sale reported: \$285,000
Highest sale reported: \$1,400,000
Average sales reported: \$754,971

San Ramon

Total sales reported: 23
Lowest sale reported: \$192,000
Highest sale reported: \$1,025,000
Average sales reported: \$546,391

Source: California REsource

Are you buying or selling a home?

Visit PleasantonWeekly.com and click on the **Real Estate** link for sales information, current listings, open homes and virtual tours.



DRE#01349446



Tim McGuire
 925-462-SOLD

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Beyond Full Service—A Concierge Approach to Real Estate

NEW LISTING OPEN SAT/SUN 1-4



1608 Loganberry Way, Pleasanton
 Absolutely turnkey "Terrace" model, remodeled throughout, 3bd/2ba, 1,377+/-sq.ft, walnut kitchen, SS appliances, custom tile baths, hardwood floors, park-like back with hot tub, new paver patio and pergola.
 Offered at \$685,000

NEW LISTING OPEN SAT/SUN 1-4



4649 Klamath Court, Pleasanton
 Charming single story, 3bd/2ba home with new roof, carpets, baseboards, paint, windows, garage door, plus large landscaped backyard and RV parking.
 Offered at \$525,000

OPEN SUN 1-4



4483 Shearwater Court, Pleasanton
 4bd/2ba "Colony" model, 1,923+/-sq.ft on a 6,825+/-sq.ft lot, remodeled eat-in granite kitchen, oak hardwood floors, Travertine gas fireplace and mantle, dual pane windows.
 Offered at \$779,000

COMING SOON

Several single story models in Birdland/Pleasanton Valley.
 Call for details.

PENDING IN 3 DAYS



1515 Greenwood Road, Pleasanton
 3bd/2ba "Country" model in Pleasanton Valley, 1,854+/-sq.ft on a 6,858+/-sq.ft lot, remodeled kitchen, hardwood floors, newer windows, roof, remodeled master, walking distance to K-12 schools and shopping.
 Offered at \$709,000

PENDING



2689 Buena Vista, Walnut Creek
 Single story home, 1,690+/-sq.ft, 2bd/2.5ba, hardwood floors, eat-in kitchen, dual vanity baths, inside laundry, 1/4 acre lot with workshop and side yard access.
 Offered at \$459,000

SOLD



3279 Picadilly Court, Pleasanton
 Great location, 4bd/3ba, 1970+/-sq.ft on a court, backing to Greenbelt and Cabana Club, new kitchen, windows, inside laundry, side yard access.
 Sold for \$655,000

SOLD



2375 Fairfield Court, Pleasanton
 4bd/2.5ba, "Monterey" model, 2,101+/-sq.ft, granite kitchen, newer appliances, hardwood floors, newer windows, remodeled baths, inside laundry, pool and side yard access
 Sold for \$779,000



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5071 MONACO DRIVE
Open Sunday 2-4:30 p.m.

Pleasanton Hills – one of Pleasanton's favorite neighborhoods

4 bedroom / 3 bath "Harrington Model"
 3000 sq ft • Upgraded throughout
 Crown molding • French doors
 Granite kitchen • Stunning views
LISTED AT \$995,000

COMING SOON IN JULY

Beautiful family home, close to downtown, with 4 bedrooms / 3 bathrooms. Private large backyard with pool/ lawn. Great for entertaining.
Call Julia for more details.

JULIA'S RECENT SALES



5175 Oakdale Ct, Pleasanton
 Stoneridge Townhomes | \$469,000



2474 Tapestry Wy, Pleasanton
 Windsor | \$685,000



3524 Milleford Dr, Pleasanton
 Laguna Oaks | \$1,225,000

BUYERS' NEEDS

- Moller Ranch home, buyers ready, looking for the 4 bedroom or larger 3 bedroom
- West side of Pleasanton, 4 bedroom home, 3 car garage, pool, price range 800-950k
- "Preserve" neighborhood of Pleasanton, larger family home, price range 1.1-1.5

FOR DISTRESSED SELLERS

Today, nearly 1 out of every 4 homeowners in America is behind on mortgage payments. These are tough and frustrating times. Now more than ever, it's important to identify your options. Foreclosure can be avoided, your credit can be saved, and your financial future can be salvaged. Please review my dedicated website for more information.

