

Pleasanton Weekly

SOCCER, SOCCER, SOCCER
See Sports, page 18



VOL. XII, NUMBER 43 • NOVEMBER 4, 2011

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AFFORDABLE HOUSING



New projects bring worries about impacts to the community

PAGE 12



BUSINESS NEWS 8

TRI-VALLEY LIFE 14
Arts & Entertainment

NEW
SECTIONS



INSIDE THIS WEEK

- NEWS:** Assemblywoman charged with grand theft 5
- NEWS:** Teens share addiction stories at forum 5
- LIVING:** Exchange student returns after 35 years 14

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Family Stroll Thursday, November 17, 5-8pm

This family-friendly evening features a visit with Santa Claus, refreshments, shopping in Santa's Secret Shoppe and strolling among the trees.

The Tinsel & Christmas Teas Friday, November 18, 10am & 2pm

Friday morning and afternoon teas. Walk through the magical indoor forest as you place your chance ticket in the mailbox of the tree you hope to win and bid on unique silent auction gift baskets. Visit Santa's Holiday Boutique to jump start your holiday shopping.

Silent Night Soiree Friday, November 18, 6:30pm

Kick off the holiday season dancing and dining with friends. Enjoy friendly bidding for exquisite silent auction gift baskets and enter your chance tickets for the beautifully decorated Christmas trees.

Silver Bells Luncheon Saturday, November 19, 10:30am-1:30pm

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- Family Stroll, Nov 17, \$15.00 per adult.
- Family Stroll, Nov 17, \$10.00 per child.
- Tinsel Tea, Nov 18, 10AM – Noon, ticket(s) \$35 per person
- Tinsel Tea, Nov 18, 10AM – Noon, table for 10 at \$350
- Tinsel Tea, Nov 18, 2 – 4PM, ticket(s) \$35 per person
- Tinsel Tea, Nov 18, 2 – 4PM, table for 10 at \$350

- Silent Night Soirée, Nov. 18, ticket(s) at \$75 per person
- Silent Night Soirée, Nov. 18, table for 8 at \$600
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AROUND PLEASANTON



By JEB BING



JEB BING

Local real estate agent Jeanie Reitzel (left) and volunteer Kathy Donohue with Daisy, which won first place in Valley Humane Society's "Look-Alike" contest in downtown Pleasanton competition. "It was the butterfly decoration, not the faces, that looked alike," one judge said.

Naked dogs and more

It wasn't Madison Square Garden or the Westminster Kennel Club dog show, but it was sure fun to be a judge at a significantly downsized hometown version here in downtown Pleasanton. The event last Friday night, held in the backyard gardens of A Touch of Health Day Spa on St. Mary Street, was a fundraiser for Valley Humane Society, which only a few months ago was nearly out of funds and faced with closing. Today, with former Murphy's Paw owner Melanie Sadek as its new executive director and an active, involved board of directors chaired by Lori Rice, the organization has not only bounced back into guarded financial health but is also pursuing new opportunities to raise public awareness of what it does on behalf of our four-legged friends.

The first annual Howl-o-ween bash showed off the organization, its management team and its 300 volunteers in a festive event, with dogs (and their owners) dressed in outfits ranging from a purple butterfly to firefighter to a 1950s girl. Working with City Council members Cheryl Cook-Kallio and Jerry Thorne and Attorney Philip Vermont, the Humane Society's general counsel, I made quick decisions on dogs being paraded before us in six categories: cutest, best duo, most creative, naked (the dog, not the owner), best dressed and dog-owner look-alike. Jeanie Reitzel won that one with her little dog Daisy dressed as a butterfly — a decision that was a real credit for Daisy, to be sure.

Certainly the most creative was Lola, a dog that was dressed as Park Place and positioned in the middle of a card table-size Monopoly board. Natalie Bianco won in the "Best Named" contest with her recently rescued Chihuahua mixed breed "Foster." Another



JEB BING

Tanner, dressed as the master of ceremonies, shows Sarah Freels' Lola, surrounded by a Monopoly board, at Valley Humane Society's "Howl-o-ween" contest.

Daisy (with that spelling) was chosen as "Best Dressed," a super hero gal dog with blue bows in her fur arranged by owner Paula Savlnier. One of my favorites was a small dog dressed as a 1950s girl and owned by Cher Oreo, which is no doubt why they named the dog Cookie. Ken Horton, dressed in his firefighter clothes, who with his wife Veronica owns A Touch of Health, won in the Best Duo category with his large dog Sam.

Prizes ranging from Murphy's Paw \$25 gift cards to water bottles donated by Pet Food Express went to the winners and to higher bidders of table prizes. They included tickets to ski areas and San Jose's Winchester Mystery House with a grand prize from an anonymous donor of a seven-day cruise in the Caribbean going to Frances Hewitt for her dog Cabo, the night's grand champion.

Now for that call from the Westminster Kennel folks for a judge's spot at their next New York show. Of course, that assignment would require a tux, which was not a requirement of Sadek at her Valley Humane Society event. ■

About the Cover

Architectural renderings of two complexes planned for Hacienda Business Park. Critics worry about crime, school scores and traffic. Drawings provided by the city of Pleasanton. Cover design by Kristin Herman.

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Food Allergies?

Food allergies, particularly in children, are clearly on the rise. According to Dr. Hugh Sampson, a food allergy specialist at Mt. Sinai School of Medicine in N.Y. "We are certain that in the future the number of food allergies are going to increase."

Many food allergies are classified as "hidden" allergies due to the fact that an individual may be consuming a food, often times on a daily basis that they have no idea they are allergic to. Frequently, symptoms such as stomach aches, irritable bowel syndrome, acid reflux, indigestion, heartburn and bloating are directly related to food allergies.

Additionally, conditions such as migraine headaches, chronic sinusitis, post nasal drip, rashes, eczema, chronic fatigue, ADD/ADHD, mood swings and difficulty losing weight in many cases can be caused by food allergies.

Fortunately, a new, advanced method of allergy elimination is now available in the United States. Developed over a ten year period in Australia, a new technology called Advanced Allergy Therapeutics (AAT) is giving new hope to millions of allergy sufferers.

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AAT is also equally effective in treating airborne allergens such as pollens, grasses, weeds, trees, molds, dust and dust mites as well as pet allergens, chemical sensitivities and physical contactants.

AAT is now available in Pleasanton at Allergy Relief Centers located near Stoneridge Mall. For a limited time, Allergy Relief Centers is offering the initial consultation and complete testing session, normally a fee of \$125, for only \$25 to anyone who would like to eliminate their food allergies. A limited number of appointments are available, so call 925-243-7119 today for your appointment.

For more information please visit www.allergyreliefcenters.com

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Streetwise

ASKED AROUND TOWN

What would you do if you knew you wouldn't fail?



Genevieve Fuller
Anthropology student

I would learn French fluently and travel to France. I really want to see Paris.

Judy Wheeler

Owner, Towne Center Books

Years ago I had a fabulous idea to open a chain of science-related stores with a catalogue base, but I didn't do it because I was scared. I think it would've been really neat.



Michael Steele
Student

I would play professional football, and I'd be the quarterback for the Raiders. That is my ultimate goal.

Michelle Splithoff

Home healthcare

I'd be a racecar driver. It would be a good way to get out aggression, especially if it doesn't end in a fiery crash.



Erick Martinez
Student

I'd do something adventurous and dangerous. I would climb on roofs if I knew I wouldn't get hurt.

—Compiled by Kerry Nally

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

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DIGEST

Brew Crawl a success

Saturday's Halloween-themed Brew Crawl, the first event of its kind in downtown Pleasanton, was a major success, reported the Pleasanton Downtown Association. The PDA originally released 500 tickets at \$25 each, which sold out days before the event, then an additional 50 were sold by Friday morning.

The guests, many in costume, received a commemorative cup and could visit 16 pouring locations to sample beers.

"We are thrilled with the results of Brew Crawl," said PDA Executive Director Laura Olson. "The feedback from participants, breweries and businesses has been phenomenal, and our wheels are already turning with ways we can grow and improve this event in the future."

Veterans Day closures

Veterans Day will be observed Friday, Nov. 11. Federal, state and city offices will be closed, including the Pleasanton Public Library, and there will be no mail service. Most banks will be closed, as well as the schools.

BART, Wheels buses and Altamont Commuter Express (ACE) trains will run on their regular weekday schedules.

Learn solar basics

The city's free Solar Expo tomorrow will include Kim Ngo from PG&E's Energy Center speaking on "Solar Basics — what you need to know."

The presentation will include information about residential solar energy, how it works, average costs, how to determine if a home is situated for its use, and how the state and federal incentives work. For a limited time, Pleasanton is offering an incentive for solar installation.

A question and answer session will follow the talk, and solar installers will be available to answer questions.

The Expo is scheduled for noon at the city's Operations Service Center, 3333 Busch Road in Pleasanton. Register at <http://PleasantonSolarExpo.eventbrite.com>.

Correction

The school board story on page 7 of the Oct. 28 Pleasanton Weekly should have stated that the Pleasanton Unified School District will spend \$263,910 on an update for its facilities master plan update.

