

# Pleasanton Weekly

VOL. XII, NUMBER 29 · JULY 29, 2011

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Annual Pooch Parade raises funds for guide dog training **PAGE 12**

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### INSIDE THIS WEEK

- COLUMN:** Jury finds drama in murder case **3**
- NEWS:** Humane Society broke, may close **5**
- NEWS:** 'Relay' raises funds to fight cancer **5**



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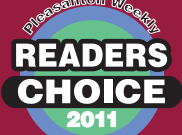
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# AROUND PLEASANTON



By JEB BING

## Another long jury trial, but not Casey's

While much of the country was riveted to the Casey Anthony murder investigation and trial in Florida, Pleasanton Rotarian Nancy Pennell was heading up a jury here in Oakland that also took months to select a jury and reach a verdict. But the outcome was much different.



Nancy Pennell speaks to Rotarians.

Although Casey walked out of the Orange County, Florida jail July 5 after being acquitted of murdering her daughter Caylee, Pennell's jury, after five months of trial and deliberation, found Asmerom Gebreselassie and his brother Tewodros guilty in the killings of their sister-in-law, her mother and her brother on Thanksgiving Day 2006.

Both cases had a great deal of history and complicated data before reaching their juries. Caylee's remains were discovered in December 2008 with investigators pursuing various leads before arresting her mother. The Gebreselassie brothers denied their guilt, too, in what prosecutors said was a revenge killing that included a kidnapping, a \$500,000 life insurance policy, a family member believed to be gay and cell phone records.

Having served on a jury, myself, and having watched and read the day-by-day reports of the Anthony trial, I can appreciate the concerns jurors had in finding the evidence conclusive enough to warrant the death penalty that the prosecutor sought. Pennell said that while there was no question that the three individuals in her jury's case had been shot to death, determining guilt became complicated because of distractions in the courtroom, including the defendants screaming and yelling at attorneys and the judge, multiple witnesses with varying stories, and long, emotional pleas and frequent trial delays.

Again, similar to the difficulties in securing a jury for Casey Anthony's trial, Pennell, who spent 17 weeks traveling most weekdays to the Alameda County Criminal courtroom in Oakland, said it took a month to select a jury as the Gebreselassies did what they could to delay the trial.

Eight different panels totaling about 500 people were called to serve as jurors, with Pennell's or-

deal beginning last Jan. 13. Prospective jurors had to complete a 36-page questionnaire, with attorneys narrowing down the group to 150. She was selected as one of the two women and 10 men to sit on the jury, with five others chosen as alternatives on Feb. 7. Pennell then was selected jury forewoman and the trial started the next day. Jurors were told the trial, which ended May 31, would last about two months.

For her service, Pennell received \$15 a day and one-way mileage. Apparently, she said, the county is only willing to reimburse you for your trip to the courthouse; getting back home is on your dime. She took BART, which gave her a break on costs even with the daily \$1 parking fee and driving to the station early enough each day to secure a space. Jurors had a 90-minute lunch hour but were escorted by court personnel and could not discuss the case outside of the courtroom. Pennell is one of the community's most active public service volunteers, who is both well-versed and conversant on many issues and events. So those of us who know her also know how difficult it must have been to keep silent on a trial dubbed "The Thanksgiving Day massacre" until her detailed report at last week's Pleasanton Rotary Club meeting.

And the last few days were most difficult, Pennell told Rotarians. Although the jury found the Gebreselassie brothers guilty on each of multiple counts at 5:15 p.m., Thursday, May 26, the judge sent everyone home to enjoy the four-day Memorial Day weekend (at least for court personnel), delaying the reading of the verdict to May 31. Sentencing is scheduled for early August when Pennell and other jurors plan to make one last trip to the Oakland courtroom. ■

## About the Cover

Callie, an Imperial Shih Tzu, is dressed as a wind-up toy by owner Margaret Stone for last year's annual Pooch Parade, sponsored by the Tri-Valley Guide Dog Puppy Raisers in conjunction with the August First Wednesday: Dog Days of Summer. Photo by Dolores Fox Ciardelli. Design by Lili Cao.

Vol. XII, Number 29



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# Streetwise

ASKED AROUND TOWN

## What has been the best thing you've done so far this summer?



**Zack Shackelford**  
Student

I went on a mission to an orphanage in Mexico called Rancho Santa Marta, and it was incredible. It was really hard work, but I believe that it is the closest place to heaven here on Earth.

**Cheryl Shroff**  
Stay-at-home-mom

I went to Chicago for a wedding, and it was so much fun. We hung out at the lake house and enjoyed family, ate a lot of good food and just relaxed.



**Julie Castillo**  
Teacher

We went to a family reunion in Virginia, which we hadn't done in 20 years. We took the kids all around Washington, D.C., and enjoyed time together. I'm leaving tomorrow for an adult trip to New Orleans, which is going to be a blast.

**Bryan Hilton**  
Sales

Our family vacation at the Lighthouse Suites on the water in Avila Beach was fantastic. We played chess and pingpong, and on Friday nights there is a great farmers market that we really enjoyed. Our kids loved it.



**Daniel Kuhfal**  
Student/baseball player

My favorite part of the summer has been having my family from San Diego visit us in Pleasanton.

—Compiled by Kerry Nally

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

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## DIGEST

### Burial seminar for vets

The Veterans of Foreign Wars Post 6298 will sponsor a special seminar to discuss VA Burial Benefits. All veterans and spouses are invited to the free presentation at 8:30 a.m., Saturday, Aug. 13, at the Veterans Memorial Building, 301 Main St. Refreshments will be served.

### Vote for favorite state park

The California Department of Parks and Recreation is asking park-goers to get out and vote — for their favorite parks. The parks with the most votes will receive grants as part of Coca-Cola's "America Is Your Park" national campaign.

Participants can vote for national, state or local parks, with first place receiving \$100,000; second place, \$50,000; and third place, \$25,000. Vote online at [www.livepositively.com](http://www.livepositively.com) by selecting a park from an interactive map, by uploading photos to the site, or by "checking-in" to a park on Facebook. One point is given for online votes while five points are given for uploading photos or checking in on Facebook. Voting will continue through Sept. 6. Last year's \$100,000 winner was Bear Head Lake State Park in Minnesota.

### Three best recyclers

The three-month Ready, Set, Recycle contest sponsored by Alameda County's StopWaste.Org has named grand-prize winners: Kristen Kinzel of Livermore and Amy Lee of Hayward, who both won \$500 as the county's "Best Recycler," and runner-up Aurell Cater of Oakland, who was awarded \$250.

From April through June, StopWaste.Org's prize crew randomly selected garbage bins on collection days and rewarded those residents who correctly separated their recyclables, compostables and trash. The contest had 20% of the county participating, a total of 61 winners and of these winners, over 50% demonstrated perfect results (0% recyclables and compostables in their garbage bins).

Of the 893 sorts conducted, StopWaste.Org found 85% of garbage bins contained less than 25% recyclables and 55% contained less than 25% compostables. StopWaste.Org has set the more aggressive goal of only 10% recyclables and compostables in the garbage bin by 2020. Ready Set Recycle will kick off again next spring; meantime residents can visit [www.ReadySetRecycle-Contest.Org](http://www.ReadySetRecycle-Contest.Org) where they can take a recycling pledge, and get tips and information about how to improve their recycling habits.

## Valley Humane Society broke, may close

### Donated building adds to costs as contributions dwindle

By JEB BING

The Valley Humane Society, a 25-year-old nonprofit animal welfare organization that just moved into a new \$1.3-million building, announced Tuesday that it is out of money and may close within the next 30 days.

Most of the money for the new building on Nevada Street next to the Livermore-Pleasanton Fire Department headquarters was donated by the late Joyce Keeler, a Livermore school teacher who died in 2005. It was designated specifically for the building. However, a confluence of declining contributions and increased demand as the recession took hold in 2009 has left VHS without sufficient funds to operate the larger, more costly facility.

So at a time when leaders of the Humane Society had planned a festive community dedication of their new headquarters building, they find themselves, instead, pleading for financial help and facing closing down the nonprofit.

The organization's recently hired Executive Director Melanie Sadek, who worked with the VHS board of directors to sort out the funding dilemma, said the organization urgently needs

a cash infusion of \$125,000 to continue its services through November, when contributions traditionally start to increase.

Tuesday, Sadek sent the following email message to supporters:

"I wanted to send you this letter to share some alarming news about the state of Valley Humane Society. At this time, the organization is suffering a major financial shortage due to the decrease in donations and the increase in operating expenses. This week we are sending out an appeal to the community for assistance. I felt it necessary, however, to inform you about our situation before you heard it through the media.

"As a supporter of Valley Humane Society, I would like to ask you to be an ambassador for our cause. Your value to our organization is immeasurable. I know that with your help we can pull through this dire situation.

"Please help us by passing on the message in the flyer below to friends, family members, community groups, religious institutions and all social media outlets. Your support makes a major difference to Valley Humane Society. This is your organization

and without you there wouldn't be a VHS."

VHS, staffed largely by volunteers, is the only no-kill shelter in Pleasanton. It receives no local, state or federal funding and has always relied on community donations to survive.

In a joint statement signed by Sadek and Lori Rice, president of the VHS board of directors, VHS said it has already reduced by half the number of animals cared for by the organization's staff and volunteers.

"If VHS doesn't receive significant funding in the next 30 days, we will be forced to cut staff and programming, after which our final option will be to close the shelter," the statement reads. "These measures will directly affect the hundreds of cats and dogs in the Tri-Valley and thousands of residents who depend on our programs."

A monetary donation of any amount can be made by visiting the organization's website at [www.valleyhumane.org](http://www.valleyhumane.org). Donations also will be accepted over the counter or by mail at the VHS headquarters, 3670 Nevada St., Pleasanton, CA 94566.

For more information, visit the website or call 426-8656. ■



JAY FLACHSBARTH/JAYFPHOTOGRAPHY.SMUGMUG.COM

Pleasanton Middle School campus is filled with booths staffed by teams that participated over the weekend at the Relay for Life cancer fundraiser.

## Relay for Life attracts hundreds in fight against cancer

### 24-hour walk fills Pleasanton Middle School campus

By DENA BEHNAM

The American Cancer Society's Relay for Life walkathon came to the Tri-Valley last weekend, uniting the community by celebrating lives of those who have fought cancer, remembering loved ones lost, and fighting back against a disease widely spread in the United States.

Participants, who raised money to further cancer research and prevention, formed teams and camped out at the track at Pleasanton Middle School, taking turns walking or running throughout the day. Lasting 24 hours, the relay represented the reality that cancer is ongoing and never sleeps.

It all started with Dr. Gordan Klatt in 1985.

"He's referred to as the 'godfather' of can-

cer," said Florine Johnston, event chairperson. Klatt, a colorectal surgeon in Tacoma, Wash., first ran and walked around a track for a period of 24 hours, raising money for the American Cancer Society.

"He is still alive, he still promotes the event, and since then it takes place in more than 5,200 communities world-wide," Johnston said.

An opening ceremony Saturday included speakers Mayor Jennifer Hosterman and a survivor's story. Next, all survivors were asked to kick off the event with the Survivor Lap, dedicated to those who are currently battling or have fought against cancer. Then came themed laps, allowing participants to dress

See **RELAY FOR LIFE** on Page 7

## New Safeway supermarket, retail complex to open this fall

### Crews making up for 'lost' time due to late spring rains

Work is continuing on a new 58,000-square-foot "Lifestyle" supermarket at Bernal and Valley avenues, next to the northbound I-680 Bernal Avenue off-ramp.

Signs posted on the building, which is partially completed, state that the store will open this fall.

Other buildings are also under construction, to include a restaurant, small retail shops and other services that will be part of the Pleasanton Gateway Center.

This will be the newest of 270 Safeway stores in the company's Northern California division, which like its corporate parent, Safeway Inc., is headquartered in Pleasanton.

Company representatives said that as Safeway's new Lifestyle-designated supermarket, it will have expanded meats, seafood, bakery and wine departments, featuring a large section of organic products and a sandwich bar and customer seating area. More than 200 employees will staff the new store.

