

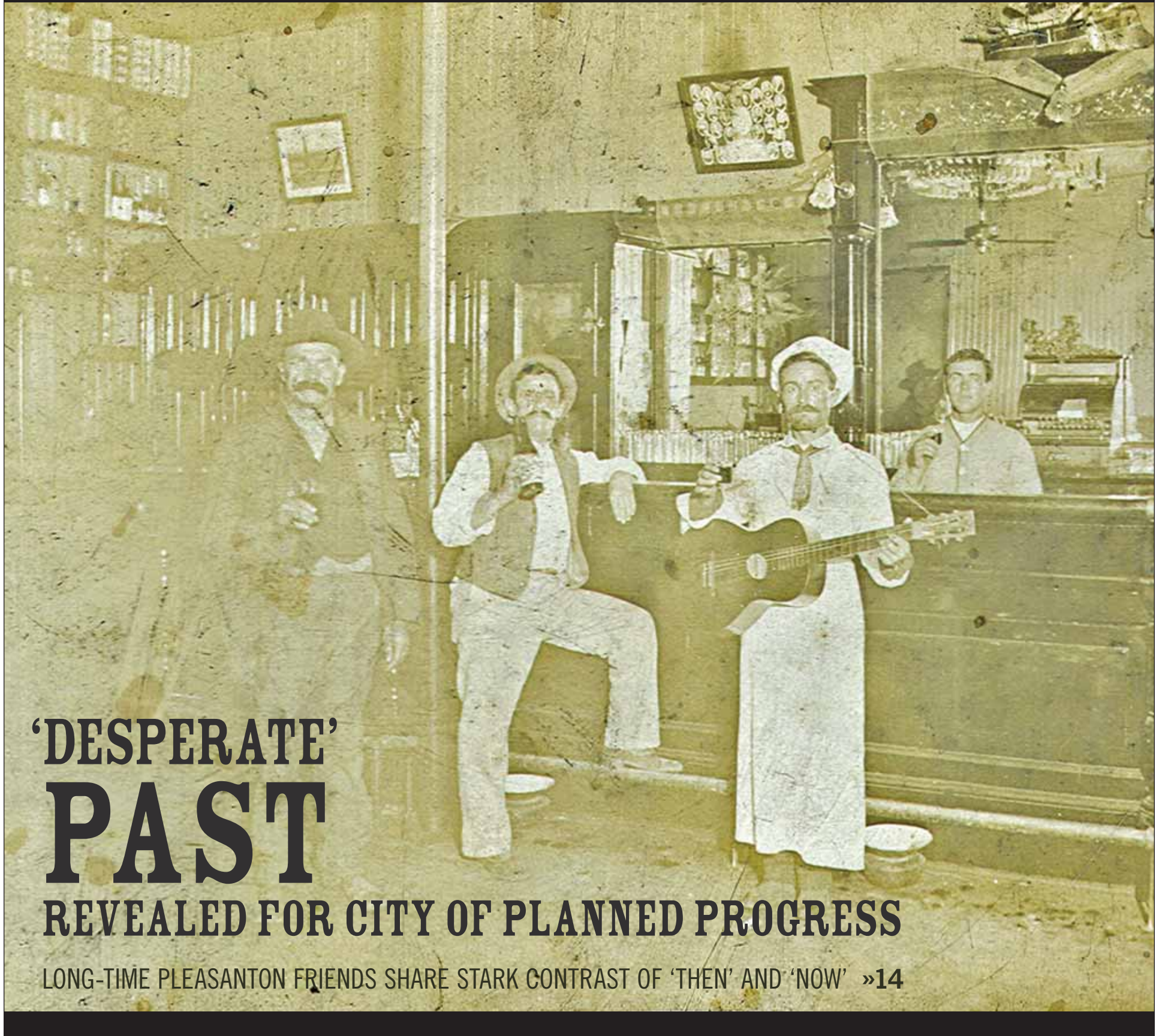
# Pleasanton Weekly

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**INFO GUIDE**  
2011-12



VOL. XII, NUMBER 38 • SEPTEMBER 30, 2011

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## 'DESPERATE' PAST

### REVEALED FOR CITY OF PLANNED PROGRESS

LONG-TIME PLEASANTON FRIENDS SHARE STARK CONTRAST OF 'THEN' AND 'NOW' »14



#### INSIDE THIS WEEK

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# Come for the Carbs Get set for the Run!



*Saturday, October 8 and Sunday, October 9*

2 great events that benefit the San Ramon Valley Education Foundation



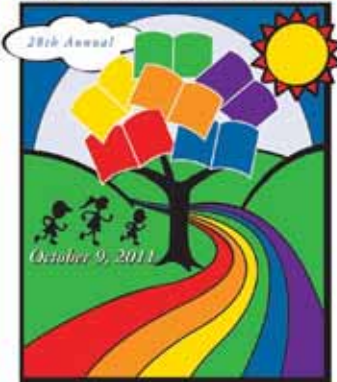
**October 8, 2011**

**Toyota Warehouse Facility**  
2451 Bishop Drive • San Ramon • 5 pm to 10 pm  
Features exciting music performances by district students, expanded kids play area and activities, live and silent auctions, raffle prizes and all-you-can eat pasta and desserts.

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**1/2 Marathon, 5K Race, 5K Fun Run/Walk**

- 1/2M at Primo's Pizza in Danville
- starts at 7:15 am
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- 5K timed race starts at 8:15 am
- 5K fun run/walk starts at 8:30 am

Primo's Run for Education has been a tradition in the San Ramon Valley for 28 years. SRVEF supports district-wide projects and provides monetary grants to teachers and schools within SRVUSD. Since 1982, SRVEF has given more than \$2.7 million to our schools.

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# AROUND PLEASANTON



By JEB BING

## There's gold in those (Vintage) hills



JEB BING

Fotios Vassiliadis, owner of GoldNtime custom jewelry in the Vintage Hills Shopping Center, stands in front of a display of specially-design gold medals that were made in his father's jewelry workshop in Athens.

Greek-born Fotios Vassiliadis has found that gold in Vintage Hills makes for a remarkably specialized and profitable business. The entrepreneurial goldsmith who first practiced his skills with his father and grandfather in Athens, opened GoldNtime in the Vintage Hills shopping center three years ago, one of the first new businesses to take over long-empty retail spaces that are giving the center new economic life. GoldNtime has no flashing neon sign. In fact, it is almost obscurely nestled next to a popular sushi restaurant and a new coffee shop. Yet customers come from throughout the Bay Area, especially the Peninsula and San Francisco, even Napa, to again have their rings, earrings, bracelets, necklaces and more designed and made by Vassiliadis. Though he specializes in gold — and can spend hours talking about the precious commodity — he also works in platinum and can add a diamond or other stone to his creations.

Custom-made jewelry is not what it used to be, it's better, Vassiliadis says. When he joined his father's shop, custom designs meant handmade, a highly-skilled, eye-bulging

trade that required long hours and patience. In recent years, though, computerized autoclaves are offering more exact methods of creating the designs of goldsmiths such as Vassiliadis more cheaply and in half the time. A handmade gold ring that costs \$5,000 and takes six weeks to make can be done in days for about \$2,000. Another goldsmith could likely tell the difference, but for you and me the \$3,000 saved is worth that risk.

Occasionally, customers will stop in GoldNtime to buy or sell gold after reading some of those two-page ads in newspapers offering those services. Gold, as most of us know, seems to beat the dollar and the Euro when it comes to long-term value. Remember when an ounce sold for \$300. This week, gold dealers were selling gold bullion for \$1,674. Of course, that's the price Vassiliadis has to pay for his base material. A

typical custom-designed woman's ring requires about half an ounce of gold; for a man, it's more like 1.5 ounces. That's another advantage of computer modeling: those software-driven autoclaves don't make mistakes.

Vassiliadis has been in the Bay Area for 23 years, partnering or in business for himself in shops in Palo Alto and San Francisco. His interest in fine jewelry came from his father who was a jeweler (goldsmith) for the royal family in Greece when King Constantine was the ruler of the country. When he was 10 years old, he started working in his father's workshop and then moved on to work with

Omega watchmakers in Athens. In 1989, the family moved to California, and in 1991 he opened his first custom design store in San Francisco. In 2005, he went to work for Davidson and Licht in Walnut Creek, opening GoldNtime in the Vintage Hills enter in 2009

Why the name? "I have love and passion for what I do, creating fine jewelry," Vassiliadis says. "My best moment is when I see a customer happy with my work." Thanks to his reputation as a recognized top goldsmith in San Francisco, he developed connections for custom work with Macy's, which is now one of his largest accounts. Vassiliadis, his wife Mahshid, and their daughter Athina, 11, are in the process of selling their home in Fremont to move to Pleasanton, a good sign that the rebounding Vintage Hills Center and GoldNtime will have a long-time partnership. ■

**"I have love and passion for what I do, creating fine jewelry. My best moment is when I see a customer happy with my work."**

**Fotios Vassiliadis,**  
owner of local jewelry store,  
GoldNtime

## About the Cover

Gene Pons' grandfather owned the Colombo Hotel on Main Street, which included a restaurant and this saloon. Note the spittoons along the bar rail. Contributed photo. Cover design by Lili Cao.

Vol. XII, Number 38



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John G Louie, M.D.  
Maliha Qadir, M.D.  
Sanie Zehra, M.D.

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Nikhil M Apte, M.D.  
Vandana Boparai, M.D.  
David Z Chee, M.D.  
Samata Kanagala, M.D.  
Stanley Ng, M.D.  
Marilena Sandru, M.D.  
Robert T Santos, M.D.  
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Karen M Carlson, M.D.  
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Nicole Jeffrey-Starr, M.D.  
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John A Nunes, M.D.  
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# Streetwise

ASKED AT THE HARVEST PARK MIDDLE SCHOOL  
CHEERLEADING FUNDRAISER AT COLDSTONE CREAMERY

## What is the value of being on a school's cheer team?



**Mckenna Shaffer**  
7th grade

I am motivated to do well in school so that I am able to stay in cheer. I really like to show my spirit in school, and it just makes me really happy to be part of the squad.

**Kayla Fulmer**  
7th grade

I can represent my school in a positive way and make the school look better. I like cheering and supporting the sports teams.



**Natalia Christensen**  
8th grade

I get to show my pride in my school and help everyone have lots of spirit. We have to have good grades to even participate, and I get to make new friends while having fun and cheering.

**Nadia Hrynewycz**  
8th grade

We help kids have spirit in school, and they need that because it gives them a positive reason to go to school. It also encourages them to participate in sports and school activities. I get a really good workout, too.



**Lynn Gatehouse**  
Teacher, Harvest Park Middle School

The girls' camaraderie is very important, as is the representing the school in a positive way through leadership and spirit. Cheer is a sport in its own right now, and it's important for the girls to be student athletes and compete in a fun and exciting sport.

—Compiled by Kerry Nally

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

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IN THE TRI VALLEY

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## DIGEST

### Bon Appetit

Pleasanton's premiere event and fundraiser for Pleasanton Partnerships In Education is just a few weeks away. The annual cocktail party will feature 15 groups, each consisting of a corporate/community sponsor, a Pleasanton school principal, and a local Bay Area chef partnered to form culinary teams. Each team will be offering signature hors d'oeuvre or dessert featuring seasonal ingredients paired with fabulous wines. A cash prize will go to the chefs creating the favorite savory and the favorite sweet offering, judged by celebrity judges. In addition to fabulous food and exquisite wines, there's a martini bar, live music, and fun.

Proceeds will assist in funding programs PPIE facilitates at various school sites and to fill grants submitted by students and teachers of the Pleasanton Unified School District. Last year's event sold out, so reserve soon. Tickets are \$65 per person and attendees must be 21 or older.

### Walk this way

Join a Saturday morning trail hike starting at 8:30 a.m. tomorrow at Sycamore Grove Park, at 1051 Wetmore Road in Livermore. There is a \$5 parking fee, so carpooling is encouraged. The 2.5-mile trail is paved and mostly level. There are public restrooms at each end of the trail. Walk one way and ride back with volunteers to the starting point, or hike in both directions for a total of five miles. Allow at least an hour in each direction. The 742-acre park includes wooded areas and grasslands, with a variety of animals and birds to be seen.

### All's Faire

More than 30 vendors will grace the lawns at Ravenswood, 2647 Arroyo Road, Livermore, for the first annual Peddlers Faire from noon to 4 p.m. on Sunday Oct. 9.

Upscale handmade items will be showcased from artists, potters, photographers, jewelry makers and woodworkers. Candles, wind chimes, soaps, vases, hand painted plates, bric-a-brac and knitted articles are also among items to be offered at the event.

Ravenswood is a 1890's restored Victorian on the National Register of Historic Places, is a state of California Historical Point of Interest and is a City of Livermore Historic Preservation Landmark Site.

### 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

## PUSD Superintendent: No Child Left Behind failing

Test scores improving, but district may still face sanctions

By GLENN WOHLTMANN

Pleasanton school Superintendent Parvin Ahmadi is joining with other Alameda County superintendents in taking a stand against the federal No Child Left Behind (NCLB) Act.

A letter drafted by the Alameda County Office of Education and signed by all 17 school superintendents in the county backs Tom Torlakson, the state's superintendent, in his fight against NCLB.

Last month, Torlakson asked U.S. Secretary of Education Arne Duncan to provide state schools with "immediate relief from the flawed policies" of the act.

Torlakson's letter to Duncan warns that many schools with rising student achievement will be labeled as failing under the "one-size-fits-all" approach required under NCLB. In addition,

the letter notes that NCLB restrictions on how districts can use funding will further burden schools already hit hard by budget state cuts.

The county letter in support of Torlakson said schools aren't looking to avoid accountability, something Ahmadi emphasized to the school board Tuesday. The letter also notes that 13 of the 17 districts — Pleasanton included — face potential NCLB sanctions from the federal government "despite clear evidence that student achievement levels are improving."

A review of test scores by Cindy Galbo-Lormer, assistant superintendent of educational services, does show general improvement, with schools well above the state average in all tests. According to statistics provided by Galbo-Lormer, some subgroups such as African American, La-

tino, the socio-economically disadvantaged and students with disabilities, in general, don't perform as well as their Asian or white classmates. Those subgroups often overlap and can be small enough that just a few students' grades can skew the district's scores on standardized state tests.

Ahmadi, in both the letter to the state and to board members, said the district remains committed to educating every child. Toward that end, some 40 teachers met recently, looked at scores and new data, and decided that some students in subgroups either qualified or came close to qualifying for upper level classes, such as Algebra II or Geometry, that their peers are taking. For the others, Ahmadi said the district

See PUSD BOARD on Page 7



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Bob and Joyce Shapiro accept 2011 Mayor's Award from Pleasanton Mayor Jennifer Hosterman at Friday night celebration at the city's Alviso Adobe Community Park.