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

Hearing set for Hayashi on shoplifting charge

Assemblywoman accused of \$2,445 theft at Neiman Marcus

A hearing is set for Nov. 15 for Assemblywoman Mary Hayashi (D-18th) on a charge of felony shoplifting after she was stopped leaving San Francisco's Neiman Marcus Union Square department store with nearly \$2,500 in unpaid merchandise.

Omid Talai, a spokesman for the San Francisco District Attorney's office, said Hayashi, whose district includes part of Pleasanton, was charged with one count of grand theft stemming from the incident, which took place shortly after noon on Tuesday, Oct. 25.

A Neiman Marcus security offi-

cer stopped Hayashi at about 12:15 p.m. because she was leaving the store with three items worth \$2,445 that she hadn't paid for, Talai said. The merchandise was leather pants, a black skirt and a white blouse, according to reports.

"She was transported to the



Mary Hayashi

Tenderloin (police) station and booked for grand theft," he said.

Hayashi spokesman Sam Singer called the incident "a mistake and misunderstanding."

He said Hayashi carries two cell phones and was texting and phoning with a bag in her hands and inadvertently stepped outdoors.

"This was not an attempt at shoplifting," he said. "The assemblywoman apologizes for the misunderstanding. She strongly believes in the justice system and hopes that this matter will be cleared up soon."

The 45-year-old Assemblywom-

an, whose district also includes Hayward, Castro Valley and Dublin, was arraigned in San Francisco Superior Court on Oct. 27, according to Talai, who said she pleaded not guilty and has been released on \$15,000 bail.

Hayashi has served in the State Assembly since 2006 and is chairwoman of the Assembly Committee on Business, Professions and Consumer Protection, which is charged with protecting consumers.

She is married to Alameda Superior Court Judge Dennis Hayashi, who was elected in 2008.

—Glenn Wohltmann



JAY FLACHSBARTH

Off and running

Los Altos runner Andrew Demas, 27, won the Rotary Club of Pleasanton's first Halloween Spirit Run on Sunday, completing the 5K race in 16 minutes, 35 seconds. The top woman runner was Annie Bergholz, 36, of Morgan Hill, who ran the course in 20 minutes, 51 seconds. More than 300 runners turned out for the Rotary event, which was patterned after the club's popular Father's Day Spirit Run and included several races for children. Mike Hosterman, chairman of the Halloween-themed Spirit Run, called the inaugural family-friendly event "a real success."

Veterans Day parade on Sunday

'Army Strong' is theme of 15th annual Tri-Valley event

Pleasanton's 15th annual Tri-Valley Veterans Day Parade kicks off at 1 p.m. Sunday with this year's tribute going to the men and women in the Army.

The event will feature military and veteran color guards, marching bands, a Vietnam era helicopter, horses, jeeps, Humvees and other military vehicles, and many other patriotic units.

The parade will start at the Veterans Memorial Building at Main Street and Old Bernal Avenue, with veterans, marching bands, military vehicles and elected representatives from throughout the area proceeding north to St. Mary Street. The parade review stand will be in front of the Museum on Main.

Hosted by Pleasanton Post 6298 of the Veterans of Foreign Wars, the theme of this year's parade is "Army Strong." More than 100 units will be in this year's parade, including the Blue

Star Moms, members of the Pleasanton Military Families, local Scout organizations and other civic groups.

The Foothill High School marching band will participate as will the Young American Patriots Fife & Drum Corps.

The organizers also are focusing on collecting Toys for Tots, a special mission of the U.S. Marine Corps. Members of the P-Town Pushrods car club are working with the Marines and setting up boxes along the parade route to collect unwrapped toys to be given out to children in need during the holidays.

About 3,000 people participate in the parade, which draws up to 7,000 spectators.

Immediately following the parade will be a ceremony at the Veterans Memorial Building, 301 Main St. For more information, contact David Ham at 580-6661.

—Jeb Bing

Teen drugs — a fact of life

By Glenn Wohltmann

Yes, Pleasanton has a drug problem, according to police, parents, pupils and professionals, but those same people say there are solutions.

A forum for high school parents and community members on Oct. 26 drew about 60 people — with a significant contingent of district employees, including the principals from all three high schools.

Parents from the group Mothers With a Purpose spoke first, telling stories of their children.

Donna, who asked that her last name not be used, said her son's behavior changed when he was in his senior year and she discovered he was using Oxycontin.

"The world just came to a complete stop when I found out about my son's addiction," she said. "The disease of addiction is powerful and takes over peoples' lives."

Co-founder of the group, Kelly, said her son started smoking marijuana as a high school freshman. He moved on to Oxycontin, which led to heroin, which offers a similar, less expensive high.

Kelly asked her son to move out and said he

See FORUM on Page 6

Police search for missing girl

15-year-old last seen in Concord

A 15-year-old girl was reported missing Wednesday and the Pleasanton Police Department asked people to keep their eyes open for her and the adult male who may be accompanying her. It was unknown at this time if she was with him voluntarily or against her will.

The girl, Shelby Harris, was last seen by friends and family on Halloween day at Amador Valley High School. She told her parents that she would return home at the end of the school day.

Harris is white, 5 foot

See MISSING on Page 6



Shelby Harris

FORUM

Continued from Page 5

ended up living under a bridge before asking for help. He's been through several rehabs and recently told his family that he needed to move out of the area to stay clean.

"Just two days ago, I said goodbye to my son. I don't know when I'll see him again," Kelly said. Her story drew some tears.

She also talked about Skittles parties, in which kids dump pills into a bowl and eat whatever they draw.

Kelly urged parents in the audience to pay attention to their children's changes in mood, sleeping patterns, grades and associates.

"It's in our back yards. It's in our medicine cabinets — that's where it starts," she said. "Addiction is forever. It's a family disease. It never goes away."

Kevin Johnson, the school district's senior director of pupil services, said even a single experiment can be life threatening.

He described a situation involving a girl who wound up with alcohol poisoning. She'd passed out

and those with her simply propped her against a tree. Another student recognized the symptoms and called her parents.

"Good kid. One time. It could have been a fatal error," Johnson said.

Marijuana is making its way into middle schools, according to Terese Ghilarducci, a counselor at Village High. She said some parents are lenient when it comes to drug and alcohol use at home, adding that some students have medical marijuana cards.

The forum, sponsored by the city, Pleasanton Unified School District and Axis Community Health, also featured teens from all three high schools.

Daniel, from Village, acknowledged that the alternative school has a bad reputation.

"It's true for the most part, but it's also a place of recovery," he said. "It's a place where they say, 'You messed up, but we're going to give you another chance.'"

Connor, also a Village student, said drugs aren't confined to that school.

"If your kid wants drugs, he's going to find drugs," he said, adding that anger isn't the solution when a parent finds out if his or her child is using.

"Just talk to them. Don't get mad and start yelling," Connor said, which was echoed by Daniel, who added, "Work with him. Don't be the 'grounding' parent."

Matt, from Foothill High, said part of the problem is the easy accessibility of alcohol in many homes.

"That was one of my biggest supplies — going into my parents' bar," he said.

Matt, Connor and Daniel are now all clean and sober.

But street drugs and alcohol aren't the only substances being abused at schools. Matt pointed out that even athletes chew tobacco.

"Triple C, cough syrup, is another one," he said. "People don't understand that's another drug that kids can get into."

He added that salvia, a hallucinogen, is sold over the counter at a local cigarette store and that spice — synthetic marijuana — is readily available.

Johnson said he'd heard recently that a new drug has emerged, called bath salts, which people are smoking or inhaling. The substance got its name because it comes in crystal form that resembles traditional bath salts.

But, he added, a lot of kids' behavior can be rationalized.

"What happens on Wednesday night on Main Street?" he asked, referring to the First Wednesday parties that go on in downtown Pleasanton during the summer.

"What do kids see?"

While the other students who spoke all were in recovery, the only problem Amador Valley student Andrea has with drugs or alcohol is what to do when it's obvious others around her are drunk or high, wondering whether she should tell a teacher or confront the student.

"It doesn't seem like it would take much for some students to pull back," she said, adding that many cleaned up their acts — and their cars — when it was rumored that police would be doing spot searches. She said that did make a difference at the school, for a while, at least.

The two Pleasanton police officers confirmed that teens can easily find drugs and alcohol.

"It's not just prescription drugs, it's marijuana, it's cocaine, it's ecstasy," said Officer Ryan Tujague of the special enforcement unit. "They're doing it all. It's mind boggling."

Amy Sousa and Sue Feder from Axis Community Health said there are solutions. Feder said parents shouldn't be afraid to spot check their kids by getting them tested for drugs, even if there's no evidence he or she is using.

"Don't be afraid to talk to them," Feder said. "Don't be afraid of their anger."

Sousa reminded the audience that drug and alcohol use is often more than a choice or something a child will outgrow.

"Alcohol is a disease," she said. "Your child is not broken."

The teens and counselors agreed that communication is one key



GLENN WOHLTMANN

Pleasanton police Officer Ryan Tujague of the special enforcement unit talks to a group of concerned parents about drugs on Oct. 26.

to solving the problem, especially when a child is caught the first time she or he uses.

"The worst thing you can do is punish your child after the first time," Matt said. "If you're more casual about it, rather than an interrogation, you'll get a better result."

The police department also offers a program called the Parent Project, in conjunction with the school district. That course teaches parents how to address issues, including drugs, in a non-confrontational way.