It's been 70 years since Safeway opened its first Pleasanton store on Main Street in February 1941. After construction delays because of late spring rains, Safeway still plans to have the new store open by Thanksgiving.

Facing Valley Avenue, the store will back onto the northbound I-680 off-ramp. Although larger and newer than the Pleasanton Safeway at Valley and Santa Rita Road, that popular store will remain open.

The 12-1/2 acre Gateway Center complex is part of a 39-acre site owned by South Bay Construction. It was part of the purchase by a coalition of developers in 2000 of the entire 510-acre Bernal parcel from the city of San Francisco, which acquired the land in the 1930s. Most of the land has now been developed with homes and apartments

See **SAFeway** on Page 6

## TAKE US ALONG



**Canadian Fortress:** The Weekly traveled with Leslie Baker and Tom English, shown right outside the Citadel in Halifax, Canada, which was designated a national historic site in 1951 due to its role as a naval station in the British Empire and the city's importance to Canada's development and evolution from colony to nation.



JAY FLACHSBARTH/JAYFPHOTOGRAPHY.SMUGMUG.COM

Construction work continues on new "Lifetyle" Safeway supermarket complex at Bernal and Valley avenues, across from the Alameda County Fairgrounds in Pleasanton.

### SAFEWAY

Continued from Page 5

with the city of Pleasanton acquiring a 318-acre section for a public park, including a lighted baseball field that opened last year.

San Francisco's public utilities agency continues to own the water rights under the property along

with a 3-acre undeveloped site on Old Bernal Road across from the Pleasanton Public Library.

Pleasanton Finance Director Emily Wagner said the new Safeway store complex will add \$123,000 to the city's general fund in the store's first year of operation and \$285,000 a year after that.

—Jeb Bing

## Survey says riders want BART to focus on reliable, affordable service

By DOLORES FOX CIARDELLI

A recent survey of 819 BART riders concluded that riders want the next general manager to focus on providing reliable, affordable service.

The survey asked responders to choose a single most important task for a new GM, and 54% picked "maintain quality service at an affordable price." When asked what the GM's top focus should be; 64% picked "operating a cost-effective, on-time service."

Those surveyed had other tasks that they also felt were important. One of the most common replies was that so many things are very important, they couldn't select just one.

For "most important task" 23% picked building trusting relationships with the community and others. A lot of people wrote in their responses also, and BART officials

said they saw a common theme of improving administrative efficiency and controlling employee costs.

For "top focus," 30% chose "running a professional, efficient organization."

When asked to rate attributes or characteristics that would be important in a new GM, under "very important" responders chose:

- People management skills (89%)
- Leadership (87%)
- Customer orientation (87%)
- Communication (86%)

And 34% added other suggestions in response to an open-ended question about qualities a new BART general manager should have.

At least 10% of respondents mentioned:

- Customer/community focus; better customer service at stations
- Clean/modernize the system
- Improve administrative efficiency/control employee costs

■ More for the money/keep fares down

"Someone who puts customers first. Works hard to create a convenient, comfortable and affordable system, so people get out of their cars and into the BART trains," one person wrote.

The full report is available at [www.bart.gov](http://www.bart.gov). A total of 819 respondents participated in the survey, including 430 who completed it at the website and 389 who replied to a random sample email survey.

Sherwood Wakeman has been serving as interim general manager since April 23, the day after the resignation became effective for Dorothy Dugger, who had been the eighth GM in BART's 40-year-history of operations. A nationwide search is under way for a new general manager, who serves as the agency's top executive and reports to an elected board of directors. ■

## Social Security offices closing 30 minutes early

Budget cuts result in less public time

By JEB BING

Starting Aug. 15, Social Security offices in the Bay Area will close at 3:30 p.m. on weekdays, 30 minutes ahead of their current closing time.

Rob Pepper, Bay Area public affairs specialist for the agency, said Congress has trimmed the Social Security budget by nearly \$1 billion more than the President requested for current fiscal year, "which makes it impossible for the agency to provide the amount of overtime needed to handle service to the public as we have in

the past."

The cutback affects the Social Security office at 24301 Southland Drive in Hayward, which serves Pleasanton and the Tri-Valley.

The new operating hours of that office will be 9 a.m.-3:30 p.m. Monday through Friday. The office is closed Saturdays and Sundays and on all federal holidays.

Pepper said agency employees will continue to work their regular hours, but the shorter "public window" will allow them to complete face-to-face service with the visiting public without incurring

the cost of overtime.

Most Social Security services do not require a visit to an office, Pepper explained.

"For example, anyone wishing to apply for benefits, sign up for direct deposit, replace a Medicare card, obtain a proof of income letter or inform us of a change of address or telephone number may do so at [www.socialsecurity.gov](http://www.socialsecurity.gov) or by dialing our toll-free number, 1-800-772-1213," he said.

People who are hard of hearing may call the TTY number, 1-800-325-0778. ■

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JAY FLACHSBARTH

Walkers Miriam Drummond of Pleasanton (left) and Lori Schauer of Dublin add a little color and fun to their walk at the Relay for Life cancer fundraiser on the Pleasanton Middle School campus over the weekend.

## RELAY FOR LIFE

Continued from Page 5

up in fun clothing from Hawaiian attire to Little Miss Relay.

After the sun began to set, one of the most moving parts of the event took place as hundreds of decorative paper bags illuminated with candles, called Luminarias, were placed around the track to commemorate passed loved ones and those still fighting cancer. Luminaria Chairperson Rob Lajoie recalled joining the team and said he enjoys the "big party" to celebrate and commemorate passed loved ones.

"My grandfather and my aunt passed away from cancer and earlier this year a friend of mine for 30 years passed away from breast cancer," Lajoie said. "It's one of those things that affects us all in some way and so I got to that point in my life when I'd like to hopefully make a little difference volunteering on the committee."

With a goal of raising over \$100,000 and a turnout of over a couple hundred, the event was a success.

"Relay's special because it's driven by a grassroots effort," said Bert Aquila, Logistics Chairperson for the Pleasanton and Livermore Relay events. "It's really up to our doctors and our people who are sick and the caregivers who are giving care to spread the word. We need help."

When the walkathon came to an end Sunday morning, team members, volunteers, board members, survivors and every participant walked away from the school track as a community battling this disease together. ■

## Resident with video monitors helps cops nab two

San Ramon men charged in pre-dawn burglary prowl

By GLENN WOHLTMANN

A Medallion Court resident with a surveillance system helped catch two auto burglars Monday, police said.

The man watched on a monitor as two men broke into his car at around 5 a.m.; he made note of their descriptions and what they were wearing, then called police dispatchers and said the two had fled toward Regency Drive.

Minutes later, one of the officers that went to Regency Drive spotted a man, who dropped a plastic bag with a small flashlight, a screwdriver and change when police approached.

When contacted, the man was evasive in his responses to the officer's questions, acted suspiciously and stated he was waiting for a friend to pick him up in a Pontiac. At that same time, the original victim on Medallion Court was checking his neighborhood and located a Pontiac sedan that was warm to the touch, indicating it

had recently been driven.

The victim identified the man he'd seen break into his car, and Kyle Pierson, 18, of San Ramon was arrested on charges of burglary, vehicle tampering, prowling and possession of burglary tools.

Police remained on the scene near the Pontiac, and at 7:40 a.m., a man got into the car and drove toward Stoneridge Shopping Center, where officers made a traffic stop. The driver of the car, 20-year-old Alex Nejat of San Ramon, admitted to officers that he had been driving Pierson around Pleasanton with the intent of burglarizing vehicles. He was arrested on charges of burglary and possession of stolen property.

"In this particular case we found a 'multi-tool' similar to a Leatherman as well as a large ring of keys that would have fit multiple types of vehicles," Sgt. Michael Collins said in an email.

The two were booked into Santa Rita Jail. ■

## 2 days of calls wrongly ID'd as from city utilities

A number of Pleasanton households received calls late Monday and early Tuesday from a telephone number identified as the city of Pleasanton's.

The number showing on telephones with Caller ID was 931-5425, the city's utility billing department.

Joanne Hall, public information officer, said the city's phone vendor has determined that these calls were not originating from the city of Pleasanton telephone equipment.

"The calls have been traced to a Northern California company that claims to have inadvertently entered a wrong number into their system, said Allen Hammond, Pleasanton information technology manager.

Hammond said the calls have been stopped, thanks to a block put on by AT&T on Tuesday and contact with the company in Northern California. He said information about the incident has been forwarded to city management to decide what steps, if any, should be taken against the company.

"We apologize for any inconvenience this has caused," Hall said. ■

—Pleasanton Weekly Staff

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# Opinion

## LETTERS

### Fabulous, and free

Dear Editor,

Wow — the folks from San Francisco Shakespeare have really done it this time. I'm just returning from tonight's production of "Cymbeline" in the Amador Valley Community Park, and I had to sit down and write.

This production is absolutely fabulous. Everything from the acting, to the costumes, to the set, completely nails it. It's hard to believe something like this can be pulled off on such a shoestring budget under which I know the Festival operates. Pleasanton should show support and be very proud to have such a wonderful experience in this town. Consider it a luxury.

Among a whole cast of amazing actors, a particular stand-out, Craig Marker, changes from one role to another absolutely seamlessly, and it

is worth the price of free admission just to see this professional perform his craft. Anywhere else, a production of this caliber would easily be a \$50-plus ticket. Yet, this is high quality theater, in a beautiful setting — and did I mention absolutely free?!? Simply unbelievable.

I personally think this is one of Shakespeare's most challenging pieces, but knowing this only makes it all the more fun. I suggest doing a few minutes of Internet research before attending to understand exactly what is happening, and this engaging, complicated plot line unfolds like a dream.

The play runs for two more weekends, so make sure to check it out and bring friends, family, co-workers, neighbors, and your co-worker's neighbor's friends to join you at this event, as nobody will be disappointed in this amazing show.

**San Francisco Shakespeare Festival Fan,  
Rob Woodworth**

## EDITORIAL

THE OPINION OF THE WEEKLY



JEB BING

A Livermore benefactor donated \$1.3 million for this new Valley Humane Society headquarters building on Nevada Street in Pleasanton, but the organization lacks funds to handle operating costs.

## Valley Humane Society needs our help

The Valley Humane Society, founded 25 years ago and still Pleasanton's only private, nonprofit animal welfare organization, is out of money and may have to close. This bleak financial report comes at a time when the organization was supposed to be sponsoring a community celebration to dedicate its new 5,200-square-foot headquarters and service building on Nevada Street near the Livermore-Pleasanton Fire Department headquarters. The new \$1.3-million building and the land it sits on was donated by the late Joyce Keeler, a Livermore school teacher who died in 2005. She designated her gift specifically for a new structure to accommodate a growing need for care and treatment of wayward cats and dogs. As a dedicated non-kill animal welfare organization, VHS had a special appeal to Ms. Keeler as it continues to appeal to many others in the Tri-Valley who share her views.

However, a confluence of declining contributions and increased demand as the recession took hold in 2009 has left VHS without sufficient funds to operate the larger, more costly facility. Already, half of the pets being taken to VHS for care are being turned away. Several on the facility's small paid staff may soon be let go. To meet its financial needs through November, when seasonal contributions generally accelerate, VHS needs \$125,000 within the next 30 days. VHS budgets \$500,000 a year for current operations. Since VHS receives no local, state or federal funding, it relies on volunteers, community donations and the money it raises in fundraisers to survive.

VHS is not just a building or pet care facility. Its programs extend into all parts of the Tri-Valley and include:

■ **Keeler's Kids** — A one-hour humane education program for public schools that helps youths better understanding the level of commitment in owning a pet.

■ **Critter Camp** — A camp that teaches the value of companion animals, about dog safety and training, and provides hands-on experience in caring for pets.

■ **Animeals** — Operated from the VHS food pantry, this program provides regular free meals for dogs and cats owned by seniors and the disabled, with volunteers delivering the food to homes in the Tri-Valley.

■ **Paws to Read** — This popular local program brings Valley Humane Society pet therapy dog owner teams to the Pleasanton, Livermore and Danville public libraries to promote the love of animals to children from 5 to 12 years old.

■ **Hope Hospice** — VHS has a partnership with this end-of-life care organization where volunteers take the individual's pet to their bedside for regular visits and companionship.