## Shapiros win prestigious mayor's award

2011 honor recognizes their years of community service, leadership

Community leaders Joyce and Bob Shapiro won the coveted Mayor's Award for public service Friday at outdoor festivities honoring city, civic and nonprofit organizations.

About 230 attended the invitation-only event held under a warm summer evening at Pleasanton's Alviso Adobe Community Park. Mayor Jennifer Hosterman, who hosted the event, admits she lucked out with last Friday night possibly being the last warm night of the season. By Saturday night, the evening temperature had dropped 20 degrees and it was even more chilly Sunday night.

In addition to current members of Pleasanton commissions, committees and task forces, the invitation list included more than 30 here for a visit from Tulancingo, Mexico as part of the city's annual program of visits by a Tulancingo delegation and a similar trip made there by Pleasanton's sister-city organization. The group joined hands to sing songs of welcome on the old adobe front porch. They were followed by the Mariachi Colima de Javier Magallon mariachi band, which performed during the event.

Hosterman said the Shapiros were chosen for this year's Mayor's Award to honor their

long-time commitment to Pleasanton and many of its organizations.

"As a matter of fact, you can barely say the name of our city without mentioning Joyce and Bob Shapiro," Hosterman said.

She said Joyce Shapiro is a long-time Pleasanton resident who operated a business downtown in the 1970s during which time she also served as a member of the Planning Commission and also launched the Pleasanton Downtown Association.

Later, as Joyce Shapiro was working on getting the Senior Support program up and running and taking over the management of the Chamber of Commerce Leadership Pleasanton program, Bob Shapiro joined her in volunteer work for the Tri-Valley YMCA, the Las Positas College Foundation, the Rotary Club of Pleasanton and the Chamber of Commerce.

Together, the Shapiros were recognized earlier this year with a Community of Character award.

"A matched pair who love each other and Pleasanton, too," Hosterman said. "Can it get any better than this?"

—Jeb Bing

## Council calls meeting on Oak Grove

Lins willing to delay court actions for now

By JEB BING

The Pleasanton City Council has called a special meeting for 7 p.m. Monday to hear public comments on an agreement it is considering to delay litigation with developers while allowing time for city officials to consider another building plan by the same developers.

Called a "stand-down" agreement, developers Frederic and Jennifer Lin would seek approval from the state Court of Appeal to postpone a hearing now set for Oct. 11 over their suit against the city, the City Council and City Attorney Jonathan Lowell. The Lins are asking the court to overturn a judgment in the Superior Court against their claim that a development agreement once-signed by City Manager Nelson Fialho should allow them to build a 51-home development called Oak Grove in Pleasanton's southeast hills.

The city has hired Amrit Kulkarni, an attorney with the firm of Meyers/Nave, to argue against the Lins appeal. The stand-down would spare the city from adding to its already large legal bills during the delay.

In the meantime, the Lins want the city to proceed with a review and action on their request to build 10 million-dollar-plus homes on the Oak Grove site, instead of the 51. Presumably, although the Lins haven't said so, a final OK by the city for the new project would lead to the Lins dropping the Court of Appeal action and a possible property rights damage suit against the city.

Former Councilwoman Kay Ayala, who formed a citizens' coalition in 2007 to seek to overturn the council's action that year that approved the 51-home Oak Grove plan, said the council should flatly reject any agreement with the Lins.

"They've lost every legal claim they've made so far and it's highly unlikely the Appellate Court would overturn a Superior Court ruling that went against them," she said. "In fact, it's likely the court won't even hear their appeal."

Ayala and two others who are part of the coalition — Allen Roberts and Karla Brown — urged the council last Monday to let the litigation proceed and not agree to tie any new development to the Lins' lawsuits. The upcoming Monday night meeting is a result of that plea. ■

## Union 76 station on First Street robbed

Second gas station holdup in six weeks

The Union 76 gas station located at 4191 First Street, at the corner of First and Ray streets, was robbed Sept. 23 by a man who pointed a black semi-automatic handgun at the lone attendant and demanded cash.

After taking an estimated \$400 cash and \$60 worth of cigarettes and cigars, the gunman fled toward Vineyard Avenue carrying a gray pinstriped backpack.

The gas station attendant immediately called police but Lieutenant Jim Knox said officers checked the area for the robber but were unable to locate him.

The suspect is described as a light-skinned male, possibly Caucasian or Hispanic, in his early twenties, 5'-7" to 5'-9" tall, 140 pounds, wearing a dark-colored long sleeve shirt covered by a white T-shirt, dark-colored basket-

ball type shorts with white stripes down the side, black shoes, white socks and a black beanie.

The male's face was covered with a black bandana. He also was wearing a thin gold chain on his neck.

It's the fifth robbery in Pleasanton since what police described as a "takeover" holdup at Union Bank last December, and the second on First Street in the last six weeks, when the Shell station in the 4200 block was robbed by a man believed to have used a toy pistol.

Walmart was held up by a woman who handed a note to a customer service worker in February, and Sweet Tomatoes was robbed by a pair of men wearing bandanas in June. That's not counting an Aug. 4 robbery at a bank in San Ramon and a number of robberies that were apparent disputes between

residents, such as a recent incident when a man demanded pizza from another man and walked off with the victim's cell phone on top of the box.

It's also the second major crime at the Union 76 over the last few months; in May, an ATM was stolen from the station.

Despite what may look like a crime wave, robberies are actually down year over year, according to Pleasanton Lt. Jeff Bretzing.

"We're actually showing a 14% reduction in robberies from the same time last year," Bretzing said. He said through August of last year, Pleasanton had seen 14 robberies, with 12 this year. Bretzing noted that robberies, like many crimes, may spike at different times of the year.

—Staff reports

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## Road flare thrown onto balcony

Surveillance video  
captures image  
of suspect

By Glenn Wohltmann

Pleasanton police are investigating an apparent arson attempt that occurred Sept. 23.

The son of the home's owner happened to be looking out the rear window of the home in the 1000 block of Piemonte Drive, saw a flare and heard it strike the house, a police report said. He told his father, who spotted the flare on the second floor balcony.

The fire department reported about \$150 in damage to the balcony, according to the report, which said a surveillance video showed a young man standing in the rear yard, lighting the flare and tossing it toward the second story. He is described as a white male, 16 to 24 years old, with a medium to muscular build and short hair. At the time, he was wearing blue shorts with a white stripe and dark shoes. ■

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## Charity gala shines bright on a starry night

Pleasanton North Rotary raises more than \$70,000 for local charities

By JEB BING

Pleasanton North Rotary's focus on charities close to home was the formula for this year's success of the club's "A Starry Night" benefit, which raised more than \$70,000.

More than 200 guests attended the 23rd annual dinner, dance, raffle, and charity auction at Casa Real, Saturday, Sept. 24. Their support will help fund more than 200 hours of therapy for children with autism and other early childhood development problems addressed at Dublin's School of the Imagination and Happy Talkers.

Other Tri-Valley programs benefiting from the event include REACH, a housing program for special needs adults; Pleasanton Gardens, an assisted living program for retired Pleasanton residents; Open Heart Kitchen, providing meals to the needy, Relay for Life, supporting cancer survivors; Camp RYLA and Rotary Interact encouraging youth leadership development; and programs supporting active and retired members of the U.S. military.

"I am always impressed with the way this community comes together," said Ronda Henstorf, president of Pleasanton North Rotary and chair of the "A Starry Night" event.

"The economy is very challenging," she said. "However, we were able to pull the community together and have a successful year."

Charlene E. Sigman, co-founder

of School of Imagination and Happy Talkers, thanked PNR for supporting fund-raising efforts for the construction of a permanent school in Dublin opening its doors in October.

"You have helped us through a challenging journey to make this school a reality," she wrote in a prepared statement. "Thank you once again for always being there for us and believing in our dream"

A Starry Night will also help international programs. PNR has distributed more than 5,000 wheelchairs in Central and South America through the Wheelchair Foundation and the monies raised at this event will allow us to continue this support. Additional funds will assist El Oasis Orphanage in Mexico, a new computer literacy program for elementary schools in Bali, Indonesia, and on-going efforts by Rotary International to eradicate polio.

Mark Ibanez, sports director of KTVU-TV, served as master of ceremonies. East Bay rock group Public Eye provided musical entertainment, and Frank Hanna was the auctioneer.

Major event sponsors included Big O Tires of Pleasanton, Complete Business Systems, Green Leaf Partners, The Noonan Family, Northwestern Mutual Financial Network, Ritter Investments, Sierra Graphics, Wealth Management Associates, and Wells Fargo. Another 26 merchants and organizations and 49 individuals donated auction items. ■

## PUSD BOARD

Continued from Page 5

is taking a special approach.

"When you have kids that are struggling, you don't want to teach them different things, you want to teach them differently," she told the board.

Although the board member had some questions about the specifics laid out by Galbo-Lormer, they seemed to agree that NCLB could impose unfair standards on the district.

"Ninety-five percent of the districts up and down the state would really like to perform like Pleasanton," said board member Chris Grant.

In budget matters, state revenues are about \$600 million less than conservative estimates for July and August, and the school board heard again Tuesday night that it may be facing some mid-year cuts.

Luz Cazares, assistant superintendent of business services, told board members that the drop in predicted revenue could mean triggers built into the budget could be pulled in December; that could mean cuts of up to \$3.8 million in revenues for the district.

Cazares said triggers would hit schools across the state if revenues are \$2 billion less than anticipated. The amount schools lose would depend on exactly how much below budget forecasts the actual revenues are.

The next indication of the rev-

enue picture from the state will come in November from the state Legislative Analyst's Office (LAO). Cazares said usually the LAO report helps school finance officials start to prepare the budget for the following year, not the current one.

Grant said, for the short term, the district is doing well.

"I think we're well positioned in the short term," he said, adding, "things could get ugly quickly."

The board also heard an update the district's health services, and those involved were praised by Kevin Johnson, senior director of pupil services, for going beyond job requirements. Workers from the department made trips to Oakland to pick up vaccines required for students in some grades; as a result, not one student was turned away from school for lack of the vaccine. With a two-year grant for two nurses ending this year, Johnson teachers may be required to do more for students with medical conditions.

The board also approved a deal that would improve conditions of sports fields at five schools. Under the plan, the district approved a \$90,000 bid for a contractor, Sycamore Landscaping, which will bring in dirt and do maintenance on fields at Donlon, Alisal, Hart, Pleasanton and Harvest Park. The work will be paid for by the city through a new \$25 fee from players. ■



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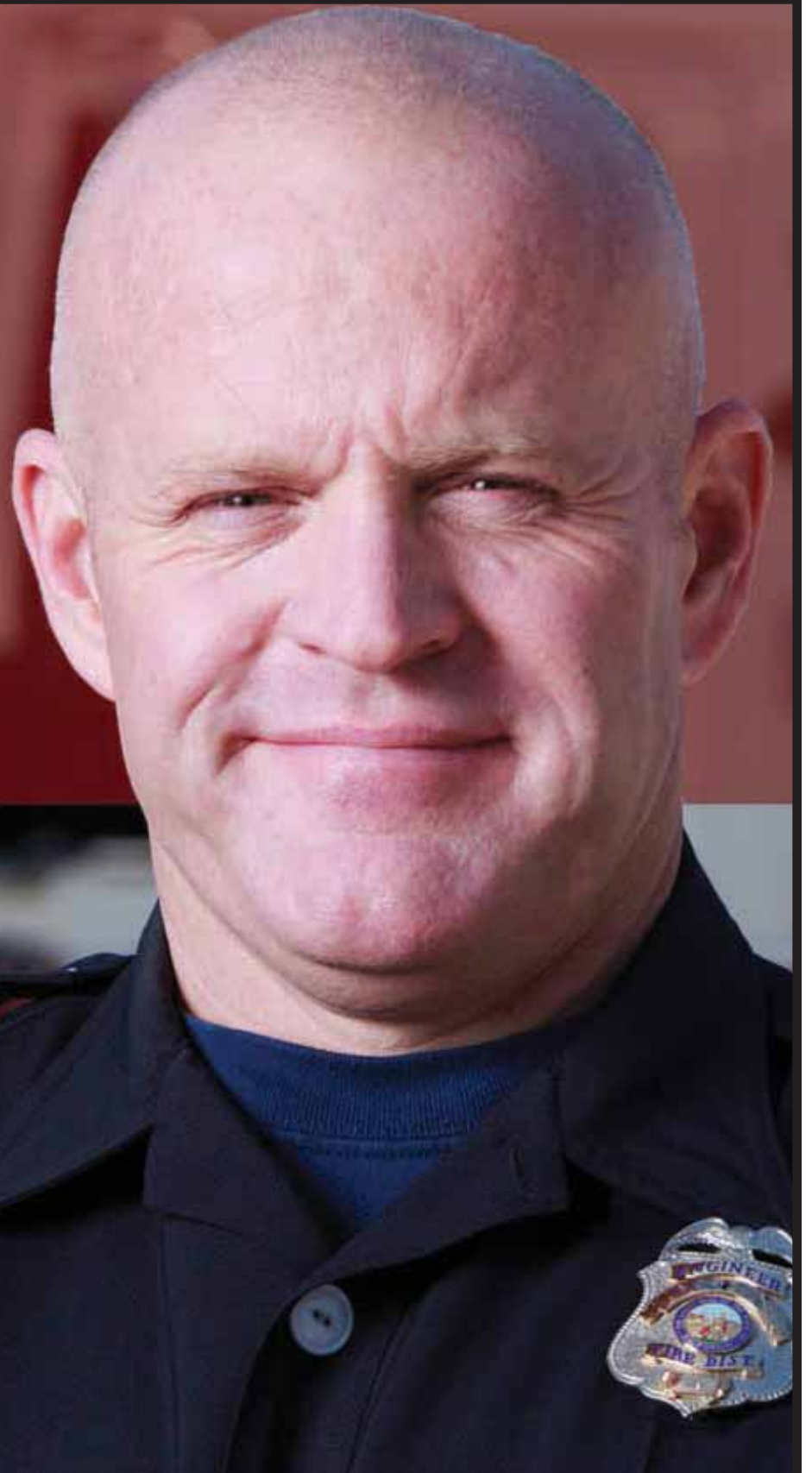
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## Murphy's Paw to reopen under new management

Name to remain, some merchandise will change

By JEB BING

The long-time owners of Murphy's Paw will hold a "Goodbye" reception starting at 6 p.m. tonight at the popular pet store at 410 Main St.

Melanie and Mike Sadek sold the business to Dean and Annamarie Mancini earlier this month and will turn the keys over to the new owners tomorrow. The Mancinis plan to keep the name of the store although they will change some of the merchandise.

"It's heartbreaking," said Melanie Sadek, who recently was hired as executive director of the Valley Humane Society. "But it's been a good run and we have many Pleasanton friends as a result."

With her new full-time job and with like Sadek now working full time at Workday, the couple found the economy too tough to employ salaried personnel to manage the store and keep it open seven days a week, which Melanie said is required these days.

