

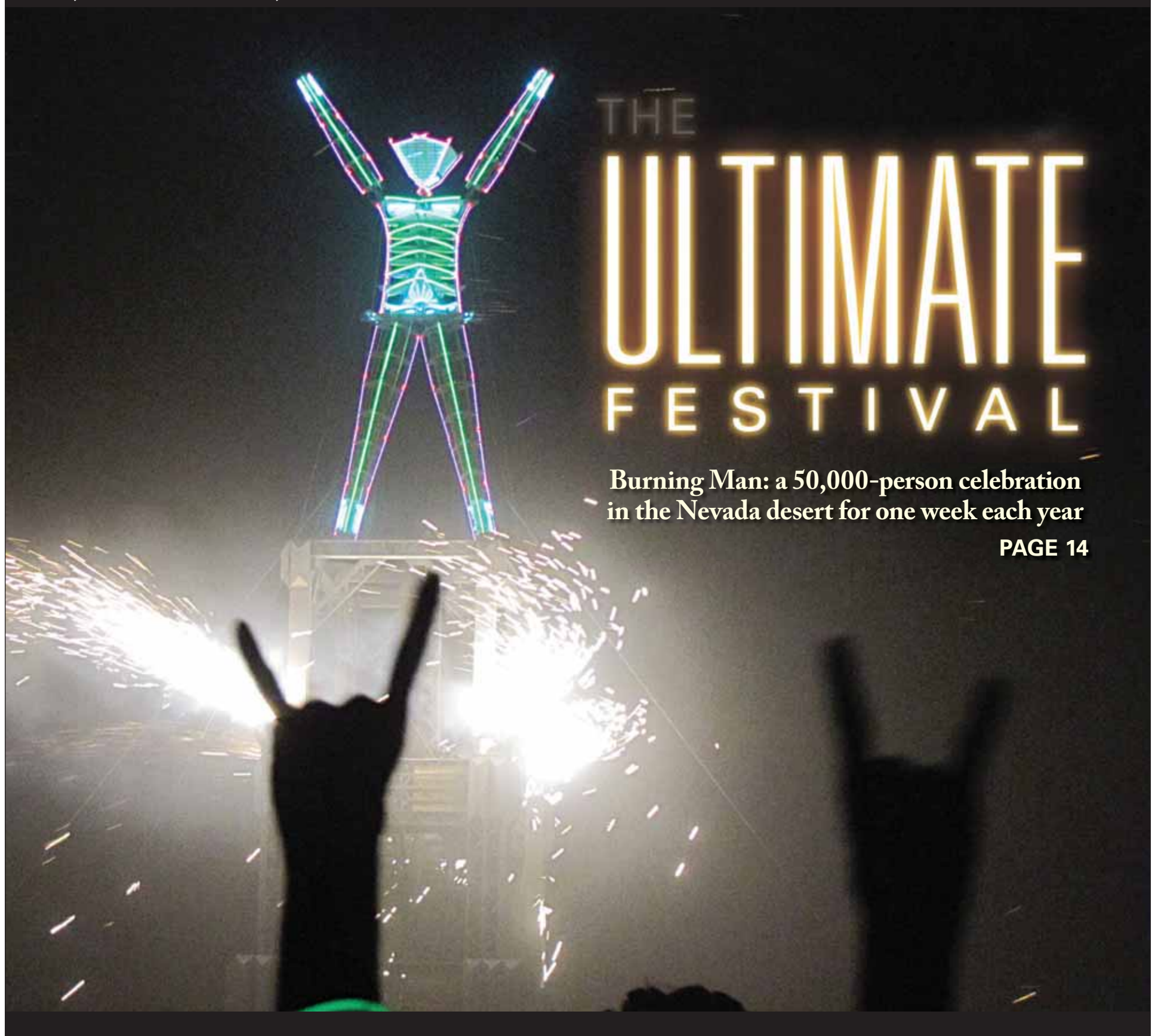
Pleasanton Weekly

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VOL. XII, NUMBER 33 · AUGUST 26, 2011

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AROUND PLEASANTON



By JEB BING

Puzzling Remen tract in the news again

The Remen tract was back before the Pleasanton City Council last week, giving council members a brief, though time-consuming respite from more thorny issues, such as pension reform, state housing requirements and a Climate Action Plan.

The 18-acre Remen neighborhood of dirt streets with no sidewalks and differently styled homes is an unincorporated area surrounded by the Pleasanton city limits. For years, its property owners have resisted overtures to annex to the city, preferring instead the more relaxed — and seldom enforced — rules that allow parking in front yards and more dogs, cats and even a farm animal that Pleasanton wouldn't permit. There's no city water or sewers except for the few homes that have paid the \$100,000 or so to have connections made to their properties. To gain the city's OK, those homeowners also signed a pre-annexation agreement vowing to vote for annexation if the issue ever comes up.

That's not likely. Properties in the tract, which is governed by Alameda County rules, extend into the center line of the streets. To join Pleasanton, homeowners would have to turn their street ownership over to the city and also pay for the improvements to pave and otherwise make streets there look like the rest in town. Developers of Vintage Hills, Shadow Cliff, Smoke Tree Commons and other properties along Vineyard passed Remen by. That was fine with most homeowners, who have septic systems and are served by a 2-inch water line by the old Pleasanton Water Co.

But the days of a more relaxed, less governed Remen tract may be ending. The county no longer allows new or even replacements of septic systems, although minor repairs are permitted. City water is much preferred over well water, which can be contaminated. Still, a drive through the neighborhood, which stretches out to the north and east from the Vineyard and Bernal avenues intersection, shows a wide variance in housing, ranging from large, almost palatial homes to fixer-uppers. Many do not conform to Pleasanton's tough design and structural requirements, although the county sets the standards.

Yet Sia Hashemi learned last week that when the county says



JEB BING

House on dirt streets at Vine and Linden in Remen tract.

OK, Pleasanton can wield its zoning ax, as it did when the council refused to increase a lot line by 5 feet for a three-lot subdivision on Linden Way. Hashemi told the council he already had the county's approval to subdivide his 38,400-square-foot parcel into three lots, converting an existing house into a residence for his son, building a new home for himself, and replacing a garage with a home for his parents. He bought the land two years ago with the understanding from the county that he could proceed with the project.

But there was a hitch. When a property is within 200 feet of a public sewer line, Alameda County's Department of Environmental Health regulations requires all new development to utilize the public sewer system. Prior to hooking up to the city water and sewer systems, however, Pleasanton requires the property to meet its own zoning requirements. Although the three-lot subdivision meets the county's development standards, one of the proposed lots falls short by 5 feet of satisfying Pleasanton's required width of 80 feet. City representatives said they told Hashemi last year about his dilemma, but he proceeded anyway, collecting signatures from neighbors and confident that county law would prevail.

He lost, more on principle than on lot size. In the past, there have been many requests for modifications of lot size, setback requirements, building heights and more from Remen tract property owners who needed the city to waive its rules as they sought water and sewer connections. City staff told Hashemi he could modify his plan to provide two lots instead of three, but he declined. One council member noted that Hashemi's petition of support had 40 signatures, but many were the same names and addresses, signed one on top of the other. In the end, the council voted down Hashemi's plan 4-1. ■

About the Cover

Fireworks and live performances precede the burning of the man, the main event at the weeklong festival in Nevada every year. Photo by Glenn Wohltmann. Cover design by Lili Cao.

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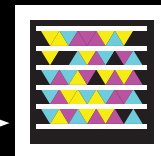
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Streetwise

ASKED AT THE BLACK AVENUE POST OFFICE

If the United States Postal Service goes to weekday-only service, will it affect you?



Russ Herron
Retired

No, it wouldn't. I can take care of most of my needs from my house, and I'm only at the post office today for a special-delivery package. Mail five days a week wouldn't hurt us.

Erica Herron
Naturalist

I don't think it will bother me that much. They changed the hours at the post office, which is affecting me. I like to get my mail needs done early in the morning and now I have to wait.



Pam Fullen
Emergency room nurse

It wouldn't affect me. I don't really get a lot of mail.

Ray Miller
Grocery Business

It wouldn't affect me at all, because I can plan around it.



Claudia Wanlin
Retired

No. I think it's a great idea. The majority of the mail I get is junk, and with the economy the way it is, cutting back a day to save money makes perfect sense.

—Compiled by Kerry Nally

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DIGEST

Grass fire east of Livermore

Firefighters spent about seven hours battling a 200-acre grass fire east of Livermore on Tuesday, according to Cal Fire officials.

The fire started at 12:13 p.m. near the intersection of Patterson Pass Road and Cross Road and was under control by 7:30 p.m., according to Cal Fire Battalion Chief Jim Crawford. Twelve engines, two bulldozers, two helicopters and two inmate hand crews battled the blaze throughout the afternoon.

Two firefighters suffered minor injuries and no structures were threatened, Crawford said.

Domus grand opening

An official ribbon-cutting ceremony at 11 a.m. tomorrow will launch the grand opening celebration for Domus, the kitchen and home accessories store at 652 Main St. in downtown Pleasanton. Officials from the city, the Chamber of Commerce and the Pleasanton Downtown Association will participate with owner Margaret Smith in the ribbon-cutting.

The free event will also feature product and cooking demonstrations, drawings for prizes every 15 minutes, ice cream and cupcakes, and face painting for kids, until 2 p.m.

Domus returned to Pleasanton this summer after closing its Los Gatos store. Call 485-0501.

BART looking at discount fares

BART is proposing to adjust senior, disabled and youth fares downward and is moving customers from red and green tickets to discounted Clipper cards. The Clipper card gives a discount at the fare gate rather than when customers purchase tickets.

The proposal calls for adjusting the discount to at least the current 62.5%. Because of rounding, the discount could be higher. For example, if the full one-way fare for a trip is \$1.75, the discounted fare is 65.6 cents but the fare charged would be 65 cents so the actual discount would be 62.9%. In no case would the discount be less than 62.5% and it may be as high as 64.9%.

BART is asking for feedback: Fill out a comment card at its stations; call (510) 464-7134; or email at www.bart.gov.

Corrections

The Weekly desires to correct all significant errors. To request a correction, call the editor at (925) 600-0840 or e-mail: editor@PleasantonWeekly.com

Citizens committee to recommend oversight for future bond issues

'Best practices' to be discussed at Pleasanton school board meeting in September

By GLENN WOHLTMANN

It took more meetings than originally planned, but a citizens committee formed to look into cash-out refinancing will issue its final report to the school board next month.

Some members of the committee are still unhappy that a few of their questions remain unanswered, in particular what money from cash-out refinancing done by the school district was spent where. Cash-out bond deals, similar to home refinancing where a homeowner takes extra money for a project, were popular for school districts across the state in the mid-2000s until declared illegal by then — Attorney General Jerry Brown.

The committee did learn that some of the money from Measure B was spent on projects

that were to have been completed with Measure A money after the Measure A language, which had been missing, was discovered by Alameda County officials. The district spent nearly \$1.7 million in Measure B bonds on Donlon Elementary, more than \$981,000 at Harvest Park, more than \$453,000 on Foothill High School, nearly \$39,000 at Vintage Hills Elementary and nearly \$36,000 on Lydiksen Elementary. Committee members also noted that \$2,140 from Measure B was spent on Mohr Elementary, although that was a "growth" school and all work there should have been paid by developers.

The district took nearly \$6.8 million from refinancing of Measure A and Measure B bonds in six borrowings between 2003 and 2005. Ra-

neri pointed out at the final citizens committee meeting that the money from refinancing was commingled with other money and said there was no way to separate it out to determine where it was spent.

The district saved taxpayers \$9.7 million by refinancing bonds at a lower interest rate. Using the cash-out method, much the way a homeowner would when refinancing a mortgage, the district borrowed \$6.79 million and will have to pay back, with interest, \$9.28 million; that \$6.79 million, legally, should have gone to reduce taxpayer debt.

Some of the committee members wanted to focus on moving forward by not having those same sorts of problems in the future.

See **BONDS** on Page 8



GLENN WOHLTMANN

School's in

It didn't take long for kindergartners at Hearst Elementary to get used to school after it began Tuesday. Above: Carter Tsui, 5, shown Wednesday with his mother, Angela, said his favorite part of school is "choice time" — where kids get to pick their activity. Right: Hailey and Addison Southern, both 4, with their mom, Megan, were excited about trying to catch the gingerbread man who had escaped. This year's kindergartners will graduate high school in 2024.



'Sizzling Saturdays' end tomorrow

Business offer discounts, special values as summer comes to a close

By JEB BING

Sizzling Saturdays, the Pleasanton Downtown Association's summer program of special hours and offers, ends this Saturday as August comes to a close.

Each Saturday night in August, many stores have been open from 6 p.m. to 8 p.m. Live music along Main Street and special entertainers for children added to a festive shopping atmosphere.

Businesses with summer's end specials tomorrow night include:

- Chiantis Ristorante — 15% off
- Clover Creek — No tax
- Gourmet Works — 25% off 1 item and free chocolate truffles
- Heroes & Villains Comics — 40% off back issue comics with green tags only.
- Murphy's Paw — 20% off a single item, not including pet food and sale items.
- Pans on Fire — 15% off selected kitchen gadgets, plus snacks for everyone.
- Prim — Free strapless bandeau with \$125 purchase.
- Redcoats British Pub — 8 beer samples for \$8, plus

- free bread pudding with purchase of two meals.
- Saigon Bistro Vietnamese Cuisine — Buy 1 entree, get 2nd for 50% off with purchase of two beverages.
- Sincerely Yours Cards & Gifts — 20% off all Vera Bradley products plus a "secret" discount offer this Saturday only.
- Strizzi's Restaurant — \$5 complimentary gift certificate for use when ordering two or more entrees on next visit.
- Towne Center Books — Double loyalty points with every purchase.
- Yolatea — 20% off crepes. ■

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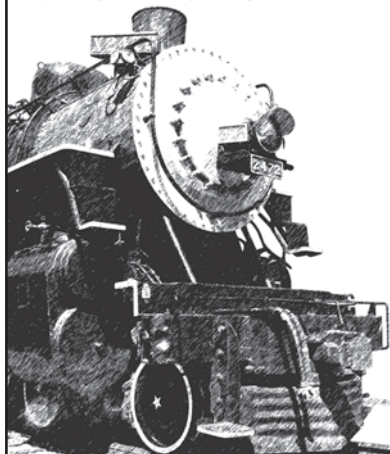
Making a Splash Emma and Tyler Loll read the Pleasanton Weekly while having some fun on the Pelican Plunge waterslide at Disney's private Bahamian island, "Castaway Cay!" while on the cruise ship Disney Wonder with their mother, Grace, in August 2010. The Disney Wonder sailed out of Port Canaveral, Fla.

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SAT scores well above state average

Amador gains nearly 3%; Foothill drops .05%

By **GLENN WOHLTMANN**

SAT scores rose last year for five of eight local high schools with the percentage of area scores over 1500 — a state benchmark — climbing.

Amador Valley High School scores of 1500 or higher went from 76.60% to 79.38%. Foothill High dropped by .05%, from 80.61% to 80.56%.

Scores are generally trending up for students at Tri-Valley high schools taking the SATs, formerly known as the Scholastic Aptitude Test, according to state figures.

In 2010, the last year for which numbers are available, five of eight local high schools showed improvement over 2009. All were at least 10 points higher than the statewide average, according to Matt Taylor, who is with the state education department's evaluation, research and analysis unit.

Taylor said California uses 1500

as its benchmark because in the past the median score on each of the three parts of the exam has been approximately 500, for a total score of 1500.

"Each year that median changes based on the population of test takers, but we continue to report the score of 1500 because it makes for a nice benchmark," Taylor explained. He said the state average of scores 1500 or higher is 50.7%.

In the San Ramon Valley Unified School District, San Ramon Valley High School in Danville climbed by more than 10%, from 76.47% to 86.98%, and California High School in San Ramon jumped about 3%, from 71.69% to 74.70%.

Other schools with slight improvements were Granada High in Livermore, up about 1% from 69.12% to 70.25%, and Dublin High, with an increase of .26% from 61.64% of students with a score of

1500 or greater to 61.90%.

Monte Vista High School in Danville also dropped, also by less than 1%, from 86.16 to 85.54. Livermore High School showed the steepest loss, dropping almost 4% from 69.01% in 2009 to 65.13 last year.

Nearly 79% of students at Dougherty Valley High in San Ramon scored above 1500 in 2010, the first year seniors took the SATs.

Although most districts offer home schooling on a formal or informal basis, only one, Venture Alternative School, in the San Ramon Valley district, had students that passed the state benchmark score, with 71.43% of seniors at Venture scoring 1500 or greater.

None of the continuation high schools had a significant number of seniors who scored 1500 or higher.

The 2010 scores were released by the state earlier this month. ■

Designer outlets break ground on El Charro

Shopping center should open in November 2012

By **DOLORES FOX CIARDELLI**

Ground is being broken today for a shopping center of 120 upscale outlets in west Livermore that will include Barney's New York Outlet, Neiman Marcus Last Call and Saks Fifth Avenue OFF 5TH. It is expected to bring 2,000 jobs to the area.

The 543,000-square-foot center is being developed by Paragon Outlet Partners of Baltimore, which is planning it as a shopping destination for the entire Bay Area.

"The addition of this world-class outlet shopping center will generate significant revenue and bring

much needed jobs to Livermore," said Livermore Mayor Marshall Kamena. "The outlet center is also a vital part of strengthening our ability to attract tourists to the area."