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 www.joyceandrick.com



NEW LISTING! COMING SOON!



3148 Weymouth Court
 Pleasanton Meadows...
 Beautiful 4 bdrm (possible 5th bd), 3 ba (1 bd and full ba downstairs), no rear homes, new carpet, sky light, family room/kitchen combo, cul-de-sac location with extra parking. Close to green belt, community pool, playground, tennis courts, shopping, business park, BART, highways and MORE. Price to come.

OPEN SUN 2-4



3298 Monmouth Court
 Pleasanton Meadows...4 bdrms, 3 full baths (1 bd & ba downstairs), updated kitchen, solar panels, end of cul-de-sac, backs to greenbelt w/ playground and community pool.
Offered at \$749,000

PENDING



7881 Knollbrook Drive
 West Pleasanton...3 bdrms, 2 baths, updated kitchen w/ granite counter tops & stainless appliances. Three skylights, hardwood flooring, bay window, huge side yard access.
Offered at \$649,000

SOLD



450 Bonita, Pleasanton
 Downtown Pleasanton...4 bedrooms, 3 updated baths, updated galley kitchen with granite countertops, stainless appliances, hardwood flooring, MORE!
Offered at \$739,000



The latest from The 680 Blog

A Wide Range of Inspections Available for Real Estate Transactions

Most participants in a real estate transaction are aware that inspections are a normal part of the process. Indeed most transactions include a termite inspection, a general home inspection, and a roof inspection. And if there is a pool, there is normally a pool inspection as well. And the importance of having these inspections can not be overstated. It is important for all participants that the condition of the property be ascertained, and that the buyer gets a clear idea of exactly what they are buying. And while these normal inspections are a well established part of the process, there are several other inspections that are available as well. Some are situational, and some are a good idea in most circumstances. Here are some other inspections that you might want to make part of the process:

Solar Inspection. If the property has a solar system to heat the pool or to generate electricity, it is a good idea to have the solar

system inspected as part of the transaction. Be sure the solar company is qualified to inspect the system and undertake the repairs. Solar inspectors can be somewhat difficult to find and schedule.

Chimney Inspection. A chimney inspection is conducted by a licensed chimney sweep, and I generally recommend them, especially on masonry or brick fireplaces. The biggest threat is broken flue tiles and/or cracked chimneys, which present a fire hazard and can require a \$2000 to \$3000 repair. On newer non-masonry fireplaces, the most common issues are related to separation of the panels or pre-mature aging of the refractory panels, both of which competent home inspectors will comment on. The other common finding is a build up of soot and creosote, a waxy residue that is the result of burning artificial logs such as duraflame, etc. Even newer gas fireplaces should be checked to >> **Go to www.680homes.com to read the rest of this article.**



Doug Buenz

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High Performance Real Estate



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



OPEN SUN 1-4
Fabulous French Country custom with 5 BR + office & retreat, 4 full & 2 half BTH, hardwood floors, 4 car garage, and private .62 acre lot with pool.
\$1,779,000
1194 Via di Salerno



OPEN SUN 1-4
Pristine remodeled single story! 3 BR, 2 BTH, hardwood floors, cherry & granite kitchen, dual pane windows, and large 8000 sq ft lot with paved side access!
\$669,500
7791 Desertwood Place



COMING SOON!
Walk to Vintage Hills School! Spacious single story home with 3 BR, 2 1/2 BTH, 3 fireplaces, sunny updated kitchen, vaulted ceilings, and large 8600 sq ft private creek side lot!
\$600,000's



PENDING SALE!
Old world charm in a private oasis! Stunning single story custom home. 4 BR, 4 1/2 BTH, private .75 acre lot with pool & security gate, and exceptional quality!
\$1,785,000