Tonight's reception, which will end at 9 p.m., will give customers a chance to say goodbye to the Sadeks as well as welcome the Mancinis.

Melanie Sadek said she will continue serving as a board member of the Pleasanton Downtown Association through the end of the year, and then plans to join the organization as an auxiliary member since Valley Humane So-



ciety, located on Nevada Street, is not a downtown business. ■

## Pleasanton-based Five9 named to Inc. magazines fastest-growing list

Provides cloud-based call center software for sales, marketing, support services

Inc. magazine has named Five9 to its fifth annual Inc. 5000 list, ranking the company 158th in the software industry. The Inc. 5000 list is an exclusive ranking of the nation's fastest-growing private companies.

"Now, more than ever, we depend on Inc. 500/5000 companies to spur innovation, provide jobs, and drive the economy forward," said Inc. magazine Editor Jane Berentson. "Growth companies, not large corporations, are where

the action is"

Five9 joins companies such as LinkedIn, Internet radio company Pandora and television maker Vizio, among other prominent brands, featured in this year's Inc. 5000 list.

Speaking about the list, Mike Burkland, CEO of Five9 said: "Our revenue growth continues to accelerate, as evidenced by our inclusion on this prestigious list for a second year in a row. The business flexibility that our

cloud-based call center solutions provide is critical to driving customer satisfaction.

Five9 provides of cloud-based call center software for sales, marketing and support, serving customers on five continents.

Last month, Five9 announced that after undergoing a competitive bidding process, 2-1-1 California, the statewide network of local 2-1-1 information and referral providers, has selected it as its call center platform. ■

## U.S. housing starts decline, but new construction permits rise

By JEB BING

Nationwide housing starts declined 5.0% to a seasonally adjusted annual rate of 571,000 units in August, according to figures released by the U.S. Commerce Department this week.

The decline was primarily on the more volatile multifamily side, with single-family housing production edging down just 1.4%. Meanwhile, permits for new construction posted modest gains in both sectors.

"At this point, most builders are only looking to replenish their depleted inventories of new homes for sale, but otherwise holding off on new projects," said National Association of Home Builders (NAHB) Chairman Bob Nielsen, a home builder from Reno, Nev.

"While we would like to get more crews back on the job, we need to see solid improvement in consumer demand, greater access

to credit for both builders and buyers and a reduction in the number of foreclosed properties on the market before we can ramp up new production," Nielsen added.

"Today's numbers are completely consistent with NAHB's forecast for the quarter, and are in keeping with the anemic economic and job growth we are seeing across most of the country," said NAHB Senior Economist Robert Denk.

"That said, we continue to anticipate modest gains in new-home production through the end of this year with greater momentum building into 2013, and some pockets of improvement are already evident in about a dozen metros nationwide," he explained.

Single-family housing starts declined 1.4% to a seasonally adjusted annual rate of 417,000 units in August, while multifamily production, which tends to display greater vola-

tility on a month to month basis, declined 13.5% to a 154,000-unit rate.

Regionally, combined starts activity was mixed in August, with the Midwest and West posting gains of 2.6% and 2.2%, respectively, and the Northeast and South posting declines of 29.1% and 3.3%, respectively.

Building permits, which can be an indicator of future building activity, rose 3.2% to a seasonally adjusted annual rate of 620,000 units in August, their highest level since last December.

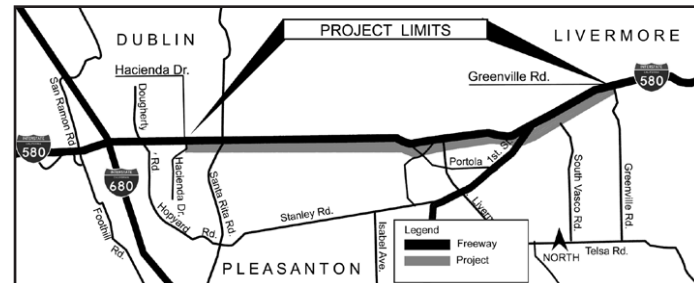
Single-family permits gained 2.5% to 413,000 units, while multifamily permits gained 4.5% to 207,000 units.

Permit issuance rose in three out of four regions in August. The South was the only region to post a decline, of 1.3%, while the Northeast, Midwest and West posted gains of 3.3%, 6.3%, and 11.3%, respectively. ■

### PUBLIC NOTICE

#### I-580 Eastbound Auxiliary Lane and I-580 Eastbound Express Lanes Projects

#### Notice of Availability of Draft Fine Particulate Matter (PM 2.5) Report



**WHAT'S HAPPENING:** The California Department of Transportation (Caltrans) and the Alameda County Transportation Commission (CTC) are proposing to upgrade the existing Interstate 580 (I-580) eastbound high-occupancy vehicle (HOV) lane to an express lane facility, as well as construct eastbound auxiliary lanes from the Isabel Avenue interchange (now under construction) to the North Livermore Ave interchange and from the North Livermore Ave interchange to the First Street interchange. The project limits are from west of the Hacienda Drive interchange to west of the Greenville Road interchange, a distance of approximately 11.3 miles.

In 2006, the U.S. Environmental Protection Agency (EPA) published a Final Transportation Conformity Rule that established requirements for transportation conformity and developed procedures to determine which transportation projects must be analyzed for local air quality impacts in fine particulate matter (PM2.5) nonattainment and maintenance areas. The Metropolitan Transportation Commission (MTC) is responsible for determining that projects included in the 2035 Regional Transportation Plan (including these projects) are in conformity with the State Implementation Plan for achieving the goals of the Clean Air Act.

Fine particulate matter (PM2.5) refers to particles smaller than 2.5 microns that can be inhaled deeply into lungs and cause damage to people's health. Particulate matter comes from combustion activities, including motor vehicles, and can cause dust from roads and highway construction to be re-suspended in the atmosphere. In December 2009, EPA designated the Bay Area as nonattainment for the national 24-hour PM2.5 standard.

Project-level conformity analysis for PM2.5 shows that the project will conform with the State Implementation Plan, including localized impact analysis for PM2.5 with interagency consultation required by 40 CFR 93.116 and 93.123. This project is considered a Project of Air Quality Concern regarding particulate matter (PM2.5) as defined in 40 CFR 93.123(b)(1). A detailed PM2.5 hot spot analysis was completed, as required by 40 CFR 93.116 and 93.123, based on U.S. EPA Guidance. Public comment is requested on the PM2.5 project-level conformity analysis that was completed for this project.

The analysis addresses the construction of the proposed project, including components identified in the MTC's Transportation 2035 Plan for the San Francisco Bay Area. The assessment adheres to the Final Transportation Conformity rule and demonstrates that the proposed project meets the Clean Air Act conformity requirements and will not conflict with state and local measures to improve regional air quality.

**WHY THIS AD:** This notice is to inform you that the Draft Fine Particulate Matter (PM2.5) Report is available on the Caltrans website ([www.dot.ca.gov/dist4/envdocs.htm](http://www.dot.ca.gov/dist4/envdocs.htm)) and the Alameda CTC website ([www.alamedactc.org/news\\_sections/view/1](http://www.alamedactc.org/news_sections/view/1)) for a 30-day review period. Printed copies of the report may be found at the Caltrans Transportation Library: 111 Grand Ave., Oakland, CA 94612; Alameda CTC Offices: 1333 Broadway, Suite 220, Oakland, CA 94612; the Dublin Public Library: 200 Civic Plaza, Dublin, CA 94568; the Livermore Public Library: 1188 S. Livermore Ave., Livermore, CA 94550; and the Pleasanton Public Library: 400 Old Bernal Ave., Pleasanton, CA 94566.

**WHERE YOU COME IN:** Comments on the Draft PM2.5 Report may be submitted in writing. Comments must be received by 5:00 p.m. on October 31, 2011, via U.S. mail or e-mail to: Valerie Shearer, Sr. Environmental Planner, Caltrans Office of Environmental Analysis, P.O. Box 23660, MS-8B, Oakland, CA 94623-0660. E-mail: [valerie\\_shearer@dot.ca.gov](mailto:valerie_shearer@dot.ca.gov)

**ELECTRONIC VERSIONS OF THE DRAFT PM2.5 REPORT ARE AVAILABLE ONLINE AT:**

[www.dot.ca.gov/dist4/envdocs.htm](http://www.dot.ca.gov/dist4/envdocs.htm) and [www.alamedactc.org/news\\_sections/view/1](http://www.alamedactc.org/news_sections/view/1)

**FOR MORE INFORMATION OR TO REQUEST A COPY OF THE DRAFT PM 2.5 REPORT:**

Individuals who would like to request a copy or who require portions of the report in alternative formats or translated are asked to contact Caltrans District 4 Public Information Center at (510) 286-4444, the Office of Environmental Analysis at (510) 286-5623. TDD users may contact the California Relay Service TDD line at 711.



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# Opinion

## EDITORIAL

THE OPINION OF THE WEEKLY

### Lins should end their lawsuits against Pleasanton

Civic diplomacy took a back seat in the Pleasanton City Council chambers last Monday as Mayor Jennifer Hosterman again sparred with leaders of a citizens group long opposed to a housing development in the southeast hills called Oak Grove. The outburst came as former Councilwoman Kay Ayala asked for an answer to her question on if the council, in closed session, had voted on a settlement agreement with representatives of Frederic and Jennifer Lin, the landowners who are currently suing the city on two issues. Hosterman refused to allow the question, but others intervened, allowing City Attorney Jonathan Lowell to say that consideration of a "stand-down" agreement with the Lins had been discussed, but no vote was taken.

The angst between some members of the council and the citizens' coalition formed by Ayala in 2007 to overturn a 4-1 vote by the council that approved the Lins' 51-home housing project at the end of Hearst Drive is sadly not over. Since then, Ayala's coalition has successfully battled the Lins in court, fielded Measure PP that won voters' approval to block development on steep hillsides, and sponsored Measure D that won voter approval at the ballot box in June 2010 scuttling the council's approval and the Lins' right to build their houses. Now the Lins are in court with litigation this time against the city of Pleasanton arguing that a once-signed development agreement trumps the 2010 measure D vote and setting the stage for possible damages if they continue to be denied development rights on the 600 acres they own. Adding to this longstanding, hugely costly litigation is now a new proposal from the Lins to build only 10 houses instead of the 51, a proposal submitted to city planners who have yet to consider it.

Ayala's concern was with the wording "settlement agreement," a term the Lins' attorneys used in their latest request that the City Council "stand down" in the lawsuits, including an appeal before the state Court of Appeal to overturn an unfavorable ruling by a Superior Court judge against the Lins. The stand-down would last until the city acts on the Lins' 10-home petition. Presumably, although the Lins haven't said so, they would drop the appeal and possible damage suit if they receive building permits and can proceed to build the proposed million-dollar-plus homes in the southeast hills. Karla Brown, a Realtor, who is part of the Ayala coalition, told the council Monday that this would be like asking a contractor to do more work on your house while you were suing him for the faulty work he'd already done.

Hosterman was among a majority on the council who approved the Lins original plan for a 51-home development in Oak Grove, which included a gift to the city of nearly 500 acres of parkland and open space and was considerably less than the 100 homes they had earlier asked to build. To her and the council majority, and many in the community, the Oak Grove plan had merit, even benefits. But the majority vote on Measure D showed voters felt otherwise and it's the council's duty now to make sure the Lins either drop their legal actions against the city or see them through on appeal before anyone in City Hall turns the first page on a new building plan. Ayala and her coalition asked the right question. We all agree that the Lins' 10-home plan looks good, but it needs to be considered through the normal approval process, not as part of a stand-down agreement that allows the Lins to hold the threat of resuming their litigation against Pleasanton over our heads if they don't like the outcome. ■



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

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# Six clerks cited in alcohol sting

Businesses also face penalties for allowing underage sales

By **GLENN WOHLTMANN**

An underage alcohol sting led to citations being issued to clerks at six local businesses for selling alcohol to minors after a decoy operation Thursday night.

The California Department of Alcoholic Beverage Control, working with the Pleasanton Police Department's Special Enforcement Unit, used two 19-year-old volunteers who attempted to buy alcohol at 18 restaurants, bars and liquor stores. Twelve of the 18 clerks did the right thing — asking for identification and blocking the sale.

However, clerks at Alberto's Restaurant in the 400 block of Main Street and New York Pizza in the 600 block of Main were cited, as were clerks at Meiko Sushi and Perrys Liquors, both in the 4300 block of Valley

Avenue. Also cited were a clerk at Fernando's Restaurant in the 300 of St. Mary Street and one at Fiesta Taco in the 1900 block of Santa Rita Road.

While the individual clerks who conducted the sales were issued citations, reports are being forwarded to Pleasanton courts and the Department of Alcoholic Beverage Control for additional administrative action against the establishment liquor licenses.

The purpose of the program is to ensure retail businesses are complying with the law by not selling alcoholic beverages to minors, a Pleasanton police news release said, adding minimizing alcohol sales to minors creates a safer environment for minors as well as for the rest of the community. ■

## POLICE BULLETIN

### Wal-Mart incident elevated to robbery

A simple shoplifting charge was elevated to robbery in a Sept. 24 incident at Wal-Mart, a police report said.

A man had stolen small items and was leaving the store when another man attempted to stop him to make a citizens' arrest; the thief pushed his accuser,

according to the report. California law defines robbery as taking property "by means of force or fear."

No arrest has been made.

In other police reports:

A burglary in the 7000 block of Commerce Circle netted a \$1,200 laptop; the break in occurred between 9:18 and 9:28 p.m. Sept. 23. Police received an alarm call and discovered the rear window of the business had been broken.

Also, two bicycle rims worth \$6,000 were stolen from a shop in the 700 block of Main Street Sept. 21.