The outlets, located on I-580 at the El Charro exit in Livermore, near the Pleasanton border, are scheduled to open in November 2012. The property is 64% committed with merchants including Banana Republic Factory Store, Barney's New York Outlet, Cole Haan Company Store, J.Crew, Michael Kors, Neiman Marcus Last Call, Nike Factory Store, Saks Fifth Avenue OFF 5TH and Tommy Hilfiger.

"It is our mission to create well-tenanted outlet centers that offer shoppers access to a collection of the world's leading designer and brand-names," said Robert Brvenik of Paragon Outlet Partners. "Not only will Paragon Outlets Livermore become one of the region's most popular shopping destinations for both local consumers and its tourist base, but a property that will also bring more than 2,000 jobs to the region, as well."

The groundbreaking is taking place at 10 a.m. today with Kamena, Brvenik and Alameda County Supervisor Scott Haggerty. ■

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New state resolution seeks to curb underage drinking

By JEB BING

A resolution authored by Senate Majority Leader Ellen M. Corbett (D-San Leandro) urging the governor to make it a priority to prevent underage use of alcohol passed the state Assembly on Monday on a unanimous vote.

"Underage drinking is a major problem in California and across the nation, killing thousands of teenagers each year," Corbett said. "It's time to join with other states in combating this problem

and making every possible effort to prevent the negative consequences it reaps."

Senate Concurrent Resolution 45 implores the governor to work with law enforcement, education and public health officials, among others, to reduce underage drinking throughout the state. It also urges the governor to become active in the Leadership to Keep Children Alcohol Free, a coalition with governors of 41 states and various organizations working to

stop alcohol use among children aged 9 to 15 years old.

Drinking is widespread among adolescents, with a recent survey showing that alcohol had been consumed by three-fourths of 12th-graders and two-thirds of 10th-graders. Each year, an estimated 5,000 people under the age of 21 years old die as a result of drinking, including 1,900 deaths from motor vehicle accidents.

SCR 45 goes next to the Senate for concurrence. ■

Police investigating sexual assault at LPC

College issues guidelines for safety

By GLENN WOHLTMANN

The Livermore Police Department is investigating a sexual assault that reportedly occurred last week on the Las Positas College campus. The assault was reported to have taken place Aug. 17 at approximately 3 p.m. in Parking Lot A.

The suspect apparently met the victim that day. According to the report, he befriended her and coaxed her into his car where he sexually assaulted her. He did not display any weapons at the time of the assault.

Anyone who may have witnessed this crime or have information should contact campus safety at Extension 1699 or the Livermore Police Department at 371-4900.

The college has issued these safety guidelines:

■ Walk in well-lighted areas and avoid walking alone at night.

■ Know the locations of campus pay telephones and emergency call boxes and have the campus safety emergency number (424-1699) on your cell phone.

■ Report any suspicious or criminal activity to campus safety or a college employee.

■ If you need an escort, call campus safety at 424-1699.

If you are the victim of sexual battery:

■ Get to a safe place

■ As soon as possible, contact campus safety, the local police department, the L.P.C. health center, or a member of the college's staff.

■ Contact someone you trust to support you. ■

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BONDS

Continued from Page 5

Jack Dove, the only member of the original bond oversight committee appointed to the citizens committee, read a statement to that effect at the beginning of Monday night's meeting.

"Instead of belaboring problems of the past, we should be looking to the future and those things we can do to meet the challenges which our leaders and educators are facing," Dove read.

A series of "best practice" recommendations will be forwarded to the school board for its mid-September meeting. Those rec-

ommendations include forming a citizens bond oversight committee to watchdog future voter-approved bonds, even if not required by law.

Lori Raineri, head of Government Financial Services, the firm called in as a consultant about past bond practices, also recommended the creation of an audit committee and a staff debt review committee. That committee would review proposed financings and review how the administration is handling the district's outstanding debt. At the request of the citizens committee, Raineri agreed to include a public participation component to that recommendation so that residents

could be kept in the loop.

Best practices recommended by the consultant are included in a 22-page document; Raineri said her hope is that the staff debt review committee would become familiar with it and ultimately become the district's best practices experts.

Those best practices are:

- Establishing a written debt management policy;
- Adopting guidelines to achieve the lowest borrowing costs, taking into account short- and long-term taxpayer debt;
- Hiring an independent financial advisor, using a request for proposals (RFP) method for the best costs

and services;

■ Using a similar RFP process to hire a bond counsel and for an underwriter;

■ Pricing bonds in a negotiated sale, in which the bond issuer negotiates both the bond yield and the underwriter's compensation to minimize the total cost of borrowing;

■ Using caution when issuing variable rate bonds; and

■ Developing a formal policy for refunding.

Also recommended by Raineri is ethics training, although attorney Robert Kingsley did give school board members and administrators a half-day course in ethics last

February.

However, at least one committee member, Julie Testa, remains unhappy with the idea of leaving bond repayments in the hands of staff, something she said led to the district using cash-outs like a revolving loan for school construction projects not approved by the voters.

Testa also said she would prefer for a group of citizens to monitor the repayments being made to both the Measure A and B bonds.

The bond issue became a hot-button item in the weeks before a vote on Measure E, which would have established a \$98 parcel tax for Pleasanton homeowners. ■

Citizens Watchdog Committee

PLAN • FUND • DELIVER

The Alameda CTC is a joint powers authority resulting from a merger of the Alameda County Congestion Management Agency (ACCMA) and the Alameda County Transportation Improvement Authority (ACTIA). It is comprised of 22 members, including all five Alameda County Supervisors, two representatives from Oakland, one representative from each of the other 13 cities, one representative from the Alameda-Contra Costa Transit District (AC Transit) and one representative from the San Francisco Bay Area Rapid Transit District (BART). The Alameda CTC is responsible for administering the Measure B transportation sales tax measure (ACTIA Measure B) as well as the congestion management agency functions. The Alameda CTC's mission is to plan, fund and deliver transportation programs and projects that expand access and improve mobility to foster a vibrant and livable Alameda County. Visit www.AlamedaCTC.org for more info.

COUNTYWIDE PLANNING EFFORTS

The Alameda CTC is currently updating the **Countywide Transportation Plan (CWTP)**, which establishes a strategy for addressing transportation needs for all users in Alameda County in the following areas:

- Improvements for new and existing freeways
- Local streets and roads
- Public transit, paratransit, buses, rail and ferries
- Transit-oriented development
- Programs to support bicycling and walking, congestion relief and environmental mitigation

Many of the projects and programs adopted into the CWTP will also be included in the Regional Transportation Plan and the region's Sustainable Communities Strategy.

The Alameda CTC is also identifying funding priorities for an extension of the existing Measure B half-cent transportation sales tax. The **Transportation Expenditure Plan** will fund projects and programs identified in the Countywide Transportation Plan. If this plan appears on the 2012 ballot as anticipated, it will require a two-thirds majority of Alameda County voters to pass. The CWC receives regular updates on the progress of these plans.

A CALL FOR PUBLIC PARTICIPATION

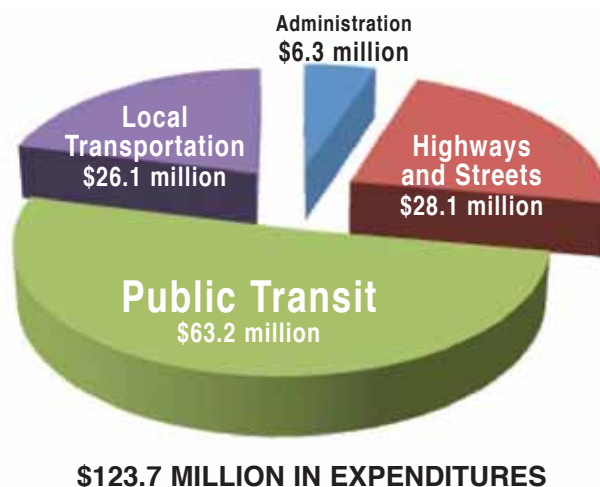
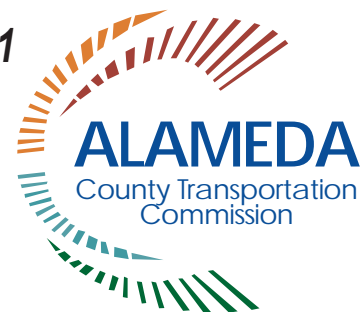
The Alameda CTC and the CWC invite your participation in delivering transportation projects and programs by joining one of four community advisory committees or participating in public committee meetings. In addition to the CWC, the public serves on the following committees:

- Bicycle and Pedestrian Advisory Committee
- Citizens Advisory Committee
- Paratransit Advisory and Planning Committee

You are also encouraged to help shape the future of Alameda County by providing input on the Countywide Transportation Plan and Transportation Expenditure Plan. Visit www.AlamedaCTC.org to learn more about public engagement opportunities, and to get more detailed information on all Alameda CTC projects and programs.

9th Annual Report to the Public • July 2011

FY 09-10 Expenditures on Programs and Projects



Audited expenditures for the fiscal year 2009–2010 (FY 09-10) totaled \$123.7 million, including \$6.3 million for administration, \$28.1 million for highways and streets, \$63.2 million for public transit and \$26.1 million for local transportation. Total ACTIA Measure B revenues for the same year were \$105.1 million, including sales tax revenues of \$95.6 million. Although the economic decline that began in 2008 resulted in lower revenues in FY 09-10, Alameda CTC increased its sales tax revenues budget projection by \$12 million for FY 10-11 from \$90 million to \$102 million, based on updated Board of Equalization projections.

CWC ACTIVITIES

The Alameda CTC shapes transportation in Alameda County by allocating Measure B funds to much-needed transportation programs and projects throughout the County. In its role as "watchdog," the CWC reviews agency financial audits and reports as well as the deadlines for program and project completion. CWC members meet annually with the Commission's auditors and review the Measure B Audited Statement of Revenues and Expenditures.

For the July 1, 2009, through June 30, 2010, time period, the independent auditors did not identify any Measure B accounting concerns, and the CWC accepted this audit as well as compliance with administrative cost ceilings. The CWC is instrumental in ensuring that the Commission keeps the public informed about the progress of Measure B-funded programs and projects and the appropriate use of the funds.

Activities underway include a review of the annual compliance reporting process for the next fiscal year, and a review of modifications to the master funding agreements with each jurisdictions receiving Measure B funds, as well as on-going contract equity monitoring activities.



THE FUTURE OF TRANSPORTATION IN ALAMEDA COUNTY

Last year, ACTIA projected that the total revenue from 2002 to 2022 would fall \$1 billion short of the original estimate of \$3 billion (escalated dollars) at the end of the Measure. This year, increased revenues have reduced that projected shortfall; however, the Alameda CTC still predicts a shortfall over original projections due to the economic downturn. To address declining revenues, the Commission has initiated development of a new transportation sales tax measure. Polling conducted in March 2011 showed 72 percent of likely voters are in favor of extending the half-cent transportation sales tax to address an updated plan for the County's current and future transportation needs.

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EDITORIAL

THE OPINION OF THE WEEKLY

Redistricting complaints continue, except here

With the final vote of the 14-member California Citizens Redistricting Commission last week, Pleasanton will be part of the newly created 15th Congressional District next year with veteran Congressman Pete Stark (D-Fremont) already campaigning for reelection. For years, Stark has represented the 13th District, which included a sliver of Pleasanton's northwest side. Now he will have the entire city, replacing two-term Congressman Jerry McNerney (D-Pleasanton), who also will seek reelection, this time in the newly drawn 9th Congressional District that takes him out of Pleasanton and puts the district solidly in San Joaquin and east Contra Costa counties.

Although there's been no complaining locally, the commission's decision to put Pleasanton in a new district may be our loss. A hometown congressman who has been publicly proud of his ties to Pleasanton, McNerney came home most weekends and has been highly visible both on the political and social circuits here. Stark, who lives in Fremont, seldom visits Pleasanton, although why should he? He has up to now had few constituents here with his base to the south and west. With a majority of Pleasanton voters now declaring themselves Democrats, Stark's interest here may change.

Statewide, in fact, the new district boundaries appear to favor Democrat candidates — possibly enough, according to some monitoring the boundaries, to give the Democrats a crucial two-thirds majority in the state Senate, if not quite that percentage in the Assembly. Since 2001, California's registered Democrats have increased by about 500,000, while Republicans have decreased by around 100,000.

The state Republican Party is vowing to challenge the new district lines. A conservative group called Fairness and Accountability in Redistricting is expected to try and put a referendum to overturn the Citizens Redistricting Commission's approval of the state Senate lines. Michael Ward, a Republican on the Redistricting Commission, was the lone vote against the Assembly redistricting. In an interview with CalWatchDog.com, he said he believes the commission broke the law, failed to uphold an open and transparent decision-making process, and used political motives in drawing California's new state and federal legislative districts. He said the commission "simply traded the partisan, backroom gerrymandering by the Legislature for partisan, backroom gerrymandering by average citizens." It became "the Citizens Smoke-Filled Room, where average citizen commissioners engaged in dinner-table deals and partisan gerrymandering — the very problems that this commission was supposed to prevent."

Despite an apparent dismissal of Ward's claim by commission chairman and fellow Republican Vincent Brabba, Ward's charges look to be the groundwork for what could become a legal or ballot-box challenge of the commission's work. As Paul Mitchell of Redistricting Partners, a Democrat, former legislative staffer and now a consultant focusing on legislative races and independent expenditures, points out, when the voters passed Propositions 11 and 20, the message was heard loud and clear: Voters wanted fair districts that would bring an end to the squiggly lines, split cities and nonsensical configurations that were signs of gerrymanders. Voters wanted competitive elections that would force candidates to fight for the middle, making elections matter again. And voters wanted to fix the dysfunction in Sacramento. Of these three simple outcome goals, seemingly none has been achieved.

The early post-mortem in much of the state, except here in the Tri-Valley, shows complaints about splits of counties and cities and the pairing of disconnected cities. There will be more competitive elections this coming year, but questions linger as to the plan's long-term competitiveness. If you're looking for an opportunity to see the next redistricting brawl first hand, mark Sept. 30 on your calendar. That's when UC Berkeley will be holding its conference, "A Brave New World: California's Redistricting Experiment," with presenters ranging from KQED host John Myers, to Paul Mitchell, a few commissioners and Kathy Feng from Common Cause to break up the fights. Get there early to claim your ringside seats. ■



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Tri-Valley Herald, Contra Costa Times signing off under publisher's consolidation plan

Media News 'rebranding' its Bay Area publications, cutting staffs, closing Walnut Creek plant

By JEB BING

The Bay Area News Group announced Tuesday that it will fold 12 of its papers, including the Tri-Valley Herald and Contra Costa Times, under three different mastheads, a consolidation it called a "rebranding."

The various editions of the Contra Costa Times (East County Times/San Ramon Valley Times/Valley Times) as well as the Tri-Valley Herald and the San Joaquin Herald will be rebranded as The Times.

The Oakland Tribune, Alameda Times-Star, Daily Review, Argus and West County Times will be

rebranded as the East Bay Tribune.

The San Mateo County Times will be branded under the Mercury News masthead and will continue to carry local news of the San Mateo area.

The newly consolidated newspapers will be introduced Nov. 2.

The Bay Area News Group — known as BANG — is a division of MediaNews Group. It made the announcement in what's now its flagship newspaper in California, the San Jose Mercury News. The firm also plans to shut down its Walnut Creek facility and lay off 120 people, or 8% of its 1,500

workers, mostly in production and editorial jobs. Employees who are retained and the company's printing production will be moved out of the Contra Costa Times facility in the Shadelands business park area of Walnut Creek to other locations.

Production operations will be consolidated into the company's three existing plants located in Concord, Hayward and San Jose. BANG said it recently increased production capacity at these facilities enabling it to utilize a smaller facility than the one currently operating in Walnut Creek.

BANG said the group's existing websites, including www.ContraCostaTimes.com and www.InsideBayArea.com, will continue to function.

MediaNews set up the BANG subsidiary to oversee various Northern California newspapers, including the former Alameda Newspaper Group and papers the parent company bought in 2006 from the former Knight Ridder Inc.

"These are challenging times for the newspaper industry," said Mac Tully, president of BANG, in a story carried Tuesday in the Mercury News.

"These adjustments, some of them very difficult, position us to execute our strategic plan to maintain and grow our position as the leading multimedia company in the Bay Area," Tully said. "We will continue to be the largest newsgathering and newspaper publisher in the Bay Area. We remain committed to embracing emerging digital technologies to buttress our existing products and services."

In the last several years, both the Contra Costa Times and the Tri-Valley Herald have seen circulation declining in Pleasanton and the Tri-Valley. ■

KB Home now building homes to order

Buyers choose style, sign contract, then home is built

Home builder KB Home of Pleasanton has announced the opening of 10 new communities of its signature Built to Order energy-efficient homes, all located in and around the Bay Area.

The communities are located in Dublin, Fremont, Martinez, Morgan Hill, Petaluma and Walnut Creek.

Six of the new communities, offering a wide array of both single family and attached town home designs, are now open, with four additional communities scheduled to open by early autumn.

"We're excited to open new KB Home communities in places like Walnut Creek and Petaluma, where we have had limited opportunities in the past and home shoppers' choices for all-new homes are few and far between," said Chris Apostolopolous, president

of KB Home's Northern California division. "It's a void we're happy to fill with our award-winning, energy-efficient Built to Order home designs that deliver a level of quality, value and choice available only at KB Home."