■ **Daisey's Gift of Life** — VHS donates these pet resuscitation kits to the fire districts in the Tri-Valley. These are specially-shaped masks that can deliver life-saving oxygen to pets suffering from smoke inhalation.

The Pleasanton Weekly through its annual Holiday Fund has contributed well over \$100,000 to the Valley Humane Society, including nearly \$30,000 received from Holiday Fund donors in the last campaign. Now, much more is needed in public donations. Monetary donations of any amount can be made directly or by mail to the VHS office at 3670 Nevada St., Pleasanton, CA 94566. For more information, sign on to the VHS Website at [www.valleyhuman.org](http://www.valleyhuman.org) ■



Visit Town Square at [PleasantonWeekly.com](http://PleasantonWeekly.com) to comment on the editorial.

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# Community Pulse • Transitions

POLICE BULLETIN & LOG • OBITUARIES • BIRTHS & WEDDINGS

## POLICE BULLETIN

### Forged credit card leads to mall arrest

An attempt to use a bogus credit card at a jewelry store in the Stoneridge Shopping Center led to the arrest of a Hayward woman on several felony charges, a police report said.

Jennifer Rose Marie Shewmake, 23, tried to use a forged credit card at Fred Meyer Jewelers around 2:13 p.m. July 20, according to the report, which said Shewmake was apprehended elsewhere in the mall with a fake driver's license as well as the forged card. She was charged with two counts of forgery, theft and identity theft.

### In other police reports:

A residential burglary in the 3000 block of Melbourne Court netted more than \$8,500 in jewelry and electronics. The incident took place between 3 and 11:30 p.m. July 23; a pry bar was used to enter a rear window of the home. Two computers worth \$1,000 apiece were stolen, along with a third, valued at \$1,500, a \$1,500 pearl necklace, \$500 briefcase, \$300 garnet rings, a \$300 onyx necklace, gold hoops worth \$300, a \$300 purse, two digital cameras worth \$250 apiece, a \$200 watch, three \$200 necklaces, a \$200 gold ring, silver hoops worth \$200 and a \$100 cell phone.

Gift cards worth a total of \$3,750 were stolen from 6700 Koll Center Parkway sometime between 2 p.m. July 12 and 3 p.m. July 19; one \$1,000 gift card was stolen, along with 20 \$20 gift cards and 15 \$50 gift cards.

## POLICE REPORT

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

### July 19

#### Identity theft

- 8:26 p.m. in the 2600 block of Monarda Court

#### Vandalism

- 3:35 p.m. in the 1400 block of Hopyard Road

#### Drug/alcohol violations

- 7:01 p.m. in the 4300 block of Valley Avenue; possession of a controlled substance, paraphernalia possession
- 10:16 p.m. at the intersection of Stoneridge Drive and Santa Rita Road; DUI
- 10:41 p.m. in the 5300 block of Hopyard Road; public drunkenness

### July 20

#### Theft

- 9:05 a.m. in the 6700 block of Koll Center Parkway; grand theft
- 1:50 p.m. in the 7300 block of Joshua Circle; auto theft
- 2:12 p.m. in the 2000 block of Stoneridge Mall Road; identity theft, theft, two counts of forgery
- 3:19 p.m. in the 5800 block of Stoneridge Mall Road; grand theft
- 6:14 p.m. in the 1500 block of Stoneridge Mall Road; petty theft
- 7:36 p.m. in the 5500 block of Springdale Avenue; grand theft

#### Drug/alcohol violations

- 1:19 a.m. in the 600 block of Main Street; public drunkenness
- 10:51 a.m. in the 3000 block of Bernal Avenue; DUI
- 9:23 p.m. in the 5500 block of Springdale Ave; possession of a non-narcotic controlled substance, under the influence of a controlled substance

### July 21

#### Theft

- 7:18 a.m. in the 5400 block of Black Avenue; auto theft
- 8:57 a.m. in the 8000 block of Ensenada Drive; auto theft
- 11:31 a.m. in the 2400 block of Pomino Way; grand theft
- 7:24 p.m. in the 1300 block of Stoneridge Mall Road; petty theft

#### Burglary

- 11:09 a.m. in the 4200 block of Hacienda Drive

#### Vandalism

- 4:26 p.m. at the intersection of W. Las Positas Boulevard and I-680
- 6:15 p.m. in the 5300 block of Owens Court

#### Prank calls

- 11:01 a.m. in the 3500 block of Nevada Street

#### Drug/alcohol charges

- 12:48 a.m. in the 6000 block of Johnson Drive; public drunkenness
- 1:39 p.m. in the 5200 block of Genovesio Drive; marijuana possession
- 2:20 p.m. in the 1600 block of Tanglewood Court; possession of a hypodermic needle
- 7:52 p.m. in the 1600 block of Stoneridge Mall Road; under the influence of a controlled substance
- 8:25 p.m. in the 1700 block of Santa Rita Road; public drunkenness
- 9:31 p.m. in the 4900 block of Owens Drive; public drunkenness

### July 22

#### Theft

- 6:24 a.m. in the 7900 block of Kentwood Way; petty theft
- 6:36 a.m. in the 5200 block of Muirwood Drive; petty theft
- 7:01 a.m. in the 5200 block of Muirwood Drive; auto parts theft
- 11:15 a.m. in the 4000 block of Pimlico Drive; petty theft
- 3:16 p.m. in the 4500 block of Rosewood Drive; petty theft

#### Auto burglary

- 4:49 a.m. in the 7900 block of Kentwood Way

### July 23

#### Vandalism

- 1:32 p.m. at the intersection of Neal and Second Street

#### Drug/alcohol violations

- 12:42 a.m. in the 4800 block of Hopyard Road; public drunkenness
- 1:07 a.m. at the intersection of Vineyard Avenue and Bernal Avenue; DUI
- 2:14 a.m. in the 4500 block of Rosewood Drive; paraphernalia possession
- 10:56 p.m. in the 3500 block of Valley Avenue; DUI

### July 24

#### Theft

- 11:19 a.m. in the 1200 block of

Greenwood Court; petty theft

- 1:41 p.m. in the 1300 block of Stoneridge Mall Road; theft

#### Battery

- 6:51 p.m. at the intersection of Stoneridge Drive and Guzman Parkway

#### Auto burglary

- 7:37 a.m. in the 7700 block of Canyon Meadows Circle
- 8:27 a.m. in the 7700 block of Canyon Meadows Circle

#### Vandalism

- 12:43 a.m. in the 600 block of Varese Court
- 6:33 p.m. at the intersection of Neal Street and Second Street

#### Drug/alcohol violations

- Midnight in the 3100 block of W. Las Positas Boulevard; consumption of alcohol by a minor
- 12:49 a.m. at the intersection of Pimlico Drive and Portsmouth Court; juvenile DUI
- 2:09 a.m. at the intersection of Busch Road and Ironwood Drive; DUI

### July 25

#### Theft

- 9:35 a.m. in the first block of Stoneridge Mall Road; theft
- 10:03 a.m. in the 8000 block of Canyon Creek Circle; petty theft, auto burglary
- 12:11 p.m. in the 4400 block of Hacienda Drive; grand theft
- 3:10 p.m. in the 1300 block of Stoneridge Mall Road; shoplifting

#### Burglary

- 7:50 a.m. in the 1300 block of Santa Rita Road
- 3:10 p.m. in the 1300 block of Stoneridge Mall Road
- 7:03 p.m. in the 7500 block of Stonedale Drive

#### Auto burglary

- 4:07 a.m. in the 6000 block of Tillman Court
- 10:26 a.m. in the 8000 block of Canyon Creek Circle

#### Battery

- 6:03 p.m. in the 4300 block of Valley Avenue

#### Vandalism

- 9:01 a.m. in the 6200 block of Stoneridge Mall Road; vandalism, auto burglary

#### DUI

- 1:48 a.m. at the intersection of Bernal Avenue and Nevada Court

## OBITUARIES

### Grace Mina Navalta

Grace (Gracie) Mina Navalta died July 26 at the age of 56 after a valiant fight.

She was born Dec. 20, 1956, in Delano, Calif., of Filipino ancestry, and enjoyed traveling to the Philippines and immersed herself in the culture and song. She graduated from Delano High School and received a bachelor's degree in psychology from San Jose State University. Recently, she received her Medical Assistant Certification. She was a published writer and an avid reader. She loved partying and creating, such as knitting sweaters for her small dog, Toby. Her sense of adventure brought her to the beach, the mountains and foreign countries, including Mexico, England, Scotland, Ireland, France, Portugal, Brazil and Canada. The adversity she lived through never dampened her spirits.

Ms. Navalta is survived by her husband Ernesto; son Garret and daughter Arianna; her mother Eduarda S. Mina and siblings Carmela Natividad, Anita Grant, Jeanette Gilmore, Simon Mina, Erwin Mina and their families. Memorial services will be at 6 p.m. Sunday at Graham-Hitch Mortuary, 4167 First St.,

in Pleasanton. Burial is Monday; for details call Graham-Hitch at 846-5624. Donations may be made to Prader-Willi Syndrome Association (PWSA-USA) or consider testing at Asian American Donor Program (AADP) to benefit individuals needing bone marrow transplants.

### Cletus Paul Briere

Cletus Paul (Pete) Briere, 83, died at home on July 17 after a brief illness.

He was born in Danielson, Conn., on Sept. 18, 1927. He moved with his wife and three children to Long Beach in February 1962. He worked as a machinist in the tool and die industry for over 40 years. After retiring in 1992 he moved to Pleasanton and resided here until his death. He enjoyed working in the garage, helping his neighbors at Harvest Square Townhouse complex, and spent much of his retirement building furniture.

Mr. Briere is survived by his wife Norma Carolyn Briere; daughter Kathryn (Roy) Schamanski of Tacoma, Wash., son Michael (Jamie) Briere of Lakewood, and daughter Sheri (Mike) Baldwin of Pleasanton; and six grandchildren.

Per his request no services were held. Remembrances may be sent to Hope Hospice in Dublin or to the charity of your choice in his name.



## BIRTHS

### Jack Logan Saylor

Jack Logan Saylor was born May 12 to Jennifer DeCoite Saylor and Steve Saylor at Valley-Care Medical Center. He weighed 7 pounds 7 ounces.



THE CITY OF  
**PLEASANTON**

**WEEKLY MEETING NOTICES**

The August 2, 2011 City Council meeting has been cancelled. The next regular meeting is scheduled for August 16, 2011.

**Civic Arts Commission**  
Monday, August 1, 2011 at 6:30 p.m.  
Firehouse Arts Center, 4444 Railroad Avenue

**Meeting:**

- Review of the Presenting Program at the Firehouse Arts Center

**Workshop:**

- Civic Arts Commission Roundtable Discussion Overview

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

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Best of Pleasanton 2007

## Author Visits

**Alicia Kat Dillman** Meet author and artist Alicia Kat Dillman from 11 a.m.-3 p.m., Saturday, Aug. 13, at Heroes & Villains Comics, 264 Main St. Alicia will be signing her new young adult novel, "Daemons in the Mist." Call 399-5352 or visit [www.heroesvillainscomics.com/events](http://www.heroesvillainscomics.com/events).

**READ IT AND EAT** John Burnham Schwartz will be the author at this event, which begins at 11:30 a.m., Wednesday, Aug. 3, at Towne Center Books, 555 Main St. Over lunch, participants will discuss "Northwest Corner," the follow-up novel to his critically acclaimed "Reservation Road." Cost \$30 includes lunch and a signed copy of the books. Reservations required. Call 846-8826.

## Classes

**DROP IN COMPUTER TUTORING** Need help with downloading e-books from the library to your e-reader, sending email attachments, social networking, and blogging or have general Internet questions? Class will be meeting from 6-8 p.m. Thursdays through Aug. 25 at the Pleasanton Public Library, 400 Old Bernal Ave. Program is free and open to everyone. Call 931-3400, ext. 7.

**MEDITATION** Whether you are already meditating or feel it's time for you to begin, join this free interactive workshop series. In this informal setting, you will have the opportunity to discuss your meditations so that any difficulties or obstacles you are encountering can be overcome, allowing you to have a deeper, and more rewarding meditation. Classes are at 7 p.m. Monday, July 11, July 18, Aug. 1, Aug. 8 and Aug. 15 at the Pleasanton Public Library, 400 Old Bernal Ave. For more information, contact Mary Langevin at 830-2975.