Johnson is a recent grandfather and closed with the story of holding his granddaughter and hoping that when she enters school, drugs won't be even be an issue.

A forum for middle school parents will be held from 7-8:30 p.m., Wednesday, Nov. 9, at the Firehouse Arts Center. ■

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

Museum to present 'The Rail World'

Train celebration to take place on Main

BY DOLORES FOX CIARDELLI

Trains will be chugging into the Museum on Main with "The Rail World," a railroad-themed exhibit being presented in collaboration with the Niles Canyon Railway, the Alameda County Central Railroad Society and other train clubs.

The exhibit, which runs Nov. 9-Jan. 15, will include model trains, artifacts and memorabilia. Displays will examine the railroads' part in the development of the Amador-Livermore and San Ramon valley, and will feature a variety of images and artifacts relating to the railroads including switches and signals from the collection of Chris Rizzoli.

Model locomotives and rail cars are coming from the membership of the Alameda County Central

Railroad Society, and both original railroad artifacts and model trains will be loaned from the collections of the Pacific Locomotive Association, operators of the Niles Canyon Railway.

The Museum will celebrate the new exhibit with a Family Day from 11 a.m.-2 p.m., Saturday, Nov. 12. Debra Knox and the Go Dogs will perform railroad-themed music, and there will be railroad-themed crafts and activities for all ages.

The Museum on Main is located at 603 Main St., open 10 a.m.-4 p.m. Tuesday through Saturday, and 1-4 p.m. Sunday. For more information, visit www.museumonmain.org or call 462-2766. Admission is free but donations are gladly accepted. ■



DOLORES FOX CIARDELLI

The Niles Canyon Railroad operators have loaned artifacts to the Museum on Main for the new exhibit.

MISSING

Continued from Page 5

7 inches and approximately 140 pounds with black hair and brown eyes. She was last seen wearing a Halloween costume consisting of a red cape, red shirt, blue jeans, black high heels, and a Mardi Gras mask.

A police investigation has determined Harris is most likely in

the company of Gavin McFate, 25, who is wanted on an Alameda County felony arrest warrant. McFate is a white male, 6 foot 3 inches, approximately 210 pounds with brown hair



Gavin McFate

and brown eyes.

McFate and Harris were last seen in the Concord area on the morning of Nov. 1. They may be in a black late '90s model Honda Accord or Civic.

As of press time Wednesday police were urging anyone with information that may aid in the ongoing investigation and the recovery of Harris to contact them at 931-5100.

—Glenn Wohltmann

My doctor is my hero

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Two pink Cadillacs for Mary Kay mom and daughter

Sales achievements qualify mother and daughter for firm's iconic cars

In honor of their business achievements, Carol Taylor of Concord and her daughter Amber Olsen of Dublin have each earned the use of an exclusive Mary Kay pink Cadillac, a coveted incentive awarded by Mary Kay.

The new Cadillacs come in pearlized pink, a color unique to the Mary Kay Career Car program.

As star performers in the independent sales force, Taylor and Olsen both picked the Cadillac CTS, one of several models independent sales directors can choose.

Qualified sales directors also have the option of selecting cash compensation in lieu of the car.

The company said that more than 7,300 Mary Kay independent sales force members have qualified for career cars, with more than 1,400 of those being pink Cadillacs.

Since the program's inception in 1969, more than 120,000 independent sales force members have either qualified or re-qualified to earn the use of a Mary Kay career car.

"The Career Car Program provides the independent sales force the opportunity to earn the use of a visible symbol of success," said Darrell Overcash, president of Mary Kay Inc. U.S. "The coveted pink Cadillac is the ultimate, most recognizable symbol of achievement."

Taylor began her Mary Kay business as an Independent beauty consultant in 1976 and Olsen began in 2004. Taylor became an Independent sales director in 1981 and Olsen in 2006. ■



COURTESY OF MARY KAY

Mary Kay sales directors Amber Olsen of Dublin (left) and her mother Carol Taylor of Concord, also a Mary Kay director, with their new pink Cadillacs awarded by the company for their top sales achievements. For Taylor, it's her 14th pink Cadillac. This is the first pink Cadillac for Olsen, but she's been awarded four other cars before.



JEB BING

Workers complete finishing touches to the front of the new Sports Authority store at the old Mervyn's department store on Dublin Boulevard in Dublin.

Sports Authority set to open its new store in Dublin

New retailers add to fierce competition in recreational goods field

Dublin's second large recreational and athletic equipment store will open later this month as the city expands its big-box store inventory of businesses.

Sports Authority will open its new Dublin store in a 45,000-square-foot section of the old Mervyn's department store space on Dublin Boulevard. The rest of the Mervyn's site has yet to be leased.

Sports Authority, based in Colorado, is a nationally known merchandiser of brand name sporting goods.

Last weekend, Recreational Equipment Inc. (REI) opened its new 24,000-square-foot store at 7099 Amador Plaza Road. REI is known for its top brands of gear and apparel for camping, climbing, cycling, fitness, hiking, paddling, snow sports and travel. The

Dublin store also will offer a bike shop for quick assemblies and repairs, as well as a seasonal gear rental department for customers who want to test new outdoor activities.

Both new stores will add to the already-fierce competition in the sports-related field with other retailers and sports specialty stores in Dublin, Pleasanton and Livermore. ■

Feds ask local bank to improve its financial structure

Valley Community Bank agrees to FDIC demands

Pleasanton-based Valley Community Bank, faced with a weakened loan portfolio, announced this week that it has entered into an agreement with the FDIC to improve its financial structure.

Customers and daily operations of the \$188 million-asset bank will not be affected by the agreement, which was signed by the board of directors Sept. 23.

"A deteriorating economy and related challenges in our loan portfolio led to this agreement," said bank President and CEO Richard Loupe.

"We have a good working relationship with the regulators and are moving forward proactively with implementing the agreement. Our customers are continuing to receive

the one-on-one service, local decision making and innovative financial solutions that they expect and deserve."

All Valley Community Bank depositors remain insured up to the \$250,000 by the FDIC, with non-interest-bearing accounts presently having unlimited coverage. In addition to its Pleasanton office, the bank has offices in Livermore and San Jose, with a loan production office in Santa Cruz.

"Our executive team already has a plan in place to address most of the matters listed in the agreement," said Phillip Boyce, chairman of the bank's board of directors.

"A special committee of the board will work with management on this plan and other matters addressed in

the agreement."

"We are well capitalized by regulatory standards, and our net interest margin remains very strong," Loupe continued. "The bank is sound by several other key measures such as core deposit growth and assets per employee. We will execute our plan and move forward, with every intention and expectation of thriving as conditions improve."

Loupe added that banks nationwide have been impacted by an economy that has been particularly hard on commercial and residential real estate values. Hundreds of banks have been subject to agreements with the OCC, Federal Deposit Insurance Corporation (FDIC) or state banking departments. ■

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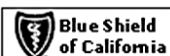
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EDITORIAL

THE OPINION OF THE WEEKLY

Tuesday's city elections affect us, too

Livermore and San Ramon voters will go to the polls Tuesday to elect new mayors and several members to their City Councils. Although our own municipal election is still a year away, Tuesday's results and the composition of the councils in our neighboring cities will have a major impact on issues where we and other cities in the Tri-Valley share major interests. Every member of the Pleasanton City Council, including the mayor, serves on a number of Tri-Valley, regional and even statewide boards, committees and panels.

Those from San Ramon, Livermore, Dublin and Danville — the cities that form the Tri-Valley along with Pleasanton — serve in similar capacities. The five mayors travel each January to Washington, D.C., to meet with federal lawmakers and department heads to seek funds and other help for mutually connected activities, including freeway, roadway and mass transportation improvements.

This year, the mayors of Livermore and San Ramon, Marshall Kamena and Abram Wilson, were in that group. They'll no longer be mayor after Tuesday's election, although both, who championed term limits that then forced them out of office, are seeking election to their respective City Councils. Someone new will be on next January's trip, if they choose to continue the camaraderie. In San Ramon, that will be either San Ramon Councilwoman Carol Rowley or former San Ramon Valley school district Trustee Bill Clarkson. In Livermore, the three candidates for mayor are Minuete McKernan, Barbara Hickman and Vice Mayor John Marchand, who has made the trip on Kamena's behalf several times.

The Pleasanton Weekly is not endorsing any of the mayoral or City Council candidates in the Livermore and San Ramon elections. However, we will be watching carefully how the winning candidates position themselves and their cities as team players in the increasingly close-knit Tri-Valley. Whether it's funds, service and expansion of BART, the ACE train, or the express lanes on I-580 and I-680, our five cities are involved. City representatives serve on the Alameda County Transportation Commission, other commissions and boards that control sewers and sewer capacity, the Wheels bus service, League of California Cities, Tri-Valley Water Retailers and much more. They share common interests in fees charged by Zone 7, regulations imposed by the air quality board, state green building and land use regulations, and many other issues affecting socio-economic values.

Earlier this year, when a commission developed a new state and federal redistricting plan based on the 2010 census, the five cities signed a letter seeking to keep them in a single Congressional, state Senate and State Assembly district. Although only partially successful, Sacramento took notice of the unique coalition we call the Tri-Valley.