## POLICE REPORT

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

### Sept. 21

#### Vandalism

- 7:42 a.m. in the 5400 block of Montalvo Court
- 7:43 a.m. in the 1100 block of Sunset Creek Lane

- 10:18 a.m. at the intersection of Vine Street and Birch Creek Drive

- 4:30 p.m. in the 5600 block of Springhouse Drive

#### Drug/alcohol violations

- 10:33 a.m. in the 5700 block of Owens Drive; possession of a non-narcotic controlled substance, paraphernalia possession, possession of a hypodermic needle

- 10:57 p.m. in the 6600 block of Koll Center Parkway; public drunkenness
- 11:36 p.m. in the 4400 block of Railroad Avenue; public drunkenness

### Sept. 22

#### Theft

- 12:31 p.m. in the 1500 block of Fairview Court; theft
- 6:33 p.m. in the 300 block of Neal Street; forgery

#### Vandalism

- 12:46 p.m. at the intersection of Foothill Road and Longview Drive
- 12:48 p.m. at the intersection of Stoneridge Drive and Santa Rita Road

#### DUI

- 10:23 p.m. at the intersection of Bernal Avenue and I-680
- 11:00 p.m. at the intersection of Bernal Avenue and I-680

### Sept. 23

#### Robbery

- 8:10 p.m. in the 4100 block of First St

#### Theft

- 7:14 a.m. in the 3500 block of Utah Street; petty theft
- 10:01 a.m. in the 1100 block of Laguna Creek Ln; petty theft, vandalism
- 7:55 p.m. in the 1500 block of Stoneridge Mall Road; petty theft

#### Burglary

- 9:18 p.m. in the 7000 block of Commerce Circle

#### Arson

- 9:31 p.m. in the 1000 block of Piemonte Drive

#### Vandalism

- 7:12 a.m. in the 800 block of Sunset Creek Lane
- 10:54 a.m. in the 4400 block of Black Avenue

#### DUI

- 2:05 a.m. in the 3200 block of Sylvaner Court

### Sept. 24

#### Robbery

- 9:11 p.m. in the 4500 block of Rosewood Drive

#### Theft

- 10:58 a.m. in the 1600 block of Calle Santiago; auto theft
- 3:36 p.m. in the 700 block of Main Street; grand theft

#### DUI

- 1:19 a.m. at the intersection of Santa Rita Road and Morganfield Road
- 11:20 p.m. at the intersection of Vineyard Avenue and Thiessen Street
- 11:35 p.m. at the intersection of Santa Rita Road and Morganfield Rd

### Sept. 25

#### Theft

- 2:37 p.m. in the 1300 block of Stoneridge Mall Road; petty theft

- 3:34 p.m. in the 2200 block of Doccia Court; identity theft

#### DUI

- 12:56 a.m. at the intersection of Hopyard Road and Black Avenue

### Sept. 26

#### Grand theft

- 1:09 a.m. in the 3000 block of Tonopah Circle

#### Vandalism

- 1:41 p.m. in the 5600 block of W. Las Positas Boulevard

#### Drug/alcohol violations

- 11:52 p.m. in the 1800 block of Valley Avenue; public drunkenness

### Sept. 27

#### Auto theft

- 2:49 p.m. in the 7300 block of Johnson Drive

#### Battery

- 1:06 a.m. in the 2100 block of Alexander Way

#### Vandalism

- 8:09 a.m. in the 6600 block of Koll Center Parkway
- 4:27 a.m. in the 2500 block of Santa Rita Road

#### Drug/alcohol violations

- 5:40 a.m. in the 3900 block of First Street; public drunkenness

## OBITUARIES

### Robert William Laffin

Pleasanton resident Robert William Laffin died Sept. 17 at the age of 50.

He was born April 16, 1961, in Oakland and moved to Pleasanton in 1971. He graduated from Foothill High School in 1979. He worked for the U.S. Postal Service for 25 years.

He was predeceased by his mother Ramona Lafflin. He is survived by his father Ray Laffin; brother Steven Laffin; and his cat Mocha. Funeral services were held Sept. 22 at Graham-Hitch Mortuary in Pleasanton.

### Janet June Reichlin

Janet June Reichlin died Sept. 12 at Kindred Hospital in San Leandro after a long and courageous battle with lung cancer and assorted heart and lung complications.

She was born in Dennison, Iowa on June 22, 1940 to Fritz and Clara Grell, moved to California shortly thereafter and was raised in Concord and Oakland.

She graduated from Oakland High School in 1958 and worked for Royal Globe Insurance in San Francisco for the next five years.

She met her husband Mike and they were married in 1964 and began their family in 1965 with the birth of their daughter Lori, followed by their son Michael in 1967. The family moved from Oakland to Pleasanton in 1967. She found time to donate her services at Lydiksen Elementary while the children were attending and later gave over 4,000 hours of service to Valley Memorial Hospital in Livermore.

She came from a family of nine children and is survived by sisters Genevieve Lillyblade, Kathy Llamas and Nancy Metz; her daughter Lori; three grandchildren, Travis, 19, and twins Tracey and Trisha, 13; and numerous nieces and nephews.

No services were held. The family suggests that any remembrances be directed to the Juvenile Diabetes Research Fund (JDRF).



## WEEKLY MEETING NOTICES

### City Council Special Meeting

Monday, October 3, 2011 at 7:00 p.m.  
Council Chamber, 200 Old Bernal Avenue

- Consider a proposal for a stand down of litigation arising from the prior 51 unit Oak Grove project during review of new application for ten lots on the Oak Grove property

### City Council

Tuesday, October 4, 2011 at 7:00 p.m.  
Council Chamber, 200 Old Bernal Avenue

- Public Hearing: Review of Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2010 (10/11)
- Introduction of upcoming labor negotiations with the International Association of Firefighters, Local 1974 (IAFF) and receive public input

### Civic Arts Commission

Monday, October 3, 2011 at 6:30 p.m.  
Firehouse Arts Center, 4444 Railroad Avenue

- Approval of location of the public art "Special Friends" in Civic Park
- Review FY 2010/11 City Grant Mandatory Final Performance Reports

Following adjournment the Civic Arts Commission will convene to a workshop for a roundtable discussion overview.

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

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



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

Dance is an art form that soothes and calms the soul. It is meant to be shared among all the people in the world. Ever since I realized this, bringing dance to the community has been one of my chief priorities, and two recent performances made my summer a truly memorable one.

I am an entering senior at a school for the arts in San Francisco, but I am actually a resident of Pleasanton. One of my favorite hobbies is dance — whether learning, choreographing, or performing — I can never get enough of it. In my junior year, I started a dance group and began organizing and performing in community events. I found that dancing feels even better when you know you are doing something for your community.

This summer we performed at the Pleasanton Senior Center. I brought a small group of three children with me, and we performed five dances. The setting was spacious and the senior audience members were warm and welcoming.

Knowing that many seniors at the center may not have been exposed to large amounts of Chinese culture, I began each number with small bits of general information about Chinese culture, followed by an introduction to the upcoming dance. There were many people watching us perform, from seniors to program coordinators to lunch workers; they were all enthusiastic about the performance, and we received an eager round of applause for the show.

At the end of the show, the program coordinator of the senior center invited us to participate in a multicultural festival next May. It was a huge boost to my group, as we are fairly new. Being asked for an encore is one of the best things a performer could wish for.

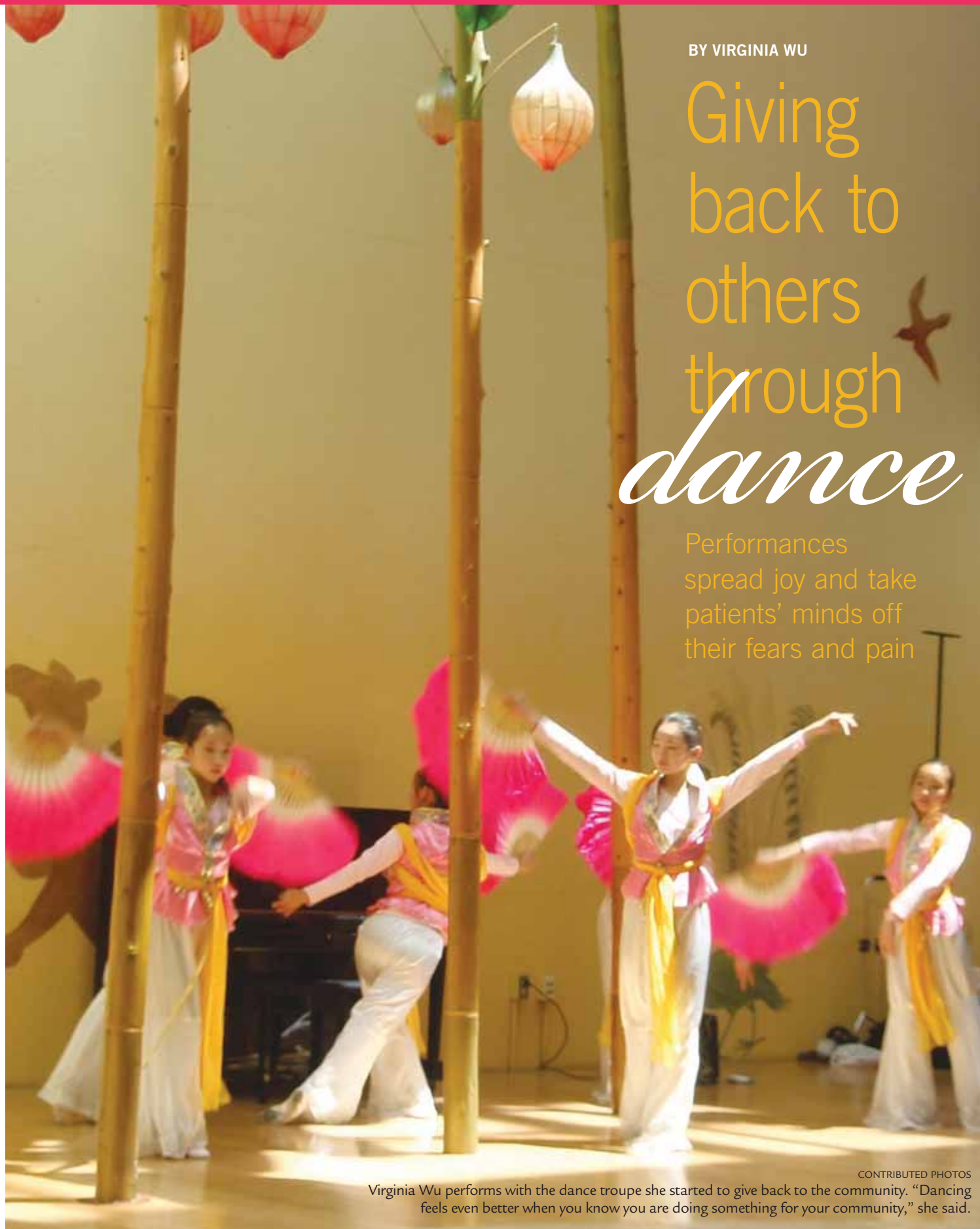
My most memorable performance of this summer was the show at Children's Hospital in Oakland. Ever since I was younger, I thought that public places needed performances to keep them entertaining. I feel that this especially holds true for hospitals, since they are places where children may experience pain or fear. I wanted to do something for these kids to relieve these feelings.

I scheduled a performance with the hospital and chose a series of lively dances to bring some joy to the hospital environment. I received notice that we would be performing in the outpatient center on the stage in the lobby.

At first, when I was unloading the



Wu visits with the youngsters at Children's Hospital in Oakland.



BY VIRGINIA WU

## Giving back to others through dance

Performances spread joy and take patients' minds off their fears and pain

CONTRIBUTED PHOTOS  
Virginia Wu performs with the dance troupe she started to give back to the community. "Dancing feels even better when you know you are doing something for your community," she said.

show equipment and surveying the area, I thought, "Where are all the people?" Indeed, at first the entire hospital was so quiet you could hear a pin drop. But as soon as I turned on the music for the first dance, I saw small faces peek out from the viewing area of every story until I had a large audience.

When the children first looked

down at us, I saw in their young faces a touch of tenseness — perhaps they were nervous about surgery? A number of toddlers were squirmy and restless while waiting outside the hospital rooms, older children simply looked bored. However, as we went through a few numbers in the show, I felt the atmosphere change. I saw smiles

emerging from the children's gradually relaxing faces; I saw toddlers pulling on their parents' shirttails, eagerly pushing their way to the front of the observation area.

When I saw their faces, I knew that they were captivated. I realized that I had the ability to take people's minds off their fears and their pain and use my talent and craft —

dance — to truly help people and to do something effective for the people who make up our community. I discovered how warm it feels inside to know that I am able to make a change in the community.

—Pleasanton resident Virginia Wu is the founder and leader of a small performing group for traditional Chinese dance and music.

## SPOTLIGHT



## Presenting 'Millie,' a family musical

Flappers and tap dancers coming soon  
to Firehouse Theater

"Thoroughly Modern Millie" is opening at the Firehouse Arts Center on Friday, Oct. 7, being presented by the Pacific Coast Repertory Theatre.

It's the story of Millie Dillmount seeking a new life in New York City at a time when women were entering the workforce and the rules of love and social behavior were quickly changing. Flappers, tap-dancers, dashing leading men, and a villainess add to the merriment.

"Unlike our recent productions of 'Cabaret' and 'Chicago,' this is a truly family-friendly show that explodes with fun — major tap dancing production numbers, fabulous characters and loads of energy from the Roaring 20s," said PCRT's Co-Artistic Director Pat Parr.

"Based on the 1967 film starring Julie Andrews, the stage version features new songs, and our production once again features a seven-piece band of professional musicians."

"Thoroughly Modern Millie" is directed by Dyan McBride and choreographed by Renée DeWeese, who won a Shellie Award for her choreography of Contra Costa Musical Theatre's 42nd Street in 2008 and was nominated for the company's

"Oklahoma!" DeWeese is the founder and director of Little Broadway, a children's musical theatre program in Walnut Creek and Castro Valley.

The cast features professional actors working alongside Bay Area community performers. Millie is played by Molly Millett, Ms. Dorothy by Erin Reis, Jimmy by Mark Farrell, Trevor Graydon by Gabriel Grilli (who portrayed the Emcee in Cabaret), and the diabolical Mrs. Meers by Ali Lane. Also featured is a Sacramento favorite Cami Thompson as the unflappable Muzzy van Hossmere.

— Dolores Fox Ciardelli

### Thoroughly fun

What: "Thoroughly Modern Millie"

Who: Pacific Coast Repertory Theatre

When: Oct. 7-23, at 8 p.m.  
Thursdays-Saturdays, 2 p.m.  
Sundays

Where: Firehouse Arts Center,  
4444 Railroad Ave. in downtown  
Pleasanton

Tickets: \$17-\$33. Group discounts available. Call 931-4848 or visit [www.firehousearts.org](http://www.firehousearts.org)

## Artists 'under the influence' of Carol Maddox to exhibit

Meet the artists at opening reception Oct. 2 in Livermore

Painting under the influence? An exhibit at the Livermore Library, called "Under the Influence — Painting with Carol Maddox," will feature the work of 13 advanced artists through the month of October who have been creating art under the direction and influence of award-winning artist and teacher Carol Maddox of Pleasanton.

A reception will kick off the show, from 3 to 5 p.m., Sunday, Oct. 2. Many of the artists are professionals in their own right, and Maddox will also show her work.

Each artist will have two to three water media paintings in the exhibit. In addition, the painters will display their individual interpretations of a single photo of a Northern California countryside.

Carol Maddox was awarded the Gold Medal of Honor in 2004 at the American Watercolor Society's 137th International Exhibition. Again this year, her entry was granted an award, and the painting is on tour across the United States for one year. A graduate of California College of the Arts, she exhibits regularly with the American Watercolor Society, National Watercolor Society and California Watercolor Association; she has attained signature membership in all three. Maddox has lived and exhibited in Europe, and returns to conduct workshops in Italy, Belgium, and France.