In the last month, KB Home has celebrated the grand opening of Bella Monte in Dublin, Sterling Hills and Stone Ridge at Quarry Heights in Petaluma, Highlands Place in Martinez, Walden Park in Walnut Creek and Mission Ridge in Fremont.

Model homes showcasing the available designs are open for tours daily at all six communities. Additional communities in Morgan Hill and Santa Clara are planned to open in September.

All of the new KB homes built in the Bay Area will be Built to

Order instead of spec homes as in typical model home settings. Homebuyers can choose the design, floor plan and interior selections based on a model available and then, once a contract is written, the home will be built.

Apostolopolous said all homes will be both Energy Star qualified and GreenPoint rated. This means they will have been designed and built to operate more efficiently and to help reduce energy bills when compared to a typical new or resale home.

KB Home now includes its Energy Performance Guide, an estimate of monthly electric and/or gas costs, for each home as designed as well as information on the home's relative energy efficiency when compared to a typical new or resale home.

— Pleasanton Weekly staff

AC Transit wins award for financial press releases

Honored for fostering sound financial management, record-keeping

AC Transit has been honored for "excellence" by the national Government Finance Officers Association for promoting the best practices, competence and effectiveness in government finance.

For the third year in a row, AC Transit was given a Certificate of Achievement for Excellence in Financial Reporting (CARF) for producing a "comprehensive annual financial report." The award is the highest form of recognition in the area of government

accounting and financial reporting.

AC Transit was judged by an impartial panel to meet the high standards of the program, including demonstrating a constructive "spirit of full disclosure to clearly communicate its financial story and motivate potential users and user groups to read the CAFR."

"As a public agency, we are very proud of this honor as it demonstrates how hard we work to produce information that is

concise and yet easily understood and readily accessible," said AC Transit's Interim General Manager Mary King. "Transparency is important to us so we endeavor to be as open as possible. This award validates our efforts and suggests that we are doing things right."

The GFOA is a nonprofit professional association serving 17,500 government finance professionals with offices in Chicago and Washington, D.C.

— Pleasanton Weekly staff

Pleasanton director of Kaiser Permanente I.T. chosen for national fellowship

Ann O'Brien helped develop KP HealthConnect electronic health record system

Kaiser Permanente's national director of clinical informatics, patient care services and information technology in Pleasanton has been named one of just 21 Robert Wood Johnson Foundation Executive Nurse Fellows for 2011, it was announced this week.

Ann O'Brien, R.N., joins a select group of nurse leaders from across the country chosen to participate in this world-class, three-year leadership development program designed to enhance nurse leaders' effectiveness in improving the country's health care system.

In her work with Kaiser Permanente, O'Brien has been a member of the team responsible for

the deployment of KP HealthConnect, which Kaiser said is the largest private electronic health record system in the world. Since joining Kaiser Permanente in 2006, she has been a leader in the organization's efforts to optimize electronic nursing documentation and barcode medication administration across its system.

O'Brien has more than 20 years of experience in senior leadership positions in nursing. Her work with the RWJF Executive Nurse Fellows program will focus on the use of electronic health records to transform care delivery by nurses in hospital settings.

— Jeb Bing

Ross Stores announces quarterly dividend

Pleasanton-based company is largest off-price apparel, home fashion chain in U.S.

Ross Stores, Inc. (Nasdaq: ROST) announced this week that the company's board of directors declared a regular quarterly cash dividend of \$.22 per common share, payable on Sept. 30 to stockholders of record as of Sept. 2.

Headquartered in the CarrAmerica Center, Ross Stores is an S&P 500, Fortune 500 and Nasdaq 100

(ROST) company with fiscal 2010 revenues of \$7.9 billion. The company operates Ross Dress for Less, the largest off-price apparel and home fashion chain in the U.S. with 1,013 locations in 27 states and Guam.

Additional information is available at www.rossstores.com.

— Pleasanton Weekly staff

TriValley Life

PEOPLE AND LIFESTYLES
IN OUR COMMUNITY

WHAT'S HAPPENING AROUND THE VALLEY — MUSIC, THEATER, ART, MOVIES AND MORE

BY GLENN WOHLTMANN

A homegrown filmmaker returned to his Pleasanton roots recently to shoot some scenes for a short film he hopes will be his stepping stone to bigger things.

Mike Callahan graduated from Amador Valley High School in 2001, then went on to UC Davis and is now in film school at USC. Callahan said it was here in Pleasanton that his dream to become a filmmaker began.

At the time, Amador was changing from having its daily bulletin read over the loudspeaker to being presented in a video bulletin.

"My senior year, I had the opportunity to take a crack at it," Callahan said, explaining that he and a friend, Mike Dobbs — also now a filmmaker — drew material not just from the school, but from all of the community. "We involved the shop owners — people from all around Pleasanton would be involved in these skits."

In particular, Callahan credits Amador English teacher Clark Fuller, who, he said, "put a camera in my hand and said, 'Go off and make something.'"

Fuller said Callahan and Dawes took a simple concept and ran with it.

"It was called the 'Top Five' and they got to choose how they presented it," Fuller said. "They decided to do the top five reasons to go to the football games, or the five worst way to ask a date to the senior ball. They just came up with these fun concepts. They went out on location, they went out on interviews. They made it a really hot part of our bulletin every week."

Despite the late nights and extracurricular hours to put the list together every week, Callahan said, "I've never worked so hard and never felt tired."

That training is coming in handy. The 20-something filmmaker just made a trip to Pleasanton to shoot two scenes for his new short film and spent an entire night shooting about two pages of script.

"We started setting up at 6 and we didn't start shooting until it was dark. We shot at Deans (Café) until about 1:30 a.m., then we moved over to the Pleasanton Plaza Center," Callahan said, adding that the crew of 22 — 12 from Los Angeles and 10 from Pleasanton — shot until daylight. He said a page of script usually works out to a minute of film, so about 12 hours' work will mean two minutes of film.

He said he generally gets two takes for each shot, but there's a lot of work that goes on beforehand: stringing up lights, getting actors in makeup, blocking the scenes, and rehearsing both the actors and crew.

"Filmmaking is exhausting," Callahan said. "You're pouring in hundreds of hours making a film that's five minutes long or 10 minutes long."

One of the things that Callahan said he loves about filmmaking is the collaborative process. Unlike writing, which he said is a solitary endeavor, a good cast and crew will bring in new ideas and a fresh perspective.

His crew in Pleasanton seemed to get along really well, and that atmosphere is one he hopes to bring to other works.

"Filmmaking is brutal," Callahan said. "You never have enough money. You never have enough time. The one thing you can control is the people that you work with."

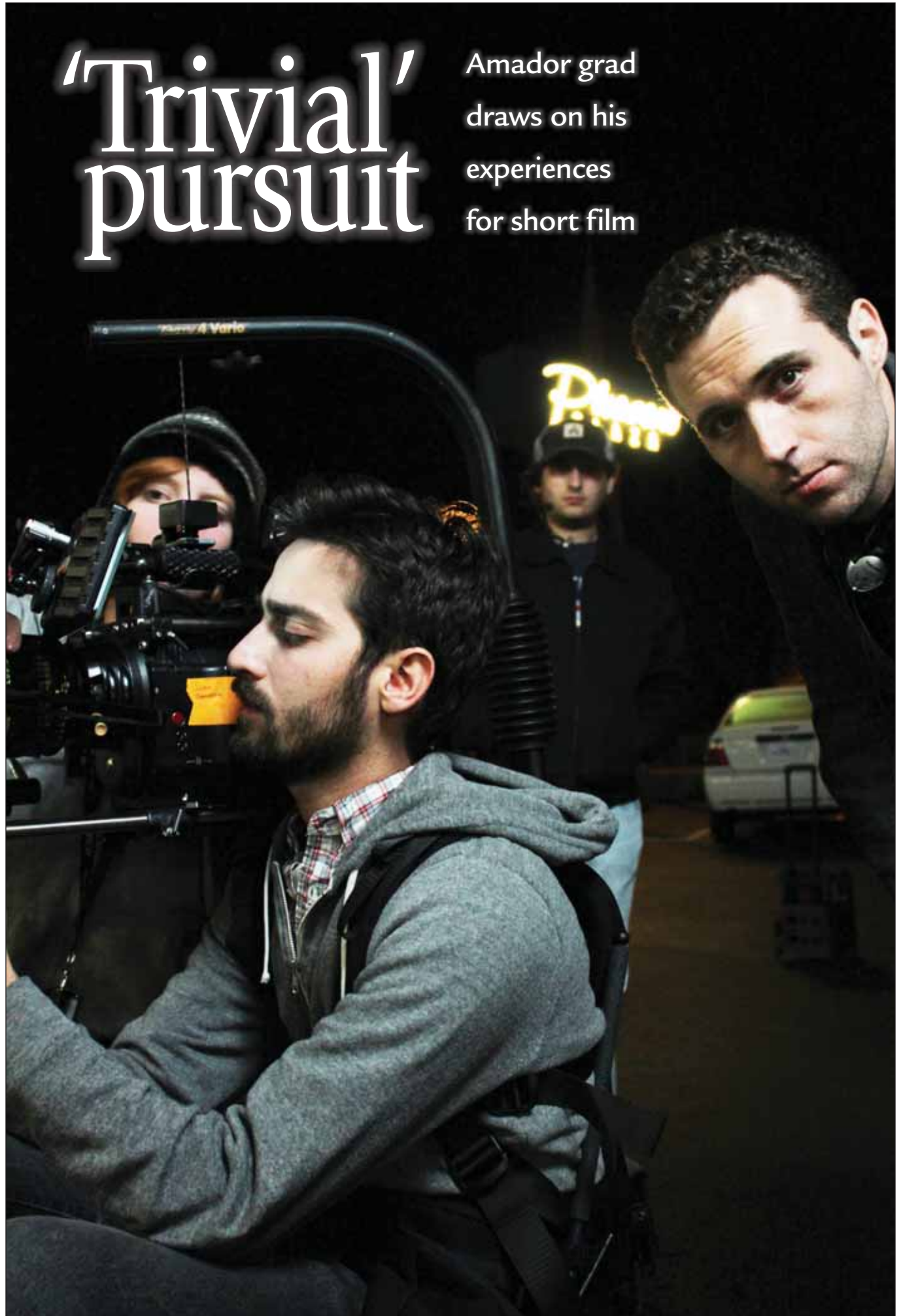
Although University of Southern California alumnus George Lucas and USC honoree Steven Spielberg are Callahan's favorite directors, he realized he didn't want to make the same sort of huge movies that made both famous.

"I knew I wanted to do something personal. A USC thesis — the faculty tell you from day one that your thesis is your calling card — it's meant to

See **TRIVIAL** on Page 12

'Trivial' pursuit

Amador grad
draws on his
experiences
for short film



YOKO OKUMURA

Filming a scene in Pleasanton are (r-l) Director Michael Callahan, First Assistant Director Nick Wenger, Cinematographer Fady Hadid and First Assistant Camera Alaina McManus. Callahan offered thanks to a number of local business owners, including Dean's Café owner John Correia; Cosmo Panetta, owner of Cosmo's Barber Shop; and R. John Kimber, property manager of the Pleasanton Plaza Shopping Center for allowing his crew to shoot from dusk to dawn.

TRIVIAL

Continued from Page 11

show the industry what you can do and what your sensibilities are. I knew for a long time that I wanted to make character-driven movies," Callahan said.

"I think for me in order to survive, I just needed to make films that are personal to me," he added. "After I realized that I wanted to something personal, I started thinking about my time in Pleasanton and my friends."

That led to thinking about how old friends get caught up in their new lives and how hard it can be to maintain longstanding friendships, which was the genesis for his movie "Trivial."

"Trivial' really is about two things. It's about the conflict and jealousy that can arise when one friend becomes much more successful than another, and it's also about the pain of losing someone that's close to you," Callahan said.

Callahan, who majored in English at UC Davis, said script writing is very different from writing stories.

"Writing a screenplay, in many ways it's very mechanical and economical," he said. "You don't have time to go off on tangents."

He said he usually does an outline, then takes some time away to let his mind wander. Then he takes the idea and removes everything that's not essential to telling the story. For "Trivial" that process took about a year and a half, although Callahan was involved in other projects at the

same time.

He hopes to complete his film for less than \$20,000, which is on the low side of USC thesis film budgets. While some schools fund films for their young directors, that's not the case with USC, and Callahan has learned first hand about raising money through loans, family and friends.

Callagan has already won a California short film award from the annual California Independent Film Festival in Moraga for his eight-minute film "Kiddo." If all goes well, "Trivial" will be finished by February or March, and by this time next year, he hopes to be making the rounds with "Trivial" at film festivals.

From there, with "Trivial" as his calling card, Callahan will develop a full-length script — he describes it as if "Swingers" was a road trip — build a resume, and get a job as an assistant director.

The next step, to director, is a big jump. Callahan is hoping that bringing in his film for under \$20,000 will help.

Making it in the industry is tough. Callahan said about 50% of people in film school are in the business five years after they graduate. But he said he's been successful at everything he's tried so far, from getting a short story published while in high school to getting a job writing a video game column for a newspaper. Callahan said he's comfortable working without a net.

"I don't have a backup plan," he said. "I've always lived my life that way." ■

SPOTLIGHT



CONTRIBUTED PHOTO

Hot rods as far as the eye can see will be on display this weekend.

Pleasanton shifts into high gear for the Goodguys

This weekend is 25th year for Goodguys Rod & Custom show

Gary Meadors knew he had something special in 1987 when he launched the Goodguys West Coast Nationals at the Pleasanton Fairgrounds and 2,124 vintage hot rods showed up.

Meadors had promoted rod shows for other associations before stepping out entirely on his own. That summer, the Alamo family - Gary, his wife Marilyn and their two teenage sons — put all their resources and energy into shaping a national series of Goodguys auto shows to be kick-started by that first West Coast Nationals.

Though they'd known him as a true hot rodder and promoter since the early '70s, industry insiders and rival promoters said he'd never make it, and Meadors was beginning to feel the doubt creeping in.

"But the story had a happy ending," said Meadors. "Very happy in fact."

Twenty-five years later Goodguys produces 21 national events in 13 states and has an association with 70,000 worldwide members. Goodguys events draw over 1 million visitors annually as well as over 50,000 classic cars. And it publishes a 200 page, all-color monthly magazine and has an entire line of specialty merchandise.

"We struck a chord with car guys and enthusiasts," Meadors said. "There's a magic surrounding this event. Since that first year, people have flocked to Pleasanton from all over the country and the world to see

the colorful cars and hang out in Pleasanton."

He said that of all the facilities throughout the country where Goodguys holds events, the Pleasanton Fairgrounds is the "gem" of them all due to its shady trees, smooth roads, lush lawn areas and air conditioned buildings.

Corporate headquarters, now in Pleasanton, employs a full time staff of more than 30 people. Meadors is retired from day to day operations, having passed the presidency to his youngest son Marc. Now Gary has time to cruise America in his own hot rod and for that, he's grateful.

Pleasanton and the entire Tri-Valley has also enjoyed the 25-year run of the Goodguys West Coast Nationals, which has an annual economic impact of \$6.1 million dollars, according to the Tri-Valley Convention and Visitor's Bureau.

The Hilton Pleasanton at the Club has served as the event's host hotel since it opened in 1988.

"There is a great deal of work to get ready for these car enthusiasts, what they give back to us makes it all worth it," General Manager Kevin Goebel said. "Year in and year out, no matter which Goodguys event, our entire team gets revved up for the Goodguys."

The gates swing open at 8 a.m. today on a display of 3,500 candy-colored vintage cars and events that include more than 50 model engines running on gaso-

line and methanol with exhibitors from as far away as England in the Western Engine Model Exhibition.

Other highlights include Saturday night fireworks over the Fairgrounds race track, 300 manufacturer's exhibit booths, the crowning of "America's Most Beautiful Street Rod," Builder's Choice awards selected by Oakland's Steve Moal, and live entertainment.

"We're pulling out all the stops to make this the biggest and most exciting West Coast Nationals ever," said Harry Daviess, Goodguys vice president of Events. "This is our hometown biggie — our 'crown jewel,'" he said. "There's been a buzz about the 25th anniversary West Coast Nationals since last summer."

Hot rodder paradise

WHAT

Goodguys 25th West Coast Nationals

WHERE

Alameda County Fairgrounds

WHEN

Opens at 8 a.m. Aug. 26-28; closes at 5 p.m. Friday-Saturday, and 3 p.m. Sunday.

ADMISSION

Adults, \$18; kids 7-12, \$6. Parking, \$8.

OTHER

Saturday night fireworks begin at 8:45 p.m.

Inspirations

Join us for Rally Day

Sunday, August 28th

to kick off our program year

featuring a performance by renowned puppeteer and magician Tony Borders at 10am

Traditional Service, 8:30am

Sunday School Registration, Age 3 - 12th Grade, 9:30am

Family Worship and Sunday School, 10am

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Livermore Valley Opera announces its 20th anniversary lineup

Season opens with 'Roméo et Juliette'

BY DOLORES FOX CIARDELLI

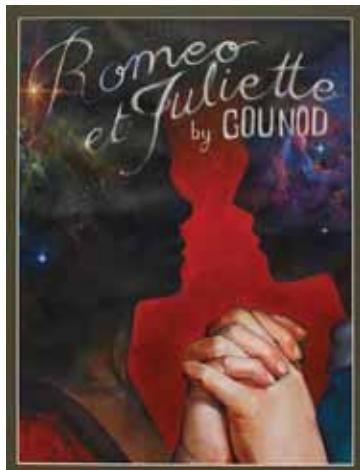
The Tri-Valley's own regional opera company, the Livermore Valley Opera, is celebrating its 20th anniversary season, beginning with Gounod's "Roméo et Juliette" on Sept. 24. Another of opera's most cherished and poignant works, Puccini's "Tosca," will be onstage in March.