Pleasanton's relationship with Livermore is more complex with a joint powers operating agreement for the Livermore-Pleasanton Fire Department. Combining the two fire departments was a Herculean task and a credit to the staff and elected officials of both cities. Our two cities also share a common border with development beneficial to both now under way on both sides of El Charro Road. Danville and San Ramon are in Contra Costa County, giving the Alameda County cities of Pleasanton, Dublin and Livermore a voice in that county's deliberations. The mayors of four cities also sit as the board of directors of Tri-Valley Community Television and have been willing to invest both time and their cities' funds in keeping that financially troubled broadcast system on the air. (Danville is not part of the TV30 coverage area.)

This friendly, cooperative environment was not always so. Ten years ago, lawsuits among Dublin, Pleasanton and Livermore were more common than friendly get-togethers. We almost came to blows over Livermore's plan to expand its airport, a vital air transportation hub for businesses located here. Cooler heads, led by former mayors Tom Pico of Pleasanton, Cathy Brown of Livermore and Guy Houston of Dublin, prevailed. This new era of cooperation has continued under Kamena, Wilson, Tim Sbranti in Dublin and Jennifer Hosterman in Pleasanton. Let's hope the new mayors of San Ramon and Livermore and those who will be newly elected on those cities' councils continue the progress we've seen. ■



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WEEKLY MEETING NOTICES

Planning Commission

Wednesday, November 9, 2011 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- **P11-0002/P11-0003, Pat Poddatoori** - Applications for Conditional Use Permit to establish development standards and for Administrative Design Review approval to construct approximately 4,281 square feet of single- and second-story additions and an attached garage to the existing two-story home located at 5130 Foothill Road.
- **P11-0709/P11-0717, Dave Cunningham** - Applications for Design Review approval to replace the approximately 482 square foot, single-story house located at 205 Neal Street with an approximately 1,844 square-foot, two-story residence and for Variances from the Pleasanton Municipal Code to: (1) reduce the front yard setback from the required 23 feet to 20 feet to accommodate the new house; (2) allow one required off-street parking space to be located in the required front yard setback; and (3) allow tandem parking.

Civic Arts Commission

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

- Summary of Civic Arts Commission Roundtable Discussions
- Approve Civic Arts Funding Criteria for FY 2012/13 Community Grant Program
- Approve the location of the public art "Eternity" at the Firehouse Arts
- Approve proposed artworks for Phase Two of the Nancy and Gary Harrington Public Art Acquisition Plan

Library Commission

Thursday, November 10, 2011 at 7:00 p.m.
Library Conference Room, 400 Old Bernal Avenue

- Commission Strategic Plan

Parks & Recreation Commission

Thursday, November 10, 2011 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- Please visit our website at www.ci.pleasanton.ca.us to view this agenda.

Youth Commission

Wednesday, November 9, 2011 at 7:00 p.m.
Gingerbread Preschool, 4333 Black Avenue

- Approve Youth Funding Criteria for FY 2012/2013 Community Grant Program
- Selection of Youth Involvement Sub-committee.

General Information

Historic Preservation Task Force Recruitment

The City of Pleasanton invites applications for five at-large positions on an ad hoc Task Force to revisit selected sections of the Downtown Specific Plan and associated Downtown Design Guidelines. The Historic Preservation Task Force will review the current Downtown Specific Plan and Design Guidelines and make recommendations to help clarify City policy on historic preservation and development review processes in the Historic Downtown and other areas within the City. The Task Force will be comprised of seven members; two members from the Planning Commission and five Pleasanton residents. The task force will convene in late January 2012 and complete its work by June 2012, with monthly meetings of the task force and additional meetings scheduled as needed.

Applications are available at the Office of the City Clerk, 123 Main Street, or on the City's website at <http://www.ci.pleasanton.ca.us/pdf/hewcommapp.pdf>. For more information, contact the Office of the City Clerk at (925) 931-5027. Applications must be received no later than 4:00 pm, Friday, November 18, 2011. Postmarks are not accepted.

**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

POLICE BULLETIN

Ammo stolen in auto burglary

Three boxes of ammunition valued at \$950 were among the items stolen in an overnight auto burglary on Owens Drive, a police report said.

The theft took place between 8:20 p.m. Oct. 26 and 9:15 a.m. Oct. 27. Also taken was a pair of Versace sunglasses worth \$400, a \$100 pair of protective shooting glasses, an MP3 player valued at \$200, a \$90 cigar lighter, cologne worth \$15, and \$5 in cash.

In other police reports:

An impromptu street race between a Cadillac and a Hummer led to charges against two juveniles. An officer with a radar gun spotted the two racing near the DMV westbound on West Las Positas Boulevard just before 1 a.m. Oct. 29. The two vehicles were doing 60 to 65 mph in a 35 mph zone; the Cadillac apparently won, since it cut off the Hummer when the two lanes merge to one past Payne Road. The two teens were charged with racing, which is a misdemeanor.

An Oct. 27 burglary in the 4300 block of Hacienda Drive netted \$4,000 in tools and equipment. The break-in occurred in a trailer at the rear of a construction site and was reported at 7:13 a.m.

POLICE REPORT

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

Oct. 25

Theft

- 9:20 a.m. in the 4200 block of Rosewood Drive; embezzlement

Oct. 26

Lewd acts with a child

- 3:18 p.m. in the 200 block of Kottinger Drive, two counts

Mail theft

- 1:52 p.m. in the 3100 block of Paseo Granada

Burglary

- 10:40 a.m. in the 3000 block of Briggs Court

Auto burglary

- 10:54 a.m. in the 5500 block of Corte Sonora

Vandalism

- 7:03 p.m. in the 4500 block of Rosewood Drive
- 8:24 p.m. in the 2900 block of Moreno Avenue

Drug/alcohol violations

- 3:56 p.m. at the intersection of Carducci Drive and Appian Street; marijuana possession
- 4:47 p.m. in the 5700 block of Valley Avenue; DUI
- 5:08 p.m. in the 3100 block of Bernal Avenue; possession of a prescription in another's name
- 7:42 p.m. in the 100 block of Neal Street; public drunkenness

Oct. 27

Petty theft

- 4:13 p.m. in the 4500 block of Rosewood Drive

Battery

- 4:09 p.m. in the 400 block of Old Bernal Avenue

Auto burglary

- 8:12 p.m. in the 5600 block of Owens Drive

Drug/alcohol violations

- 3:20 p.m. in the 1600 block of Tanglewood Court; possession of a hypodermic needle
- 4:37 p.m. in the 4500 block of Black Avenue; public drunkenness
- 7:10 p.m. in the 4300 block of Valley Avenue; marijuana possession
- 8:05 p.m. in the 5200 block of Hopyard Road; marijuana possession

Oct. 28

Theft

- 3:15 p.m. in the 1600 block of Stoneridge Mall Road; petty theft, possession of a controlled substance
- 5:18 p.m. in the 1400 block of Stoneridge Mall Road; petty theft

Burglary

- 7:13 a.m. in the 4300 block of Hacienda Drive
- 10:39 a.m. in the 400 block of St. John Street

Auto burglary

- 7:05 a.m. in the 1400 block of Whispering Oaks Way
- 7:40 a.m. in the 5900 block of Stoneridge Drive
- 8:56 a.m. in the 4100 block of Amberwood Circle

Vandalism

- 4:58 p.m. in the 3800 block of Appian Street

Drug/alcohol violations

- 1:47 a.m. at the intersection of Santa Rita Road and I-580; possession of a controlled substance, DUI
- 3:18 p.m. in the 2600 block of Turnstone Drive; public drunkenness
- 11:33 p.m. at the intersection of Hopyard Road and Stoneridge Drive; DUI

Oct. 29

Auto theft

- 2:51 p.m. in the 7000 block of Johnson Drive

Auto racing

- 12:54 a.m. in the 6300 block of W. Las Positas Boulevard

Drug/alcohol violations

- 11:17 p.m. in the 4600 block of Del Valle Parkway; underage drinking on private property, marijuana possession, battery

Oct. 30

Theft

- 2:48 a.m. at the intersection of Hopyard Road and W. Las Positas Boulevard; auto theft
- 8:37 a.m. in the 4600 block of Willow Road; auto theft
- 3:01 p.m. in the 4000 block of Pimlico Drive; petty theft
- 5:22 p.m. in the 1400 block of Stoneridge Mall road; petty theft

Vandalism

- 7:57 p.m. in the 4300 block of First Street

Drug/alcohol violations

- 12:24 a.m. in the 4800 block of Hopyard Road; public drunkenness
- 3:51 a.m. at the intersection of Valley Avenue and Crestline Road; public drunkenness
- 4:59 p.m. at the intersection of Santa Rita Road and W. Las Positas Boulevard; driving with marijuana

Oct. 31

Theft

- 7:09 a.m. in the 5700 block of Owens Drive; auto theft
- 10:58 a.m. in the 4100 block of Silver Street; identity theft
- 3:37 p.m. in the 2100 block of Stoneridge Mall Road; petty theft

Battery

- 4:51 p.m. in the 5600 block of Owens Drive

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Obituaries

Submit a memorial (including photos and video), search recent obituaries and write a remembrance through Pleasanton Weekly's obituary directory at PleasantonWeekly.com/obituaries

Stephen Isaac Berger

March 3, 1936 - Oct. 24, 2011
Resident of Pleasanton, CA

Steve Berger died at home on Monday, October 24, at age 75.