JUST SOLD!
Fabulous estate home with 6 BR + loft & office/rec room, 5 BTH, 4 car garage, stone flooring, dream kitchen, and 1.1 acre lot with pool, sports court, outdoor kitchen and views!
\$1,840,000



JUST SOLD!
Fabulous luxury single story home with 4 BR, 2 1/2 BTH, 3 car garage, hardwood floors, upgraded kitchen, and fabulous flat .57 acre lot with pool, spa, and detached guest house & wine cellar.
\$1,515,000



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3616 NICOLE AVENUE, PLEASANTON
LOCATED IN MOHR MARTIN ESTATES



5 BD 3.5 BA 4,460sf. on a 3/4 acre lot. Remodeled kitchen w/ large island, breakfast nook, granite counters & Brazilian cherry floors. Master on main level. Four car garage, private backyard w/ large deck & pool.
\$1,825,000

2281 DOCCIA COURT, PLEASANTON
LOCATED IN RUBY HILL



5 BD 3 BA 3,396sf. on a 9,151sf. lot. Bedroom, office & full bath on main level. Large gourmet kitchen w/ imported Italian tile and tumbled marble flooring. Custom 1,000 bottle wine room.
\$1,200,000

1683 LOGANBERRY WY. PLEASANTON
LOCATED IN PLEASANTON VALLEY



4 BD 2.5 BA 2,047sf. on a 6,500sf. lot. Desired Monterey model. Wood floors, crown moldings, new roof. Pool in backyard. Walk to schools & shopping.
\$785,000

5082 CRESTWOOD CT. PLEASANTON
LOCATED IN PLEASANTON VALLEY



Charming 3 BD 2 BA 1520sf. on a 11,119sf lot. Refinished wood flooring throughout, updated kitchen. Spectacular rear yard with professional landscaping on a private and spacious lot.
\$685,000

1522 POPPYBANK CT. PLEASANTON
LOCATED IN CHARTER OAKS DUETS



4 BD 2.5 BA 2,020sf. on a 2,850sf. lot. Location, privacy, updated & move in ready. Open kitchen w/ granite countertops. Large master w/ cherry cabinets and large tub. Private backyard perfect for entertaining.
\$625,000

COMING SOON

LOCATED IN PLEASANTON
4BD 2.5BA 3,300sf +/-
Single level on 1 acre with 3 car garage and huge side yards.

LOCATED IN
DOWNTOWN PLEASANTON
3BD 2.5 BA 2,200+/-sf.
Amazing views and upgraded throughout.

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DOWNTOWN

JUST LISTED OPEN SAT 12-3 & SUN 1-4



335 DEL SOL AVENUE, PLEASANTON

Location, Location, Location. Desirable Downtown Quiet Court Location! Beautiful Upgraded Home, 5 Bedrooms, 2.5 Bathrooms with 2350 Square Feet. Remodeled Kitchen with Granite Slab Countertops, Custom Backsplash and Stainless Appliances. Newer Upgraded Hardwood Flooring, Plantation Shutters, Dual Pane Windows, Newer Brushed Nickel Hardware and Fixtures. Lots of Upgrades Including 30 Year Roof. Elevated Lot with Private Secluded Tranquil Grounds Includes Timber Tech Deck, Mature Trees. Walk Around the Corner at Neal and in One Minute You Are at the Farmers Market and Can Also Enjoy All the Other Downtown Amenities! Award Winning Schools! **OFFERED AT \$939,500**

PHEASANT RIDGE

JUST REDUCED



933 LAGUNA CREEK LANE, PLEASANTON

Beautiful Pheasant Ridge home on professionally landscaped .30 acre lot. Panoramic views of Pleasanton Ridge. This semi-custom built by Greenbriar in 2007 has a total square footage of 5,096. Six bedrooms plus bonus (media prepped) (7th), six bathrooms. Upgraded gourmet kitchen with granite and stainless appliances, three car garage, beautiful grounds include built-in BBQ, outdoor fountain, large lawn area & slate meditation area. Walk to neighborhood park, convenient to downtown and award winning Pleasanton schools. **OFFERED AT \$1,439,000**