## Concerts

**CONCERTS IN THE PARK** Fridays from 7-8:30 p.m. at Lions Wayside Park at the corner of First and Neal streets. Enjoy music from Flower Power Funk-Rock by Groovy Judy on July 29, then come back Aug. 5 for Big Band Jazz, Swing & Dance music by The Cooltones.

## Events

**ART OF ENLIGHTENMENT AT THE DISCOVERY SHOP** The volunteers at the American Cancer Society Discovery Shop have saved donations for several months to bring you a huge selection of items. The event is from 10 a.m.-5 p.m., Saturday-Sunday, July 30-31 at the Discovery Shop, Furniture Store, 1991 Santa Rita Rd. It will be full to the brim with pictures, lamps and art. Call 462-7374.

**FIRST WEDNESDAY'S STREET FAIR: DOG DAYS OF SUMMER** First Wednesday will take place from 6-9 p.m., Wednesday, Aug. 3, in downtown Pleasanton. Public Eye will be performing at the Beer & Wine Garden Stage; The Crisis will be at the North Stage. The Pooch Parade is a fundraiser for Tri-Valley

Guide Dog Puppy Raisers. Register at 5:30 p.m. at Lions Wayside Park, corner of First and Neal Streets. Entry fee is \$10 per category. For more information, contact the Pleasanton Downtown Association at 484-2199 or email [events@pleasantondowntown.net](mailto:events@pleasantondowntown.net).

**PARIS PORTRAITS** Meet Harriet Lane Levy and let her guide you into the world of Matisse, Gertrude Stein, Picasso, and others! Featuring actress Laura Sheppard in the role of Harriet Lane Levy. The performance is at 2 p.m., Sunday, July 31, at the Pleasanton Public Library, 400 Old Bernal Ave. There will be no late seating for this free 40-minute dramatic performance. Call 931-3405.

**TRI-VALLEY CAL ALUMNI BBQ** Join in an afternoon of Cal spirit, camaraderie and fun with local Alumni and to welcome new Cal students and their families, from 12:30-3 p.m., Saturday, Aug. 6, at Highland Oaks Rec Center, 4530 Sandalwood Dr. Cost \$15 in advance or \$20 at the door. Lunch catered by Red Smoke Grill. Call 730-3862.

## Film

**'TOY STORY 3'** 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. The movie featured on Aug. 4 will be "Toy Story 3." Buzz Lightyear and friends deal with an uncertain future as their owner, Andy, prepares to leave for college.

## Fundraisers

**2011 FOOTHILL FOOTBALL KICKOFF BBQ** Foothill High is kicking off the 2011 Football Season with a party, with live music by JamFunkShus. Meet the Falcon coaches and players. Enjoy dancing, an auction, prize drawings and more. Barbecue provided by Red Smoke Grill. The event is from 6-11 p.m., Saturday, Aug. 27, at the Senior Center, 5353 Sunol Blvd.; 100% of proceeds go to Foothill High School Football Program. Tickets are \$45. Call 980-6066 or visit [www.foothillsports.com](http://www.foothillsports.com).

**GARAGE SALE GOES TO THE DOGS!** Local social group will be hosting a multi-family garage sale with proceeds going to a charity known as Biff N Bark. Headed by Lenora Bron, a psychoanalyst, Biff N Bark is a nonprofit volunteer group that depends exclusively on donations to help rescue, house, foster and give medical care to abused, abandoned and otherwise helpless, homeless animals. The garage sale is at 8 a.m., Saturday, Aug. 6, at 3287 Melanie Circle. Visit [www.meetup.com](http://www.meetup.com).

**PLEASANTON/TULANCINGO SISTER CITY BBQ** Pleasanton/Tulancingo Sister City Association will host its annual Summer Barbecue from 5:30-11 p.m., Saturday, Aug. 13, at Ivy Glenn at the Pleasanton Fairgrounds, 4501 Pleasanton Ave. There will be a full tri-tip dinner with all the trimmings, a no-host bar, live and silent auctions fea-

turing fantastic items, music and dancing. Cost \$30. For reservations and information, contact [ptsca.org](http://ptsca.org) (credit cards accepted).

## Health

**HEALTH ADVISORY CLINICS** The Hindu Community and Cultural Center will be conducting free health advisory clinics from 1-3 p.m. on four Saturdays to reach out to the community and touch people's lives through health, food and education, at the Shiva-Vishnu Temple, 1232 Arrowhead Ave., Livermore. The schedule is: Cardiology on Aug. 6; Geriatric (Neuro) Psychiatrist on Aug. 13; OBGYN on Aug. 20; and Internal Medicine on Aug. 27. Call 449-6255, ext. 3, or email [suman1218@yahoo.com](mailto:suman1218@yahoo.com).

**YOGA** Stretch, relax and rejuvenate every Saturday from 9-10:30 a.m. at Art of Living Center, 6690 Amador Plaza Road, Suite 13, Dublin. Yoga and meditation. Become one with your mind, body and spirit. Class is free. Visit [www.artofliving.org/sanramon](http://www.artofliving.org/sanramon).

## Kids & Teens

**PANDAMANIA VACATION BIBLE SCHOOL** St. Clare's Episcopal Church invites children to "Pandamania: Where God is wild about you!" The program is from 9 a.m.-noon Aug. 1 through Aug. 5 at St. Clare's, 3350 Hopyard Rd. For ages 4 years old through fifth grade. Kids will participate in games, singing, dancing, crafts and Bible-learning activities and watch the adventures of Chadder the Chipmunk. Cost \$50. Call 462-4802 or visit [www.stclare-spleasanton.org](http://www.stclare-spleasanton.org).

**STORY WRITING CONTEST** Win a Calico Critters Tree House (\$180 value) just by writing a story about those lovable Calico Critters. Stories will be accepted July 1 through Aug. 3 at Golden Apple Learning Store, 4807 Hopyard Rd. Stop by to pick up your story form, then get writing. Winner will be chosen by random drawing on Aug. 4. Open to kids ages 3 to 12. Call 460-5163 or visit [www.goldenappletoys.com](http://www.goldenappletoys.com).

## Lectures/ Workshops

**MISSING COUSINS - HOW TO FIND THEM** The goals of genealogy include determining who your ancestors were and learning more about them. This free lecture is at 7:30 p.m., Tuesday, Aug. 9, at Congregation Beth Emek, 3400

Nevada Ct. Ed Mason, who has been president and held other offices with the San Ramon Valley Genealogical Society, will talk about uncovering and meeting many second, third and fourth cousins who have provided much information on his family. For additional information, contact Richard Finn at [program@l-ags.org](mailto:program@l-ags.org).

## Live Music

**'A TRIBUTE TO ITALIAN SINGERS'** Performed in the style of a Las Vegas show of the 1950s, Larry Wallin and Rick Barretta pay tribute to Italian-American singers Dean Martin, Frank Sinatra, Perry Como, Louis Prima, Frankie Avalon, Tony Bennett and other favorites. Performance is at 8 p.m., Saturday, Aug. 13, at the Firehouse Arts Center, 4444 Railroad Ave. Tickets are \$15-\$25 for adults, \$22 for seniors, and \$12 for children. Call 931-4848 or visit [www.firehousearts.org](http://www.firehousearts.org).

**CHRIS BRADLEY'S JAZZ BAND** Enjoy live jazz music from the 20s, 30s and 40s from 7:30 to 9:30 p.m. the second and fourth Tuesday of the month at the Sunol Jazz Cafe, 11986 Main St. Cover is \$5.

**KING COTTON JAZZ BAND** King Cotton rolls with classic tunes from the 1920s and will be performing at 2 p.m., Sunday, Aug. 28, at the Pleasanton Public Library, 400 Old Bernal Ave. The Alta California favorite is a hard driving band, powered by a strong rhythm section and known for its ensemble playing and vocals. The concert is free. Call 931-3405.

## On Stage

**'CYMBELINE' - SHAKESPEARE IN THE PARK** Shakespeare's inventive fairytale of Princess Innogen's journey includes forbidden love, mistaken identities, banishment and a magic potion. Performances are from 7:30-9:30 p.m., Saturdays-Sundays, July 23-Aug. 7, at Amador Valley Community Park, 4301 Black Ave. There is no charge for this production. Call 931-5340 or visit [www.firehousearts.org](http://www.firehousearts.org).

**'THE SOUND OF MUSIC'** Tri-Valley Repertory Theatre is presenting "The Sounds of Music," the final collaboration between Rodgers & Hammerstein, which was destined to become the world's most beloved musical. Performances are 8 p.m. on Friday/Saturdays and 2 p.m. Sundays, now through Aug. 7, at the Bankhead Theater, 2400 First St., Livermore. Call 373-6800 or visit [www.trivalleyrep.org](http://www.trivalleyrep.org).

## Support Groups

**CLUTTERLESS SELF HELP GROUP** Overwhelmed by clutter? Learn how to deal with it by attending this support group, which meets from 7-8:30 p.m. every Monday at St. Mary & St. John Coptic Orthodox Church, 4300 Mirador Dr., Rm. 7. Call 200-1943 or visit [www.clutterless.org](http://www.clutterless.org).

## Volunteering

**DISCOVERY SHOP NEEDS WEEKEND VOLUNTEERS** Put your time and talents to work in the American Cancer Society resale shop selling high quality donated items and join the fight against cancer. It is open 10 a.m.-5 p.m. Saturdays and noon-5 p.m. Sundays. If you can help just one Saturday or Sunday a month, call Monda at 462-7374.

**INTER-FAITH BLOOD DRIVE** Various religious organizations are joining together to sponsor a Blood Drive for the community from 8 a.m.-2 p.m., Saturday, July 30, at the LDS Chapel, 6101 Paseo Santa Cruz. The participation of all faiths is welcomed. Visit [www.rollupyoursleeve.info](http://www.rollupyoursleeve.info).

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## PET OF THE WEEK

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ANNUAL POOCH  
FUNDS FOR GU  
**CALL**  
**dog**

At last year's Pooch Parade, Cricket, 2, is transformed into a little Polynesian girl by her owner veterinarian Deborah Aparicio. The event takes place this Wednesday at Lions Wayside Park with check-in at 5:30 p.m. bats her false eyelashes at owner Sherry Konig waiting for a tennis ball to be tossed.



LESLIE GRAHAM

Best Team Outfit (human and pooch): 1st place, Eclair with Erin Brandes; 2nd place, Toots with Sara Anderson; 3rd place, Benny with Amanda Cooper.



DOLORES FOX CIARDELLI

Cute Enough As Is (naked pooch under 30 pounds): 1st place, Lucy with Brian and Esther Ramsell; 2nd place, Boomer with Alex Nottingham; 3rd place, Silo with Natalie Szabados.



Gabby Martoglio filled dressed as princess fa



CH PARADE RAISES  
GUIDE DOG TRAINING

# ING ALL gies

BY PRIYANKA MODY

DOLORES FOX CIARDELLI

and the march up and down Main Street at 7 p.m. Right: Sadie



s out the paperwork to enjoy the event with Maybelle, both  
eries.

Strutting their fur and fancies along the streets of downtown, doggies from Pleasanton, throughout the Bay Area and as far as Long Beach will be dressed to impress on Aug. 3 at the Tri-Valley Guide Dog Puppy Raisers' 14th annual Pooch Parade.

The event, which begins and ends at Lions Wayside Park, aims to raise money to offset the costs of raising a guide dog and will feature a number of activities such as an obstacle course for the dogs, a march up and down Main Street, and a tricks show. Most owners dress their animals — and themselves — in colorful matching or coordinated costumes.

It all ties in with the First Wednesday Street Party on Main Street, which has the August theme, Dog Days of Summer.

Last year the Pooch Parade attracted 228 participants and raised \$3,552 through registration fees and sales of tickets for drawings, Puppy Raisers' leader Ellen Aguirre said. However this year, she anticipates close to 250 registrants and hopes to raise even more money; the Pooch Parade is the group's largest fundraiser.