"My work has moved away from replicating subjects to saying less about a scene — and working more from imagination," Maddox said.

Maddox has been instructing in the Valley for over a dozen years. Most of her students have been studying painting with her for much of that time.

Painters in the exhibit will be Dodie Arterburn, Eileen Butcher, Arline Dust, Marianne Foote, Carol Gerich, Linda Huggins, Jo Ann Koopman, Myra Latkin, Annette Mack, Marisa Ocasio, Ann Peters, Lisa Scarborough, and Gloria Thompson.

The Livermore Library is located at 1188 S. Livermore Ave. Call 373-5500. ■



"Michigan Farm," a watercolor painting by prize-winning Pleasanton artist Carol Maddox.

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# 'DESPERATE' PAST REVEALED FOR CITY OF PLANNED PROGRESS

LONG-TIME PLEASANTON FRIENDS SHARE STARK CONTRAST OF 'THEN' AND 'NOW'

story by **JERRI PANTAGES LONG**

It all began with a little black book.

Not the kind that lists names and addresses — this book is likely the last existing copy of the first ordinances adopted for the city of Pleasanton 117 years ago.

Gene Pons found the small volume among his mother's possessions after her death and shared his find with lifetime friend Phil Henry. Both second-generation Pleasanton natives, Pons and Henry thought that current residents might be quite surprised to learn of this area's turbulent past.

That conversation between two friends lead to quite a bit more research and evolved into an entertaining talk entitled "Brothels, Bar Rooms and Bandits: Pleasanton Then and Now."

First presented by Museum On Main as part of the Ed Kinney Lecture Series, the popular talk was repeated at the



Pleasanton Public Library — but many who wished to attend were turned away due to an overflow crowd. Now the library is planning a return engagement at 7 p.m., Thursday, Oct. 27, at 7 p.m. This talk will be one of many events that are part of the Tri-Valley Heritage Happening throughout October.

Pons and Henry are uniquely qualified to speak about the community's past. Each had grandparents who settled in this area in the late 1800s, and



each had a grandparent who ran a hotel/saloon. Each of their mothers was born in Pleasanton, Pons' mother in 1910.

"At the time of her death, at age 98, she was the oldest native Pleasanton resident alive, and also the oldest living graduate of Amador Valley High School," Pons told the audience. Henry's mother was a member of the second class to graduate from Amador Valley High School.

That was the same high school from which Pons graduated in 1953 with Henry one year later. Both young men attended San Jose State College, as it was then known, living in Spartan Hall. The friends both had careers at Lawrence Livermore National Laboratory, retiring on the same day and then "going to play golf the following Monday," Pons recalled.

Since then, the two best friends and their wives, Ann Pons and Terry Henry, have shared many adventures, including world travel. But home is still Pleasanton, albeit a very different one from their childhoods.

When Pons served on the General Plan Review committee in 1968, and later on the Planning Commission, a survey of Pleasanton residents showed that what they wanted for the community fell into eight priorities: clean industry; no high-rise buildings (over four stories); protection for downtown, "The Heart of Pleasanton"; protection of surrounding hills; limits on shopping malls and gas stations; distribution of high-density residential development;

and strict sign ordinances.

These goals were very different than those set forth in that little black book of 1894. For example, Ordinance Number 68 set forth "Preventing Acts Against Good Morals, Decency, & Comfort of the Inhabitants." Dance houses and brothels were outlawed, as were those who "frequented houses of that character."

The prohibition also applied to places "where persons assemble for the purpose of smoking opium or inhaling the fumes of opium." The newly incorporated town made it illegal for anyone to flash "any deadly weapon in a rude, angry, or threatening manner" or to use such a weapon in a fight, or to "discharge any firearm within Town limits without a permit."

By today's standards, those may seem to be common-sense laws but others may seem a bit harder to understand. Section 22, for example, made it a misdemeanor to "play the game of ball in any of its forms" on Main to Neal streets



ther about that particular law when he first saw "the little black book" as a child. His grandfather, Louis Ghiotti, was the owner of the Colombo Hotel, Bar and Restaurant on Main Street, now occupied by a bicycle shop. He explained to his grandson that men who had been denied access to drinking establishments sometimes exacted revenge by riding an old horse into a saloon and killing it, thereby creating a mess for the management.

Henry had heard people say that



or Rose Avenue — and the fine for such a violation could actually exceed that for firing a gun!

Ordinance No. 41 declared that "any person who intentionally rides, drives, or leads horses, mules, cattle, goats, jacks, jennets (female donkeys), sheep or swine upon public sidewalks to enter any buildings, bars, or other openings is guilty of a violation of section 17."

Pons remembered asking his grandfa-

Pleasanton once had a reputation as being a "desperate" town in the Wild West and wondered how that could be. His research revealed that there were at least 21 bars or saloons in downtown Pleasanton in the late 1940s, prompting Life magazine to dub it the "drinking-est town in the U.S." About that time, Readers' Digest noted that Pleasanton had more bars per capita than any town of its size in the United States.



Clockwise from left: A map of drinking establishments in Pleasanton in the 1940s. Pleasanton was said to have had the most bars per capita of any town its size in the U.S. Besides commercial wineries, many families made their own wine; Gen Pons' grandfather, Louis Ghiotti (center) loads grapes into the crusher while great-uncles Gene and Chester Damico prepare for the next steps. They produced wine in a 500-gallon vat below the family residence on Vervais Street, now part of a city park at the north end of Main Street. After Prohibition ended, Pleasanton leaders revived the Fiesta del Vino, which included a big parade down Main Street; the Colombo Hotel's float passes by the Colombo Hotel, now a bicycle shop. Gene Pons' father Don is on the back of the float; Phil Henry (left) and Gene Pons with their key research materials. Both were born and raised in Pleasanton, as were their mothers. Even Baby Gene wore a sombrero for the Fiesta del Vino.

When Henry and Pons walked to school together down Main Street, they could smell the stench of stale beer from many of the bars, and it was not uncommon, Henry said, to see drunks sleeping in doorways.

The curfew ordinance enacted in 1894 was still in effect when Pons and Henry were growing up. A night watchman would ring the large bell that now sits by the Firehouse Arts Center to signal 9 p.m., when no one under age 16 was permitted to be out and about without written permission from a parent.

While some of the original town ordinances might seem quaint compared with Pleasanton's goals as a self-designated "City of Planned Progress," they show a transition from a much more violent era in the region's history. Henry discovered that the town's first lawman had kept detailed journals, and these became the basis for a book entitled "Lawman: The Life and Times of Harry Morse, 1835-1912," written by San Francisco attorney John Boessenecker.

Morse recorded cases of livestock rustling, arson and murder in what became a kind of war between different cultures. When the United States government annexed California in 1848, some Mexican land grants were disputed, and new settlers crowded out previous landowners, sometimes squatting on land to which others had claims. Families established farms and dairies, but, as noted by an Oakland newspaper on March 9, 1863, "the valleys were overrun by horse thieves and desperadoes."

Known first as Alisal ("sycamores," due to having the largest groves in the country), this area became the stopping off

point for bandits, cattle rustlers and horse thieves as they moved back and forth between northern and southern California.

Henry did an analysis of the census figures for Murray Township, which included what is now Pleasanton. The population was only 505 in 1860, but had grown to 2,390 just 10 years later. By 2008, the area had a population of

other states, up from 14% in 1860.

Henry concluded that this demographic shift resulted in two things: "The Californios developed a hatred for Anglos," he said, "and none of these groups had had any experience of living with mixed cultures." Add to the 1870 mix Native Americans (4%) and Chinese (5%), and the result was what one histo-



roughly 200,000.

What intrigued Henry was the shift of ethnicity. Californios, as they were known, had been 40% of the local population in 1860, but by 1870, they comprised only 10%. Europeans of non-Hispanic descent, plus immigrants from Australia and Canada, had been 41% of the 1860 census, but made up 58% by 1870, and another 23% moved in from

rian called "a cauldron of social unrest."

Today Pleasanton is known for schools, soccer and its business park, among other things. But Pons and Henry have a wealth of entertaining stories to tell about an era when shoot-outs, swindlers and saloons were the norm. If you cannot make it to their Oct. 27 presentation, consider investing \$12 for a DVD version at the Museum On Main. ■

## HEAR THEM IN PERSON

**WHAT:** "Brothels, Bar Rooms & Bandits: Pleasanton Then and Now"

**WHO:** Speakers Gene Pons and Phil Henry

**WHEN:** 7 p.m., Thursday, Oct. 27

**WHERE:** Pleasanton Public Library

**COST:** Free

## TRI-VALLEY HERITAGE HAPPENING

History centers, libraries and genealogy groups in the area are offering programs celebrating the area's history and culture during October in a series of events called Tri-Valley Heritage Happening. A sampling is listed below. See the complete list at [www.PleasantonWeekly.com](http://www.PleasantonWeekly.com).

■ Oct. 8 — "Family History: Genealogical Introduction" by Livermore-Amador Valley Genealogical Society at Pleasanton Public Library, 1-5 p.m. (Repeated Oct. 22)

■ Oct. 8 — "Visitor Appreciation Day: Free Tours of the Glass House & Tractor Museum" — Forest Home Farms Historic Park (San Ramon), 10 a.m. to 2 p.m.

■ Oct. 9 — "Extended Roots: Music from Our Immigrant Past" — 2 p.m., Pleasanton Public Library

■ Oct. 9 — "Ravenswood Historic Site Tours" — (Livermore), hourly, noon to 3 p.m.

■ Oct. 13 — "Ask Granny: Family History Workshop" by L-AGS at Pleasanton Senior Center, 10 a.m.

■ Oct. 16 — "The History of Camp Parks," Dublin Public Library, 2 p.m.

■ Oct. 21, 22, 28, 29 — "Ghost Walk" — Museum On Main, 6-8 p.m. (departs every 30 minutes; advance reservations recommended)

■ Oct. 22 — "Pleasanton History Walk" — Museum on Main, 2 p.m.

■ Oct. 28, 29 — "Halloween at Alviso Adobe" — 7-8:30 p.m.

## SPORTS DIGEST

### PJFL Chargers continue streak

The third week of the Pleasanton Junior Football League 2011 regular season heated up on Saturday at Pleasanton Sports Park with teams like the Chargers, Patriots and Texans continuing their early-season success while teams including the Ravens and Cowboys earned their first victories of the season.

In the senior division, the Chargers improved to 3-0 with a victory over the previously undefeated 49ers who dropped to 2-1. The Cowboys earned their first victory of the season over the Steelers.

In advanced division play, the Texans recorded their third consecutive shutout to start the season with a win over the Cardinals. The Packers rebounded after a loss last week against the Saints.

In the junior varsity division, the Jaguars improved to 3-0 with a win over the Vikings and the Bills recorded their first shutout of the season with a victory over the Falcons.

In the intermediate division, the Patriots stayed unbeaten by edging the Broncos and the Colts improved to 2-1 with a win over the Panthers. The junior division Raiders remained unbeaten, defeating the Eagles, and the Ravens shut out the Dolphins for their first win of the season. In bantam division play, the Chiefs handed the Jets their second loss of the season and the Lions cruised to a victory over the Bears.

### U9 Pandas top Pumas

The U9 Pumas jumped out to an early lead thanks to goals by Natshelly Campos and Kaamna Shankar. Keeper Emily Cassetti made save after save and used her head when needed. The Pandas fought back hard and tied the game, then completed the comeback when their third score whizzed past the Pumas' goalie with only minutes left in the contest. Kaamna Shankar of the Pumas was named top offensive player; Emily Cassetti was top defensive player.



The Foothill HS Boys Varsity Water Polo Team took first place in the Irvington/Logan Tourney on September 23 and 24. The Falcons pictured are (l-r): Chris Cogshall, Brad Severin, Jeff Liebman, Eric Crispell, coach Jim Kehrig, Daniel Usedom, Grant Sweetnam, Aldin Dallos, Gary Linforth, and Jeff Horne with Riley Murtagh in front.



### Rowdies take top spot in Sonoma Tournament

The U14 Pleasanton Rowdies captured first place last weekend at the Sonoma Honey Invitational Soccer Tournament. The Rowdies won all four matches against teams from San Jose, Rancho Cordova and a pair of teams from Sonoma. In the Championship Game, Goalkeeper Siena Moca led the Rowdies to a 2-0 shutout victory over the Sonoma Challenge, which was the only other previously undefeated team in the tournament. Offensively, the Rowdies scored 10 goals throughout the tournament, led by Megan Cavanaugh, Rachael Butler and Haley Isaacs. Defensively, the Rowdies limited their opponents to only 3 goals, with outstanding defensive play from Nicole Dantzig, Lauren Chew and Jessie Granucci. Pictured are (back, left to right): Haley Isaacs, Nicole Dantzig, Megan Cavanaugh, Coach Keith Granucci, Tori Garcia, Rachel Shockley, Maggie Cirves and Rachael Butler, (center) Saoirse Dwyer, Jessie Granucci, Lauren Chew, Katie Gray, Tori Field and Kayla Schroeder, (front) Siena Moca. Not pictured: Lilli Radwan.

## PREP LINE-UP

### Sept. 24

- Boys Water polo - TBA, AVHS, Irvington Tour, away

### Sept. 27

- Girls Water polo: 5 p.m., AVHS vs. Heritage, away
- Girls Tennis: 4 p.m., Foothill vs. Carondelet, home
- Girls Tennis: 4 p.m., AVHS vs. Livermore, home
- Girls Volleyball: 6:30 p.m., Foothill

vs. Livermore, home

- Girls Volleyball: 6 p.m., AVHS vs. Monte Vista, home

### Sept. 29

- Boys Water polo: 6 p.m., AVHS vs. Monte Vista, away
- Girls Water polo: 5 p.m., AVHS vs. Monte Vista, away

- Girls Water polo: 4:45 p.m., Foothill vs. Livermore, away

- Girls Tennis: 4 p.m., Foothill vs. AVHS, home

- Girls Volleyball: 6:30 p.m., Foothill vs. Monte Vista, away

- Girls Volleyball: 6 p.m., AVHS vs. California, home



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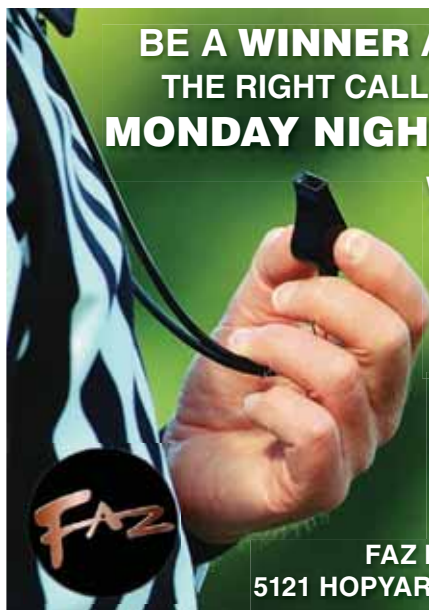
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## Auditions

**FREE AUDITION CLASS** Come to the free audition class from 6:30-8:30 p.m. Wednesday, Oct. 5 at Spark Dance, 3550 Bernal Ave. for their upcoming production 13 the Musical! They will teach you an audition song and dance. You can sign up for an audition slot at the

class. This class is for middle and high school students. Call 485-1776 or visit [www.TriValleyYPA.org](http://www.TriValleyYPA.org).