The company will also hold a special anniversary event of a concert and elegant dinner at the Ruby Hill Golf Club in January.

The anniversary season welcomes new leadership with Elizabeth Wells as its new executive director and Alexander Katsman, its long-time music director, as the new artistic director.

"This anniversary is not only a great accomplishment for LVO and all those who have contributed their time and talents to help us get this far, but it is also a celebration of the Tri-Valley's love of opera," said Wells. "We never forget that it is our audience and supporters who have allowed us to bring them great opera for 20 years."

The opera company was started in 1992 by Raquel and Doug Holt, who dreamed of bringing quality opera to the local community, productions were held in the auditorium at Livermore High



Gounod's "Roméo et Juliette" opens the opera season Sept. 24 at the Bankhead Theater in Livermore.

School.

"Livermore Valley Opera's 20th anniversary is indeed a happy event and momentous," says Raquel Holt.

With the opening of the Bankhead Theater in 2007, it moved to the new state-of-the-art theater, launching the opera to a new level of professionalism.

This new venue, coupled with the high caliber of opera singers, music and stage direction led to Livermore Valley Opera being given Profes-

sional Company Member status by OPERA America in March.

"What we've been able to achieve is greatly due to our partners and supporters and we are grateful for the big heart and encouragement of our valley-wide community and its continued support to LVO," Holt added. "Throughout the years, LVO has been guided by its stated mission, that is, to help enrich our community and to foster talented opera singers."

The opera company has helped launch the careers of a number of opera singers over the years. Soprano Nina Yoshida Nelsen performed her first role as Suzuki in Puccini's "Madama Butterfly" with it in 2004, and since then has advanced to larger companies including New York City Opera in 2010, and performed the same role in London at the Royal Albert Hall this year.

Baritone Nicolai Janitzky, who portrayed Silvio in its 2009 production of "I Pagliacci," recently made his debut at San Francisco Opera as Schelkalov in "Boris Godunov."

Other performers include Kailen Miller, who performed the countess in "The Marriage of Figaro" in 2009, and Melody King who performed her first lead role as Cio-Cio San in March's perfor-

mance of "Madama Butterfly."

Also this year, Livermore Valley Opera will expand opera experiences to more venues beyond the doors of the Bankhead Theater.

"It is fitting that in our 20th anniversary season LVO is undertaking a record number of outreach pro-

grams to libraries, senior centers, clubs, and especially schools," Jim Schmidt, president of LVO's Board of Directors explained. "We want to demonstrate that the power of the musical and theatrical art form of opera is easily accessible here in our own communities." ■

Livermore Valley Opera upcoming season

'Roméo et Juliette'

Sept. 24 8 p.m.
Sept. 25 2 p.m.
Oct. 1 8 p.m.
Oct. 2 2 p.m.

■ **Opening Night Gala celebration dinner at Uncle Yu's at the Vineyard, 5 p.m.**

20th Anniversary Grand Celebration

Jan. 28; 5 p.m. A spectacular evening of gourmet food,

great wines, and grand opera featuring performances by three celebrity divas of opera and dinner at Ruby Hill Golf Club.

'Tosca'

March 10 8 p.m.
March 11 2 p.m.
March 17 8 p.m.
March 18 2 p.m.

■ **Opening Night Gala celebration dinner at Uncle Yu's at the Vineyard, 5 p.m.**

Out & About

—Concerts, Film & Live Music



'THE TUBES' Known for San Francisco Sound of the '70s and contemporary CDs, "The Tubes" will entertain with their signature creativity, artistic skill and theatrics, at 8 p.m., Friday, Sept. 9, at the Firehouse Arts Center, 4444 Railroad Ave. Tickets are \$35, \$40 and \$45. Call 931-4848 or visit www.firehousearts.org.

CONCERTS IN THE PARK Fridays from 7-8:30 p.m. at Lions Wayside Park at the corner of First and Neal Street. Enjoy Rockin' Oldies/50's & 60's music by the Hot Rods Band August 26, then come back on September 2 for High Energy Rock n' Roll with Public Eye.

KING COTTON JAZZ BAND Friends of the Pleasanton Library will host the King Cotton Jazz Band at 2 p.m., Sunday, Aug. 28, in the library's Meeting Room, 400 Old Bernal Ave. Doors open at 1:15 p.m. and free seating tickets will be handed out at 1 p.m. Call 931-3405.

'THREE GREAT DIRECTORS' The Pleasanton Library and Las Positas College are hosting a free series of classic films, each beginning with a brief, entertaining talk by Dr. Candace Klaschus, Professor of Media Studies. The featured film directors are Howard Hawkes, John Ford and Alfred Hitchcock. The program is at 7 p.m., Thursday, Sept. 1, at the Pleasanton Public Library, 400 Old Bernal Ave. Call 931-3405.



'CHICAGO' Women, money and murder: The musical "Chicago" is set in the Prohibition era in that city when criminals were elevated

to celebrity status. Performances at 8 p.m. Aug. 20, 25 and Sept. 1 and 3; at 9 p.m. (so as not to interfere with Friday night Concerts at the Park) Aug. 26 and Sept. 2; at 7:30 p.m. Aug. 21; and at 2 p.m. Aug. 28 and Sept. 4, at the Firehouse Arts Centers, 4444 Railroad Ave. Tickets \$18-\$33 for adults, \$17-\$29 for seniors and children. Call 931-4848 or visit www.firehousearts.org.



EUGENE BRANCOVEANU Firehouse Arts Center will host internationally-acclaimed opera personality Eugene Brancoveanu at 3 p.m., Sunday, Sept. 11, at the center, 4444 Railroad Ave. Tickets are \$16, \$20 and \$24 for adults; \$20 for seniors and \$12 for children. Call 931-4848 or visit www.firehousearts.org.

See page 18 for more events listings.

PLEASANTON

2011

1ST WEDNESDAY STREET PARTIES

EVENT

Dog Days of Summer

AUGUST 3rd

BANDS

Public Eye

Main Stage

The Crisis

North Stage

EVENT

Celebrate Pleasanton

SEPT seventh

BANDS

Night Fever

Main Stage

Hot Rods Band

North Stage

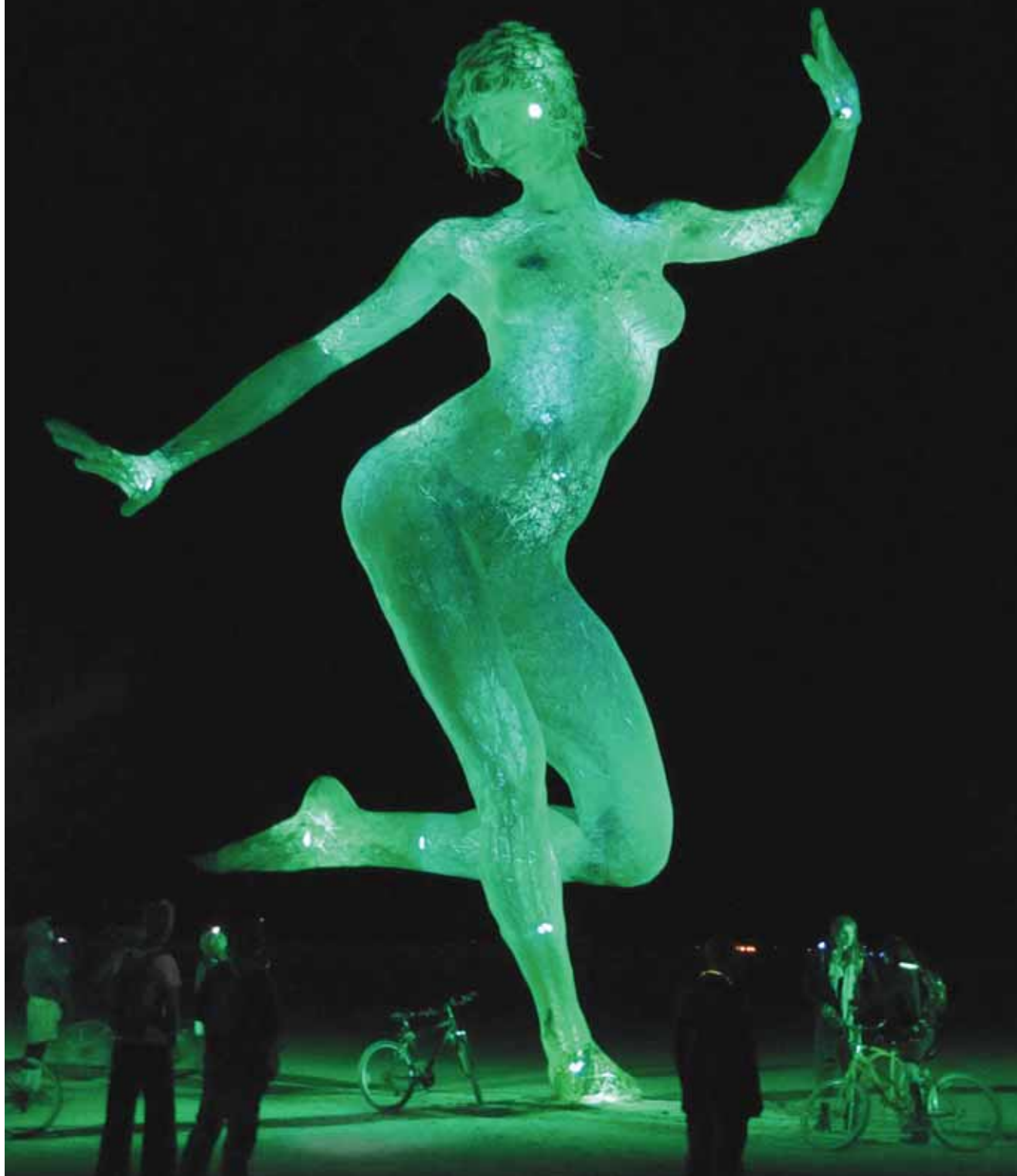
FOR MORE INFO ON THIS EVENT VISIT:
www.PleasantonDowntown.net

6pm to 9pm

PLEASANTON Weekly • ALLEGRA • BL TRUJES PIZZA • PACIFIC CLARA • STELLA ARTOIS • Design Co

THE ULTIMATE FESTIVAL

**Burning Man: a 50,000-person celebration
in the Nevada desert for one week each year**



JERRY BOSAK

Bliss Dance, one of the many art pieces brought to the festival or built onsite in 2010, is now installed on Treasure Island. Above, l-r: a fire-breathing dragon; dust storms can cause whiteouts that last for hours; an art car, one of many that ferry participants around the desert.

BY GLENN WOHLTMANN

Every year at the end of August, parts of the East Bay start to empty out; people go on unexplained, mysterious vacations they may seem reluctant to discuss.

If you don't go, there's a good chance that you know somebody who does, or maybe know someone who knows someone, just a few degrees of separation from what may be the biggest festival in the world: Burning Man, an event that, for the first time in its history, has sold out.

For some, it's a huge outdoor art show. For others, it's a chance to get away from their normal professional lives — 68% either have a bachelor's degree or higher — and run wild. Burning Man is rowdy, often bawdy, and for many it's a chance to exhibit behavior that would be totally inappropriate and unacceptable anywhere else. People come from as far away as Europe, the Middle East and Hawaii for the event, and while most are in their 20s and 30s, it's not unusual to encounter a septo- or octogenarian, and there's a kids camp as well.

Nudity, drugs and alcohol abound, although many Californians don't realize that they're subject to Nevada's harsher penalties for marijuana and that driving an art car around the desert (known as the playa) while intoxicated can get them a DUI and an overnight trip to the local jail.



That doesn't mean everyone there drinks or does drugs. There are at least four sober camps for recovering alcoholics and drug addicts at Burning Man and a fair number of people who choose to not partake for other reasons.

"It's much bigger than a bunch of hippies running around naked and high on drugs," said Gil Saenz, a seven-year attendee who lives in Pleasanton. "Be ready to be impressed, to see a side of humankind that you would never expect — the creativity of man. Be prepared to be around some incredible, creative people and be open-minded and be ready to share and be shared with. People are extremely friendly and inviting. If you're kind of a loner or an introvert, be prepared to be an extrovert or get out of your comfort zone."

Saenz's first year was 2001, and he and a team of friends built a carousel in the desert.

"It was huge. The art of burning man (Black Rock Arts Foundation) gave us a \$10,000 grant. That was when I realized that this was a worldwide thing. The press came out and they went to all different art installations and interviewed us all," he said, adding he deliberately decided not to find out anything about the event beforehand. "I actually went out of my way not to know what it was, to read any books or magazines."

Even the participants can have a hard time explaining exactly what Burning Man is.

"It's so hard," said Kaley Oldani — known as Phoenix on the playa — a Dublin resident who attends with her father. "There's something for everyone at Burning Man and it just depends on the kind of person you are. If you're an artist there's all kinds of art, there's fire for people who are into fire art, and there's the community aspect: You're in a small little city. You set up camp and get to know your neighbors."

It may be easier to explain Burning Man, simply referred to as "the burn" by most "burners," by what it isn't. The Burning Man website explains that it's not: a pagan event; a modern Woodstock; a hippie festival; based on "The Wicker Man" (a '60s-era thriller featuring Edward Woodward); or an apocalyptic anarchist party, although there are some aspects of each at the event.

All that begs the question of what Burning Man actually is. There's an element of William Golding's novel "Lord of the Flies," with its theme of civilization vs. savagery/order vs. chaos and the notion of creating a new type of society. There's Burning Man's gift economy: Bartering or selling items isn't allowed, except for ice and coffee sold by the Burning Man organization itself (although admittedly, there must be some exchange of goods for services when it comes to the buying and selling of illegal substances).

Pleasanton resident Richard Schnetlage — known as Boingo on the playa — will be attending his third burn this year after being encouraged by friends to go the first time.

"I was going through a lot of life changes — I was getting

divorced and needed a vacation," he said. "I had been to multiple, multiple Grateful Dead concerts and I had hung around the Santa Monica piers and seen a lot of performing art. The carnival atmosphere was all I had anticipated and more. ... To me it was a very friendly, open-minded community."

Contrary to popular myth, Burning Man wasn't founded when Larry Harvey — the man who is single-handedly responsible for it — burned a statue on a San Francisco beach more than 25 years ago that represented himself, his broken heart or his ex-girlfriend.

Burning Man culture was quite different when Harvey and 20 friends burned an eight-foot statue on San Francisco's Baker Beach in 1986. In fact, it wasn't called Burning Man until 1988, when the crowd had grown to 200 or so and the man had grown to 30 feet. Trouble from law enforcement forced the burn to the Nevada desert in 1990, and the burn — but not the party that preceded it — moved to Labor Day weekend. By that time, the man was 40 feet tall and the event attracted 800 people.

Harvey has never been afraid of recreating the burn and what it means. According to Burning Man legends about those first years in the Nevada desert, the event included guns and explosives, which are now forbidden. The gift economy, art and the notion of radical independence grew over time, as did the population, which reached more than 53,000 people last year. It was capped at

relatively new form of music that incorporates drum and bass beats and reggae-influenced sounds. The survival guide suggests earplugs for people who want to get some sleep.

Art and art grants have become part of Burning Man's prime missions, and a big draw for some.

"You will see art there that you just can't experience in a museum. Peoples' imaginations are put to the test. It makes you have to open up your mind," said Bruno Gonzalez of Pleasanton. Although he's only attended the event once, Gonzalez has been aware of it since Harvey was still burning the man on Baker Beach.

"I love that it's a place for radical self-expression. You see things that make you uncomfortable, but you're safe," Gonzalez added.

In addition to the huge art installations on the playa, there are slews of art cars and "mutant vehicles," some of which ferry people around Black Rock City and are popular places to watch the man burn and are just part of the art at Burning Man, where theme camps run the gamut of expression and even getting dressed is an exercise in self expression.

"The art — not just drawing a picture or sculpture, but personal expression as being art in all forms — the human creativity is what I'm really fascinated by," Schmetlage said.

There are typically three big burns at Burning Man. On Friday night, there's usually a burn that changes from year to year



10 ways to tell if your neighbor's a "burner"

1. A wistful look in the eyes at certain times of the year, especially at the beginning of August and end of September.
2. An unalterable schedule that requires a week off just before Labor Day.
3. She or he goes on a mysterious camping trip with a bunch of friends in the desert at the same time every year.
4. Your neighbor returns from that camping trip more tired than when he or she left.
5. Sunburn in unusual places.
6. A closet full of unusual clothes that never seem to get worn.
7. Feverish work on unexplained trinkets during the month of August.
8. Uncharacteristic mellowness for most of September.
9. A tendency to give unprovoked hugs before and after the trip.
10. A thick coat of dust on her or his car, body, hair, clothing and camping gear.



Top: A Black Rock Ranger, complete with bunny ears, keeps participants safe during the night the man is burned. Bottom: A participant in goggles and dust mask rides out a dust storm.



and is centered on Burning Man's theme for the year. In 2010, for example, the theme was Metropolis, and a large structure resembling a skyline was torched.

Saturday night brings the main burn, the man, and the design of that structure changes yearly as well. The event begins with drummers and fire spinners as the crowd gathers and moves into a huge fireworks display. The man generally takes some time to light, but when it starts, the structure burns with an intensity that can leave the participants even 50 yards away sweaty and hot.