Aguirre has seen the event grow since its inception 14 years ago. While one of the major differences with each passing year is the increasing number of attendees, Aguirre also has noticed that the community has embraced it more.

"Now they're getting in to the costume and it's becoming more fun for everyone — spectators and participants together," she said.

Aguirre hardly has time to watch the spectacle as she actively takes part in leading the parade, accompanied by a drum corps. Yet midway through, she sometimes pauses and looks out at the congregation of people in the park who have come out to support the organization.

"My favorite part is seeing it packed with people and dogs and everyone having a good time," Aguirre said. "It's one of those situations: You throw a party and you hope everyone comes. And we're right in the prime of the event, and we threw an event, and people came."

Both Aguirre and Publicity Chairwoman Lynn Fitzpatrick said the reason the event has a successful turnout is because it gives dog owners an opportunity to show off their pets. Fitzpatrick also noted that people enjoy meeting others who share the same breed dog and



who have similar experiences.

"It's fun watching all of the people having their dogs meet, getting tangled and then unweaving their leashes," she said.

Despite the possibility of complete chaos, "the dogs are surprisingly well behaved," Fitzpatrick said.

Organizers have found that the weather in August can be very hot, so they set up water bowls all over the park. Additionally, this year the event has been pushed back an hour into the evening for dogs who have been uncomfortably warm in years past.

Besides the parade and costume judging, another popular attraction is the tricks show. The participants are split almost 50-50 between oldtimers and newly trained. Last year's first-place winner was Bogie and owner Diana Kimbrough, who said for her, trick training has always been a hobby, and that Bogie used to be a competitive show dog.

They plan to attend again this year, said Kimbrough, but she is unsure whether they will compete.

"Bogie is 15-1/2 years old," she said. "So, if he's feeling up to it."

Nonetheless, she is excited to come and watch the parade and support the organization. Her personal favorite is watching all the creative costumes donned by the dogs and their owners.

The Pooch Parade will accept registration starting at 5:30 p.m. at Lions Wayside Park at the corner of First and Neal streets. Dogs of all sizes above the age of 4 months are welcome. An entry fee of \$10 is required per category, and the various prizes include Most Creative Costume, Cute As It Is (no costume), Best Team Outfit, Puppy Fun, Senior Pooch and Best Trick.

The parade will commence at 7 p.m. at the corner of Abbie and Main Street. ■

  
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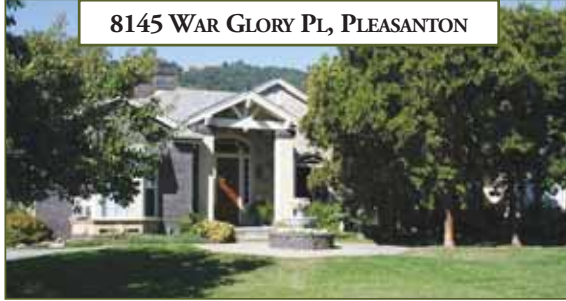
1818 SANNITA PL, PLEASANTON



This cosmopolitan home commands expansive public rooms, 12-ft. ceilings, incredible views and an unrivaled Ruby Hill location. This home features 5 bedrooms, 5.5 baths, approx. 6,441 sq. ft. of living space on more than half an acre lot featuring breathtaking vistas.  
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**Listed for \$1,499,999**

8145 WAR GLORY PL, PLEASANTON



7865 FLAGSTONE DR, PLEASANTON



Immaculate home! This 4bd/2ba home only minutes to Stoneridge Mall w/easy access to fwy has so much to offer including gourmet kitchen w/ granite counters, ss appliances, walk-in pantry, huge master bedrm suite, step-up sitting area, remodeled bath, beautiful yards this home shows like a model!  
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**3679 Reflections Dr., Pleasanton**  
**Offered at \$589,000**

Pottery Barn adorable, close to downtown. 3 bed 2.4 bath 1458 sq ft. Granite, hardwood, designer paint, professionally landscaped backyard.

**Open Sun 1-4**



**7211 Valley View Pl., Pleasanton**  
**Offered at \$464,000**

Upgraded granite, hardwood, 1900+ sq ft. 3 bd 2.5 ba, gorgeous move in ready.



**7949 Paragon Circle, Pleasanton** 4300+ sq ft  
**Offered at \$1,499,000**



**7961 Paragon Circle, Pleasanton** 3900+ sq ft  
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**2541 Arlotta Place, Pleasanton** 3500+ sq ft  
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# Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

## Affordability sparks buyer interest

By JEB BING

Alameda County short sale properties continued to attract strong interest during the second quarter of 2011, according to an analysis of MLS data by the research division of Better Homes and Gardens Mason-McDuffie Real Estate.

The firm's Pleasanton office said both investors with cash and homebuyers who were seeking an affordable first home or a bargain-priced property with more amenities strengthened the market in April, May and June.

Nationally, 2,697 existing, single-family homes were sold during the second quarter, up a solid 32% from the 2,037 homes sold during the first quarter, although still 10% short of the 3,013 homes sold in last year's second quarter. The 2010 numbers were larger because buyers in that quarter rushed to complete a home purchase in order to qualify for federal and state tax incentives.

Homes priced consistent with buyer expectations continued to sell quickly, averaging only 46 days on the market from the time of listing to the date of sale, up slightly from 38 days a year ago.

Absent a tax credit to encourage a purchase decision, second-quarter homebuyers instead were motivated by near-record affordability courtesy of low mortgage interest rates and a steady inventory of short sale properties, particularly in the low-to-middle price ranges.

Countywide, the median price of a home

sold during the quarter rose 8% from \$392,725 in the first quarter to \$425,418 but was down 5% from \$446,292 in the comparable period of 2010.

Home sales were up on a quarterly basis in Pleasanton and the 13 other communities included in the report, while the median sales price was up in eight of the markets.

Other communities experiencing quarterly improvement in both measures included Alameda, Berkeley, Castro Valley, Fremont, Hayward, Oakland and Piedmont.

Piedmont was the only community to record year-over-year increases in both sales and the median price of homes sold. It also claimed the county's shortest time from listing to receipt of a contracted offer — 22 days — as buyers snapped up properties as soon as they were offered for sale.

The high for the second quarter was 59 days in Dublin.

Looking ahead, short sales are expected to continue to account for a large percentage of home sales at least through the end of 2012, when current tax rules governing short sales are set to expire.

"The peak summer housing market should continue to attract renters who discover it is more affordable to buy a home than to rent in some Alameda County communities, and also from investors looking for bargains to 'flip' or

See **AFFORDABILITY** on Page 17

## OPEN HOMES THIS WEEKEND

### Alamo

**6 BEDROOMS**  
**1311 Laverock Lane \$3,199,000**  
Sun 1-5 Michael Hatfield Broker 984-1339

### Blackhawk

**3 BEDROOMS**  
**306 Live Oak Drive \$879,000**  
Sun 1-4:30 Alain Pinel Realtors 314-1111

### Danville

**4 BEDROOMS**  
**319 Mountain Ridge Dr \$858,000**  
Sat 1-4 Alain Pinel Realtors 314-1111  
**67 Saint Luke Court \$995,000**  
Sun 1-4 J. Rockcliff Realtors Inc 855-4000

### 5 BEDROOMS

**8 Creeledge Ct \$1,425,000**  
Sun 1-4 Alain Pinel Realtors 934-1111

### Dublin

**5 BEDROOMS**  
**4869 Piper Glen Ter \$739,000**  
Sun 1-4 Keller Williams Tri-Valley 397-4200

### Livermore

**4 BEDROOMS**  
**577 Windermere Circle \$624,000**  
Sun 1-4 Prudential Ca Realty 249-1600

### Pleasanton

**3 BEDROOMS**  
**404 Pine Hill Ln \$859,000**  
Sun 1-4 Keller Williams Tri-Valley 397-4200  
**575 Del Sol Ave. \$949,000**  
Sun 1:30-4:30 Moxley Team 600-0990  
**3679 Reflections Dr \$579,000**  
Sun 1-4 Bhg Tri-Valley Realty 463-9500

**3858 Mohr Ave \$750,000**  
Sun 1:30-4:30 Moxley Team 600-0990

**3061 Badger Dr \$648,000**  
Sat 1-4/Sun 11-5 Coldwell Banker 847-2200

### 4 BEDROOMS

**5329 Piazza Court \$669,000**  
Sun 1-4 Vickie Coker 939-7259

**23 Silver Oaks Ct \$1,493,600**  
Sat/Sun 1-4 Keller Williams Tri-Valley 397-4200

**3533 Mercato Ct \$1,499,000**  
Sun 1-4 Keller Williams Tri-Valley 397-4200

**1522 Poppybank Ct \$620,000**  
Sun 1:30-4:30 Moxley Team 600-0990

**2765 Camino Casa Buena \$885,000**  
Sun 2-4 Keller Williams Tri-Valley 397-4200

**2381 Romano Cir \$1,075,000**  
Sun 1-4 Keller Williams Tri-Valley 397-4200

**4570 Lin Gate St \$695,000**  
Sun 1-4 Bhg Tri-Valley Realty 463-9500

**3298 Monmouth Court \$729,000**  
Sat 2-4 Alain Pinel Realtors 251-1111

**3148 Weymouth Court \$770,000**  
Sun 4:30-6 Alain Pinel Realtors 251-1111

**5230 Hummingbird Rd \$719,000**  
Sat/Sun 1-4 Alain Pinel Realtors 251-1111

**2780 Willowren Way \$780,000**  
Sat 2-4 Alain Pinel Realtors 251-1111

### 5 BEDROOMS

**3616 Nicole Ave \$1,750,000**  
Sun 1:30-4:30 Moxley Team 600-0990

### Sunol

**4 BEDROOMS**  
**9877 Foothill Road \$1,837,000**  
Sun 1-3 J. Rockcliff Realtors 251-2536

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For marketing opportunities contact Andrea Heggelund at (925) 600-0840 x110 or e-mail aheggelund@pleasantonweekly.com.

# Realtors want down payment requirements lowered

The National Association of Realtors is urging regulators to go back to the drawing board on the proposed Qualified Residential Mortgage rule.

At a news conference on Capitol Hill, the original sponsors of the QRM provision in the Dodd-Frank Act — Senators Johnny Isakson (R-Ga.) and Kay Hagan (D-N.C.) — joined Congressmen John Campbell (R-Calif.) and Brad Sherman (D-Calif.) to urge regulators to reconsider unnecessarily high down payment requirements under the proposed QRM rule.

“As the leading advocate for home ownership, NAR firmly believes Congress intended to create a broad QRM exemption,” said NAR President Ron Phipps, broker-president of Phipps Realty in Warwick, R.I.

“Strong evidence shows that responsible lending standards and ensuring a borrower’s ability to repay have the greatest impact on reducing lender risk, and not high down payments,” he added.

NAR has forged the broad-based Coalition for Sensible Housing Policy, which includes 44 organizations focused on drawing attention to the proposed regulation’s onerous 20% down payment requirement. The coalition asked for and recently received an extension of the comment period until Aug. 1.

NAR and its coalition partners have also gathered the support of 44 U.S. senators, who recently wrote to regulators expressing their intent on QRM and opposing the imposition of a sizable down payment; 282 House members signed a similar letter.

Concurrent with the event, NAR and the coalition unveiled a white paper: “Proposed Qualified Residential Mortgage Definition Harms Creditworthy Borrowers While Frustrating Housing Recovery.”

An in-depth analysis of the impact of the proposed QRM rule, the white paper will be submitted as the coalition’s official comments to the rule.

NAR wants federal regulators to honor congressional intent by crafting a QRM exemption that includes a wide variety of traditionally safe, well documented and properly underwritten products.

“As written, the proposed QRM rule violates congressional intent, makes home ownership more expensive for millions of responsible consumers and jeopardizes the fragile housing recovery,” Phipps said. “We urge regulators to reconsider the proposed QRM definition to help hard-working, creditworthy Americans continue to realize their dreams of homeownership.”

—Jeb Bing

## AFFORDABILITY

Continued from Page 16

maintain as investment properties,” said Hilda Furtado, manager of the Better Homes and

Gardens Mason-McDuffie office in Fremont.