## Author Visits

**ELIZABETH RICHARDS BOOK SIGNING EVENT** Richards, a resident of Walnut Creek will be available to sign copies of her book, The

Founding of a Nation at 10 a.m. Saturday, Oct. 1 at Frankie, Johnnie and Luigi Restaurant, 11891 Dublin Blvd., Dublin. Now, when the hard-earned rights and freedoms we enjoy are taken for granted, we need to rediscover what life was like without them and how difficult, conflicted, and tenuous the development of our democracy was. For more information contact Jim Miller at 888-361-9473 or email [jim@tatepublishing.com](mailto:jim@tatepublishing.com).

## Book Clubs

**TOWNE CENTER BOOKCLUB** The club meets at 7 p.m. the second Wednesday the month at Towne Center Books, 555 Main St. Call 846-8826 or visit [www.townecenter-books.com](http://www.townecenter-books.com) for the current selection.

## Clubs

**EAST BAY EXECUTIVES ASSOCIATION** This non-profit organization helps businesses network with other businesses. It meets at 7:15 a.m. on the first and third Tuesdays monthly at Shari's, 3360 Castro Valley Blvd., Castro Valley. Call 600-7342.

## TAKE US ALONG



**Mahalo from Kauai:** Celebrating her 60th birthday this past April, Kelly Cousins traveled with the Weekly to Hanalei Bay, Kauai. Kelly brought along her sister, Liz Arkoosh, from Idaho.

## 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.pleasanton-newcomers.com](http://www.pleasanton-newcomers.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](http://www.digiassist.com/SocratesCafePleasanton.html).

## Concerts

**"EXTENDED ROOTS"** Music from our immigrant past will be performed at 2 p.m. Sunday, Oct. 9 at the Pleasanton Public Library, 400 Old Bernal Ave. Music is brought to life by Extended Roots, an acoustic band which plays traditional music from the roots of America. This free concert is sponsored by the Friends of the Pleasanton Library and will



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be held in the meeting room. Doors open at 1:15 p.m., free seating tickets will be handed out at 1 p.m. Call 931-3405.

**GOD BLESS AMERICA: A SALUTE TO IRVING BERLIN** An intimate musical review featuring dance, music and comedy, highlighting the life and songs of America's favorite composer Irving Berlin. The concert is from 2-4 p.m., Sunday, Oct. 9, at Bankhead Theater, 2400 First St., Livermore. Tickets are \$20-\$40. Visit [www.livermoreperformingarts.org](http://www.livermoreperformingarts.org).

## Events

**"BROTHELS BANDITS AND BARS"** Pleasanton in the 1850's was called "The Most Desperate Town in the West." Main Street was home to brothels, gambling halls and bandits. Join long-time locals Gene Pons and Phil Henry at 7 p.m. Thursday, Oct. 27 at the Pleasanton Public Library, 400 Old Bernal Ave. for a review of the rip-roaring history of Pleasanton. Call 931-3405.

**ANNUAL PICNIC FOR WIDOWS AND WIDOWERS** The Widows and Widowers of Northern California would like you to join them for their annual picnic at 2:30 p.m., Saturday, Oct. 1, at Back Forty Texas BBQ, 3649 Chelsea Ct. This is an open event. All are welcome. Cost \$12 for members and \$19 for guests, checks payable to WMWNC. RSVP to Ruby by Wednesday, Sept. 28, at 462-9636.

**ARTWALK** Experience the 10th anniversary of ArtWalk from 11 a.m.-5 p.m. Saturday, Oct. 8 in downtown Livermore. Enjoy a day of art, music, wine and shopping. Call 447-2787 or visit [www.artwalklivermore.org](http://www.artwalklivermore.org).

**GREEN SCENE FAIR** The City of Pleasanton and Hacienda will present the second annual Green Scene Fair from 10:30 a.m.-1:30 p.m. Thursday, Oct. 6 at CarrAmerica Conference Center, 4400 Rosewood Dr. This event is free. For more information call Laura Ryan at 931-5506 or email [lryan@ci.pleasanton.ca.us](mailto:lryan@ci.pleasanton.ca.us).

## Exhibits

**PLEASANTON ART LEAGUE MEMBER'S EXHIBIT** This exhibit of works by local artists will include a wide variety of watercolor, oil, pastel, photography and more, on display through Oct. 15 at the Firehouse Arts Center, 4444 Railroad Ave. Gallery hours: Wednesday-Friday noon-5 p.m., Saturday 11 a.m.-3 p.m. Donations are appreciated. Call 931-5355 or visit [www.firehousearts.org](http://www.firehousearts.org).

## Fundraisers

**AMADOR VALLEY HIGH'S THIRD ANNUAL SPORTS SALE** Join Amador Friends of Music for its third annual Sports Sale from 9 a.m.-4 p.m., Saturday, Oct. 1, at Amador Valley High School, 1155 Santa Rita Rd. Check out the bargains for hundreds of sporting goods and support the award-winning Amador Valley High School Marching Band and Color Guard. Call 699-7921 or email [ellen@bumblebeemarketing.net](mailto:ellen@bumblebeemarketing.net).

**GROWL, MEOW, AND WINE** Enjoy an afternoon of wine, appetizers, live music, and an amazing silent auction from 2-5 p.m., Sunday,

Oct. 2, at East Bay SPCA, 4651 Gleason Dr., Dublin. Cost \$45. Call 510-563-4605 or visit [www.east-bayspca.org](http://www.east-bayspca.org). All are welcome.

**OPEN HEART KITCHEN** Enjoy wine, food, beer, live music and art at the Blacksmith Square extravaganza to benefit Open Heart Kitchen, from 1-4 p.m., Sunday, Oct. 2, at Blacksmith Square, 21 S. Livermore Ave., Livermore. Proceeds provide food to local hunger programs. Call 580-1616 or visit [www.open-heartkitchen.org](http://www.open-heartkitchen.org).

**R.E.A.C.H. GOLF TOURNAMENT** R.E.A.C.H. (Resources Education Activities Community and Housing) for special adults of the Tri-Valley will be holding its fifth annual Golf Tournament at 10 a.m., Monday, Oct. 3, at Sunol Valley Golf Club, 6900 Mission Rd., Sunol. Golf fees \$150 for an individual or \$600 for a foursome, includes lunch and dinner with silent and live auction. Dinner banquet only, \$45. Sponsorship opportunities available. Visit [www.trivalleyreach.org](http://www.trivalleyreach.org).

**WE MARCH FOR JOPLIN** Join the Amador Valley High School Band and raise money for Joplin High School in Missouri by sponsoring a Marching Don. Joplin was devastated by a tornado in May and all proceeds will go toward helping Joplin students pay for new uniforms and instrument rental fees. The March is from noon-6 p.m., Saturday, Oct. 1, at Amador Valley High School, 1155 Santa Rita Rd. Call 699-7921 or visit [www.amadormusic.org](http://www.amadormusic.org).

## Kids & Teens

**SUGAR SKULLS AND MORE** Get ready to celebrate Day of the Dead (Dia de las Muertes) from 1-3 p.m., Saturday, Oct. 8, at the Golden Apple Learning Store, 4807 Hopyard Rd. Enjoy a fun craft day for kids 5-12 years old. They will be making masks, decorating sugar skulls, and learning about this Mexican holiday. Call [www.goldenapples.com](http://www.goldenapples.com).

## Lectures/ Workshops

**NATURE TALKS WITH THE NATURALIST** Nature talks explores a variety of nature related topics as well as how people impact nature. Come for a slide show/video presentation and Q&A session from 4-5 p.m., Saturday, Oct. 1, at Alviso Adobe Community Park, 3465 Old Foothill Road. Children under 7 must be accompanied. Bring a picnic dinner. This event is free, but pre-registration is required; call 931-3479.

**PARENTING TEENS - WHAT'S IMPORTANT?** Seminars for parents of teenagers, pre-teens or parents experiencing difficulties with their children and family life, from 7-8:30 p.m., Monday, Oct. 3, at the Pleasanton Public Library, 400 Old Bernal Ave. Led by Timothy Earle, experienced educator and parenting coach (was program director for leading emotional growth boarding school). Call 963-6439 or visit [www.jackrabbitjourney.com](http://www.jackrabbitjourney.com).

**RESTORING SIGHT TO THE BLIND** The seminar, "Restoring Sight to the Blind: Bringing Hope through Technology," will open the second season of the Lawrence Livermore National Laboratory (LLNL) Las Positas College Science and Engineering Seminar Series. The lecture is from 6-7:15 p.m. Monday, Oct. 3 at Las Positas College, Barbara Fracisco Mertes Center for the Arts, 3000 Campus

Hill Dr., Livermore. The event is free and open to the public. Parking is \$2. Call 424-1554 or visit [www.laspositascollege.edu](http://www.laspositascollege.edu).

## Miscellaneous

**FIT FAIR** Senior Health & Resource Fair is a free event open to the public and designed for seniors, caregivers, adult children of seniors. The event is from 10 a.m.-2 p.m., Saturday, Oct. 1, at the Dublin Senior Center, 7600 Amador Valley Blvd., Dublin. Over 40 senior health and resource vendors will be available. Drop-ins welcome, but reservations are appreciated. Call 556-4511 or visit [www.dublinse-niorcenter.com](http://www.dublinse-niorcenter.com).

**FOOTHILL HS BOOSTER MEAT SALE** The Athletic Booster Club's annual Fall Meat Sale will take place from 10 a.m.-5 p.m., Saturday-Sunday, Oct. 1-2, at Foothill High School, 4375 Foothill Rd. Choose from premium quality USDA choice meats and FDA seafood-all at warehouse prices. Sale is in the Foothill parking lot.

## On Stage

**'THE HALLELUJAH GIRLS'** The popular Pleasanton Senior Players are back on center stage with their annual comedy production, at 7 p.m., Friday, Sept. 30, and at 2 p.m. & 7 p.m., Saturday, Oct. 1, at the Firehouse Arts Center, 4444 Railroad Ave., "The Hallelujah Girls." It's the story of Sugar Lee, who decides it's never too late to start the business she's always wanted, a day spa. Tickets are \$9-\$10. Call 931-4848 or visit [www.firehousearts.org](http://www.firehousearts.org).

**'THE LAST FIVE YEARS'** Tri-Valley Repertory Theatre presents "The Last Five Years," which ingeniously chronicles the five-year life of a marriage, from meeting to break-up... or from break-up to meeting, depending on how you look at it. Performances are at 8 p.m. Friday and Saturday; and 2 p.m. Sunday through Oct. 9 at Studio Theatre, 1048 Serpentine Lane, #309. Tickets are \$20-\$25. Call 462-2121 or visit [www.trivalleyrep.org](http://www.trivalleyrep.org).

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Pleasanton Weekly

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## 140 Lost & Found



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CATHERINE HANSEN RUSH

# Real Estate

OPEN HOME GUIDE AND REAL ESTATE LISTINGS

## Realtors call for increased lending opportunities

Creditworthy home buyers can't find loans

By **JEB BING**

Increased lending to creditworthy home buyers, more loan modifications and short sales are necessary to reduce the rising inventory of foreclosed homes and help stabilize and revitalize the housing industry and economy, according to the National Association of Realtors.

That was the message delivered this week by Allan Dechert, 2011 president of the New Jersey Association of Realtors, who testified on NAR's behalf before the Senate Banking, Housing and Urban Affairs Subcommittee on Housing, Transportation, and Community Development regarding new ideas to address foreclosures.

"As the leading advocate for homeownership, NAR knows that foreclosures don't just affect the families that lose their homes," said

Dechert, broker-owner of Ferguson Dechert Real Estate in Avalon, N.J. "Communities, the housing market and the economy all suffer."

"Ensuring credit availability to qualified buyers and helping more distressed homeowners with loan modifications and short sales will help reduce the growing inventory of foreclosed homes and ensure that housing leads the way out of today's economic struggles," he added.

Dechert said that creditworthy consumers continue to have difficulties securing fair and affordable loans despite their proven ability to afford the monthly payment. He said that NAR supports responsible lending standards; however, unnecessarily tight credit restrictions are putting downward pressure on home values, increasing the number of hom-

See **LENDING** on Page 22

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Sun 1-4 Alain Pinel Realtors 314-1111

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**153 Northwood Cmns \$315,000**  
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#### Pleasanton

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##### 3 BEDROOMS

**5611 San Antonio St \$585,900**  
Sat 12-2:30/Sun 1-4 Keller Williams Realty 855-8333

##### 4 BEDROOMS

**23 Silver Oaks Ct \$1,448,480**  
Sat/Sun 1-4 Keller Williams Tri-valley 397-4200

**5230 Hummingbird Rd \$695,000**  
Sun 1-4 Alain Pinel Realtors 251-1111

**3038 Bersano Ct \$1,399,000**  
Sun 1-4 Keller Williams Tri-valley 397-4200

**7762 Fairbrook Court \$682,000**  
Sat 2-6 Prudential Ca Realty 249-1600

**15 Silver Oaks Ct \$1,399,880**  
Sat/Sun 1-4 Keller Williams Tri-valley 397-4200

**2563 Skimmer Ct \$829,000**  
Sun 2-5 Alain Pinel Realtors 251-1111

**1339 Valley Avenue \$794,950**  
Sat 1-4 Sonali Sethna 525-2569

##### 5 BEDROOMS

**1041 Germano Way \$3,099,000**  
Sun 1-4 J. Rockcliff Realtors 251-2500

**2248 Kamp Court \$1,195,000**  
Sun 1-4 Alain Pinel Realtors 251-1111

#### San Ramon

##### 3 BEDROOMS

**808 Barnwood Dr \$549,950**  
Sun 2:45-4 J. Rockcliff Realtors Inc. 648-5300

##### 4 BEDROOMS

**7467 Sedgefield Ave. \$600,000**  
Sun 1-4 Keller Williams Realty 855-8333

##### 5 BEDROOMS

**9452 Thunderbird Pl \$849,950**  
Sun 1:30-4:30 Alain Pinel Realtors 314-1111

#### COMING SOON

**60 Foster Dr., San Ramon**  
3176 sq ft. 5 bed 3 bath, 8510 lot,  
1 bed bath down. Sparkling pool and spa.  
Open floorplan. Short sale. Make offers.  
Offered at \$849,000



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*Cindy can help with  
short sales!*

#### SOLD



**2506 Arlotta Place**  
*Laguna Oaks*  
Gorgeous 5 bed  
3.5 bath. 4200 sq. ft.  
\$1,375,000

#### SOLD



**7971 Footbill Knolls**  
Amazing views, pool,  
open floorplan  
5 bed, 3 bath.  
\$1,185,000

#### Available



**Gorgeous Views. Open Sat 1-4. Must see!**

#### 8363 Rhoda, Dublin

2524 sq ft. 4 bed 3 bath. 1bed & bath down, amazing panoramic views! Huge great, bonus, game room/bar. Remodeled kitchen/granite, outdoor living with Trex Deck, updated baths, move-in ready!  
Offered at \$749,000

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Homes in Laguna Oaks, & Footbill Knolls  
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#### 512 Bunker Lane, Castlewood



4 BR, 3.5 BA, plus bonus, 4,000 sq. ft. Beautiful high end features, convenient location to freeway, town and schools.  
**Offered at \$1,350,000**

#### 2332 Via Espada, Del Prado, Pleasanton



**NEW PRICE!** 4 BR, 3.5 BA, 3,030 sq. ft. on 7,639 sq.ft. lot. Exquisite backyard retreat, pool and access to Arroyo Trail. One of the best in the neighborhood. **Offered at \$919,000.**

#### 1920 Nicosia Court, Ruby Hill



Bright, spacious home features soaring ceilings, a chef's kitchen, 5 BR (or 4+ den), 3 BA, 3,851 sq. ft. **Offered at \$1,250,000**

#### 2189 Pomezia Court, Ascona, Ruby Hill



**NEW PRICE!** Desirable 3,252 sq. ft. model with 4 BR, 3 BA, on a 10,000 sq. ft. lot. Backyard has a lovely pool and a built-in BBQ. Cul-de-sac location. **Offered at \$1,149,000**

Find more open home listings at [PleasantonWeekly.com/Real\\_Estate](http://PleasantonWeekly.com/Real_Estate)

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

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**4627 Almond Cir., Livermore**  
*Open House Saturday & Sunday*  
 REDUCED \$649,900 for a lucky family to move into this pocket of 21 custom homes.