Sunday night is the temple burn, and all through the week, items are dropped off there to be burned: photos of loved ones, messages from people with issues they're having a hard time letting go.

"The temple burn is a very spiritual experience," said Saenz. "It's a letting go: letting go of the past, letting go of loved ones, letting go of resentments, it's a very healing experience."

The spiritual nature of the temple burn was echoed by Gonzalez. "I went to the temple and found a lot of release of hurt from my past and when I left, I thought, I'm not sure if I'll come back, but if I come back, I'll help out. You can only go a first time once."

Getting people into and out of Black Rock City is a chore. The city lies outside Gerlach, Nev., about three-and-a-half hours outside Reno. The road to Gerlach is a simple two-lane road, with traffic backups that can run for miles, as cars, RVs and trucks loaded with equipment make their way to and from the burn.

Burning Man is a leave-no-trace event. Members of each camp are charged with cleaning up MOOP (Matter Out Of Place), a job that can last for hours.

Tickets ranged from \$210 to \$360 this year, depending on when they were bought. So many hopeful burners clogged the organization's phone lines to get cheap tickets when they go on sale in January that the servers crashed and some people were literally on hold for half a day.

With 50,000 people expected at Black Rock City for the burn, dressed in every kind of outfit imaginable, one question begs to be answered: Are they rebellious or simply conforming in unconformity?

Both, according to Ciampi. Some people go out as a rebellious act, to, in his words, "put their finger up at the world," while others seek out a sense of community.

"There's no sense of pecking order. Everybody's the same and money's taken off the table," Ciampi said. "Where else can you just dress up and go crazy? You get to be anyone you want to be."

Burning Man also seems to be a way of life. Many people strive to bring back the ideals of the city — radical self expression, gifting and a sense of being part of a larger community — to what people call their default lives off the desert.

"I keep in touch with the Bay Area Burning Man tribe," Gonzalez said. "I affiliate myself with the East Bay burners." ■



50,000 this year but still makes the Burning Man site, Black Rock City, the third largest city in Nevada once a year.

Radical independence was summed up simply by Oldani.

"You've got to be smart and take care of yourself," she said. That means bringing everything needed to survive a week in the desert, where the high altitude means temperatures can top 100 degrees in the daytime, then plummet to the low 40s at night. The ticket price includes admission only.

Water, food, costumes, swag and everything else required to survive must be brought in. Nothing grows on the playa. There are no animals, insects or even plants, and the Burning Man survival guide includes in its lengthy list of "must haves" a mask and goggles for the frequent dust storms and whiteouts that can kick up in minutes and last for hours.

Participants — which is what attendees are called by the Burning Man organization — who find themselves lost in a storm walk into the nearest camp, which can provide shelter while those who are lost help keep the camp from blowing away.

"My first year, I was supposed to meet up with people who were bringing in water, so I didn't bring any myself," said one participant who asked not to be named. "I mentioned it at a camp and within 15 minutes, I had enough water donated to me to last the week."

While some people choose to go nude for parts of the week when it's not too cold, costumes are very much a part of the Burning Man experience, and can range from simple outfits gifted by a group that operates the Black Rock Boutique to elaborate garments that can take weeks or even months to prepare.

"I love to do costumes. I love glitter and jewels and color," Oldani said, adding Burning Man "lets me do my creative side."

Theme camps are also a big part of the experience. Groups of every type offer the opportunity to participate in everything from the carnal to the sublime to the bizarre: Strip poker at the Filthy Gentleman's Club (one of the milder carnal experiences available), massage, reiki and yoga at HeeBeeGeeBee Healers and mutilated Barbie dolls at Barbie Death Camp & Wine Bistro.

Jon Ciampi and his wife Darby are part of Sunrise Coffee Camp, which shares "from sunrise until our pots run dry."

"We want to create a community that fosters conversation, to provide people something nice in the morning to greet their day," he explained.

Ciampi said he was taken by Burning Man at his first burn, five years ago, when he encountered the greeters who welcome everyone who enters.

"Just driving up, and you get the biggest hug," he said, adding, "At coffee camp, people just open up to us."

That's just one of the many camps that offer free food or, in many cases, free liquor.

Music never ends at Burning Man, from live rock to DJs spinning everything from easy listening to techno and dubstep, a

Community Pulse • Transitions

POLICE BULLETIN & LOG • OBITUARIES • BIRTHS & WEDDINGS

POLICE BULLETIN

Jewelry, credit cards stolen

A woman's diamond ring worth more than \$18,000 was among the jewelry stolen in from a building in the 7900 block of Riviera Court, a police report said.

Also stolen in the theft was a \$1,100 gold anniversary ring, and emerald and diamond stud earrings worth \$1,000, according to the report, which said the theft took place between 9 p.m. Aug.

11 and 9:30 p.m. Aug. 19. Three credit cards and two credit card checks were also taken, the report said.

In other police reports:

An Aug. 18 residential burglary netted ammunition in several calibers valued at \$150, a white Anne Klein watch worth \$250, a \$100 silver necklace and \$50 in coins. The theft occurred in the 2900 block of Moreno Avenue between 7:05 and 9:49 p.m.; a sliding glass door had been left unlocked.

OBITUARIES

Jean Caporusso

Jean Caporusso, a Pleasanton resident for more than 50 years, died Aug. 17 at the age of 93.

She was born Dec. 16, 1917, in Kauai, Hawaii. She met and married her husband Joseph Caporusso in 1944 after Joe returned from the service, and they were married 45 years. They moved to Pleasanton in 1949, where she managed the Pleasanton Elementary and Amador High School cafeterias for 20 years. She was an avid dancer, outstanding cook, and full of energy and life.

She survived by her daughters Lillian (Sanchez), Joanne (Caporusso) Nix, her son Robert Caporusso, seven grandchildren and seven great-grandchildren. A rosary service will be held at Graham-Hitch Mortuary, 4167 First St., Pleasanton, at 7 p.m., Tuesday, Aug. 30, with a funeral service at noon, Wednesday, Aug. 31, at the Holy Sepulchre Cemetery, 1051 Harder Road, Hayward.



Cynthia Jean Manildi

Cynthia Jean Manildi, who loved the outdoors and had been fighting multiple sclerosis since 1977, died Aug. 20 at the age of 56.

She was born June 27, 1955, and raised in Pleasanton. She graduated from Amador Valley High School in 1973 and Sacramento State University in 1977. She worked in recreation in the Bay Area for many years, and was a skier, hiker, camper, sailor, skydiver, scuba diver, Girl Scout and cheerleader. She was devoted to young children and created innovative classes for them. She was diagnosed with multiple sclerosis in 1977 and from then on was a strong activist in the fight against the disease.

She was predeceased by her mother Barbara Beggs Manildi. She is survived by her father Robert Manildi of Pleasanton; sisters Marilyn Manildi Collins of the Woodlands, Texas, and Karen Manilda of Morongo Valley; aunt Merlene Wood of Davis; and many cousins, nieces and nephews. A celebration of her life is being planned and will be announced on the Facebook Page Friends and Memories of Cindi Manildi. Contributions can be made to the Multiple Sclerosis Society.



POLICE REPORT

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

Aug. 17

Theft

- 8:43 a.m. in the 1300 block of Stoneridge Mall Road; theft
- 10:46 a.m. in the 4700 block of Willow Road; petty theft
- 11:57 a.m. in the 5400 block of Sunol Boulevard; shoplifting
- 1:04 p.m. in the 3400 block of Guthrie Street; identity theft
- 4:41 p.m. in the 1300 block of Stoneridge Mall Road; petty theft

Auto burglary

- 10:48 a.m. in the 5100 block of Hopyard Road

Drug/alcohol violations

- 2:58 p.m. at the intersection of Bernal Avenue and Vineyard Avenue; DUI, under the influence of a controlled substance
- 3:14 p.m. in the 1600 block of Tanglewood Court; marijuana possession

Aug. 18

Theft

- 9:56 a.m. in the 5300 block of Sunol Boulevard; grand theft
- 1:58 p.m. in the 8000 block of Arroyo Drive; grand theft
- 3:46 p.m. in the 1300 block of Stoneridge Mall Road; grand theft
- 10:33 p.m. in the 6000 block of Johnson Drive; petty theft

Burglary

- 9:49 p.m. in the 2900 block of Moreno Avenue

Battery

- 5:35 p.m. in the first block of Stoneridge Mall Road

Vandalism

- 12:45 p.m. at the intersection of Amberwood Circle and Muirwood Drive
- 3:34 p.m. in the 2900 block of W. Ruby Hill Drive

- 10:33 p.m. in the 3700 block of Hopyard Road

Drug/alcohol violations

- 1:24 p.m. in the 500 block of St. Mary Street; DUI
- 9:21 p.m. at the intersection of Main street and Abbie street; DUI
- 10:40 p.m. at the intersection of St. Mary Street and Peters Avenue; DUI
- 11:26 p.m. in the 700 block of Main Street; DUI
- 4:52 p.m. in the 2000 block of Santa Rita Road; providing marijuana to a minor

Aug. 19

Theft

- 9:54 a.m. in the 300 block of Lone Oak Court; grand theft
- 5:06 p.m. in the 1400 block of Stoneridge Mall Road; shoplifting
- 10:14 p.m. in the 7900 block of Riviera Court; grand theft

Battery

- 3:15 p.m. in the 6000 block of Johnson Drive

Alcohol violations

- 12:17 a.m. at the intersection of Santa Rita Road and Black Avenue; DUI
- 12:29 a.m. in the 1800 block of Santa Rita Road; public drunkenness
- 3:54 a.m. in the 2700 block of Longspur Way; public drunkenness

Aug. 20

Theft

- 4:26 a.m. in the 800 block of E. Angela Street; theft
- 9:13 a.m. in the 5500 block of Springhouse Drive; auto theft
- 2:31 p.m. in the 4500 block of Rosewood Drive; theft
- 4:35 p.m. in the 1500 block of Stoneridge Mall Road; petty theft
- 5:42 p.m. in the 5400 block of

Sunol Boulevard; theft

- 6:47 p.m. in the 1700 block of Stoneridge Mall road; theft

Marijuana possession

- 4:19 p.m. at the intersection of Stoneridge Drive and Stoneridge Mall Road

Aug. 21

Theft

- 3:01 a.m. in the 3800 block of Vine Street; petty theft
- 10:51 a.m. in the 3800 block of Vine Street; grand theft
- 7:23 p.m. in the 1300 block of Stoneridge Mall Road; petty theft

Alcohol violations

- 12:14 a.m. at the intersection of St. Mary Street and Main Street; public drunkenness
- 12:45 a.m. in the 5500 block of Springhouse Drive; public drunkenness
- 5:47 p.m. in the 200 block of Main Street; public drunkenness

Aug. 22

Theft

- 6:49 p.m. in the 1000 block of Stoneridge Mall Road

Burglary

- 9:11 a.m. in the 200 block of Heritage Lane
- 6:02 p.m. in the 1100 block of Sunset Creek Lane

Vandalism

- 11:01 a.m. in the 6300 block of Inspiration Terrace

DUI

- 2:03 a.m. at the intersection of Hopyard Road and Golden Road

Aug. 23

Petty theft

- 9:02 p.m. in the 1000 block of Stoneridge Mall Road

Auto break-in

- 10:07 a.m. in the 2300 block of Santa Rita Road

THE CITY OF
PLEASANTON

WEEKLY MEETING NOTICES

Civic Arts Commission
Monday, August 29, 2011 at 6:30 p.m.
Firehouse Arts Center, 4444 Railroad Avenue

- Approve the appointment of Cynthia Bryant as City Poet Laureate for 2011-2013

Following adjournment the Civic Arts Commission will convene to a Workshop to discuss

- 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

BIRTHS

Samuel Edward Lewis Duncan

Samuel Edward Lewis Duncan was born March 28 to parents Edward and Tracy Duncan of Pleasanton and siblings Ronald, Jennifer, Megan and Robert at ValleyCare Medical Center. He weighed 5 pounds 11 ounces and measured 19 inches.



ON THE TOWN



AMERICAN

Eddie Papa's American Hangout

4889 Hopyard Road, Pleasanton, 469-6266. Winner of The Pleasanton Weekly's Reader Choice Awards for "Best American Food Restaurant" and "Best Meal under \$20," Eddie Papa's American Hangout celebrates the regional food and beverage cultures of America. Bring the whole family to enjoy iconic dishes from across the United States, Old World Hospitality, and hand crafted artisan cocktails. www.eddiepapas.com.

BARBECUE

Red Smoke Grill

4501 Hopyard Road, Pleasanton, 734-0307. Home of the Tri Tip and Blue, Red Smoke Grill was Voted Reader's Choice Best 2006, 2007, 2008, 2010 and 2011. Dine in or take out rotisserie

chicken, ribs, prawns, salads and tri tip, or pulled pork sandwiches. Relax with a beer or a bottle of wine. Visit www.redsmokegrill.com.

BREW PUB/ALEHOUSE

The Hop Yard American Alehouse and Grill

3015H Hopyard Road, Pleasanton, 426-9600. Voted Best Watering Hole in Pleasanton, The Hop Yard offers 30 craft beers on tap as well as great food. The full-service menu includes appetizers, salads and grilled fare that will bring you back time and again. Banquet facilities available. On the web at www.hopyard.com.

470 Market Place, San Ramon, 277-9600. Featuring a giant 8-foot projection screen for major sporting events, they also feature 30 beers on tap and a great grill. Go in for the beer, go back for the food. More at www.hopyard.com.

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info

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- Schools & Education
- Kids' Stuff
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Call 600-0840 for details.

Auditions

PACIFIC MASTERWORKS CHORUS
Pacific Masterworks Chorus is starting its second season under the direction of Dr. Greg Lyne, and will host auditions at 6:30 p.m., Wednesday, Aug. 31, Sept. 7 and 14, at John Knox Presbyterian Church, 7421 Amarillo Road. Auditions are open to singers with previous choral experience, particularly altos, tenors and basses. A prepared audition piece is not essential.

Clubs

LIVERMORE AMADOR VALLEY GARDEN CLUB This club will meet and host guest speaker Susan Morrison, at 7 p.m., Thursday, Sept. 1, at Alisal School, 1454 Santa Rita Road. Susan is an author and landscape designer, who will talk about "Vertical Gardening." This event is free. For more information, call Bev at 485-7812 or visit www.lavgc.org

PLEASANTON NEWCOMERS CLUB
This club is a great way for new and established residents to make

new friends. It meets for coffee on the first Wednesday of every month and for lunch on the second Wednesday of every month. The group has activities like hiking, walking, Bunco and more. Visit www.pleasantonnewcomers.com or call Ruby M. at 462-6404.

SOCRATES CAFE The Socrates Cafe discusses modern philosophical questions using the Socratic Method, on the first and third Tuesday of every month from 7-9 p.m. at Peets Coffee, corner of Valley Ave. and Hopyard Rd. No politics involved. Call 249-1865 or visit www.digiassist.com/SocratesCafePleasanton.html.

Events

'HONOR OUR HEROES' Operation S.A.M. (Supporting All Military) will host the 10th annual anniversary remembrance of Sept. 11 and a tribute to "Honor Our Heroes" at 3 p.m. (open seating starts at 2:15 p.m.), Sunday, Sept. 11, at Bankhead Theater, 2400 First St., Livermore. Guest speaker will be Captain Paul Krumenacker.

ABBIE 4-H AT FIRST WEDNESDAY
Whether youths are baking, raising market animals for the fair, or leading a community service project, 4-H gives young people the skills they need to thrive and succeed throughout their lives. Visit with Abbie 4-H youth members and adult volunteer leaders to learn more about the club at Booth #32, from 6-9 p.m., Wednesday, Sept. 7, at the First Wednesday Street Fair downtown Pleasanton. Visit www.abbie4H.org.

ALVISO ADOBE TOURS Learn about what happened in the past on the site that is now Alviso Adobe Community Park, 3465 Old Foothill Rd., from 3-5 p.m. Sundays through Aug. 28. You will also hear about opportunities to be part of the volunteer team. Call 931-3485 or visit www.ci.pleasanton.ca.us.

ART IN CARNEGIE PARK This event will feature over 25 local artists who will fill Carnegie Park in downtown Livermore with their arts and crafts and do art demos from 10 a.m.-5 p.m., Saturday, Sept. 10. There will also be music, local wines and delicious barbecue; and two dance

groups, Le Tableau Magnifique Ballet company and the Livermore Jazz Company, will perform. building. Call 449-9927.

BLESSING OF THE ANIMALS A
Blessing of the Animals will take place at 3 p.m., Sunday, Aug. 28 at Lynnewood United Methodist Church, 4444 Black Ave. The public is welcome to bring pets (on leashes or in cages) to participate in this free outdoor worship celebration. There will be a free will offering for the Valley Humane Society "Save Our Shelter" campaign. Call 846-0221 or visit www.lynnewood.org.

FIRST WEDNESDAY STREET FAIR: CELEBRATE PLEASANTON First Wednesday will take place from 6-9 p.m., Wednesday, Sept. 7, in downtown Pleasanton. Night Fever will perform at the Beer and Wine Garden Stage; Hot rods Band will be at the North Stage. For more information, contact the Pleasanton Downtown Association at 484-2199 or email events@pleasantondowntown.net.