He was born in New York City to parents Abraham and Hilda Berger, their only son. Steve won a scholarship to Julliard School of Music for cello and attended boarding school in Stockbridge, Massachusetts, where he was a soccer player.

Steve served in the United States Air Force, stationed in Japan. After his military discharge, he completed his schooling at University of Hawaii. It was there he discovered his passion for flying, earning his pilot's license. During this time, he supported his new hobby by working as manager in the original Chuck Steak House along with the owner and his wife.



During his career, Steve worked for six airlines, most notably Flying Tigers and World Airways for 20 years, where he was Vice-President of Sales and Marketing. It was during his time at Flying Tigers that Steve met the charming flight attendant who would become his wife, Joyce Mohr.

The high point of Steve's World Airways career was when he spent 8 months in Viet Nam, airlifting out U.S. troops. Steve later went on to work for Royal Cruise lines for 10 years, and also for Royal Caribbean Cruise Lines. During this period, Steve and Joyce traveled extensively with their two children, Dave and Andrea. Their worldwide travels took them to every continent except Antarctica. He later owned and operated Air Brokerage International a successful leasing and chartering business.

For 23 years, Steve volunteered as a reserve officer for the Pleasanton Police Department, attaining the rank of captain. He was a familiar sight along parade routes in downtown Pleasanton. During the last year before his illness, Steve volunteered with the California Highway Patrol. He also served on the board of directors for Brookside Country Club in Stockton, where he and Joyce owned several properties.

Steve is survived by his wife of 47 years, Joyce, of Pleasanton; his son David Berger, also of Pleasanton; and his daughter and son-in-law, Andrea and Christopher Umdenstock, of Stockton; and his young grandson Haden, whom he cheered on in ice-hockey. Steve also will be missed by many dear friends world-wide.

Clutching a phone — always — is one of the lasting images of Steve. The telephone was his best friend because he had friends across the globe that he constantly talked to and kept in touch with. Many of them came to visit Steve during the final months of his illness.

Steve was "Mr. Energy," constantly talking, doing, and moving,

even when illness would have kept anyone else bed-ridden. Steve also was a constant shopper and the ultimate negotiator for good deals. He was still shopping online two weeks prior to his death, and the month before purchased a new car in Los Angeles.

Steve embraced technology, mastering all the latest forms of communication, including e-mail, Facebook, Skype, and cell phones. The latest iPad was one of the last "toys" he purchased in person. He enjoyed sharing these skills with others, particularly his more elderly friends, and was willing and able to do computer repairs for them.

Travel to Hawaii was one of Steve's pleasures in recent years. The family treasures memories of the last trip when all three generations were together there.

A reception in celebration of Steve's life will be planned for a later date. Those who wish to make memorial contributions in Steve's name are encouraged to direct their gifts to Tri-Valley Animal Rescue — the source of five of the family's pet dogs. Donations may be made via the organization's website — www.tvr.org — or via Post Office Box 11143, Pleasanton, CA 94588.

Steven Frank Pahler

Steven Frank Pahler, who taught thousands of Tri-Valley young people and adults to drive through his Precision Driving School, died Oct. 19, 2011 at the age of 41.

A memorial service celebrating his life will be held at 2 p.m. Friday, Nov. 11, 2011, at Centerpointe Presbyterian Church, 3410 Cornerstone Court, Pleasanton.

Steve owned Precision Driving School for 11 years. His family recalled how effectively he worked with students who were scared about learning to drive.

Steve loved to cook, whether it was his specialty, prime rib, or on the barbecue. He always prepared the turkey for Thanksgiving.

An avid Oakland Raider fan, his apartment is loaded with Raider memorabilia, including a football autographed by Coach John Madden. He loved to ride his Harley as well as camp and hike.



Born Feb. 6, 1970 in Fullerton, CA, Steve moved to Pleasanton in 1984. He was a varsity swimmer and graduated from Foothill High School. He earned the rank of Eagle Scout. He attended Las Positas College and graduated from the Police Academy at Modesto Community College.

He is survived by his son, Austin, of Livermore; his mother, Karen Pahler of Pleasanton; his brothers, Ryan Pahler (Kathy) of San Diego and Matt Pahler of Pleasanton; and three nephews, Jakob, Dylan and Luca, of San Diego. His father, Frank Pahler, died in 1993.

The family prefers contributions in his memory to a trust fund for

Austin at Wells Fargo Bank, account number 12284 82509.

Michele Fast

May 21, 1964-Oct. 12, 2011

Michele Daschbach Fast, 47, passed away in Seal Beach, California on October 12, 2011. Michele leaves, Patrick, her loving husband of 24 years; and their three children, Patrick, 20, a senior at CAL; Laura, 18, a UCLA freshman; and Lisa, 16, a junior in high school.

The youngest of six children, Michele is survived by her parents, Howard and Leonore Daschbach; sisters and brothers, LeeLee Cusenza of Pleasanton, Lisa Fuerst, Laura Pitchford, and Mark Daschbach, of the Peninsula, and Rooney Daschbach of Sunset Beach. Michele also leaves behind her father-in-law, Stephen Fast, seven brothers- and sisters-in law, 15 nieces and nephews, three of Pleasanton, and two great nieces. Her Labrador Otis, has also lost his most loyal companion.

Michele was born at Stanford Hospital and attended St. Raymond Elementary School and Sacred Heart High School in her local community. She graduated from UC Santa Barbara where she met her husband Patrick. Michele and Patrick settled in Seal Beach where they lived and raised their family for the past 16 years.



Michele was a very dedicated sports fan. She stepped up to the plate supporting the teams of her children, nieces, and nephews. Michele was a life-long SF Giants fan in good times and in bad. Michele's family is very glad that Michele was able to see the Giants win the 2010 World Series. Michele was an outstanding athlete herself and was a daily 5:00am swimmer at the local pool.

Michele was a natural come-

dian. Her humor brightened the day of friends, strangers, and most of all her parents.

Michele has left us way too early, but lived her shortened life so fully and selflessly. She made such an impact on the lives of other and will never be forgotten. Her beautiful smile, hearty laugh, and loving and tender spirit will be with us forever.

Services were held for Michele on October 20th at St. Anne's Catholic Church in Seal Beach, and on October 22nd at Nativity Church in Menlo Park.

In lieu of flowers, a request was made to help with Michele's favorite charity, Smile Train, which provides surgery for children with cleft palates who without support would be unable to receive the surgery. At this date, Michele's Smile Train Memorial Fund will be able to provide 250 children with the surgery.

www.support.smiletrain.org/goto/micheledaschbachfast

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AFFORDABLE HOUSING

New projects bring v about impacts to the

BY GLENN WOHLTMANN

Like it or not, affordable housing is coming to Pleasanton, and with it, as is nearly always the case, come questions about four issues: crime, schools, housing values and traffic.

All four of those concerns were brought up at a workshop in March; then in July, the Pleasanton City Council approved a preliminary plan to rezone 17 sites, totaling 105 acres for more than 3,000 affordable high-density housing. Those sites include 10 acres in the Gateway Center between Valley Avenue and I-680 for up to 300 new apartments behind the new Safeway, a 16-acre site at the southeast corner of Stanley Boulevard and Bernal Avenue, across from McDonald's, and on the Kiewit site across Stanley on Valley Avenue, where 49 acres could be available for up to 300 high-density housing units.

That's not counting a 350-unit apartment complex near the new West Dublin/Pleasanton BART station near Stoneridge Shopping Center that city officials approved in 2008. That project will include 70 apartments for very-low-income households, which means they earn 50% or less than the area's median income, which is \$64,600 for an individual and \$92,300 for a family of four.

Developer BRE is moving ahead with its plan to build 498 apartments on two sites in the Hacienda Business Park, and of those, under city regulations, 15% must be affordable, meaning residents can qualify if they fall under certain income guidelines. That means about 74 apartments for the current development, with other sites in the future.

Some residents at the March workshop worried about the potential for a spike in crime and possible gang-related activity. Others were concerned about a drop in property values, school overcrowding and lower test scores, as well as worries about increases in traffic, whether the location was the best, and the look of the multi-story units.

Crime

Studies, including one by New York University released in September, show crime doesn't increase for even very-low-income residents who are typically issued housing vouchers commonly known as Section 8.

"In brief, we find no evidence that an increase in the number of voucher holders in a tract leads to more crime," that study says.

Pleasanton police have recently instituted a program to give unwanted tenants the boot and to keep potential problems from moving in. The crime free multi-housing program has been up and running for nearly two years, according to Ken McNeill, Pleasanton's crime prevention officer.

"It's a fully volunteer program for apartment communities in the city of Pleasanton," McNeill explained. "Basically, the (rental) contract says the tenants agree not to get in trouble with the law."

In short, if someone with a crime-free lease agreement is arrested — on or off the property

— management has the right to evict him or her. If a visitor gets in trouble while at the complex, the tenant who invited that person can also get evicted.

"We don't have to wait for a conviction," McNeill said, adding the program has withstood court challenges that ran all the way to the U.S. Supreme Court.

In Pleasanton, there are already 26 complexes that have 10 or more units. Seven complexes have been fully certified in the program, going through all three phases, and another seven are in the process of completing it.