“Any further softening of prices could urge more buyers to enter the market, assuming they are confident about their job and personal financial status,” she added. ■



Open Sun 1-4

### 4790 SUTTER GATE AVE, PLEASANTON

Offered at \$599,000

Location, location, location! Remodeled Gates home. Walk to sports park! Beautifully updated with slab granite counters, designer paint, new flooring, new baths, huge backyard!



### 404 PINE HILL LANE, PLEASANTON

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Carmel style downtown Craftsman mini-estate! Studio apt over garage. Over 1/3 acre. Zoned for 2nd home on property!



### 2765 CAMINO CASA BUENA, PLEASANTON

Offered at \$885,000

Stunning Ponderosa! Featuring beautiful wood floors throughout most of the home, remodeled baths, 4bed/3baths, 1bed/1bath downstairs, gourmet kitchen, plantation shutters, 3 car garage, pool/spa. Move in now!



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5045 Carducci Drive PLEASANTON

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# Fixing to sell? Don't go overboard

'Fixers' priced over \$500,000 aren't easy to sell today

By DIAN HYMER

Fixer-uppers with upside potential were in high demand when the market was appreciating at a fast pace. Once depreciation took over, speculators disappeared until 2009, when low-end foreclosure properties in some areas became hot properties — particularly if they were selling at a 50% discount from the peak in summer 2006.

In California, 70% of the homes bought by investors in 2009 were distressed-sale properties, according to the California Association of Realtors. Some were stripped of appliances and fixtures. But, at half price, there was profit potential for buyers who were up for a redo, especially seasoned investors buying multiple homes to fix up and resell, or rent out.

Fixers priced over \$500,000 aren't as easy to sell today. Most buyers in higher price ranges are buying a home to live in. They want a home in move-in condition that will suit their long-term needs.

There are exceptions. In high-demand market niches with few listings, there is occasionally a fixer-upper that draws a lot of attention.

Usually, these fixers sell to buyers who will live in the property and fix it up themselves to save money. Often this is the only way they can afford to move into the neighborhood.

Sellers of fixers in such neighborhoods should make their property as presentable as possible by cleaning out clutter, both inside and out. Many homebuyers can't visualize a property's potential. It's often worth a modest investment to show the house at its best advantage.

Cosmetic improvements, such as painting, replacing outdated floor covering, or refinishing worn hardwood floors can pay off. Some fixers are staged, even though the property needs a lot of work, so that buyers can envision themselves living there.

Presale inspections will help buyers make a decision about whether or not to tackle the project. Make reports available to buyers before they make an offer to avoid having to put the home back on the market if the deal falls apart because the buyer's inspectors discover defects not previously disclosed.

House-hunting tip: How much you spend preparing a fixer for sale depends on several factors. How

much did you pay for the property? How much do you owe against the property? Is there demand for fixer-uppers in your area? Finally, how much does your real estate agent think you can sell the home for, given current market conditions?

Sellers who have equity in their home and cash to invest in fix-up for-sale work should consider making cost-effective renovations, like a kitchen upgrade, but not an entire renovation. Ask your agent what the home would sell for with and without these improvements before doing anything to it.

The investment may not yield a profit but could recover the costs when the home sells. In areas where fixers aren't selling, sellers might need to enhance the property to sell at all. A good real estate agent should be able to provide references for reliable, reasonably priced professionals who can do the jobs for sellers who haven't the time or expertise to do the work themselves.

Buyers who bought at the peak may not be able sell for even close to what they paid. One possibility would be to rent the property, if it makes sense financially. You may need to fix up the property



somewhat to attract a good tenant. Consult with a certified public accountant about the tax consequences of converting a single-family residence to a rental.

Another option, if you don't have to sell now, is to stay put for awhile and fix the property up gradually

over time. Avoid investing a large amount of money in the hopes of getting a bigger return.

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

## Who's Selling in Your Neighborhood

ACTIVE, PENDING AND RECENTLY SOLD LISTINGS BY LOCAL REALTORS



2506 ARLOTTA PLACE, PLEASANTON — \$1,375,000



Gorgeous executive westside Laguna Oaks home with views of the ridge. The property features high ceilings, a four car garage, very clean, flat backyard and fresh paint outside. It is located one block from the community pool, tennis, basketball, and is close to park, shop, schools.

Sold by Cindy Gee (925) 963-1984  
Better Homes & Gardens Tri-Valley Realty www.bhghome.com/cindygee

7971 FOOTHILL KNOLLS DR, PLEASANTON — \$1,239,000



Executive custom 5 bedroom, 3 bathroom home with views of the valley, lights, and the ridge! The park-like backyard features a sparkling pool and gazebo. The light and bright home offers an open floorplan, high ceilings, 2 fireplaces, 1 full bedroom and bathroom downstairs.

Sold by Cindy Gee (925) 963-1984  
Better Homes & Gardens Tri-Valley Realty www.bhghome.com/cindygee

11842 W. VOMAC, DUBLIN — \$629,000



West Dublin Hills family home with 2,389 sq. ft. and 5 bedrooms. One bedroom on first floor would make a nice office. Great floor plan with neutral colors and spacious rooms. Offers views of 8,088 sq. ft. well landscaped lot and foothills. Represented seller — pending in 2 days.

Jan Pegler represented seller (925) 519-1455  
Better Homes & Gardens Tri-Valley Realty www.bhghome.com/janpegler

7823 LA QUINTA, PLEASANTON — \$895,000



Gorgeous and spacious neutral beauty ready for new owners. Great location with ridge view, nice backyard with greenbelt behind. Many upgrades throughout such as dual pane windows and leaded glass doors. Also features a built-in gas grill and new landscaping. Represented buyer & seller.

Jan Pegler represented buyer & seller (925) 519-1455  
Better Homes & Gardens Tri-Valley Realty www.bhghome.com/janpegler

# Who's Selling in Your Neighborhood

## ACTIVE, PENDING AND RECENTLY SOLD LISTINGS BY LOCAL REALTORS



**4792 CANARY DRIVE, PLEASANTON — \$779,000**

**ACTIVE**



Single story 'Gatewood' model in Birdland, 4 bedroom, 2 bathroom, 2,112+/-sq.ft, new granite/alder kitchen with stainless appliances, new baths with granite counters, new cabinets and dual vanity units. All new windows, doors, crown molding, furnace/AC, tile flooring and freshly painted throughout.

Listed by Tim McGuire  
Alain Pinel Realtors

(925) 462-SOLD (7653)  
[www.timmcguire.net](http://www.timmcguire.net)

**2375 FAIRFIELD COURT, PLEASANTON — \$779,000**

**SOLD**



4 bedroom, 2 ½ bathroom 'Monterey' model 2,101+/-sq.ft, granite kitchen with newer appliances, hardwood floors, remodeled baths, inside laundry, pool and side yard access.

Sold by Tim McGuire  
Alain Pinel Realtors

(925) 462-SOLD (7653)  
[www.timmcguire.net](http://www.timmcguire.net)

**1515 GREENWOOD ROAD, PLEASANTON — \$709,000**

**SOLD**



3 bedroom, 2 bathroom, 'Country' model in Pleasanton Valley, 1,854+/-sq.ft, remodeled kitchen, hardwood floors, newer windows, roof, remodeled master, walking distance to K-12 schools and shopping. Sold in 2 days.

Sold by Tim McGuire  
Alain Pinel Realtors

(925) 462-SOLD (7653)  
[www.timmcguire.net](http://www.timmcguire.net)

**4649 KLAMATH COURT, PLEASANTON — \$510,000**

**ACTIVE**



Charming single story, 3 bedroom, 2 bathroom home with new roof, carpets, baseboards, paint, windows, garage door, plus large landscaped backyard and RV parking.

Listed by Tim McGuire  
Alain Pinel Realtors

(925) 462-SOLD (7653)  
[www.timmcguire.net](http://www.timmcguire.net)

**1608 LOGANBERRY WAY, PLEASANTON — \$685,000**

**PENDING**



Absolutely turnkey 'Terrace' model, remodeled throughout, 3 bedrooms, 2 bathrooms, 1,377+/-sq. ft, walnut kitchen, custom tile baths, hardwood floors, park-like backyard with hot tub, new paver patio and pergola. Pending in 3 days.

Sold by Tim McGuire  
Alain Pinel Realtors

(925) 462-SOLD (7653)  
[www.timmcguire.net](http://www.timmcguire.net)

**4483 SHEARWATER COURT, PLEASANTON — \$779,000**

**PENDING**



Beautiful single story, 4 bedroom, 2 bathroom '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.

Listed by Tim McGuire  
Alain Pinel Realtors

(925) 462-SOLD (7653)  
[www.timmcguire.net](http://www.timmcguire.net)

**2359 GREENBERRY COURT, PLEASANTON — \$800,500**

**SOLD**



This exquisite 4 bedroom, 2 ½ bathroom expanded 'Monterey' model in the Pleasanton Valley neighborhood offers 2,300+/- sq.ft. Upgrades include hardwood floors, a gourmet kitchen with custom cabinets, granite, tumbled marble and newer appliances.

Delores Gragg represented buyer  
Keller Williams Tri-Valley Realty

(925) 989-6500  
[www.deloresgragg.com](http://www.deloresgragg.com)

**6618 CALLE ALTAMIRA, PLEASANTON — \$799,000**

**SOLD**



**Sold with multiple offers.** Updated 4 bedroom, 2½ bathroom Del Prado home features a beautifully updated kitchen with custom painted cabinetry, stainless steel appliances, granite counters, and hardwood floors. The backyard paradise offers a solar heated pool, built in BBQ and more!

Listed by Susie Steele  
Alain Pinel Realtors

(925) 413-9306  
[www.susiesteele.com](http://www.susiesteele.com)