GOODGUYS 25TH WEST COAST NATIONALS This year's Goodguys West Coast Nationals is the largest automotive event in the Western United States, with over 3,500 hot rods, custom cars, and classics through 1972 vintage on display. The event is from 8 a.m.-5 p.m., Friday, Aug. 27, and Saturday, Aug. 27; and from 8 a.m.-3 p.m., Sunday, Aug. 28, at the Alameda County Fairgrounds, 4501 Pleasanton Ave. Cost \$18 for adults, \$6 for children 7-12; parking fee \$8. Call 838-9876 or visit www.good-guys.com. 8 a.m.-5 p.m. Adults: \$18, Kids: \$6

KIDS IN THE WATERSHED! Do you want a fun, hands-on adventure? Learn some environmental science as you scan stream banks for vegetation cover and other signs of a healthy habitat from 1-3 p.m., Sunday, Sept. 11, at the Marilyn Kane Trail. Also, test your chemistry skills as you learn and do water quality testing. Be prepared to get your hands and feet wet! Cost is \$5 for residents; \$7 for non-residents. Pre-registration is required; call 931-3479.

LIVERMORE VALLEY HARVEST WINE CELEBRATION Livermore Valley will host the 30th annual Harvest Wine Celebration from noon-5 p.m., Sunday-Monday, Sept. 4-5, at Livermore wineries. Bus transportation between wineries will be available on Sunday only, and wineries will offer special activities to festival guests on Monday. For more information, www.LVwine.org or www.EventBrite.com.

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Exhibits

JAMES LEONARD ABSTRACT ART EXHIBITION Studio Seven Arts is exhibiting the paintings of master abstract artist James Leonard, an acclaimed artist from Tri-Valley whose use of color palettes is vibrant, with a subtlety of composition and textural complexity. The exhibit is from 10 a.m.-8 p.m. Aug. 4-31 at Studio Seven Arts, 400 Main St. Call 846-4322 or visit www.studiosevenarts.com.

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.

BACK TO SCHOOL SCHOLARSHIP RUN Northern California Association of Sales and Marketing Companies will host the 16th annual Back to School Scholarship Run on Saturday, Sept. 17, at Shadow Cliffs Regional Park, 2500 Stanley Blvd. This run raises money for college scholarships for children of parents who work in the California food industry. To register, call (209) 795-7832 or visit www.active.com.

BARK FOR LIFE OF ALAMEDA COUNTY American Cancer Society's Bark For Life honors the care giving qualities of canine companions and is a non-competitive walk event for dogs and their owners that will be held from 10 a.m.-2 p.m., Sunday, Aug. 28, at Muirwood Community Park, 4701 Muirwood Dr. Cost is \$25 for individual dogs; \$30 per family. Proceeds benefit the American Cancer Society. Call (510) 460-8515 or visit www.RelayForLife.org/PleasantonCA.

FRIENDS OF THE PLEASANTON LIBRARY BOOK SALE Friends of the Pleasanton Library will host its fall Book Sale from 6-9 p.m., Friday, Sept. 23 (for members only); 10 a.m.-3 p.m., Saturday, Sept. 24; and 11 a.m.-3 p.m., Sunday, Sept. 25; at the library, 400 Old Bernal Ave. Sale features 35,000 sorted books. Membership is needed for Friday and people can buy them at the door. Most paperbacks are fifty cents and most hardbacks are one dollar. Call 918-1195.

PIZZA SALES FOR TRI-VALLEY YMCA California Pizza Kitchen will donate 100% of its pizza sales to the Tri-Valley YMCA during regular business hours on Tuesday, Sept. 13. The new restaurant will be located in the Stoneridge Shopping Center. The Tri-Valley YMCA serves families in Pleasanton, Dublin, Livermore and Sunol.

Kids & Teens

ACT AND SAT PRACTICE TEST Proctored practice exams will begin promptly at 10 a.m. and end at 2 p.m., Saturday, Sept. 3, at the Livermore Public Library, 1188 S. Livermore Ave., Livermore. Students must register. Visit Princeton Review's website at www.princetonreview.com.

com. Enter 94550 in search box, and click on the tab, "Free Event." Parents and students are encouraged to return from 6:30-8 p.m., Tuesday, Sept. 13, for the SAT/ACT Strategy Session to view scores, get feedback, and ask questions about standardized tests for college. Call 373-5500 or visit www.livermorelibrary.net.

ITSY BITSY SPIDERS Worried about these little monsters? Fear not those that help you! Learn all the great things these creatures do for us and even meet a few "friendly" ones from 11 a.m.-noon, Saturday, Sept. 3, at Alviso Adobe Community Park, 3465 Old Foothill Road. Cost is \$3 for residents; \$5 for non-residents. Pre-registration is required; call 931-3479.

INTRO TO JEWISH CULTURE SCHOOL Learn about a fun, hands-on Secular Jewish Sunday School for kids ages 5-14, from 10:30 a.m.-12:15 p.m., Sunday, Sept. 11, at the Bothwell Arts Center, 2466 Eighth St., Livermore. Students cook, sing and dance. This group meets twice monthly in Castro Valley. Call 485-1049.

WONDROUS UNIVERSE SERIES: STAR PARTY It will be a night to remember under the stars from 8:30-10:30 p.m., Saturday, Aug. 27, at Alviso Adobe Community Park, 3465 Old Foothill Road. Listen to some great stories from the Naturalist under the stars. If the skies are willing, we'll take a view of the wonders above. Cost \$5 for residents and \$7 for non-residents. Ages 5 and up. Call 931-3485.

Lectures/ Workshops

LOWDOWN ON HIGH HOLY DAYS This second annual Rosh Hashanah/Yom Kippur workshop will be a day of learning, fun, and inspiration for all ages from 9 a.m.-2 p.m., Sunday, Aug. 28, at Congregation Beth Emek, 3400 Nevada Court. There will be a team of experts lead by Rabbi Andrea Berlin and Rabbi David Katz.

Admission is free and lunch will be available for \$8-\$12. Call 931-1055 or visit www.bethemek.org.

Live Music

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.

Seniors

BRAIN MATTERS Enjoy a morning of fun while learning how to keep your brain active and your memory sharp. The class is held from 10-11:30 a.m. the first and third Fridays of every month at the Pleasanton Senior Center, 5353 Sunol Blvd. Word games, puzzles, challenging activities, reminiscing and more, geared to help you age-proof your mind. Cost \$1.75 for resident and \$2.25 for non-resident. Call 931-5365 or visit www.pleasantonseniorcenter.org.

LUNCH PROGRAM The lunch program sponsored by Spectrum Community Services is from 11:30 a.m.-1 p.m. Monday-Friday at the Senior Center, 5353 Sunol Blvd. Lunch is served at noon. Suggested donation: \$3.25. Reservations required a day in advance by 1 p.m. Call 931-5385.

SENIOR SAFETY Community Service officers with the Pleasanton Police Department will be on hand to provide information on keeping seniors safe, from 10:30-11:30 a.m., Tuesday, Aug. 30, at the Senior Center, 5353 Sunol Blvd. Topics will include identity theft, home security, phone call solicitations and door-to-door solicitations as well as other safety tips. Call 931-5365 or visit www.pleasantonseniorcenter.org.

Support Groups

INTEGRATED MIND AND BODY GRIEF SUPPORT This comprehensive set of grief support services is offered at the Hope Hospice Grief Support Center from 5-7 p.m. on the first and third Tuesday of each month at Hope Hospice, 6377 Clark Ave., Ste. 100., Dublin. Services include various forms of gentle touch as well as guided imagery, meditation and stress management. Restore the energy depleted by grief. No charge. Call 829-8770 or visit www.hopehospice.com.

NEWLY DIAGNOSED BREAST CANCER SUPPORT GROUP For women who are in or just starting treatment for breast cancer, this support group offers a safe place to express and share, get information of what to expect, and learn coping skills to assist with the side effects. The group is facilitated by Mary Prishtina, RN, and Estee Goren, MFT Intern and meets from 10 a.m.-noon the second Thursday of the month at ValleyCare Health Library & Ryan Comer Cancer Resource Center, 5725 W. Las Positas Blvd. Suite #270. Call 399-1177 or email estee@esteeecounseling.com.

PLEASANTON MILITARY FAMILIES SUPPORT GROUP Formed in 2003 this group provides support and comfort to the Pleasanton families whose loved ones are deployed in combat zones. The group has monthly meetings and other events such as "pack outs" of items for deployed members of the armed forces. The group also sponsors the Yellow Streamer program on Main Street where streamers are displayed with the name, rank

and branch of service of Pleasanton military personnel. Learn more at www.pleasantonmilitaryfamilies.org.

TRI VALLEY SUPPORT GROUP FOR FIBROMYALGIA, LUPUS AND ALL FORMS OF ARTHRITIS This group meets from 6:30-8 p.m., on the fourth Monday of every month, at the Groves at Dublin Ranch in the Clubhouse, 3115 Finnian Way, Dublin. It hosts special speakers like doctors or specialists. For more information, call JoAnne at 875-0960.

TRI-VALLEY PARKINSON'S SUPPORT GROUP If you, a loved one or friend has PD, join the group as they learn about the disease, advise each other on strategies for coping, share worries and seek answers to questions. They meet from 10 a.m.-noon on the second Saturday of the month at Senior Citizen Center, 5353 Sunol Blvd. Call 831-9940.

Volunteering

PROJECT READ TUTOR TRAINING A new volunteer training class will take place from 1-4 p.m., Saturday, Aug. 27, at the Pleasanton Public Library, 400 Old Bernal Ave., for adult volunteers to provide free English tutoring to adults who want to improve their reading, writing and English conversation skills. Average reading and writing skills OK, but must have an interest in helping another adult; no teaching experience is needed. Call 931-3405 or email pjohnson@ci.pleasanton.ca.us.

See more event listings on page 13.

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CELESTE FORSMAN

Pleasanton All Stars defeat Tassajara Valley to win tourney

The Pleasanton National Little League 12-year-old All Stars beat the San Ramon All Stars 11-1 to win the recent Tassajara Valley Turf 'n' Dirt Tournament in Danville. Pictured are All Stars Dante Albanese, Joey Cassetti, Griffin Chinn, James Cowick, Chase Godi, Garrett Howell, Trevor Ibanez, Josh Moroney, TJ Myers, Bradley Norton, Cole Torquemada and Brandon Zerio, and coaches Brett Howell, Ed Ibanez and Todd Norton.

THE LINE-UP

Aug. 26

■ **Football**

7 p.m., Foothill vs. TBA (preseason), home

Aug. 30

■ **Boys water polo**

6 p.m., AVHS vs. Freedom HS, home

■ **Girls water polo**

5 p.m., AVHS vs. Freedom, home

■ **Girls volleyball**

5 p.m., AVHS vs. Mission San Jose, away

Sept. 1

■ **Girls water polo**

5 p.m., AVHS vs. Acalanes, away

4:45 p.m., Foothill vs. Newark, away

■ **Girls volleyball**

5 p.m., St. Francis, home

Sept. 2

■ **Football**

TBA, AVHS vs. Freedom (preseason), away

7 p.m., Foothill vs. Pittsburg (preseason), away

■ **Girls water polo**

AVHS vs. Northgate, home

Sept. 3

■ **Girls volleyball**

8 a.m., AVHS in Milpitas Tournament Foothill in Deer Valley Varsity Jamboree

Sept. 6

■ **Girls volleyball**

6 p.m., AVHS vs. O'Dowd, home

6:30 p.m., Foothill vs. Castro Valley, away

Sept. 8

■ **Girls volleyball**

6 p.m. AVHS vs. Miramonte,

home

6 p.m., Foothill vs. Missions San Jose, home

■ **Girls tennis**

4 p.m., Foothill vs. Granada, away

4 p.m., AVHS vs. Carondelet, away

Sept. 10

■ **Cross country**

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COURTNEY NICHOLAS

Showing their names now listed on the "Nike All-Event Wall of Fame" in Denver are Pleasanton RAGE players Alexandra Nicholas (left) and Haley Chow.

RAGE players recognized at Denver event

Names posted on Nike 'Wall of Fame'

By JEB BING

Pleasanton RAGE soccer players were recognized for star performances at the recent Elite Clubs National League (ECNL) event national championships in Denver.

The players were awarded all-event recognition, including having their photos taken for the league's postings and their names listed on the "Nike All-Event Wall of Fame."

Those at the event representing the RAGE were Alexandra (Lexi) Nicholas, who plays on the Under 15 team, for goal-keeping in the Fall National Showcase in Temecula; Haley Chow, also a U-15 player, a defender for the National Showcase in San Antonio ECNL event; Nicole Heller, U16, a midfielder; and Gabriella Strange, U17, a forward, in the Temecula competition.

Pleasanton RAGE Premier teams from U15-U18 compete in the



COURTNEY NICHOLAS

Pleasanton RAGE soccer players, recognized for star performances at the recent Elite Clubs National League (ECNL) event national championships in Denver, included (l-r) Nicole Heller, Haley Chow and Alexandra Nicholas.

ECNL, which is a national youth soccer league founded in 2009 for U-15 through U-18 girls' teams. Its purpose is to provide

a high level of competition and a developmental environment for American female youth soccer players. ■



All the Rage

The Rage U10 White Team won the Sonoma 6 v. 6 tournament on July 17. Coaches Kevin and Pipa Whitehand kept the girls smiling and lead them to victory. Players are (back, l-r) Sarah Russell, Megan Guerra, Jordan Peters, Abby Smith, Riley Atkinson, Alaina Scholhamer, (front) Jillian Brugaletta, Madysen Sweeney, Allison Casey and Zoe Morgenroth.

SPORTS DIGEST

BUSC's U-11 wins Summer Classic

The Pleasanton U11 Premier came out on top at the recent BUSC Summer Classic in Pleasanton.

Ian Ritchie scored two goals and Mario Anaya scored one in the final game against Castro Valley.

Football preview next week

The cover story in next week's Pleasanton Weekly will visit the new season's prospects on the high school football fields. Coaches Rick Sira at Amador Valley High and Matt Sweeney at Foothill High make sure that this crosstown rivalry is built on mutual respect, says writer Dennis Miller.

Prep sports in high gear

Fall means football but for other athletes at the high schools, it means other sports as well: cross country, girls golf, girls tennis, girls and boys water polo, girls volleyball and cheerleading.

Winter sports are boys and girls basketball, boys and girls soccer, wrestling and cheerleading. In the spring, the high schools compete in baseball, boys golf, boys and girls lacrosse, softball, swimming and diving, boys tennis, track and field, and boys volleyball.

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Coaches & parents:

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210 Garage/Estate Sales



Menlo Park K S A Estate Sales,
161 Forest Lane, Aug 26-27,
10a - 5p
 1750s Welsh Hutch, 1780s Louis XVI Prov Armoire, Baccarat Crystal China Silver holloware, Theatre Posters, Canopy Bed, Original Oil Paintings, More info will be posted on www.ksa2000.com.

Pleasanton, 1019 Byrd Lane,
 Aug 27, 8a-2p

Pleasanton, 2608 Calle Morelia,
8/27, 8-1
 Large Garage/Estate Sale. Many household items, cuisinart pans, linens, golf clubs, holiday decorations, framed pictures.

Pleasanton, 3231 Vineyard Ave, Current

240 Furnishings/Household items

KitchenAid 27" Side by Side - \$350
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PET OF THE WEEK

Want to snuggle?

Becky is an absolutely gorgeous 18-month-old domestic short hair torti. Her personality is friendly, gentle and affectionate, and she's been patiently waiting for her new family to find her since June 8, when she arrived at the East County Animal Shelter. Shelter volunteers keep their fingers crossed every single day that this special girl will be the next lucky one to get to go home, but Becky's family just hasn't found her yet. She loves to be petted, and she's got an adorable playful side as well. Tri-Valley Animal Rescue is sponsoring Becky, meaning that her adoption fee will be paid by TVAR, and she will be sent home with lots of goodies, including a litter box, litter, food and a new bed. Meet her at the East County Animal Shelter in Dublin. To learn more, call Alayna at (832) 928-7831.



Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

OPEN HOMES THIS WEEKEND

Alamo

6 BEDROOMS
1311 Laverock Lane \$2,999,000
 Sun 1-4 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
238 Joaquin Dr \$675,000
 Sun Keller Williams Realty 855-8333
785 Highbridge Lane \$770,000
 Sun 1-4:30 Alain Pinel Realtors 314-1111

6 BEDROOMS

206 Monterosso Ct \$1,149,950
 Sun 1-4 Coldwell Banker 837-4100

Dublin

3 BEDROOMS
4615 Rimini Ct \$520,000
 Sat 1-4 Alain Pinel Realtors 251-1111

4 BEDROOMS

8363 Rhoda Ave \$789,000
 Sat/Sun 1-4 Bhg Tri-Valley Realty 463-9500

Livermore

3 BEDROOMS
18 Cascata Court \$830,000
 Sun Pat Fracisco 337-3750

4 BEDROOMS

1435 Columbine Way \$500,000
 Sun 1:30-4:30 Moxley Team 600-0990

5 BEDROOMS

1641 Vetta Dr \$929,000
 Sun 1-4 Keller Williams Tri-Valley 397-4200

Pleasanton

2 BEDROOMS
2574 Heatherlark Cir \$409,950
 Sat/Sun 1-4 Keller Williams Tri-Valley 397-4200

3 BEDROOMS

3126 Half Dome Drive \$499,888
 Sat/Sun 1-4 Keller Williams Tri-Valley 397-4200

4 BEDROOMS

5329 Piazza Court \$669,000
 Sun 12-3 Vicki Coker 939-7259

3650 Platt Ct S \$599,950
 Sun 1-4 Keller Williams Tri-valley 397-4200

2020 Martin Ave. \$1,595,000
 Sun Moxley Team 600-0990

5840 Corte Margarita \$849,888
 Sun 1-4 Bhg Tri-Valley Realty 463-9500

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

3038 Bersano Ct \$1,450,000
 Sun 1-4 Keller Williams Tri-Valley 397-4200

2189 Pomezia Ct \$1,175,000
 Sun 1-4 Keller Williams Tri-Valley 397-4200

5 BEDROOMS

3616 Nicole Ave \$1,750,000
 Sun Moxley Team 600-0990

1892 Via Di Salerno \$1,625,000
 Sun 1-4 J. Rockcliff Realtors 251-2500

San Ramon

4 BEDROOMS
623 Greylyn Dr \$645,000
 Sun 12-3 J. Rockcliff Realtors 667-2100

9428 Cherry Hills Ln \$775,000
 Sat/Sun 1-4 Keller Williams Tri-Vvalley 397-4200

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

SALES AT A GLANCE

Dublin

Total sales reported: 11
 Lowest sale reported: \$102,000
 Highest sale reported: \$805,000
 Average sales reported: \$393,818

Livermore

Total sales reported: 20
 Lowest sale reported: \$195,000
 Highest sale reported: \$1,200,000
 Average sales reported: \$494,700

Pleasanton

Total sales reported: 14
 Lowest sale reported: \$180,000
 Highest sale reported: \$2,237,000
 Average sales reported: \$866,571

San Ramon

Total sales reported: 30
 Lowest sale reported: \$139,000
 Highest sale reported: \$1,350,000
 Average sales reported: \$589,067

Source: California REsource



New Listing Coming Soon

7843 Cypress Creek Court, Pleasanton

Beautiful updated home in highly desirable Golden Eagle. This lovely home has 3 bedrooms, 2/1 baths and 2520 square feet of living space. Ridgeline views and sought after creek side of development. You don't want to miss this one! Call agent with any questions.



Better Homes and Gardens REAL ESTATE

Jennifer DeCoite
(925) 437-1233

jen.decoite@bhghome.com
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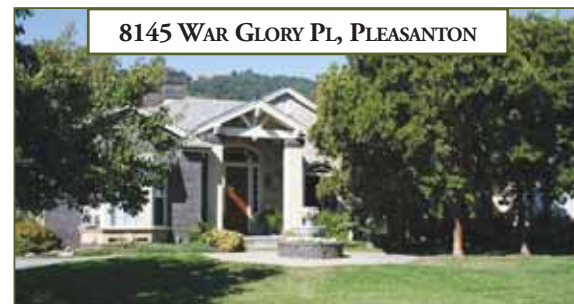
DRE #01473959



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.
 Listed for \$2,729,888

Beauty! Custom home of supreme quality located at the base of Pleasanton Ridge. Fully landscaped, this 5bd/4ba home is located in a court. Includes beautiful hardwood flrs, open floor plan, 3 fireplaces, central vacuum, large yard with side yard access and so much more! You have to see this home!
 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!
 Listed for \$739,800



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Slight gains in home sales in metro areas

Where unemployment is low, buyers are back

By **JEB BING**

Median existing-home prices declined modestly in the second quarter of 2011 with 27% of metropolitan areas experiencing price gains from a year ago.

According to the latest quarterly report by the National Association of Realtors, the median existing single-family home price rose in 41 out of 151 metropolitan statistical areas in the second quarter from the same period in 2010, including four with double-digit increases. One area was unchanged and 109 areas showed price declines. In the first quarter, 34 metro areas had posted gains from a year earlier.

Lawrence Yun, NAR's chief economist, said home prices have been moderating.

"Median home prices have been moving up and down in a relatively narrow range in many markets, which shows a stabilization trend," he said. "Markets showing consistent price stability or increases are those with solid labor market conditions, such as in Washington, D.C.; San Antonio, or Fargo, N.D."

Yun noted the median price measurement reflects the types of homes that are selling during the quarter and can be misleading at times.

"The level of foreclosures, which can artificially depress median prices, can vary notably in given markets," he said. "The annual price gauge smoothes out the quarterly swings and has shown fairly stable price trends in most markets."

He said, however, that the housing market should be stronger.

"With home prices in a broad trough and historically low mortgage interest rates, high housing affordability conditions and rising rents could stimulate a more rapid sales recovery if banks get back into the business of lending to more creditworthy borrowers," Yun said.

NAR's Housing Affordability Index stood at 176.6 in the second quarter, the third highest on record after the first quarter of 2011 and fourth quarter of 2010. The index measures the relationship between median home price, median family income and mortgage interest rates; the higher the index, the greater household purchasing power.

The national median existing single-family home price was \$171,900 in the second quarter, down 2.8% from \$176,800 in the second quarter of 2010. The median is where half sold for more and half sold for less. Distressed homes, typically sold at a discount of about 20%, accounted for 33% of second quarter sales, down from 39% in the first quarter; they were 32% a year earlier.

Total existing-home sales in states overall, including single-family and condos, declined 5.4% to a seasonally adjusted annual rate of 4.86 million in the second quarter from 5.14 million in the first quarter, and were 12.7% below a 5.57 million pace during the second quarter of 2010. June 2010 was the closing deadline for the home buyers' tax credit.

NAR President Ron Phipps, broker-presi-

dent of Phipps Realty in Warwick, R.I., said the key to healthy housing is credit access.

"It's frustrating for many creditworthy potential home buyers to realize that when they're ready to make a move, banks remain risk averse," he said. "People with good jobs, long-term plans and who are willing to stay well within their means deserve an opportunity to realize their American dream of home ownership."

"When banks return to normal and safe but sensible lending standards also return, housing will be able to contribute its traditional share to economic growth," Phipps said.

Yun clarified the point on economic growth.

"The direction of the economy will be determined principally by the housing market recovery, and indications now are pointing toward only a modest recovery," he said.

The share of all-cash home purchases was 30% in the second quarter, up from 25% in the second quarter of 2010. Investors, who make up the bulk of cash purchasers, accounted for 19% of second quarter transactions, up from 14% a year ago.

First-time buyers purchased 35% of homes, down from 46% in the second quarter of 2010. Repeat buyers accounted for a 56% market share in the second quarter, up from 40% a year earlier.

In the condo sector, metro area condominium and cooperative prices — covering changes in 54 metro areas — showed the

national median existing-condo price was \$169,200 in the second quarter, which is 3.5% below the second quarter of 2010. Fourteen metros showed increases in the median condo price from a year ago and 40 areas had declines.

Regionally, the median existing single-family home price in the Northeast rose 2.0% to \$245,600 in the second quarter from a year ago. Existing-home sales in the Northeast declined 4.6% in the second quarter to a level of 763,000 and are 19.9% below the second quarter of 2010.

The median existing single-family home price in the Midwest fell 5.4% to \$139,800 in the second quarter from the same period in 2010.

Existing-home sales in the Midwest were down 3.1% in the second quarter to a pace of 1.05 million and are 18.3% below a year ago.

In the South, the median existing single-family home price declined 2.7% to \$153,000 in the second quarter from a year earlier. Existing-home sales in the South fell 3.4% in the second quarter to an annual rate of 1.89 million and are 9.9% below the second quarter of 2010.

The median existing single-family home price in the West declined 3.1% to \$218,000 in the second quarter from the second quarter of 2010. Existing-home sales in the West dropped 10.8% in the second quarter to a level of 1.16 million and are 6.2% below a year ago. ■

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<p>VIA DE LOS MILAGROS PLEASANTON</p> <p>WEINER / MCDOWELL (925) 251.2585</p> <p>5 Bd • 3 Ba • 3,259+/- sq.ft., 0.26+/- Acres Carriage Gardens, single level! Great floorplan w/ oversized rooms, 3 fireplaces, master w/retreat. Salt solar pool, spa & cabana w/bath, tree house.</p>	<p>5580 PASEO NAVARRO PLEASANTON</p> <p>WEINER / MCDOWELL (925) 251.2585</p> <p>5 Bd • 3 Ba • 3,315+/- sq.ft., 0.20 Lot Acres Absolutely gorgeous, remodeled in the heart of Pleasanton! Every detail and amenity is top quality. No rear neighbors! Backs to beautiful park.</p>	<p>1502 VIA DI SALERNO PLEASANTON</p> <p>UWE MAERCZ (925) 360.8758</p> <p>6 Bd • 6.5 Ba • 7,100+/- sq.ft., 0.49+/- Acres Mediterranean Estate w/ Impressive Dual Wrought-Iron Staircase Grand Entry Foyer Staircase, open Kitchen/Nook/Family Room Area & more!</p>	<p>8012 GOLDEN EAGLE WAY PLEASANTON</p> <p>PEGGY CORTEZ (925) 648.5454</p> <p>5 Bd • 5(3) Ba • 8,585+/- sq.ft. +/- 1.31 Acres Private Mediterranean Estate. Porte Cachere, grand entry, gourmet kitchen, theater. Guest house, pool, BBQ & "Wailua" gazebo & more.</p>	<p>1892 VIA DI SALERNO PLEASANTON</p> <p>OPEN SUN 1-4</p> <p>UWE MAERCZ (925) 360.8758</p> <p>5 Bd • 3.5 Ba • 4,189+/- sq.ft. +/- 0.71 Acres Prepare for what lies beyond the gorgeous entry of this Italian Villa. Unrivaled setting among olive trees & lush landscaping, views of vineyards...</p>
<p>1695 GERMANO WAY PLEASANTON</p> <p>UWE MAERCZ (925) 360.8758</p> <p>5 Bd • 6.5 Ba • 7,330+/- sq.ft., 0.65+/- Acres This home offers an impressive entry foyer, stately office, movie theatre, expansive kitchen, walk-in wine cellar and more.</p>	<p>2904 YORKSHIRE CT PLEASANTON</p> <p>OPEN SUN 1-4</p> <p>CINDY ENGEL (925) 580.5107</p> <p>3 Bd • 2 Ba • 1,900+/- sq.ft. • 0.22+/- Acres Great location, w/ separate workshop/cottage w/ bath, cul-de-sac, close to elem school, walk to cabana club w/ pool, 2 city parks w/ tennis courts.</p>	<p>2501 GLEN ISLE AVE PLEASANTON</p> <p>JOE LEDESMA (925) 251.2559</p> <p>3 Bd • 2.5 Ba • 2,330+/- sq.ft. +/- 0.11 Acres Duet home, gourmet kitchen w/ granite counters, cozy fire place, tranquil backyard w/ pond w/ water fall, close to schools, parks and shopping.</p>	<p>3742 ANGUS WAY PLEASANTON</p> <p>JOE LEDESMA (925) 251.2559</p> <p>3 Bd 2 Ba • 1,293+/- sq.ft., 0.10+/- Acres Great single family home, fresh paint throughout, living room w/ cozy fireplace gourmet style kitchen & more!</p>	<p>892 MADEIRA PLEASANTON</p> <p>OPEN SUN 1-4</p> <p>CINDY ENGEL (925) 580.5107</p> <p>4 Bd • 2.5 Ba • 1,993+/- sq.ft. +/- 0.21 Acres Walk to Vintage Hills Elem., remodeled, kitchen w/ slab granite, painted cabs, some new appliances, new baths, big yard, close to park!</p>
<p>3030 PICHOLINE DRIVE LIVERMORE</p> <p>OPEN SUN 1-4</p> <p>DIANE SASS (925) 462.2068</p> <p>5 Bd • 3,776+/- sq.ft., • 9,817 +/- sq.ft. lot Gorgeous Los Olivos home in Livermore Wine Country. Two story. Beautiful back yard with stamped patio.</p>	<p>3429 ASHBOURNE CIR SAN RAMON</p> <p>DAVID AZIMI (925) 251.2580</p> <p>5 Bd • 5.5 Ba • 5,017+/- sq.ft. • 0.33+/- Acres Luxury living on the west side of San Ramon and Tri Valley. Warm and inviting with gorgeous pool in a gated community.</p>	<p>2188 MCLEAN PLACE LIVERMORE</p> <p>PATRICK MARAVELIAS (925) 890.1254</p> <p>3 Bd • 4.5 Ba • 4,062+/- sq.ft. • 0.33+/- Acres 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>1647 QUAIL CT LIVERMORE</p> <p>OPEN SUN 1-4</p> <p>DIANE SASS (925) 583.2168</p> <p>4 Bd • 2.5 Ba • 3,513+/- sq.ft. • 0.98+/- Acres Single story custom. HUGE gourmet kitchen recently done w/ slab granite, decor 6 burner gas stove. Huge pool w/ electric cover.</p>	<p>621 KILKARE RD SUNOL</p> <p>DEBRA A ALLEN (925) 251.2530</p> <p>4 Bd • 2.5 Ba • 2,230+/- sq.ft. +/- 0.98 Acres New master bedroom bath w/ stain glass window. New carpeting & fresh paint show off the beautiful wood plantation shutters.</p>
<p>1524 GREEN VALLEY RD DANVILLE</p> <p>OPEN SUN 1-4</p> <p>MICHAEL SWIFT (925) 251.2587</p> <p>4 Bd • 2.5 Ba • 2,402+/- sq.ft. +/- 0.23 Acres Custom rancher completed early 2007. Distressed hardwood floors. Gorgeous kit. w/ custom island. Circular extended driveway & so much more!</p>	<p>1441 CALVARY LN LIVERMORE</p> <p>MAX DE VRIES (925) 525.0116</p> <p>4 Bd • 2 Ba • 3,322+/- sq.ft. +/- 0.80 Acres This classic Ranch style home on 1 acre of land with 6 horse stalls, is uniquely located near the heart of Livermore.</p>	<p>2068 CABERNET WAY LIVERMORE</p> <p>GAIL HENDERSON (925) 980.5648</p> <p>5 Bd • 4.5 Ba • 4,428+/- sq.ft., 0.34+/- Acres Largest model in Arroyo Crossings Estates w/ 5 BRs, LOFT, OFFICE, MUD ROOM, 4.5 ba., walk to downtown & school, large private backyard.</p>	<p>2306 MERLOT LN LIVERMORE</p> <p>COREY GREEN (925) 583.2173</p> <p>4 Bd • 3 Ba • 3,940+/- sq.ft., 0.36+/- Acres Private and Peaceful describes this Beautiful Tapestry Home in Livermore. Updated Kitchen and Baths! Resort like backyard with waterfall pool.</p>	<p>9232 CROW CANYON CASTRO VALLEY</p> <p>OPEN SUN 1-3</p> <p>KRISTY & COMPANY (925) 251.2536</p> <p>4 Bd 3(2) Ba • 3,211+/- sq.ft., 10+/- Acres Private driveway, custom home. Features an updated kitchen. The spectacular grounds feature approx 10 acres of seclusion and privacy.</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

Builders' confidence unchanged

41% say they have lost sales contracts due to buyers' problems

By JEB BING

Builder confidence in the market for newly built, single-family homes held unchanged at a low level of 15 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) for August, released this week.

"Builders continue to confront the same major challenges they have seen over the past year, including competition from the large inventory of distressed homes on the market, inaccurate appraisal values, and issues with their buyers not being able to sell an existing home or qualify for favorable mortgage rates because of overly tight underwriting requirements," said Bob Nielsen, chairman of the National Association of Home Builders and a home builder from Reno.

He noted that 41% of respondents to a special questions section of the HMI indicated they had lost sales contracts due to buyers' inability to sell their current homes.

"The uncertain economic climate and concerns about job security are discouraging many potential buyers from exploring a home purchase at this time," said NAHB Chief Economist David Crowe.

"While buying conditions are very favorable in terms of prices, interest rates and selection, consumers are worried about what the future will bring, and builders are echoing those sentiments in their responses to the HMI survey."

Derived from a monthly survey that NAHB has been conducting for more than 20 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very low."

Scores from each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

Two out of three of the HMI's component indexes posted marginal gains in August. The component gauging current sales conditions gained one point to 16 — its highest level since March of this year — and the component gauging traffic of prospect buyers rose one point to 13 following two consecutive months at 12.

However, the component gauging sales expectations for the next six months declined two points to 19, partially offsetting a six-point gain from the last month's revised number.

Regionally, the HMI results were mixed in August. While the Northeast posted a four-point gain to 19, the West registered a one-point gain to 15, the South held even at 17 and the Midwest posted a two-point decline, to 10. ■

5 reasons why now is a good time to purchase a home

By RICK TURLEY

When it comes to buying a new home these days, many people are sitting on the fence. Maybe it's because of what they're hearing in the news, or concerns over dropping prices that make them afraid to take the leap.

The reality is, mortgage rates are near historic lows and, combined with affordable home prices, right now is the perfect time to start talking with a real estate agent about seizing the opportunity of homeownership. So, rather than sitting on the fence, why not own it?

According to a recent survey from the National Association of Realtors, nearly eight out of 10 respondents believe buying a home today is a good financial decision. That's a good sign. Here are five key reasons why now is a good time to consider buying.

1. Homes are More Affordable — Home prices remain more affordable than ever before in markets across the country. According to the Freddie Mac House Price Index, current housing prices are down 27% on average across the nation from peak values five years ago. Coldwell Banker Real Estate showcased affordability levels in its 2011 Home Listing Report, which ranked more than 2,300 markets.

2. Rates are Low — Mortgage interest rates remain near historical lows, which can mean lower monthly payments and/or shorter lending terms. Coldwell Banker Real Estate recently launched an online First-Time Home Buyer Resource Center that features content and tools to help educate potential first-time home buyers. According to Bankrate.com, average fixed-rate mortgage now stand at just 4.33% for 30 years and 3.5% for 15 years.