McNeill said the first phase is an eight-hour training open to everyone employed by a complex: owners, property managers, maintenance staff and sales staff. It addresses everything from crime prevention theory to gangs and drug activity to the crime-free lease agreement.

The second phase is a survey by the Police Department.

"Crime prevention through environmental design is a way of making the property more inviting to the people who should be there and less inviting to the people who shouldn't," McNeill said.

Police look at unlit areas and bushes that could hide a potential burglar, as well as door locks and peepholes. They make suggestions to improve security, then check to see that the recommended improvements have been made.

The third phase is a social event for tenants, to give residents the opportunity to get to know each other better and introduce the lease addendum.

"Most people are very good. They say, 'Yeah, that's a good idea,'" McNeill said. "It absolutely does work. ... We've served eight notices to evict."

Statistics back up McNeill. Archstone Apartments, in the 5600 block of Owens Drive, has 540 units, and over the last few years, calls for service — which include crime calls as well as complaint calls — have gone from 426 in 2007 to 256 in 2010. Stoneridge Apartments, in the 100 block of Stoneridge Mall Road, with 520 units, has dropped from 190 calls in 2007 to 182

calls last year. Both complexes are trending lower for the current year as well.

Schools

Just the number of apartments, low income or not, will have an impact on the school district. School board Chairwoman Valerie Arkin was on the Hacienda Task Force, which looked at increased housing from every angle. Arkin said the three projects could mean 350 new students moving in and going to Donlon Elementary and Hart Middle schools.

The overall impact aside, children from lower income families — what the Pleasanton Unified School District describes as socio-economically disadvantaged — typically don't do as well as other students.

In Pleasanton, 54.6% of low-income students were proficient in English in 2010-11, up from 51.7% in 2009-10, and 52% were proficient in math, up from 46.2% in 2009-10. By comparison, the district's average for English was 83.7% in 2009-10 and 84% in 2010-11 and 81.7% in math for 2002-10 and 81.4% in 2010-11, according to Cindy Galbo, assistant superintendent of education services.

Raising those scores has been the subject of a yearlong push by the PUSD, and Superintendent Parvin Ahmadi is adamant in saying the district is committed to educating every child.

"Regardless of their economic background, they are able and capable of learning and it's our responsibility to serve them," Ahmadi said. "Philosophically, we don't have an issue with students who don't have the same resources as everyone else. They're all students."

Home prices

Two studies, one from the Massachusetts Institute of Technology and another from Virginia Technical University, show that affordable housing and apartment complexes in general do not lower home prices in their area.

The MIT study, released in 2005, found that "high-density mixed-income rental developments

in single-family neighborhoods do not lower the value of surrounding homes."

The Virginia Tech study, in fact, says a well-located apartment building with attractive landscaping and entranceways raises the value of detached homes compared to having apartments nearby." That study was released in 2005.

David Stark, public affairs director of the East Association of Realtors in Pleasanton, pointed out that affordable housing is not so new to Pleasanton.

"It is unlikely that these developments will have an effect on residential property values. There are simply too many other factors that impact sales prices," Stark said. "Residential estate sales prices in Pleasanton are among the highest in the Tri-Valley due to its location, employment opportunities, school performance and community amenities."



CITY OF PLEASANTON

Right: An aerial view of the two Hacienda sites up for development. Far right: Architectural drawings of how those new apartment buildings would look.



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He added that the city of Pleasanton has "extremely high standards" for design and construction.

Traffic impact

One of the main concerns from Pleasanton residents who spoke out against plans for the Hacienda sites was traffic. Those two sites and the already-approved Stoneridge site are to be what's called transit-oriented, with people using public transportation to get to and from work. The city estimates more than one car for each of the families, and those alone could mean additional traffic, especially for people who drive to work or commute elsewhere.

"Yes, it will increase traffic," said Pleasanton Planning Manager Janice Stern. "However, development of that site for residential use will generate less peak-hour traffic than the previously

approved office uses."

Some people have objected to what's been called "Dublin-style development," meaning multi-story apartments, some with stores on the ground floor. Residents at the housing workshop also said the two Hacienda complexes are in the wrong place, suggesting they should be closer to BART, such as on Dublin Canyon Road, or on Vineyard Avenue, near other existing apartments.

One of the two Hacienda sites is at the intersection of Willow Road and Owens Drive, slated for 247 apartments; and the other, at the corner of Hacienda and Gibraltar drives, is planned for 251 apartments. While the project at Stoneridge has already been approved, the two Hacienda properties are still under review by city planners with an eye toward breaking ground next year. ■



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

Coincidental meeting brings back exchange student from the '70s



GREG THOME

Brazilian was part of Amador Valley High class of '75

By DOLORES FOX CIARDELLI

When Pleasanton residents Greg and Nancy Thome visited Brazil last month and attended a wedding in Sao Paulo, they didn't expect to make a hometown connection. The bride was the sister of their son Alex's girlfriend, Gabrielle, whom he met while they were earning their master's degrees at Columbia University in New York; daughter Elyssa also traveled to Brazil for the occasion.

"Seating at the reception was random, and I ended up sitting next to Andre (Pinho)," Greg Thome recalled. "He asked where we lived, and I said in the San Francisco Bay Area. He said he had lived in the Bay Area a long time ago in a very small city.

"I asked which one and he seemed to think I would not have heard of it because it was so small. When he said 'Pleasanton' and he went to Amador I almost fell over," Thome continued.

"I pointed to Elyssa and said, 'She also went to Amador, as well as Alex, who was in the wedding party.'"

Pinho was a college friend of the bride's father.

"It turns out they had an upcoming trip planned to the West Coast, which would include a stop in San Francisco," Thome said. "We stayed in touch, and we invited him to join us in Pleasanton and asked if he would like to visit Amador. He was most enthusiastic about changing their plans and making the visit."

Principal Jim Hansen put together a visit, said Thome, and Vice Principal Sebastian Bull led the tour for Pinho and his wife Gilza. Senior Andre Gallego, who

is from the Sao Paulo area and recently moved to Pleasanton, went along to provide translation when needed.

In the library they found a 1975 yearbook, which included a photo of Mark Van Doran, whose family Pinho had stayed with in high school. He said he's lost touch with them, but he referred to Mrs. Van Doran as his "mother" while here and Mark as his "brother."

"During the campus tour he recognized the few original buildings as well as the gym, which remained the same," Thome reported. "The soccer field was basically the same except for the upgraded surface."

He also visited the classroom of English teacher Clark Fuller and remembered visiting the home of the Fullers, who were also hosting a Brazilian student at the time.

"We also toured around the city and he was surprised to see how familiar downtown looked," Thome said. "They took pictures of the Pleasanton sign, Christensen's and Dean's."

Since Andre Pinho played soccer while in Pleasanton, the group also visited the Sports Park and Val Vista Park.

"While here as a student, he was offered a chance to play professional soccer in the U.S. but decided it best to return home," Thome explained.

Pinho is now administrative manager of the State Department of Education in Pernambuco, Brazil, where he has administrative responsibility for 1 million students.

"Andre and Gilza both were very appreciative of the hospitality as well as the opportunity to reconnect," Thome said. ■

Andre Pinho, administrative manager of the State Department of Education in Pernambuco, Brazil, who was an exchange student at Amador Valley High's class of 1975 and his wife Gilza Pinho look over an old yearbook in the library on their recent visit to the school, with Amador Vice Principal Sebastian Bull and Andre Gallego, a senior who recently moved to Pleasanton and is from the Sao Paulo area.

Get in the holiday spirit at Christmas Tree Lane

Enjoy fabulous decorations plus a chance to win them

ValleyCare Charitable Foundation volunteers are turning the Palm Event Center into Christmas Tree Lane 2011 — At the North Pole, a holiday wonderland with events for the entire family from Nov. 17 to Nov. 19.

A drawing on the last day will decide where each gorgeously decorated Christmas tree will go for the holidays. The event also includes silent auction gift baskets, a holiday boutique, gourmet fare and a visit with Santa:

■ 5-8 p.m., Thursday, Nov. 17 — Wonderland Family Stroll. Enjoy holiday treats, and children can shop for their parents in Santa's Secret Shop. Photos with Santa and a gift boutique will be available. Adult tickets are \$15 each, \$10 for children.

■ 10 a.m. and 2 p.m., Friday, Nov. 18 — Tinsel and Christmas Teas,

a chance to preview the sparkling Christmas trees, bid on unique silent auction gift baskets, get a jump start on Christmas shopping and purchase chance-drawing tickets for the trees and spectacular china table setting. Tea tickets are \$35 per person.

■ 6:30 p.m., Friday, Nov. 18 — Silent Night Soiree, featuring a silent auction of gift baskets, sit-down dinner, no-host cocktails and dancing to a DJ for \$75.

■ Saturday, Nov. 19 — Silver Bells Luncheon with tickets at \$85. Doors open at 10:30 a.m. for guests to enjoy the wonderland of lights and colors; visit the "Merry Gentlemen" to purchase drawing tickets for the trees; enjoy gourmet holiday fare and entertainment with friends, visit the holiday boutique and place bids on silent auction gift baskets.