**Vineyard #188**  
 Reduced to \$175,000 comes with one year home warranty. Almost NEW

**Kottinger Ranch with vineyard**  
*Hearst Drive SOLD in contract in only 6 days \$1,400,000*  
 Looking for 4 bedroom+ in Kottinger ranch for pre-qualified **serious** buyer. Please call me if you, or someone you know, might want to SELL their home.



**COMING SOON**  
**N. Donovan in San Ramon**  
 Largest model call for details and pre-showing prior to MLS



*Dorothy Broderson*  
 LIC #01779623  
 925-963-8800 REALTOR® QSC/Notary



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Visit [PleasantonWeekly.com](http://PleasantonWeekly.com) and click on the **Real Estate** link for sales information, current listings, open homes and virtual tours.

**Two Great Pleasanton Properties**

**JUST LISTED**



**5047 Forest Hill Dr, Pleasanton**  
**Forest Hill Estates — Built in 1996**  
 Beautiful single story home featuring 4 bedrooms, 3 baths, approx 2,547 sqft. New interior paint, new carpet, hardwood floors, marble entry, remodeled master bath. Excellent Westside location with 3 car garage. Large approx. 9889 sqft. flat lot. Walk to schools, parks and shopping.  
**Offered at \$898,000**

**PREMIUM LOCATION!**



**603 Blossom Ct, Pleasanton**  
 5 bedrooms, 4 baths, approx 5000+ sqft, bonus room, separate office and spa room - premium location! Large and flat 31,060 sqft lot.  
**Offered at \$1,425,000**

For photos and virtual tours visit [www.deloresgragg.com](http://www.deloresgragg.com)

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*Delores Gragg*



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PRESENTED BY *Sonali Sethna*

**OPEN SATURDAY 1-4**



**1339 VALLEY AVENUE, PLEASANTON**  
**ELEGANTLY UPGRADED**

This 4brdm/2.5ba home features upgrades galore! It is approx. 2400 sq. ft and sits on a 5500 sq. ft. lot. Features 18x18 tile and designer carpet, crown molding, ceiling fans and plantation shutters, with rich designer touches throughout. Kitchen offers granite counters, sandalwood maple cabinets, stainless steel appliances and an island with a breakfast bar. Other features include: closet organizers for no-clutter storage, low maintenance backyard and a finished 3-car garage. Belongs to the award winning Pleasanton School District, Hearst Elementary and Pleasanton Middle School. Easy 680 freeway access and amazing views of the Pleasanton Ridge. Offered at \$794,950

*Sonali Sethna*

REALTOR® Lic#01194792



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<p><b>1695 GERMANO WAY</b>   RUBY HILL</p>  <p><b>BED 4   BA 2   7,330+/- Sq.Ft.   0.65+/- ACRES</b></p> <p>Elaborate Italian Villa with +/-7,330 sf, 5 bedrooms, 6/1 bathrooms, stunning tile work and built less than four years ago. This home offers an impressive entry foyer, stately office, movie theatre, expansive kitchen, walk-in wine cellar and more.</p> <p><b>THE UWE MAERCZ TEAM   925.251.2568</b></p>	<p><b>4161 SHARAB COURT</b>   KOTTINGER RANCH</p> <p>OPEN SAT &amp; SUN 1-4PM</p>  <p><b>BED 4   BA 3   2,500+/- Sq.Ft.   0.20+/- ACRES</b></p> <p>A great Buy in Green Belt area. Walk to all schools, parks &amp; Town. Large home with many upgrades. Large yard with sports area, large pool, water fall, side access for boat or trailer. Kottinger Ranch Community.</p> <p><b>STEVE &amp; LORRAINE MATTOS   925.426.7978</b></p>	<p><b>3545 MERCATO COURT</b>   RUBY HILL</p>  <p><b>BED 5   BA 4(2)   5,555+/- Sq.Ft.   0.56+/- ACRES</b></p> <p>Includes: office + unfinished bonus room. Huge accessible attic &amp; 1,600 sq ft unfinished basement plumbed for bath. Gourmet eat-in kit w/attached sunroom adjacent to family room. Master w/fp, balcony, &amp; double bath-huge glass block shower.</p> <p><b>DIANE SASS   925.583.2168</b></p>	<p><b>8012 GOLDEN EAGLE WAY</b>   GOLDEN EAGLE</p>  <p><b>BED 4   BA 3   2,500+/- Sq.Ft.   0.20+/- ACRES</b></p> <p>Profess Remodel! Chef's Kit w/S/S top of line equip, Granite Counters, Cust Mill-work thru out, Cust 2 station office w/ cherry cabs, Baths w/ cherrywd, granite, tumbled marble, Newer windows, Plantation shutters, Bonus room w/ built-ins, fireplace.</p> <p><b>CORTEZ &amp; PESTAL   925.648.5300</b></p>	<p><b>1892 VIA DI SALERNO</b>   RUBY HILL</p> <p>OPEN SUN 1-4PM</p>  <p><b>BED 5   BA 3.5   4,200+/- Sq.Ft.   0.71+/- ACRES</b></p> <p>Beautiful Italian style home featuring +/-4,189sf, 5 bedrooms, 3/1 bathrooms, with gorgeous Brazilian Cherry floors and elaborate crown moldings. Enjoy the spacious +/-31,268 sf lot (+/-0.71 acres) with pool and privacy in the back!</p> <p><b>THE UWE MAERCZ TEAM   925.251.2568</b></p>
<p><b>1041 GERMANO WAY</b>   RUBY HILL</p> <p>NEW PRICE OPEN SUN 1-4PM</p>  <p><b>BED 5   BA 5(3)   8,300+/- Sq.Ft.   0.62+/- ACRES</b></p> <p>Mediterranean Villa on Premium Lot w/ Pano. Views of Mt. Diablo, Overlooking Creek, Majestic Oaks and the 15thFairway. Features; Bonus Room, Study/Computer Rm, Den,Wine Cellar, Media Rm, Open Air Loggia w/ Fireplace for Sunset Dining &amp;"Pella"Windows.</p> <p><b>THE UWE MAERCZ TEAM   925.251.2568</b></p>	<p><b>2902 SABLE OAKS WAY</b>   DUBLIN RANCH</p>  <p><b>BED 6   BA 5.5   5,017+/- Sq.Ft.   0.17+/- ACRES</b></p> <p>Gorgeous! Featuring volume ceilings, hardwood floors, cherry cabinets, stainless steel appliances &amp; 3 car garage. 1 bedroom, 1 1/2 baths &amp; den located downstairs. Views from upstairs master suite. Low maintenance backyard on large corner lot.</p> <p><b>THE JOE FRAZZANO TEAM   925.735.7653</b></p>	<p><b>7930 RACCOON HALLOW Ct</b>   PLEASANTON</p>  <p><b>BED 6   BA 3.5   3,670+/- Sq.Ft.   0.80+/- ACRES</b></p> <p>Spectacular private park-like setting for this beautiful updated cstm home w/ amazing valley views. Open layout w/ grand entry &amp; luxurious master suite. Remodeled kitchen. Crown molding &amp; cstm designer features throughout. Pool &amp; waterfall.</p> <p><b>CORTEZ &amp; PESTAL   925.648.5300</b></p>	<p><b>7952 SPYGLASS COURT</b>   GOLDEN EAGLE</p>  <p><b>BED 3   BA 2.5   2,523+/- Sq.Ft.   0.16+/- ACRES</b></p> <p>Move-In Condition. Popular 3 BR/2.5 BA detached single-story Plan 2 in Golden Eagle. Security Gate. Private patio/yard area. 2-car attached garage. In-unit laundry room. Community pool and tennis courts. New roof and gutters in 2008.</p> <p><b>GARY CIVELLO   925.939.2743</b></p>	<p><b>3742 ANGUS WAY</b>   STONE ORCHARDS</p>  <p><b>BED 3   BA 2   1,293+/- Sq.Ft.   0.10+/- ACRES</b></p> <p>Includes: fresh paint throughout, living room w/ cozy fireplace gourmet style kitchen, spacious master bedroom w/masterbath, indoor laundry, private backyard patio. Located near Parks, great schools and freeway access.</p> <p><b>JOE LEDESMA   925.251.2559</b></p>
<p><b>1441 CALVARY LANE</b>   LIVERMORE</p>  <p><b>BED 4   BA 2   3,322+/- Sq.Ft.   0.80+/- ACRES</b></p> <p>Classic Ranch style home with 6 horse stalls, uniquely located near the heart of Livermore. Just minutes away from Shopping, fine dining, schools, and the newly renovated Downtown with all the local activities, the location is the perfect place to call home.</p> <p><b>MAX DE VRIES   925.251.2514</b></p>	<p><b>2188 McLEAN PLACE</b>   S. LIVERMORE</p>  <p><b>BED 3   BA 4.5   3,322+/- Sq.Ft.   0.80+/- ACRES</b></p> <p>Stunning custom home in the heart of wine country. Every detail of this home has been carefully considered and has every amenity imaginable. Wonderful architecture &amp; a well designed floor plan. Fantastic backyard w/ outdoor kitchen and inground pool.</p> <p><b>PATRICK MARAVELIAS   925.583.2192</b></p>	<p><b>2068 CABRNET WAY</b>   ARROYO CROSSINGS</p> <p>OPEN SUN 1-4PM</p>  <p><b>BED 5   BA 4.5   4,655+/- Sq.Ft.   0.34+/- ACRES</b></p> <p>Includes: LOFT + OFFICE + MUD ROOM, 4.5 baths, butlers pantry, wine fridge. 1 BR and 1.5 baths downstairs. Flowing FLOOR PLAN! Less than 4 years old, walking distance to downtown &amp; school, large private backyard.</p> <p><b>GAIL HENDERSON   925.980.5648</b></p>	<p><b>2306 MERLOT LANE</b>   TAPESTRY</p>  <p><b>BED 4   BA 3.5   3,940+/- Sq.Ft.   0.36+/- ACRES</b></p> <p>Private and Peaceful describes this Beautiful Home. Located in one of Livermore's Top Neighborhoods this home includes; loft+office, close to 4000 sq ft with vaulted ceilings. Updated Kitchen and Baths! Resort like backyard with waterfall pool.</p> <p><b>COREY GREEN   925.583.2173</b></p>	<p><b>583 AMBERWOOD WAY</b>   AMBER RIDGE</p>  <p><b>BED 4   BA 3.5   3,940+/- Sq.Ft.   0.36+/- ACRES</b></p> <p>Home includes 4 Bd+Office 3.5 Ba over 3200+ Sq Ft with Beautiful Entertaining Pool. Light and bright gourmet kitchen, family room, formal living &amp; dining rm, huge master. Tons of Upgrades!</p> <p><b>COREY GREEN   925.583.2173</b></p>
<p><b>3030 PICHOLINE DRIVE</b>   S. LIVERMORE</p>  <p><b>BED 5   BA 4.5   3,776+/- Sq.Ft.   0.23+/- ACRES</b></p> <p>Super Los Olivos! Gourmet kit, granite, big island, 2 butler's pantries, lrg breakfast room, formal living &amp; dining w/recessed lights &amp; coffered ceiling.Built-ins! Brazilian cherry flrs upstairs. Big master w/travertine tiled bath. Stamped concrete patio. Views!</p> <p><b>DIANE SASS   925.583.2168</b></p>	<p><b>6000 MOUNT OLYMPUS</b>   CASTRO VALLEY</p>  <p><b>BED 3   BA 3   4,277+/- Sq.Ft.   7.00+/- ACRES</b></p> <p>FABULOUS VIEWS! Custom Built, Mediterranean Style, Estate Home on 7 acres. Gourmet Chef's kitchen, stainless appliances, custom cabinets and Pecan Flooring, 2 Master suites, Sparkling Pool and Spa with Bay Views, all of this on acres of privacy.</p> <p><b>KRISTY AND COMPANY   925.251.2536</b></p>	<p><b>3429 ASHBOURNE CIRCLE</b>   NORRIS CANYON</p>  <p><b>BED 5   BA 5.5   5,017+/- Sq.Ft.   0.33+/- ACRES</b></p> <p>Luxury living on the west side of San Ramon and Tri Valley! This property is warm &amp; inviting, great flowing floor plan with large kitchen, restored swimming pool with spa and waterfall, gated community. Hurry won't last long.</p> <p><b>DAVID AZIMI   925.251.2580</b></p>	<p><b>2501 TAMWORTH LANE</b>   WINDEMERE</p>  <p><b>BED 4   BA 4   3,824+/- Sq.Ft.   0.16+/- ACRES</b></p> <p>Over \$300k in upgrades, prof landsc, pebble sheen pool. prem lot, McNear paver drive, 4 car gar, office, bonus rm, walnut floors, custom iron banister, cust blt-ins, mill-work, crown mouldings, greatroom, bonus rm, hike trails, open space, top-rated school.</p> <p><b>THE ENGEL TEAM   925.580.5107</b></p>	<p><b>623 GREYLAND DRIVE</b>   PONDEROSA VILLAGE</p>  <p><b>BED 4   BA 2.5   3,102+/- Sq.Ft.   0.07+/- ACRES</b></p> <p>Come see a beautiful home with lots of upgrades. Brazilian hardwood floors, new carpet, upgraded kitchen, upgraded Master Bath, a real beauty. Enjoy a fire in the master bedroom or family room, or a backyard with no rear neighbors, a must see.</p> <p><b>PATRICK MARAVELIAS   925.583.2192</b></p>