3. Homeownership is Still the American Dream — Lifestyle changes such as marriage, having children and starting a new job are some of the most com-

mon reasons that people decide to purchase a new home. But the American Dream of homeownership is much more than just a piece of property; it's a home. According to a recent Coldwell Banker survey of more than 300 consumers who purchased their home in the last year, 67% said the market afforded them the opportunity to buy a home sooner than expected and half said they found a home in a more desirable neighborhood than expected.

4. Financing is Available — Though many people decide they want to purchase a new home based on lifestyle factors, the financial aspect of purchasing a home needs to be top-of-mind. A potential homebuyer should conduct the necessary research to prepare for the home buying process. Today's borrower needs to have stable employment of at least two years, sufficient income to cover the monthly mortgage payment and living expenses, adequate savings to make at least a 3.5% down payment, and, in general, a credit score of at least 620.

5. Timing is everything — When preparing to purchase a home, take the time to research other factors that could affect the home buying process. For example, according to new loan limits published by FHFA and HUD, conforming loan limits will be reduced on October 1, which will decrease the availability and affordability of mortgage credit for many home buyers in 42 states.

"Timing is everything" is a saying used to describe just about anything, and it is especially true when it comes to home buying. We may never see conditions like this again, so it only makes sense that now is the time to at least consider purchasing a home. Visiting the "Home Buyers" tab on www.californiamoves.com is a good start. Learning as much as you can about the home-buying process will make you more comfortable when it's time to get off that fence.

A real estate veteran with more than two decades of experience, Rick Turley is the president of Coldwell Banker Residential Brokerage in the San Francisco Bay Area, including here in Pleasanton and the Tri-Valley.



Rick Turley

HOME SALES

This week's data represents homes sold during August 2011

Dublin

4535 Brannigan Street #72 J. & A. Vaidya to M. & S. Makwana for \$465,000

5038 Colebrook Court C. & K. Turner to N. Algazzali for \$805,000

5501 De Marcus Boulevard #330 A. & A. Corder to C. & Y. Ni for \$265,000

7224 Dover Court MPDF Fund I to I. Miloradov for \$380,000

8781 Edenberry Street C. Tomasa to L. & M. Lafosse for \$380,000

3420 Finnian Way #222 Toll Dublin to M. Tjandra for \$407,500

5829 Hillbrook Place Rinn Trust to C. & R. Pike for \$580,000

5936 Hillbrook Place D. Chin to S. Sahota for \$165,000

6594 Sierra Lane Dublin Tralee to M. & M. Li for \$432,500

7323 Starward Drive #6 Deutsche Bank to Marnicore Limited for \$102,000

3669 Whitworth Drive J. Jones to Poperidge Limited for \$350,000

Livermore

2429 Belmont Drive Demartini Trust to J. & J. Young for \$1,200,000

1610 Bluebell Drive Hatchett Trust to B. & R. Voltz for \$299,000

5460 Cleo Court T. Ramos to J. & K. Bosque for \$425,000

975 Dickens Court Provident Credit Union to Rivera Trust for \$581,000

1054 Essex Street R. & S. Rollins to A. & S. Meyer for \$475,000

1457 Fallen Leaf Drive W. Magee to V. Thiyagarajan for \$439,000

6621 Forget Me Not Harborview Mortgage to C. Chiang for \$210,000

157 Garnet Drive S. & M. Ramirez to M. Steele for \$475,000

1597 Genoa Street R. & G. Smith to D. Meredith for \$565,000

927 Marcella Street S. Khanna to K. Tooker for \$486,000

387 Michell Street C. & L. Willes to B. Burdios for \$287,000

5393 Moonflower Way Bank of America to J. Kuelper for \$275,000

2691 Pickfair Lane Beadle Trust to R. & M. Kinstle for \$400,000

2079 Pulsar Avenue Beigarten Trust to J. & B. Prabhu for \$951,000

1117 Riesling Circle Ng Trust to J. Renteria for \$674,000

1321 Saybrook Road M. Mensinger to N. Benigno for \$345,000

5114 Scenic Avenue Federal National Mortgage to H. Quarterman for \$195,000

2616 St. Helena Court Manganaro Trust to Locey Trust for \$850,000

47 Trinity Circle Center For Life to S. & J. Whyte for \$412,000

589 Tyler Avenue R. & C. Cooper to J. & M. Balsler for \$350,000

Pleasanton

7855 Canyon Meadow Circle #b A. Roberts to M. Becker for \$260,000

7690 Canyon Meadow Circle #d G. Vegas to D. Perrone for \$180,000

4428 Del Valle Parkway A. Jorgensen to A. White for \$320,000

2252 Doccia Court N. Green to J. Rivera for \$1,190,000

2350 Gloria Court S. & L. Zuniga to C. & D. Cook for \$1,649,000

2508 Jolene Court Mcguire Trust to I. & Y. Hong for \$1,242,000

7430 Laurel Court P. & S. Chitturi to Y. Chao for \$685,000

3563 Mendenhall Court M. & M. Scanlon to C. & H. Baron for \$730,000

3957 Mt. McKinley Court C. & M. Humphrey to P. & J. Oellerich for \$585,000

4190 Peregrine Way S. Rude to A. Guarascio for \$410,000

1843 Sannita Court G. Casilli to Bolton Trust for \$2,237,000

3422 Torlano Place D. & D. Cabral to J. & A. Dubiel for \$1,610,000

3355 Touriga Drive B. & L. Sellick to L. Li for \$700,000

4180 Veneto Court M. Tumasian to Y. Tai for \$334,000

San Ramon

6763 Aberdale Circle M. & P. Brazil to T. & L. Annamaneni for \$615,000

9025 Alcosta Boulevard #264 B. Benson to M. Chan for \$195,000

1857 Barossa Drive L. & A. Gioffre to N. & G. Uppal for \$698,500

7463 Blue Fox Way D. Brown to R. & C. Strobe for \$332,000

460 Bollinger Canyon Lane #186 M. Carkhuff to G. & U. Sheth for \$145,000

8075 Briar Oaks Drive J. & N. Carey to R. & S. Smith for \$747,000

3360 Camarones Place R. & M. Flaherty to R. Jalilatgi for \$658,000

1330 Cedarwood Loop Ann Apartments to M. Dumpala for \$471,000

124 Copper Ridge Road Legacy Copper Ridge to J. & R. Shinomoto for \$383,000

3661 Crow Canyon Road #30 M. Ormeno to A. Johns for \$305,000

9740 Davona Drive G. & T. Cooper to P. & E. Perotti for \$450,000

3118 Enfield Street K. & W. Liu to H. Gnana for \$845,000

7026 Honeycastle Drive Deutsche Bank to B. Hu for \$685,000

4980 Ivy Leaf Springs Shapell Industries to G. Floyd for \$475,000

209 Knightsbridge Court V. & M. Gasgonia to N. & R. Chandha for \$875,000

6208 Lakeview Circle Klein Trust to Y. Hsieh for \$403,500

2927 Langhorne Drive C. Vavra to S. Parameswaran for \$705,000

2142 Maidenhair Way M. & J. Maresca to J. Lakkarusu for \$575,000

301 Maverick Court Alheim Trust to M. Briz for \$725,000

235 Reflections Drive #13 C. Nam to S. Ahuja for \$180,000

3549 Rosincrest Drive R. & T. Higbee to S. Kango for \$1,210,000

67 Sage Circle S. & M. Mahony to B. & K. Hille for \$722,000

5534 Satinleaf Way M. & K. Elson to N. Woods for \$1,350,000

72 Shasta Court Hill Trust to J. & C. MacKey for \$550,000

2901 Silva Way F. Kim to W. Qiu for \$880,000

3100 Sombrero Circle Wells Fargo Bank to M. & S. Bhatnagar for \$530,000

735 Watson Canyon Court #120 Bac Home Loans to T. Nguyen for \$250,000

755 Watson Canyon Court #133 J. Hartnett to F. & A. Sunavala for \$139,000

6013 Westside Drive D. & E. Doster to R. & A. Cunningham for \$1,065,000

2861 Winthrop Avenue D. & K. McCall to K. Borrero for \$508,000



Julia Murtagh

925.997.2411

jmurtagh@apr.com

JuliaMurtagh.com

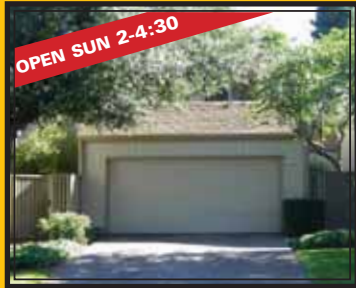
DRE #01751854

"Bringing Integrity to Your Front Door"



ALAIN PINEL
REALTORS

AVAILABLE



OPEN SUN 2-4:30

7538 STONEDALE DRIVE PLEASANTON
Just listed. Stoneridge Townhomes largest model, 2287 sq ft. 4 bed/ 2.5 bath stunning upgraded kitchen & hardwood, great location. Charming rear yard with flagstone patio & steps to one of three pools.
LISTED AT \$529,000



OPEN SAT 1-4

4615 RIMINI COURT DUBLIN
Sorrento at Dublin Ranch, Firenze collection, LUSERNA Model. \$50k in upgrades. Built in 2007. 2160 sq.ft. Short sale.
LISTED AT \$520,000



AVAILABLE

6432 INGLEWOOD DRIVE PLEASANTON
Great home in Val Vista, 3 bed / 2 bath, 1555 sq ft. Super cute home with upgraded gourmet kitchen, huge park-like backyard, great curb appeal, walk to schools, shops and great freeway access.
LISTED AT \$575,000



AVAILABLE

4875 DOLORES DRIVE PLEASANTON
Warm and inviting Pleasanton Hills home offers major upgrades and a park-like backyard with a pool. This 4 bed / 3 bath home has a fantastic location close to downtown, shopping, schools and freeway access.
LISTED AT \$999,000

RECENTLY SOLD



REPRESENTED BUYER

8172 Moller Ranch Dr Pleasanton
Gorgeous 4 BR home, stunning hardwood floors, upgrades throughout.
\$781,000



5071 Monaco Dr Pleasanton
4 BR / 3 BA home features granite kitchen, crown molding and views.
\$990,000



REPRESENTED BUYER

695 Windmill Dr Pleasanton
"Olde Town" 4 BR / 2.5 BA home in a wonderful court location.
\$912,500



5175 Oakdale Ct Pleasanton
Stoneridge Townhome featuring large eat in kitchen and spacious living room. \$469,000

DISTRESSED SELLERS

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



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Blofland@BlaiseLofland.com
DRE# 00882113
apr.com

CANYON OAKS

JUST LISTED - OPEN SAT/SUN 1-4



5809 STONECLIFF VISTA LN, PLEASANTON
Newer beautiful home built in 2004. Great location, backs to open space with views of Mount Diablo, Pleasanton Ridge & surrounding open space! Three bedrooms plus loft/office, two & a half bathrooms, 2401 square feet. Custom tile flooring. Gourmet kitchen with granite countertops, stainless appliances. Spacious master suite. Oversized two car garage. Beautiful landscaping. Walk to new sports park & award winning Hearst Elementary, Pleasanton Middle School, Oak Hill Shopping Center & Main Street! Convenient to Callippe Golf Course & Castlewood Country Club.
OFFERED AT \$839,500

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 \$849,000

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 \$1,565,000**

ESTATES OF MOHR PARK

COMING SOON



2248 KAMP COURT, PLEASANTON
Premium private large (12,691 sq ft) lot in excellent court location with in-ground pool & spa! Highly upgraded five bedrooms, three bathrooms. Approximately 3,369 square feet. Completely remodeled kitchen with granite slab countertops, custom cabinets & stainless steel appliances. Remodeled master bathroom with new granite & tile. Three car garage. Professionally landscaped private rear grounds with in-ground pool, spacious deck and large lawn area. Just a few minutes to downtown. Just around the corner from Nielsen Park. Award winning schools! **PRICE TO FOLLOW**

FOOTHILL KNOLLS

JUST CLOSED



7863 FOOTHILL KNOLLS, PLEASANTON
Beautiful single story on private premium .35 acre lot. Three bedrooms, two bathrooms, approximately 2,150 sf. 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 AND SOLD FOR \$949,000

LAGUNA OAKS

SOLD



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.
SOLD FOR \$1,300,000

VINTAGE HILLS

SOLD



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 casad 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.
SOLD FOR \$740,000

CHARTER OAKS

SOLD



1549 MAPLE LEAF DRIVE, PLEASANTON
Highly upgraded four bedroom, plus bonus/teen room, three bathrooms. Approximately 2,541 sf. 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**



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...

DOUG BUENZ

BY APPT



ALAMO \$2,250,000
Spacious Roundhill home, premium creekside lot, 6bd + loft and storage, dramatic formal dining room and living room, huge gourmet kitchen, spacious master suite, pool, spa, huge parking area & more! 2951 ROUNDHILL ROAD

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

MOXLEY TEAM

SUN 1:30-4:30



PLEASANTON \$1,595,000
Home offers a 1,100sf. guest home on a 26,963sf. lot. Updated kitchen, expansive private rear yard w/ pool & bocci court. Guest home offers a kitchenette & bedroom. 2020 MARTIN 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

MOXLEY TEAM

BY APPT



PLEASANTON \$1,325,000
Custom built, single level home on 1+/- acre. Open floor plan, updated kitchen, dinette area, breakfast bar, granite counters, formal LR & DR, pool, 2 patios, volleyball court and more! 3623 CAMERON AVE

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

DOUG BUENZ

SUN 1:00-4:00



PLEASANTON \$899,000
Charming 5bd/3ba, hardwood floors, granite kitchen 2913+/-sf, 2 car garage, vaulted ceilings, large private lot, walk to Mohr school. 2755 HUFF DR

SYLVIA DESIN

BY APPT



PLEASANTON \$885,000
Price reduced! Beautiful 4 bedroom home in a great neighborhood. Huge downstairs bonus/playroom. Spacious master suite with retreat and custom closets. Remodeled gourmet kitchen, many designer details. 387 EWING DR

DOUG BUENZ

BY APPT



PLEASANTON \$885,000
Pristine upgraded Vintage Hills 4bd/2.5ba home shows like a model! Cherry & granite kitchen, 3 car garage, hardwood floors, vaulted ceilings and a private .31+/-acre lot with sparkling pool! 3243 ARBOR DR

MARK LAFFERTY

BY APPT



LIVERMORE \$859,950
Gorgeous single story home in Kristopher Ranch. Features include 5 bedrooms, granite, SS appliances, cinnamon maple cabinets, beautiful hardwood & tile throughout, plantation shutters, & 3 car garage. 949 MEDOLLA CT

BRAD SLABAUGH OPEN SAT & SUN 1:30-4



LIVERMORE \$499,000
End of Court. Large backyard is truly an awesome Oasis & very private. Built in 1997, volume ceilings, new maple floors & carpet. SYAccess. Hurry, this one won't last long. 6487 HALF DOME CT

MARK KOTCH

BY APPT



LIVERMORE \$543,000
Great family home with 4 beds and 2.5 baths. Close to everything Livermore has to offer. 1683 sq ft +/- home on a corner lot 9800 sq. ft. lot +/- 717 SADDLEBACK CIRCLE

KIM OTT

BY APPT



PLEASANTON \$754,950
Beautiful remodeled Colony model home in Birdland. Kitchen with alder cabinets, silestone counters, travertine backsplash, Wilson Art floors and more. Sparkling pool has newer heater & pump. 2506 SANDERLING DR

JOYCE JONES

SAT 2:00-4:00



PLEASANTON \$729,000
4 bd, 3 ba (1 bd/ba downstairs), updated kitchen/baths, & solar panels for energy efficiency. Located at the end of the cul-de-sac, backing to greenbelt w/playground, community pool, tennis courts, MORE! 3298 MONMOUTH COURT

TIMOTHY MCGUIRE

BY APPT



PLEASANTON \$719,000
4bd/2ba 'Holiday' model, 2,167+/-sqft, newer roof, windows, Pergo floors, HVAC system, crown molding, inside laundry and pool. 5230 HUMMINGBIRD RD

DOUG BUENZ

SUN 1:00-4:00



PLEASANTON \$649,000
Charming single story 4bd/2ba home with granite kitchen, updated baths, vaulted ceilings, tile roof, laminate hardwood style flooring and a huge private cul-de-sac lot with sparkling pool! 7854 MEADOWBROOK COURT

DOUG BUENZ

SUN 1:00-4:00



PLEASANTON \$639,000
Charming single story with vaulted ceilings, wood style laminate flooring, sunny kitchen with wine refrigerator, 3 fireplaces, large family room with custom built-ins, large 9000+/-sf creekside lot & more. 755 CONCORD ST

DOUG BUENZ

SUN 1:00-4:00



PLEASANTON \$579,000
Fabulous 4bd/2ba home in prime cul-de-sac location with vaulted ceilings, large family room with fireplace, sunny kitchen, formal living & dining, private yard with sparkling pool! 4232 DUNDALK COURT

TIMOTHY MCGUIRE

BY APPT



PLEASANTON \$559,000
3bd/2ba single story in Heritage Gardens, 1,412+/-sq.ft, oak kitchen, stainless appliances, newer carpets, walking distance to parks, schools and downtown. 244 CARNATION CT

TIMOTHY MCGUIRE

BY APPT



PLEASANTON \$517,500
2bd/3ba, with office/potential 3rd bedroom downstairs, beautifully updated kitchen and baths, vaulted ceilings, custom fireplace, attached 2-car garage, walking distance to Shopping, Schools and Parks. 1485 TRIMMINGHAM DR