Drawing tickets for the trees and the Christmas china table setting will be sold at all events and will be drawn at the Silver Bells Luncheon on Saturday. Winners need not be present. Trees are delivered within the Tri-Valley the week following Thanksgiving.

Proceeds will benefit the Breast Cancer Patient Navigator Program that ValleyCare offers to assist newly diagnosed patients through the screening, diagnosis and treatment process. Christmas Tree Lane 2011 will also benefit the ValleyCare Emergency Room Expansion, which includes enlarging the waiting room and building a covered ambulance entrance.

To participate or to purchase tickets, call the ValleyCare Charitable Foundation at 373-4560, or visit www.valleycare.com/fundraisingevents. ■

Boutique benefits Just Like New Fund

Buy animal-themed items for the holidays

The Animal Lover's Boutique, which is located year-round in the lobby of Feline Medical Center will hold a Holiday Sale for the Animals event tomorrow. Proceeds from the 10 a.m. to 4 p.m. boutique will benefit Jackie Barnett's Just Like New Fund, a Valley Humane Society program that aids sick and injured pets.

The Holiday Sale will showcase animal-themed items for the holidays, such as planters, garden art, holiday ornaments, home decor, brass gifts, decorative pillows, purses and other fashion accessories, as well as cat and dog toys, dishes and accessories.

The Just Like New Fund was founded in 1995 by Pleasanton



Home decor and animal-themed planters are among the many items awaiting shoppers at the Holiday Sale for the Animals.

animal advocate Jackie Barnett, who died in 2009. The fund,

which now bears Jackie's name, provides financial assistance to Tri-Valley residents who cannot afford emergency, lifesaving veterinary care for their pets. Since its beginning, the fund has helped save the lives of more than 400 companion animals.

Today more than 40 volunteers mentored by Jackie Barnett are continuing her work. Volunteers raise money for the Just Like New Fund by making and selling catnip toys and by operating the Animal Lover's Boutique at Feline Medical Center, 3160 Santa Rita Road in Pleasanton. Although it does not offer veterinary services on weekends, it is opening its lobby tomorrow for the holiday sales event. ■

Out & About

—Concerts, Film & Live Music

'HAIRSPRAY' This is the final weekend for the Tri-Valley Repertory Theatre's production of "Hairspray" at the Bankhead Theater, 2400 First St., Livermore. Performances are at 8 p.m. Friday and Saturday; and 2 p.m. Sunday. Purchase tickets at www.trivalleyrep.org or by calling 373-6800.

LIVERMORE AMADOR VALLEY GARDEN CLUB The garden club will meet from 7-9 p.m., Thursday, Nov. 10, at Alisal Elementary, Multipurpose Room, 1454 Santa Rita Rd. Guest speaker Denise Koroslev's topic will be medicinal herb gardening and techniques. Visitors welcome. Call Bev at 485-7812 or visit www.lavgc.org.

FAMILY CONCERT Pleasanton Community Concert Band presents its Family Concert from 2-3 p.m., Sunday, Nov. 13, at the Firehouse Arts Center, 4444

Railroad Ave. This concert is free, but donations are appreciated. Call 846-5897 or visit www.pleasantonband.org.

VETERAN'S DAY Pleasanton Community Concert Band presents its Veteran's Day Concert from 1-3 p.m. Sunday, Nov. 6, at Veteran's Memorial Building, 301 Main St. This concert is free, but donations are appreciated. Call 846-5897 or visit www.pleasantonband.org.

FOLK FIDDLER APRIL VERCH April Verch and her trio will perform at 8 p.m., Saturday, Nov. 12, at the Firehouse Arts Center, 4444 Railroad Ave. The April Verch Band has won over



audiences with its virtuosity, charm, humor and boundless energy. Tickets are \$15-\$25 for adults, \$20 for seniors, and \$12 for children. Call 931-4848 or visit www.firehousearts.org.

AVHS PRESENTS 'THE LARAMIE PROJECT' In October 1998 Matthew Shepard was kidnapped, severely beaten and left to die, tied to a fence post on the outskirts of Laramie, Wyo. Members of the Tectonic Theater Project went to Laramie and conducted more than 200 interviews, from which they wrote "The Laramie Project." Amador Valley High is presenting the drama at 7:30 p.m. through Nov. 5 at Amador Valley High School, Amador Theater, 1155 Santa Rita Rd. Tickets are \$8 for adults and \$5 for students. Visit www.amadordons.com.

NOW SHOWING

REVIEWS OF NEW MOVIES

By PETER CANAVESE

Margin Call

Rated R for language
1 hours, 45 minutes
Director: J.C. Chandor

★★★★

Movie critics love to trot out the term "stagy" to knock a film, but some of us consider that a compliment of sorts. And something tells me J.C. Chandor — writer-director of the economic-crisis thriller "Margin Call" — knows what I mean.

After all, stage plays have a better batting average than films when it comes to social consciousness, well-honed dialogue and considered themes, three hallmarks of "Margin Call." Chandor sweeps away the media clutter over the 2009 market crash to give his own dramatization of a crucial 24-hour period at a fictional Wall Street investment bank, MBS, with most of the story unfolding within its glass-encircled high-rise offices.

The canary in the coal mine is the bank's Risk Assessment & Management department, just gutted by a round of layoffs. Out with the trash goes the man running the department (Stanley Tucci's Eric Dale), but he leaves some data in the hands of his young protege Peter Sullivan (Zachary Quinto), along with two ominous words: "Be careful." Sullivan, who left rocket science for finance ("the money is considerably more attractive"), extracts an inescapable conclusion from the data: The bank will tank.

And so, after midnight, Peter summons high-placed exec Will Emerson (Paul Bettany), who in turn calls his boss Sam Rogers (Kevin Spacey). Soon everyone who still matters in the company (including characters played by Simon Baker, Demi Moore and Aasif Mandvi), as well as at least one who doesn't (Penn Badgley's self-centered Seth Bregman), converges on a conference room at 2 a.m. to answer to CEO John Tuld (Jeremy Irons).

The devilish details don't so much matter ("Just speak to me in plain English" is a comical refrain); instead "Margin Call" consciously reflects on the bigger picture of high-stakes banking and its consequences.

In true "stagy" style, Chandor explores character and theme through razor-sharp monologues. With tongue in cheek, Will explains how a \$2.5 million salary gets spent. Eric contrasts the intangibility of the numbers game with memories of having made a real difference as an engineer. And Kevin Spacey — an alumnus of the wicked business critique "Glengarry Glen Ross" — nails a series of speeches varying toying or decrying the company line as he contemplates on which side he will (last?) stand regarding an ethically dubious "fire sale" of assets.

Part of the film's distinctiveness in depicting a long dark night of the corporate soul comes in taking the individuals not only as archetypes but as individuals facing real choices in a high-pressure situation. The closest thing to a villain is the survival-minded CEO, a pragmatic Machiavelli of the board room, but it's not so much any individual as big business itself that leaves little to no room for a principled stand. Chandor seems to agree with Ice-T: "Don't hate the player, hate the game."

In a faultless ensemble, Tucci and Spacey deserve special attention, the latter turning in his subtlest (and thereby, his most potent) work in years. Chandor's social critique may or may not stand the test of time, but as all eyes turn to the "Occupy" movement, "Margin Call" is entirely right for this moment.



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TAKE US ALONG



City run: Members of the Chasing Sanity Running Group — Kristin Springer, Nancy Masucci, Jenn O'Donnell, Jeannette Leong, Lisa Ager, Erin Kvistad, Kai Warner and Lynn Muise, all from Pleasanton — at the pre-race Expo of the San Francisco's Marathon and Half Marathon last summer.

Classes

MANAGING HOLIDAY DIETARY CHALLENGES Did you know the average American gains 7 to 10 pounds during the Holiday Season? GNON (Girls Night Out Networking) and Pleasanton Unified School District Speaker Series is presenting Weight Watchers leader Mary Ann Benedetti to give tips on managing holiday dietary challenges, from 7-8:30 p.m., Monday, Nov. 7, at Harvest Park Middle School Library, 4900 Valley Ave. You must register at pleasanton.k12.ca.us/adulted. Click on enrichment courses. Free for GNON members; \$15 for non-members. Call 487-4748 or visit www.gnontrivalley.com.

Clubs

DAUGHTERS OF THE AMERICAN REVOLUTION DAR is a volunteer service organization based on lineage to someone who fought or gave aid to the American Revolution. It preserves historic buildings and artifacts; provides awards and scholarships and supports schools while celebrating our American history. The next meeting is from 10 a.m.-noon, Saturday, Nov. 5, at DAR, 5649 San Antonio St. For more information, call Ann Narciso at 510-507-5509.

Events

GOODGUYS 22ND AUTUMN GET-TOGETHER CAR SHOW Featuring over 2,500 hot rods, custom cars, muscle cars and trucks of all years, makes and models. The event is from 8 a.m.-5 p.m., Saturday, Nov. 12, and from 8 a.m.-4 p.m., Sunday, Nov. 13, at the Alameda County Fairgrounds, 4501 Pleasanton Ave. General admission, \$17; children 7-12 years old, \$6. Visit www.good-guys.com.