OAK MANOR



819 OAK MANOR COURT, PLEASANTON

As soon as you enter you will be impressed with the unique elegance. Gorgeous custom home on private .62 acre lot. Approximately 4,541 square feet, four bedrooms (two master suites) plus office/wine room and bonus loft area and 5.5 bathrooms. Quality, high end equipment and finishes throughout. Gourmet kitchen with granite slab counters and stainless steel appliances. Hardwood floors. Oversized four car garage. Beautifully landscaped Tahoe-like grounds with mature trees. Two minutes to Castlewood Country Club. **OFFERED AT \$1,649,000**

FOOTHILL KNOLLS

PENDING



7863 FOOTHILL KNOLLS, PLEASANTON

Beautiful single story on private premium .35 acre lot. Three bedrooms, two bathrooms, approximately 2150 square feet. Completely remodeled kitchen with granite slab countertops, custom backsplash, custom cabinetry and high end European appliances. Hardwood flooring, French doors, vaulted ceilings, newer windows, newer tile roof. Master suite includes custom built-in closet/dresser area, French doors to rear grounds, private bathroom with dual sinks. Very private professionally landscaped rear grounds, with no rear neighbors. Recently re-plastered and tiled pool/spa with new equipment. Built-in kitchen/BBQ island with refrigerator. Mature trees, patios and lawn areas. **OFFERED AT \$949,000**

CHARTER OAKS

PENDING



1549 MAPLE LEAF DRIVE, PLEASANTON

Highly upgraded four bedroom, plus bonus/teen room, three bathrooms. Approximately 2,541 square feet. Completely remodeled kitchen with granite slab countertops, custom backsplash, custom cabinets & stainless steel appliances. Brazilian cherry hardwood flooring, upgraded carpet & remodeled master bath. Newer interior paint. Three car garage. Completely re-landscaped private rear grounds with built-in BBQ/kitchen, custom fire pit/sitting area, slate patio, garden and play areas. Tile roof. Convenient to downtown, neighborhood park and award-winning schools! **OFFERED AT \$899,500**

RUBY HILL

PENDING



4355 CAMPINIA PLACE, PLEASANTON

Gorgeous upgraded single level home on .60 acre premium lot. Located in the desirable Ruby Hill private gated community. Four bedrooms, plus private office, three bathrooms, custom gourmet kitchen with granite countertops. Extensive crown molding & built-ins, Brazilian cherry flooring, expansive master suite. Professional landscaping includes: built-in BBQ, viewing/sitting area, views of surrounding hills & vineyards, covered patio and extensive lawn area. 3 car garage. Ruby Hill community amenities: *clubhouse, golf course, swimming pool, *tennis courts, large park and greenbelts (*discounted memberships now available). Close to several wineries. **OFFERED AT \$1,399,000**

SAN RAMON

PENDING



215 KITTEERY PLACE, SAN RAMON

Excellent quiet court location. Four bedrooms, 2.5 bathrooms with 2008 square feet. Spacious kitchen, large living room & family rooms. Lots of picture windows for viewing & natural light, vaulted ceilings. Spacious master suite with retreat and his & hers closets. Newer roof. Large rear yard with two patios (one covered), covered side yard access. Large 6,958 square foot lot. Walk to Walt Disney Elementary, Pine Valley Middle School, California High School and great neighborhood parks. Great curb appeal. **OFFERED AT \$549,000**

KOTTINGER RANCH

SOLD



4241 GARIBALDI PLACE, PLEASANTON

Highly upgraded Kottinger Ranch duet with four bedrooms, 2.5 bathrooms. Remodeled kitchen with granite slab countertops & custom backsplash. Completely remodeled bathrooms. Plantation shutters, crown molding, hardwood flooring and upgraded carpet. Professionally landscaped private backyard includes aggregate patio and mature trees. Excellent quiet location on private 4,014 square foot lot with no rear neighbors. Community amenities include: pool, clubhouse, tennis courts, park and open space. Walk to downtown, Kottinger Park & award winning Vintage Hills Elementary. **SOLD FOR \$595,000**