# J. Rockcliff



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<p><b>6605 AMBER LN PLEASANTON</b></p> <p><b>WEINER / MCDOWELL (925) 251.2585</b></p> <p><b>\$1,249,000 • 3,675+/- sq.ft., 0.50+/- Acres</b> Carriage Gardens, single level! Great floorplan w/ oversized rooms, 3 fireplaces, master w/retreat. Salt solar pool, spa &amp; cabana w/bath, tree house.</p>	<p><b>5580 PASEO NAVARRO PLEASANTON</b></p> <p><b>WEINER / MCDOWELL (925) 251.2585</b></p> <p><b>\$1,049,950 • 5 Bd • 3 Ba • 3,315+/- sq.ft.</b> Absolutely gorgeous, remodeled in the heart of Pleasanton! Every detail and amenity is top quality. No rear neighbors! Backs to beautiful park.</p>	<p><b>1502 VIA DI SALERNO PLEASANTON</b></p> <p><b>UWE MAERCZ (925) 360.8758</b></p> <p><b>\$2,549,000 • 6 Bd • 6.5 Ba • 7,100+/- sq.ft.</b> Mediterranean Estate w/ Impressive Dual Wrought-Iron Staircase Grand Entry Foyer Staircase, open Kitchen/Nook/Family Room Area &amp; more!</p>	<p><b>8012 GOLDEN EAGLE WAY PLEASANTON</b></p> <p><b>PEGGY CORTEZ (925) 648.5454</b></p> <p><b>\$3,498,000 • 5 Bd • 5(3) Ba • 8,585+/- sq.ft.</b> Private Mediterranean Estate. Porte Cachere, grand entry, gourmet kitchen, theater. Guest house, pool, BBQ &amp; "Wailua" gazebo &amp; more.</p>	<p><b>1225 LOZANO CT PLEASANTON</b></p> <p><b>UWE MAERCZ (925) 360.8758</b></p> <p><b>\$3,999,000 • 6 Bd • 7(2) Ba • 8,877+/- sq.ft.</b> Prepare for what lies beyond the gorgeous entry of this Italian Villa. Unrivaled setting among olive trees &amp; lush landscaping, views of vineyards...</p>
<p><b>9999 LONGVIEW LN PLEASANTON</b></p> <p><b>UWE MAERCZ (925) 360.8758</b></p> <p><b>6Bd-5(3)Ba-8,330+/-sq.ft.-3.85+/- Acres</b> Gated custom westside French Chateau w/ stunning grounds, elevator, private tennis court, indoor pool, casino/theater and much more!</p>	<p><b>6014 SEQUOIA CT PLEASANTON</b></p> <p><b>LISA DOYLE (925) 855.4000</b></p> <p><b>4 Bd 2 Ba • 2,235+/- sq.ft., 0.16+/- Acres</b> Wonderful neighborhood across from beautiful park, court. All fresh paint, huge family room, great space for the price.</p>	<p><b>1041 GERMANO WAY PLEASANTON</b></p> <p><b>UWE MAERCZ (925) 360.8758</b></p> <p><b>\$3,299,000 • 5 Bd • 5(3) Ba • 8,299+/- sq.ft.</b> Mediterranean Villa on Premium Lot with Panoramic Views of Mt. Diablo, Overlooking Creek, Majestic Oaks and 15th Fairway.</p>	<p><b>7952 SPYGLASS CT PLEASANTON</b></p> <p><b>GARY CIVELLO (925) 855.4016</b></p> <p><b>3 Bd 2.5 Ba • 2,523+/- sq.ft., 0.16+/- Acres</b> Move-In Condition. Popular detached single-story Plan 2 in Golden Eagle. Security Gate. Private patio/yard area.</p>	<p><b>892 MADEIRA PLEASANTON</b></p> <p><b>CINDY ENGEL (925) 580.5107</b></p> <p><b>4 Bd • 2.5 Ba • 1,993+/- sq.ft.-+/-0.21Acres</b> Walk to Vintage Hills Elem., remodeled, kitchen w/slab granite, painted cabs, some new appliances, new baths, big yard, close to park!</p>
<p><b>583 AMBERWOOD WAY LIVERMORE</b></p> <p><b>COREY GREEN (925) 583.2173</b></p> <p><b>4 Bd • 3 Ba • 3,201+/- sq.ft. +/-0.19Acres</b> Beautiful Entertaining Pool. Light and bright gourmet kitchen, family room, formal living &amp; dining rm, huge master. Tons of Upgrades!</p>	<p><b>5439 CAMEO CT PLEASANTON</b></p> <p><b>DAVID AZIMI (925) 251.2580</b></p> <p><b>\$429,900 • 3 Bd • 2.5 Ba • 1,614+/- sq.ft.</b> This beautiful townhouse located right across from STONERIDGE MALL, close to parks. REO/Bank Owned.</p>	<p><b>2188 MCLEAN PLACE LIVERMORE</b></p> <p><b>PATRICK MARAVELIAS (925) 890.1254</b></p> <p><b>3 Bd • 4.5 Ba • 4,062+/- sq.ft. • 0.33+/- Acres</b> Stunning one of a kind, custom home in the heart of Livermore Wine Country. Every detail of this home has been carefully considered. Pool.</p>	<p><b>1647 QUAIL CT LIVERMORE</b></p> <p><b>DIANE SASS (925) 583.2168</b></p> <p><b>4Bd-2.5Ba-3,513+/-sq.ft.-0.98+/- Acres</b> Single story custom. HUGE gourmet kitchen recently done w/slab granite, decor 6 burner gas stove. Huge pool w/electric cover.</p>	<p><b>11449 RAMPART DR DUBLIN</b></p> <p><b>S. CLARK-WALKER (925) 251.2547</b></p> <p><b>3 Bd • 2 Ba • 1,650+/- sq.ft. +/-0.42Acres</b> West Dublin Briarhill Beauty w/ Views of the City &amp; Surrounding Hills! Bright open floor plan w/ updated kitchen, hardwood floors &amp; gorgeous pool.</p>
<p><b>8083 BRITTANY DR DUBLIN</b></p> <p><b>TOM E. CHANCE (925) 583.2175</b></p> <p><b>4 Bd • 3.5 Ba • 3,077+/- sq.ft. +/-0.26Acres</b> Pristine Condition w/ views of the Tri-Valley. Updated Kitchen w/Granite. Huge Master Suite w/ Retreat. Wetbar - Vaulted Ceilings, Large Loft.</p>	<p><b>1441 CALVARY LN LIVERMORE</b></p> <p><b>MAX DE VRIES (925) 525.0116</b></p> <p><b>4 Bd • 2 Ba • 3,322+/- sq.ft. +/-0.80Acres</b> This classic Ranch style home on 1 acre of land with 6 horse stalls, is uniquely located near the heart of Livermore.</p>	<p><b>2068 CABERNET WAY LIVERMORE</b></p> <p><b>GAIL HENDERSON (925) 980.5648</b></p> <p><b>5Bd-4.5Ba-4,428+/-sq.ft., 0.34+/- Acres</b> Largest model in Arroyo Crossings Estates w/ 5 BRs, LOFT, OFFICE, MUD ROOM, 4.5 ba., walk to downtown &amp; school, large private backyard.</p>	<p><b>2501 TAMWORTH LN SAN RAMON</b></p> <p><b>CINDY ENGEL (925) 580.5107</b></p> <p><b>4 Bd • 4 Ba • 3,824+/- sq.ft. +/-0.16Acres</b> Pebble sheen pool. prem lot, 4 car garage, office, bonus rm, cust blt-ins, crown mouldings, close to hike trails, top-rated schools. 300k in upgrades!</p>	<p><b>9877 FOOTHILL RD SUNOL</b></p> <p><b>OPEN SUN 1-3</b></p> <p><b>KRISTY &amp; COMPANY (925) 251.2536</b></p> <p><b>4 Bd 3 Ba • 3,027+/- sq.ft., 19.89+/- Acres</b> 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



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# J. Rockcliff



Realtors

CA DRE # 00673849 / 01361481



**JUST LISTED!**  
**5655 SADDLE CREEK TER**  
 DUBLIN RANCH, DUBLIN  
**5 Bedrooms, 4.5 Baths, 4,675 sq.ft.**  
 Gorgeous executive home backing to the golf course in Dublin Ranch. So many upgrades including hardwood and travertine floors, built in BBQ, 3 fireplaces, and more!  
**\$1,089,000**  
**OPEN SUNDAY 1-4**



**5580 PASEO NAVARRO PLEASANTON**

**6605 AMBER LN PLEASANTON**

**321 IRON HORSE COURT ALAMO**

**219 E ANGELA ST PLEASANTON**

**2416 VIA DE LOS MILAGROS PLEASANTON**



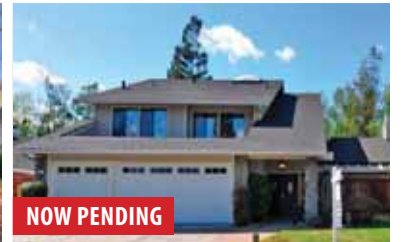
**NEW PRICE OPEN SUN 1-4**



**NOW PENDING**



**NOW PENDING**



**NOW PENDING**

**\$998,950 • 5 Bd • 3 Ba • 3,315+/- sq.ft.**  
 Absolutely gorgeous, remodeled in the heart of Pleasanton! Every detail and amenity is top quality. No rear neighbors! Backs to beautiful park.

**\$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.

**\$2,198,000 • 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.

**\$1,099,000 • 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.

**\$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!

**PHYLLIS WEINER 925.872.1416**

**WMGHOMES.COM**

**PETER MCDOWELL 925.209.0343**

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**LIVERMORE**  
**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**  
**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**  
**9640 DAVONA DR**  
**SPACIOUS FLOOR PLAN** **\$539,900**  
 4 BR 2 BA Kit.w/SS appliances, Guest Bath w/ Corian. HW flooring through out. Private patio. 925.847.2200



**SAN RAMON**  
**Open SAT/SUN 12 - 4** **145 COPPER RIDGE RD**  
**CONDOS/TOWNHOUSES 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

**3730 EDMONTON WAY**  
**BEAUTIFUL RANCH HOME** **\$270,000**  
 3 BR 2 BA Many Upgrades! Kit., Bthrm, Fireplace in Living rm, Swimming Pool, Laminated Flring, Lrg bdrms. 510-828-6511

## DUBLIN

**Open SAT/SUN 1 - 4** **5117 SALERNO DRIVE**  
**COMING SOON! CALL FOR PRICING**  
 4 BR 3 BA Beautiful Upgrades: Granite Countertops, Cherry Wood Cabinets, Tile Entry Flrs, Wd Flrs. 925-872-6888

**7518 CALLE VERDE RD**  
**GREAT FLOOR PLAN!** **\$525,000**  
 4 BR 2 BA Light & Bright Kit/Fam rm combo. Dual pane windows throughout. Hardwood floors in bedrooms. 925.847.2200

## FREMONT

**430 CHERRY MANOR COURT**  
**BRAND NEW CONSTRUCTION! PRICING STARTS UNDER \$950K**  
 5 BR 3.5 BA Gourmet kit w/Granite counters. Hardwood flrs. Cul De Sac location. 925.847.2200

## LIVERMORE

**2833 ALNWICK AVENUE #2**  
**SHEA HOME COMMUNITY** **\$289,999**  
 2 BR 2.5 BA Condo Built in 2008. Kit w/Granite, Tile flrs, SS Appli. Attached 2 Car garage. Community Pool. 925.847.2200

## OAKLAND

**Open SAT/SUN 1:30 - 4:30** **2529 COOLIDGE AVE**  
**REMODELED VICTORIAN!** **\$379,000**  
 4 BR 3 BA Updated Kit & Bath rms. New dual pane

windows. Hardwood flrs. Lrg backyard. Basement. 925.847.2200

## PLEASANTON

**Open SAT/SUN 1 - 4** **3061 BADGER DR**  
**UPDATED & EXPANDED BEAUTY** **\$648,000**  
 3 BR 2.5 BA Great home w/hardwd flrs, recently updated Kit & baths, freshly painted inside & out. 925.847.2200

**4058 SUFFOLK WAY**  
**FAMILY PARADISE!** **\$654,900**  
 4 BR 3 BA Home features: Granite Kit counters, updated cabinets, laminate flrs, many upgrades throughout 925.847.2200

**4262 DIAVILA AVE**  
**DESIRABLE LOCATION!** **\$650,000**  
 3 BR 2.5 BA Beautiful Brazilian Cherry floors. Vaulted Ceilings. Plantation Shutters. Fireplace in Fam. Rm 925.847.2200

## SAN RAMON

**Open SUN 1 - 4** **1250 COUNTRY LANE**  
**CUSTOM RANCHER!** **\$1,499,000**  
 Upgraded home with In-law Apt. Pool with deck. Formal living/Dining rm. 5 Stall Barn and raised garden 925.847.2200

**5252 FIOLO LOOP**  
**WINDEMERE COMMUNITY!** **\$575,000**  
 4 BR 2.5 BA This home has upgrades throughout! Kit. SS appliances, Granite counters. Includes Side Yard 925.847.2200

**3083 RIVIERA WAY**  
**GREAT HOME!** **\$475,000**  
 4 BR 2.5 BA Huge Formal Living & Dining Area. Fam. Rm w/Fire Pl & Wet Bar. Lrg Eat-In Kit. Lrg Lot. 925.847.2200



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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**Joyce Jones, REALTOR®**

DRE#01348970

925.398.6706

joycejones@apr.com

www.joyceandrick.com



**NEW LISTING! OPEN SAT/SUN 2-4**



**2780 Willowren Way**

Desirable Birdland - Approximately 2100sf/- of living space, situated on a large 7382sf/- lot. Features 4 bedrooms, 2 1/2 baths, updated eat-in kitchen with granite counters, oak cabinets, tumble tile backsplash, stainless and black appliances and walk in pantry. Family room kitchen combo, with brick fireplace and entertaining bar. Indoor laundry room with storage, dual pane windows, neutral carpets, tankless water heater and 2 car garage. Beautifully landscaped yards with hot tub and storage shed. Near Pleasanton Sports Park, Pleasanton top rated schools, shopping, Fairgrounds, Ace Train and MORE!

**Offered at: \$780,000**

**NEW PRICE! OPEN SAT 2-4**



**3298 Monmouth Court** - Location, Location, Location! This Pleasanton Meadows beauty is approximately 1941sf/- of living space, situated at the end of the cul-de-sac on large 7246sf/- lot. It features 4 spacious bedrooms (1 bedroom and 1 full bath downstairs), 3 full baths, updated eat-in kitchen overlooking spacious family room, with lots of cabinets for storage, refinished hardwood floors, center island and high ceiling with skylight. Dual pane windows, shutters, indoor laundry, 2 car garage, side yard, garden area and kids area. Solar panels make this home energy efficient (saves money on PG&E every month). Backs to greenbelt with community pool, playground, and tennis courts. Close to Pleasanton top rated schools, BART, business park, freeways and MORE!