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

**Blackhawk West**  
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5580 PASEO NAVARRO

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5309 JENSEN RD  
NICE VIEW LOT/LAND!  
Some grading done. Not too far w/ Jensen Road.  
Short Sale w/one lender. 925.847.2200

\$550,000



DANVILLE

Open SUN 1 - 4  
CUSTOM RANCHER!  
1250 COUNTRY LANE  
\$1,499,000  
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SAN LEANDRO

Open SUN 1 - 4  
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3 BR 1 BA Quiet Area.New Carpet & Freshly Painted.  
Updated Kit.Spacious Family Room w/Fireplace  
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CASTRO VALLEY

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QUIET NEIGHBORHOOD!  
2 BR 1 BA Home with hardwood flooring and at-  
tached garage.Fenced in patio in front and back  
yard. 925.847.2200

\$199,900

appliances,upgraded flooring.Professionally Land-  
scaped backyard. 925.847.2200

10738 DULSIE LN  
UPGRADES GALORE!  
3 BR 2.5 BA Beautifully upgraded Townhome.  
Approx 1,387 sq.ft.Too many upgrades to list.  
925.847.2200

\$435,000

SANTA CLARA COUNTY

17065 COPPER HILL DR  
BEAUTIFUL HOME!  
4 BR 2.5 BA Backyard w/pavers & backs up to  
open space.Vaulted ceilings,Lrge Fam.Rm. w/  
Fireplace 925.847.2200

\$599,000

694 PETERS AVE  
UPSTAIRS END-UNIT  
2 BR 2 BA Patio great for entertaining.Nice flr plan-  
balconies at bedrooms and off the dining area.  
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\$275,000

CONCORD

3730 EDMONTON WAY  
BEAUTIFUL RANCH HOME  
3 BR 2 BA Many Upgrades!Kit.,Bthrm,Fireplace in  
Living rm,Swimming Pool,Laminated Flring,Lrge  
bdrms. 925.847.2200

\$270,000

LIVERMORE

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2844 SALVIA COMMON  
CALL FOR PRICING!  
3 BR 3 BA Fully Upgraded w/granite counters in  
kit,S/S appl & more.Location perfect for commut-  
ers. 925.847.2200

\$449,000

PLEASANTON

3151 GACH CT  
CHARMING UPDATED HOME  
3 BR 2.5 BA Remodeled bathrooms.Hardwood  
Flrs.New Carpet/Paint throughout.Vaulted Ceilings.  
925.847.2200

\$625,000

2536 CRANFORD WAY  
BEAUTIFUL HOME!  
4 BR 4 BA 4000 Sq.Ft.w/Huge Bonus Rm.Gourmet  
Eat-In Kit.w/Maple Cabs.Granite Slab,SS Appli.Lrge  
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DUBLIN

4985 TRESCOTT COURT  
BEAUTIFUL LENNAR HOME!  
4 BR 2.5 BA Upgraded Kit./cabinets,SS

CALL FOR PRICING

624 SHELLY DRIVE  
LOCATION....LOCATION  
4 BR 2.5 BA Dual Pane Windows.Laminate Floor-  
ing.Formal Living/Dining Rm.Newer Kit.Appli.RV/  
Boat prking 925.847.2200

\$449,000

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

\$599,900

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

\$539,900

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**COMING SOON**



**4823 Pipit Court — Birdland, Pleasanton**

Expanded Miramar, 5bd/2.5ba, 2700+/-sq.ft, remodeled throughout on the end of a cul-de-sac with a large 9,700+/-sq.ft lot, large lawn area, plus pool and hot tub, Granite kitchen with Stainless Steel appliances, new carpet and paint, Hardwood floors, newer windows, conveniently located to the Pleasanton Sports Park, Schools and Shopping. Call for Details.

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**999 East Mockingbird, Pleasanton**

\$1,299,000

Country living, city close! Single story home on just shy of an acre. 4 bedrooms, 3 baths, pool, gourmet kitchen, open floorplan, 2 stall barn, lighted arena, game room with wine fridge and wet bar. Huge 3 car garage with tons of storage. Horses possible. Close to Callippe Preserve, with golf and hiking and equestrian trails. Easy access to 680 freeway. Excellent Pleasanton schools. Call Sylvia for information 925.413.1912



**Sylvia Desin**  
Direct: 925.621.4070  
Cell: 925.413.1912  
[sdesin@apr.com](mailto:sdesin@apr.com)



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**3616 NICOLE AVENUE, PLEASANTON**  
LOCATED IN MOHR/MARTIN ESTATES



**CUSTOM 5 BD 3.5 BA 4,460sf. on a 3/4 acre lot. Remodeled kitchen w/ large island, breakfast nook, granite counters & Brazilian cherry floors. Large master & additional bedroom on main level. Large private backyard with pool.**  
**\$1,750,000**

**3623 CAMERON AVE, PLEASANTON**  
LOCATED IN MOHR/MARTIN ESTATES



**5 BD 3 BA 3,291sf. on a 39,892sf. lot. Flat 1 acre lot. Country elegance close to town. This single story offers a private well, pool, volleyball court, horseshoe court and so much more!**  
**\$1,325,000**

**3710 RIESLING COURT, PLEASANTON**  
LOCATED IN VINTAGE HILLS NEIGHBORHOOD



**PENDING**  
**5 BD 3 BA 2,925sf. on a 10,331sf. lot. Open floor plan with bedroom & bath on main floor. Spacious kitchen with lots of storage. New carpet & roof. Master suite with large walk-in closet. Pool and spa in backyard.**  
**\$750,000**

**2020 MARTIN AVENUE, PLEASANTON**  
LOCATED IN MOHR/MARTIN ESTATES



**4 BD/office 3 BA 3,107sf. + 1,100sf. guest home on a 24,963sf. lot. Updated gourmet kitchen with prep island & generous storage. Overlooks the grand rear yard that offers a pool, bocce court, fire pit & spacious grass area.**  
**\$1,595,000**

**1334 STONE CANYON CT, PLEASANTON**  
LOCATED IN IRONWOOD ESTATES



**5 BD 4.5 BA 4,205sf. on a 10,588sf. lot. Newly constructed in court. Open floor plan with high ceilings. Bedroom/office is on the 1st level with adjoining bath. Highly upgraded kitchen with granite counters, large island with sink, and stainless steel appliances. Custom fountain in rear yard surrounded by garden area.**  
**\$1,410,000**

## BUYER'S DESIRE

1,800+ sf. home with a pool and a diving board.

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### ESTATES OF MOHR PARK

**OPEN SUN 1-4**



**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!  
**OFFERED AT \$1,195,000**

### KOTTINGER RANCH

**SOLD - REPRESENTED BUYER**



**1348 HEARST DRIVE, PLEASANTON**  
Excellent location!!! Panoramic views of surrounding hills. Backs to open space, no rear neighbors. Great condition, move in ready! Five bedrooms, 3.5 bathrooms, 3300 square feet. Recently updated gourmet kitchen with granite slab countertops! Spacious master suite with fireplace & large bathroom. Open living room, family room and formal dining room. French doors, hardwood flooring. Three car garage. Beautiful, professionally landscaped grounds include, in-ground pool, spacious deck, gazebo, large lawn areas and 135 wine producing grape vines, private vineyard! Community amenities include tennis courts & pool! Walking distance to Main Street and downtown! Award winning Pleasanton schools!  
**SOLD FOR \$1,400,000**

### 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**

### FOOTHILL KNOLLS

**SOLD**



**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**

### CANYON OAKS

**PENDING**



**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**

### 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**

### DOWNTOWN

**PENDING**



**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. Never 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**

### 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 casement 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**

PLEASANTON 900 Main Street



## The latest from The 680 Blog

# Contingent Offers — The Good and the Not So Good

One of the questions that comes up quite often from home sellers in Pleasanton and the Tri-Valley is "should I consider a contingent offer?" So first of all, let's define contingent. In this case, we are talking about offers that are contingent on the sale of another property. As is often the case with real estate, the answer is "it depends". So let's run through the factors you should consider as a seller in evaluating whether or not you should consider a contingent offer.

**Timing.** The first and perhaps most important question is how much time do you have? Since the buyer's property is not sold, and in fact may not even be on the market, it may take several weeks or even a few months to get their home sold and closed. So if you are up against a deadline, a contingent offer might be a non-starter. If you have time it might not be a bad strategy, especially if showings have been slow. If you are building a home, or don't want to move until school is out, etc, you might welcome a longer escrow and closing. But if you are behind on your payments, and someone from the bank came by and posted a threatening looking notice on your door, a contingent offer will not work for you.

**Price.** If price is your most important consideration, and you are willing to trade time for price, you might have to consider a contingent offer. Often contingent buyers will pay more and/or be less demanding than a non-contingent buyer. And cash buyers are notorious for being hard bargainers when it comes to price. If you don't want to feel like you are negotiating with Atilla the Hun, a contingent buyer may be

more to your liking

**Certainty.** What value does certainty have to you? Do you really need to sell? If you don't, and are willing to roll the dice a little bit, than you might find a contingent offer attractive. If you absolutely need to close in 60 days, then you best play in the non-contingent arena.

**Complexity.** Contingent offers are more complex. There is no getting around that. There are more variables to negotiate, and all of them can have an impact on you if you are selling. How long does the buyer have to secure a buyer for their home? Are you allowed to take other offers while the buyer's home is for sale? If you have a "release clause" which allows you to accept another offer, how much time does the buyer have before you can cancel their offer? It is normally 24 to 72 hours. What happens if the buyer does sell their home, but it falls



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— Steve & Vicki S.

Go to [680Homes.com](http://680Homes.com) for more information on these homes and other properties.

#### JUST LISTED



Moller Ranch beauty shows like a model! Pristine 3 BR, 2 1/2 BTH home with hardwood floors, granite kitchen, plantation shutters, downstairs master BR, and premium private lot!  
**\$799,000**

#### OPEN SUN 1-4



**6219 Main Branch Rd, San Ramon**  
Almost new Gale Ranch home with 4 BR, 3 1/2 BTH, custom tile flooring, luxurious master suite, stunning granite/cherry/stainless kitchen, 3 car tandem garage, and upgrades galore!  
**\$889,000**

#### OVER 2 ACRES!



Country living yet close to everything! Fabulous 4 BR, 3 BTH home remodeled with designer upgrades on 2+ acres with sports court, and more!  
**\$1,199,900**

#### PENDING SALE!



Fabulous 4 BR, 2 BTH home in prime cul-de-sac location with vaulted ceilings, large family room with fireplace, sunny kitchen, formal living & dining, and private yard with sparkling pool!  
**\$539,000**

#### PENDING SALE!



Pristine upgraded Vintage Hills 4 BR, 2.5 BTH home shows like a model! Cherry & granite kitchen, 3 car garage, hardwood floors, vaulted ceilings, and private .31 acre yard with sparkling pool!  
**\$885,000**

#### PENDING SALE!



Charming single story 4 BR, 2 BTH home with granite kitchen, updated baths, vaulted ceilings, tile roof, laminate hardwood style flooring, and huge private cul-de-sac lot with sparkling pool!  
**\$649,000**

#### JUST SOLD!



Fabulous French Country custom with 5 BR + office & retreat, 4 full & 2 half BTH, hardwood floors, 4 car garage, and private .62 acre lot with pool.  
**\$1,695,000**

#### JUST SOLD!



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

#### JUST SOLD!



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



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MARTA RIEDY BY APPT



**PLEASANTON \$2,200,000**  
Beautiful Craftsman style quality custom home in Ruby Hill. Rich hardwood floors, 5bd + bonus room + office. \$175k recent "nothing but the best" upgrades in kitchen, gourmet kitchen w/commercial grade appliances, stunning views of Mt. Diablo. 3720 RABOLI STREET

LINDA TRAUIG BY APPT



**PLEASANTON \$1,849,000**  
Absolutely stunning custom home features 5bd + bonus room + office. \$175k recent "nothing but the best" upgrades in kitchen, situated on quiet cul-de-sac. Perfect for entertaining! 8008 ROCKFORD PLACE

MARK KOTCH SUN 1:00-4:00



**DANVILLE \$1,650,000**  
4bd/3.5ba, 3800+/-sf situated on 5.18+/-acre. Formal living & dining rooms, bonus room and large kitchen. Back yard with pool, spa & gazebo. Abundant room for horses or vines for grapes. 6650 JOHNSTON RD

JULIA MURTAGH BY APPT



**PLEASANTON \$918,000**  
Walk to Award Winning Schools, downtown Pleasanton and shops, from this 4 bedroom, 2.5 bathroom home. Built in 2003 by KB homes, this home is just under 2900 square feet, and in great condition. 6023 STERLING GREEN CIRCLE

ESTHER BECKER SUN 2:00-5:00



**PLEASANTON \$829,000**  
4bd/2.5 bath, 2147+/-sf, quiet court location backing to Woodthrus Park. Large yard with in ground pool, newly remodeled kitchen, new carpet and paint. 2563 SKIMMER CT

CHESTER HALL BY APPT



**PLEASANTON \$750,000**  
Spacious Kottinger Heights is ready for entertaining and family fun. 4bd/2.5ba, 2260+/-sf. Relax around the sparkling pool or enjoy a sunny interior retreat. 3643 BERNAL AVE

DAN GAMACHE BY APPT



**PLEASANTON \$699,999**  
Rare to find single story custom built, 4bd/2ba, open floor plan w/excellent use of space. Great location with quick access to freeways, schools, shopping and downtown Pleasanton! 5769 SAN CARLOS WAY

TIMOTHY MCGUIRE OPEN SUN 1-4



**PLEASANTON \$695,000**  
4bd/2ba 'Holiday' model, 2,167+/-sqft, newer roof, windows, Pergo floors, HVAC system, crown molding, inside laundry and pool. 5230 HUMMINGBIRD RD

DAN GAMACHE, JR. BY APPT



**PLEASANTON \$629,000**  
Beautiful 3bd/2.5ba immaculate home with over \$60k in upgrades! Remodeled kitchen & baths, hw floors, dual pane windows, fresh paing & more. Large side yard access for boat or rv. Great location! 4643 MOHR AVE

TIMOTHY MCGUIRE OPEN SUN 1-4



**PLEASANTON \$495,000**  
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



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Source: 2011 REAL Trends Top 500 survey, ranked by Closed Sales Volume in 2010

**Don Faught**  
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Managing Broker  
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