SYCAMORE HEIGHTS

SOLD



1092 SYCAMORE CREEK WY, PLEASANTON

Wow! Private premium 20,180 sq ft estate lot. Panoramic views of Pleasanton Ridge, the valley and Mount Diablo. Large rear grounds with expansive lawn area and patio. Backs to open space. Five bedrooms, plus den, bonus room option (5th), five and a half bathrooms. Approximately 5,000 sq ft. Large gourmet kitchen with granite slab countertops and stainless steel appliances. Crown molding throughout, new custom flooring, extensive upgraded light fixtures, new interior paint throughout. Close to downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park. Award winning schools! **SOLD FOR \$1,490,000**

PONDEROSA

SOLD



6914 CORTE MADRID, PLEASANTON

Beautiful single level, extensively remodeled home in Ponderosa. Three bedroom, two completely remodeled bathrooms. Remodeled gourmet kitchen with granite slab countertop, expansive center island/breakfast bar and stainless appliances. Hardwood flooring, crown molding and upgraded fixtures. 1,612 square feet. Newer roof. Professional landscaping with brick trimmed aggregate patio and lawn area. Across from Del Prado Park. Close to Pleasanton's Sports Park and minutes from downtown. Award winning schools. **SOLD FOR \$645,000**

CANYON MEADOWS

SOLD



7860 - G CANYON MEADOWS CIRCLE, PLEASANTON

Beautiful Pleasanton single level condo, spacious floorplan with three bedrooms, two remodeled bathrooms, 1,257 square feet. Excellent condition, completely remodeled kitchen with granite slab countertops, tile & laminate flooring, updated light fixtures. Patio with storage. Walk to community clubhouse, pool/spa, gym/exercise facility & tennis court(s). Close to award winning schools and Stoneridge Mall. **SOLD FOR \$312,000**

NEW CUSTOM SINGLE LEVEL

SOLD



1588 FOOTHILL ROAD, PLEASANTON

New custom single level home on private country lane off of Foothill Road. This private half acre lot is located adjacent to Golden Eagle with ridge views. Four bedrooms, bonus room/guest quarters, home theater room, private office, lockable 400 bottle wine cellar, 4.5 bathrooms, 4,762 sq. ft. Gourmet kitchen with granite slab countertops, top of the line appliances. Oversized three car garage (4th car option). In-ground pool, detached permitted room (office/workout room) seller to credit buyer for brand new landscaping. Near Castlewood Country Club. **SOLD FOR \$1,625,000**

KOTTINGER RANCH

SOLD



1327 HEARST DRIVE, PLEASANTON

Great location! Beautiful semi-custom home on .40 acre lot. Expansive deck with panoramic views! Private rear grounds. Five bedrooms, 4.5 bathrooms, 4,026 square feet. Upgraded gourmet kitchen with granite countertops, newer paint & carpeting, extensive hardwood floors. Expansive master suite. Community pool, park, tennis courts and open space. Walk to Main Street and award winning schools! **SOLD FOR \$1,163,500**

DANVILLE RANCHER

SOLD - REPRESENTED BUYER



752 TURRINI DRIVE, DANVILLE

Large beautifully updated ranch style home on over 1/3 acre premium lot in Danville! Three bedrooms, private office (4th), three bathrooms. Gourmet kitchen with granite slab countertops and stainless appliances. Large master suite and bath, professionally landscaped with outdoor kitchen, in-ground pool, boat/RV parking, and side yard access. **SOLD FOR \$900,600**

GREY EAGLE ESTATES

SOLD - REPRESENTED BUYER



27 GREY EAGLE ESTATE, PLEASANTON

Secluded 5,904 sq ft. custom home on premium 5.3 acre estate in desirable, gated Grey Eagle Estates. Panoramic views of the valley and Mt. Diablo. Five bedrooms, plus bonus room, office, 2nd office/hobby room, 3.5 bathrooms. Four car garage. Beautiful grounds include private vineyard, in-ground pool and spa. **SOLD FOR \$1,900,000**