**Offered at: \$729,000**

**OPEN SUNDAY 4:30-6:00**



**3148 Weymouth Court** - Perfection in Pleasanton Meadows! Large 2471sf/- of living space, situated on a 6200sf/- lot, located on a cul-de-sac with lots of extra parking. This 4 bedroom (possible 5 bedrooms), 3 full bath home (1 bedroom and full bath downstairs), features updated eat-in kitchen with granite slab counters, lots of white cabinets for storage, pantry, stainless and black appliances (new dishwasher, double ovens and microwave), updated baths with granite counters, new sink faucets and lighting, new neutral carpet, new floors downstairs, fresh panel, family room/kitchen combo with brick fireplace and wood burning insert. Indoor laundry with storage and washer and dryer. Plush backyard with redwood deck, covered patio and sheds. No rear homes. Close to Pleasanton top rated schools, greenbelt with playground, community pool, tennis courts and MORE! **Offered at: \$770,000**

apr.com | PLEASANTON 900 Main Street



DRE#01349446



**Tim McGuire**

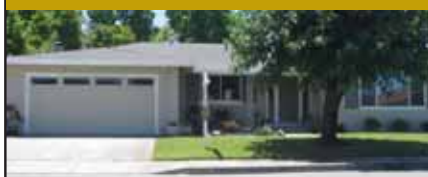
**925-462-SOLD**

**WWW.TIMMCGUIRE.NET**



*Beyond Full Service—A Concierge Approach to Real Estate*

**NEW LISTING OPEN SAT/SUN 1-4**



**5230 Hummingbird Road, Pleasanton Birdland**  
4bd/2ba "Holiday" model, 2,167+/-sq.ft, newer roof, windows, Pergo floors, garage door, HVAC system, crown molding and inside laundry.  
Offered at \$719,000

**COMING SOON**



**244 Carnation Court, Pleasanton Heritage Gardens**  
3bd/2ba, quiet court location, 1,412+/-sq.ft, oak kitchen, stainless appliances, newer carpets, walking distance to parks, schools and downtown.  
Offered at \$559,000

**ACTIVE**



**4792 Canary Drive, Pleasanton Birdland**  
Single story "Gatewood" model, 4bd/2ba, 2,112+/-sq.ft, granite/alder kitchen, new baths, windows, doors, furnace/AC, tile floors and paint.  
Offered at \$779,000

**ACTIVE**



**4649 Klamath Court, Pleasanton The Gates**  
Charming single story, 3bd/2ba home with new roof, carpets, baseboards, paint, windows, garage door, plus large landscaped backyard and RV parking.  
Offered at \$510,000

**PENDING**



**4483 Shearwater Court, Pleasanton Birdland**  
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

**PENDING IN 3 DAYS**



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

**SOLD IN 2 DAYS**



**1515 Greenwood Road, Pleasanton Pleasanton Valley**  
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.  
Sold for \$709,000

**SOLD**



**2375 Fairfield Court, Pleasanton Pleasanton Valley**  
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

apr.com | PLEASANTON | 900 Main Street | 925.251.1111



# BLAISE LOFLAND



**925.846.6500**  
 www.blaiselofland.com  
 blaise@blaiselofland.com  
 DRE# 00882113  
 apr.com

## DOWNTOWN

**JUST REDUCED**



### 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 TimberTech 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 \$899,000**

## 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**

## LAGUNA OAKS

**PENDING IN 2 DAYS**



### 2505 ARLOTTA PLACE, PLEASANTON

Best location in Laguna Oaks! Desirable Newport model on premium .40 acre lot. Quiet premium court location. Four bedrooms, bonus room, plus formal office. Private guest/in law/au pair quarters (4th). Three and a half bathrooms. Approximately 3,830 square feet. Large gourmet kitchen, granite countertops, custom backsplash, tile flooring and large eating area. Spacious master suite with views of Pleasanton Ridge, and large walk in closet. Beautifully landscaped rear yard with ultimate privacy. Expansive lawn areas (pool site). A short walk to the community pool, park, and tennis courts. **OFFERED AT \$1,319,000**

## VINTAGE HILLS

**PENDING IN 3 DAYS**



### 3593 ARBOR COURT, PLEASANTON

Beautiful single level in quiet court location. Excellent condition. Four bedrooms, two bathrooms, 1766 square feet. Remodeled gourmet kitchen with new cabinetry and stainless appliances. Wood flooring, fully cased windows, new light fixtures, new hardware, upgraded bathrooms. Private premium .26 acre lot with large park-like rear grounds. Pebble tech free form pool, brick patio, covered patio area, wood deck and spacious lawn area. Walk to great neighborhood Parks. Convenient to downtown. Award winning Pleasanton schools. **OFFERED AT \$739,500**

## FOOTHILL KNOLLS

**PENDING**



### 7863 FOOTHILL KNOLLS, PLEASANTON

Beautiful single story on private premium .35 acre lot. Three bedrooms, two bathrooms, approximately 2,150 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

**SOLD**



### 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! **SOLD FOR \$880,000**

## SAN RAMON

**SOLD**



### 215 KITTERY 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. **SOLD FOR \$559,000**

## SYCAMORE HEIGHTS

**SOLD**

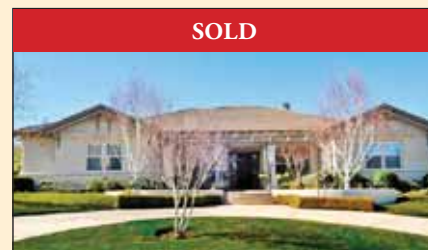


### 1092 SYCAMORE CREEK WY, PLEASANTON

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**

## RUBY HILL

**SOLD**

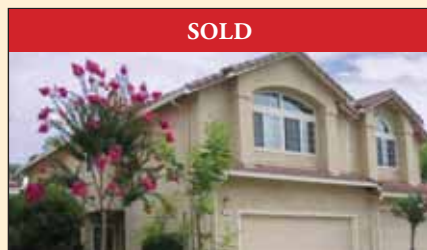


### 4355 CAMPINIA PLACE, PLEASANTON

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. **SOLD FOR \$1,382,500**

## 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**

## 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**

## 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**





Go to **open.apr.com** for the Bay Area's only complete online open home guide.



**ALAIN PINEL**  
REALTORS

PRESENTING THE PROPERTIES OF OUR *Pleasanton & Livermore* OFFICES...

JO ANN LUISI

BY APPT



**DANVILLE**

**\$1,949,950**

Rare opportunity for a sports enthusiast! One of a kind estate featuring a spacious custom home, large multi-purpose out building, and private baseball field. www.FieldOfDreamsDanville.com 8115 CAMINO TASSAJARA

MOXLEY TEAM

SUN 1:30-4:30



**PLEASANTON**

**\$1,750,000**

Grand elegance awaits! Brazilian cherry wood floors, master & additional bedroom on main level. Indoor laundry, craft room/office, & storage. Huge .75+/- acre private backyard with pool & large patio. 3616 NICOLE AVE

DANIEL ALPHER

BY APPT



**PLEASANTON**

**\$1,579,000**

4391 sq ft +/- estate nestled on a court with over 334k in upgrades and VIEWS! Quality, charm & designer touches Embrace this 4 bed, 4.5 bath luxury home near downtown! www.3372SagewoodCt.com 3372 SAGEWOOD CT

DOUG BUENZ

BY APPT



**PLEASANTON**

**\$1,199,900**

Remodeled country home, 2+/-acre, 4bd/3ba + media room, loft&office, granite/cherry kitchen, stunning great room, luxurious master suite with retreat, total privacy, lighted sports court & more! 927 HAPPY VALLEY RD

DIANE SMUGERESKY

BY APPT



**PLEASANTON**

**\$1,125,000**

5bd/3ba, 3501+/-sf beauty! Large upgraded kitchen w/granite counters & stainless steel appliances. Gleaming hardwood floors downstairs, new carpets upstairs, views of Mount Diablo! 857 MONTEVINO DR

KIM OTT

BY APPT



**LIVERMORE**

**\$1,089,000**

Exquisite S. Livermore overlooking vineyards! Gourmet kitchen w/granite counters, cherry cabinets, Thermador appl, built in refrigerator, hand scraped maple floors and so much more! Far too much to list. 1219 HANSEN RD

DAN GAMACHE, JR.

BY APPT



**PLEASANTON**

**\$1,074,950**

Rarely available 5 bedrooms, 3 full bathrooms, original Country Fair home situated on a huge lot! 1 bd/1ba downstairs. The ultimate family neighborhood, quiet street, near parks and schools. 2691 CALLE ALEGRE

JULIA MURTAGH

BY APPT



**PLEASANTON**

**\$999,000**

Warm and inviting 4 BR / 3 BA home offers major upgrades and a park-like backyard with a pool. Fantastic location close to downtown, shopping, schools and freeway access. 4875 DOLORES DR

SYLVIA DESIN

BY APPT



**PLEASANTON**

**\$949,000**

Beautiful 4 bedroom home in a great neighborhood. Huge downstairs bonus/playroom. Spacious mater suite with retreat and custom closets. Gourmet kitchen, many designer details. 387 EWING DR

MOXLEY TEAM

SUN 1:30-4:30



**PLEASANTON**

**\$949,000**

Covered patios with amazing views! Kitchen has cherry wood cabinets, center island, amazing views, recessed lighting, & gas cooking. Master suite offers vaulted ceilings, large closet space. 575 DEL SOL AVE

DANIEL GAMACHE, JR.

BY APPT



**PLEASANTON**

**\$899,000**

Beautifully 4bd/3 full ba, 2541+/-sf home. Lagoon style pool, palm trees & mature landscaping. Large side yard access at end of court. 1 bedroom and full bath downstairs, 3 car garage. 1839 BEGONIA CT

EMILY BARRACLOUGH

BY APPT



**PLEASANTON**

**\$899,000**

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

TIFFANY ROSE

BY APPT



**PLEASANTON**

**\$899,000**

Prime location across from Valley View Elementary! Custom, spacious, unique family friendly home w/parklike 12,500+/-sf lot, pool/spa,oversized upstairs deck, back house w/475+/-sf. Sunsets & views! 465 ADAMS WAY

MARK KOTCH

OPEN SUN 1-4



**PLEASANTON**

**\$899,000**

Updated 4bd/3ba home in prime location. 2317+/-sf home with park like backyard on a 9800+/-sf lot. Easy access to 680/580. Close to everything Pleasanton has to offer. 3211 OMEGA CIRCLE

MOXLEY TEAM

SUN 1:30-4:30



**PLEASANTON**

**\$750,000**

Single level home offers open floor plan with vaulted ceilings. Kitchen and bathrooms are both recently updated. Rear yard offers a private patio and garden. Walking distance to schools & trails! 3858 MOHR AVE

DOUG BUENZ

SUN 1-4



**PLEASANTON**

**\$649,500**

Charming single story, completely updated 3bd/2ba home features wide plank hardwood flooring, gourmet granite & stainless kitchen, Bosch appliances, large private yard, side access and more! 7791 DESERTWOOD LN

MOXLEY TEAM

SUN 1:30-4:30



**PLEASANTON**

**\$620,000**

Updated home throughout. Granite counters & open feel in the kitchen. Large master bathroom w/ tub, dual sink granite counter on cherry wood cabinets. Private backyard great for entertaining. 1522 POPPYBANK CT

JULIA MURTAGH

BY APPT



**PLEASANTON**

**\$585,000**

Super clean, upgraded kitchen, huge beautiful backyard, new windows, great location, very well maintained by owners. 6432 INGLEWOOD DR

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

MARK LAFFERTY

SAT & SUN 1-4



**PLEASANTON**

**\$329,950**

Beautiful single story duet upgraded to perfection. Features include granite, stainless steel appliances, new carpet, tile flooring, fresh paint, & 2 car garage. This is a must see!! 3662 VINE ST