LOS OLIVOS

SOLD



2951 PICHOLINE COURT, LIVERMORE

Beautiful, highly upgraded Los Olivos home on professionally landscaped private .25 acre lot. Don't miss it! Five bedroom (bonus room 5th), 3.5 bathrooms, plus detached studio/guest quarters (1 bed/1 bath). Approximately 3889 sq. ft. Gourmet kitchen with custom cabinets, granite slab countertops and stainless steel appliances. Highly upgraded spacious master suite with granite. Beautiful grounds include large private patio, spacious lawn area, garden/play set area, and atrium/side patio. Views of surrounding hills. Minutes to quality golf courses and Livermore Valley wineries. **SOLD FOR \$950,000**





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DOUG BUENZ BY APPT



ALAMO **\$2,250,000**
Spacious Roundhill home, premium creek side lot. 6bd+loft&storage loft, dramatic formal DR&LR, huge gourmet kitchen, spacious master suite, pool, spa, and huge parking area. 2951 ROUNDHILL RD

DANIEL ALPHER BY APPT



PLEASANTON **\$1,610,000**
Inviting 4391 sq ft estate nestled on a court with over 334k in upgrades. Quality, charm & designer touches embrace this 4 bed, 4.5 bath luxury Home! www.3372SagewoodCt.com 3372 SAGEWOOD CT

MARTA RIEDY BY APPT



PLEASANTON **\$1,091,000**
Beautiful & rarely available single story in Ruby Hills! 4bd/3ba, 2627+/-sf situated in cul-de-sac. Walk to tennis & club house. Don't miss this great opportunity! 1962 NICOSIA COURT

LINDA FUTRAL BY APPT



LIVERMORE **\$989,950**
Beautiful home in South Livermore within walking distance to Sycamore Grove Park and local wineries. Private lot and true country feel. Easy commute. 1024 HANSEN ROAD

TIFFANY ROSE BY APPT



PLEASANTON **\$950,000**
Prime location across from Valley View Elementary! Custom, spacious, unique family-friendly home w/parklike 12,500+/-sf lot, pool/spa, upstairs deck, back house w/475+/-sf. Views! 465 ADAMS WAY

EMILY BARRACLOUGH BY APPT



PLEASANTON **\$928,000**
Beautifully appointed home close to schools, parks, downtown, and hwy 680. Kitchen upgraded with granite counters, ss appliances, & breakfast nook. Don't miss this home! 1422 WHISPERING OAK WAY

BRAD SLABAUGH SAT&SUN 1-4



LIVERMORE **\$849,950**
Elegant vineyard living! Stunning court location! 4bd/4.5ba 3758 sq ft.(approx) Large master ste. Entertainer's delight w/pool. 3 fireplaces, 2 separate garages. High quality throughout. 2616 SAINT HELENA CT

KAREN CROWSON SUN 1-4



LIVERMORE **\$589,950**
Sharp Murietta Meadows home, freshly painted and new carpeting. Tile flooring throughout lower level. Full bedroom and bath downstairs. Formal living and dining rooms. Spa with gazebo. 63 SPARROW ST

MAUREEN NOKES BY APPT



PLEASANTON **\$459,950**
Amazing 1900+/-sf Stoneridge townhome tucked in among acres of mature trees. 3/2.5 w/formal dining, master + retreat, 2 f/p, 2 car garage, lg. patio/yard, 3 pools, tennis courts and clubhouse. 7509 ROSEDALE CT

ANNI HAGFELDT BY APPT



PLEASANTON **\$299,000**
This remodeled 2 bd/1.5 ba condo features hardwood floors, granite counter tops, end unit with large deck. Close to downtown, parks, schools, minutes from Livermore wine country. 3399 NORTON WAY #3



That Old Tree

Has seen kids swing from it. Heard lovers whisper beneath it. Sheltered horses during a storm. When it comes to choosing a real estate company, choose one that has stood the test of time. One that demonstrates financial strength – it proves they care about your investment. One that is flexible – it knows how to meet your specific needs. And one that has experience – because it can keep you from pitfalls.

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