NATIONAL WATERCOLOR SOCIETY EXHIBIT The annual touring exhibit of the prestigious National Watercolor Society will be on display from Oct. 26 through Dec. 11 at the Firehouse Arts Center, 4444 Railroad Ave. A companion exhibit of works by California Watercolor Association artists, "Five Palettes," will also be shown. Admission including both exhibits is \$5. Call 931-4849 or visit www.firehouse-arts.org.

TRI-VALLEY REPUBLICAN WOMEN FEDERATED (TVRWF) Join the Tri-Valley Republican Women Federated at 6:30 p.m., Thursday, Nov. 10, at Cattlemen's Restaurant, 2882 Kitty Hawk Rd., Livermore. Guest speaker will be David Wolfe, legislative director of the Howard Jarvis Tax Association. Cost is \$26 for TVRWF members, \$30 for non-

members. Call 426-4931 or email coupclan1962@pacbell.net.

Fundraisers

HALLOWEEN CANDY EXCHANGE Dr. Dante Gonzales and team will trade your Halloween candy for Bundtini cakes to support Smiles Change Lives. Dr. Gonzales will donate \$3 to Smiles Change Lives for every pound of candy collected, which will go to the troops overseas. Anybody donating at least a pound of candy will be entered into a drawing for a \$100 gift certificate to Best Buy. Exchange candy from 3-5:30 p.m., Tuesday, Nov. 8, at 4532 Dublin Blvd.

OPERATION CHRISTMAS CHILD Garry Linforth is starting work on his Eagle Scout Project, to send shoe boxes filled with toys, school supplies and personal care items to underprivileged children in developing countries. He is organizing this with Centerpointe Church for the relief effort Operation Christmas Child. It costs \$7 for the shipping. Email garrison_linforth@yahoo.com. The supporting organization is Samaritan's Purse, which will receive any excess funds.

TEAM DANIELLE FOR MULTIPLE SCLEROSIS Help raise funds for Team Danielle for the 2012 Multiple Sclerosis Walk at a Round Table Pizza night from 4-8 p.m., Sunday, Nov. 6, at 530 Main St. Give a flier (available at the door) to the cashier when you order and 15% of the tab will go to Team Danielle, which will also be selling drawing tickets for prizes that include 49er tickets, a professional photo shoot and more.

Health

TRI-VALLEY CHAPTER OF THE NATIONAL FEDERATION OF THE BLIND Will be meeting from 1-3 p.m., Saturday, Nov. 12 at Valley Memorial Hospital, Cafeteria Room 2, 1111 East Stanley Blvd., Livermore. Any visually impaired or blind person is urged to attend. Call Carl at 449-9362.

Live Music

THE SONGS OF IRVING BERLIN The Firehouse Arts Center Cabaret Series continues with Linda Purl and Lee Lessack in "Steppin' Out with My Baby: The Songs of Irving Berlin" at 2 p.m., Sunday, Nov. 6,

at the Firehouse Arts Center, 4444 Railroad Ave. The much-applauded duo will perform Berlin's most beloved songs — "There's No Business Like Show Business," "Alexander's Ragtime Band," "God Bless America" and many more. Tickets are \$17-\$27 for adults, \$17 for children, and \$24 for seniors. Call 931-4848 or visit www.firehousearts.org.

Seniors

DOWNSIZING MADE EASY Enjoy an informative & fun presentation ideal for seniors considering their housing options. Lecture is from 6:30-7:30 p.m. Thursday, Nov. 10 at the Senior Center, 5353 Sunol Blvd. Discussion will include downsizing and how to do so with little stress. Also, explore housing alternatives and using professionals to help you with your move & adjusting to your new lifestyle. Call 931-5369 or visit www.pleasanton-seniorcenter.org.

Spiritual

COMMUNITY HU SONG Learn to sing HU, an ancient name for God that is sung as a non-directed prayer. The meeting is from 1:15-1:45 p.m., Saturday, Nov. 5, at The Parkview, 100 Valley Ave. Light refreshments and conversation will follow. People of all faiths are welcome.

REMEMBRANCE SERVICE Centerpointe Church is offering a special service of remembrance designed for anyone who has suffered the loss of a loved one, whether the loss is recent or a number of years ago. The service is at 5 p.m., Sunday, Nov. 6, at Centerpointe Church, 3410 Cornerstone Ct. As the holiday season approaches, memories of loved ones who have passed on can sharpen. The service will include time to honor, remember and give thanks for their lives. Open to the public. Participants are encouraged to bring a photo of a loved one.

Sports

MORNING GROUP RIDE - CYCLING A group ride starts at 8:30 a.m. every Saturday from Cycle Pros Bike Shop, 728 Main St., meeting in the parking lot. The ride breaks into groups based on skill and distance. The regular ride usually covers

25-40 miles at speeds of 14-18 mph. The long ride covers 35-60 miles at a brisker pace. Routes vary each week. On Sundays mornings, there is a group ride for everyone, same time, same place, broken down into levels based on ability and distance. Call 400-4336 or visit www.thecyclepros.com.

Volunteering

BLOOD DRIVE The American Red Cross is holding a public blood drive from 9 a.m.-2 p.m. Saturday, Oct. 15 at St. Elizabeth Seton Church, Activity Center, 4005 Stoneridge Dr. Call 1-800-733-2767 or go to www.redcrossblood.org to schedule an appointment and use sponsor code CCOP.

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Community Calendar at PleasantonWeekly.com
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First at Ghost Games

Pleasanton Ballistic U16 Select's Chris Ford wins a midfield battle for possession during the 1-1 overtime win at Elk Grove's Ghost Games on Oct 29-30, where the Select team members treated themselves to a first place championship trophy. Match scores of 4-0, 1-2 and 6-0 led the Select team to a rematch with the Elk Grove Force to decide the championship. Both teams thrilled the Bartholomew Sports Park crowd with a 1-1 double overtime tie, leading to a Pleasanton 3-0 shootout win.



Victory for Her-Ricane

Gianna Lyng fights her way downfield Saturday as the U12 Her-Ricanes beat the Dynamite Devils, 6-1. The Her-Ricanes took a quick 2-0 lead and finished the first half leading 3-1. In the second half, the Her-Ricanes came out firing, increasing their lead to 6-1. Five players scored at least 1 goal, led by Catherine Cho with 2 goals and 1 assist. The defense was overpowering, limiting the Dynamite Devils' shots on goal. After a late goal by the Dynamite Devils in the first half, the defense buckled down and thwarted any and all offensive threats by the Dynamite Devils to come away with the victory. Besides Lyng and Cho, Marissa Lawrence was also top on offense. Top defensive players were Alyssa Wu, Emma Tsztoo and Summer Reeves.

SPORTS DIGEST

On the gridiron

Foothill Falcons varsity football beat the Livermore Cowboys on Friday, 14-13. Tonight Foothill plays Monte Vista at 7 p.m. at Monte Vista.

Amador Valley lost its Friday's Conference game against the Monte Vista Mustangs, 27-0, making the Dons 4-4. Tonight the Dons play California High in San Ramon.

AVHS football on Channel 30

The fourth out of five football games to be broadcast on TV30 takes place tonight when the Amador Valley Dons face the Cal High Grizzlies. The game will not air live. Tri-Valley TV30 will begin broadcasting the game on Comcast TV channel 30 and AT&T U-verse via channel 99 at 7 p.m., Saturday, Nov. 5; 1 a.m., 10 a.m. and 8 p.m. Sunday; 10 p.m. Tuesday; and 6 p.m. Thursday.

In addition, the game is scheduled to stream live and be available via Video on Demand at www.trivalleytv.org on Nov. 9. DVDs of the games may also be purchased via the website.

"TVCTV's football games cover more than just the game," said Melissa Tench-Stevens, executive director of TVCTV. "We try to highlight the bands, the drill teams, the cheerleaders and the positive spirit of the students and parents."

Pleasanton grads doing well on college fields

Women's and men's soccer at Chico State were victorious at Sonoma State over the weekend (women won 2-1, and men won 1-0), both capturing the California Collegiate Athletic Association (CCAA) North titles.

The women's team includes Melissa Pease (Amador Valley, 2008) and Megan Tabler (Foothill, 2011). The men's team includes Mike Janjigian (Amador Valley, 2007). Both teams will play in the CCAA Championship tournament starting tonight at California State Stanislaus in Turlock.

Water polo players in post season

The Lady Dons water polo team, with its 5-2 East Bay Athletic League record, 13-11 overall (12-10 in NCS play), is seeded seventh in the 2011 post season Les Schwab North Coast Section (NCS) tournament. The Lady Dons will face the No. 10 seed Clayton Valley Lady Eagles (DVAL, 16-10) at 2 p.m. tomorrow at De La Salle High School in Concord. The winner of this contest will face the winner between EBAL's San Ramon Valley high school, No. 2 seed, and BVAL's Deer Valley high school, seeded No. 15, on Tuesday, Nov. 8.

This is the third team that three-year varsity coach Mark Docto has guided to NCS. This will also be the last NCS tournament for the team's six graduating seniors.

Also in Division 1, Foothill High girls are seeded eighth and will play EBAL rival Granada, seeded No. 9, at 2:30 p.m. tomorrow at Miramonte High School in Orinda.

The Foothill boys face Washington at Miramonte tomorrow.

Amador girls are NCS golf champs

Amador Valley girl golfers came out on top in the North Coast Section Division I Championships held Monday at Las Positas Golf Course in Livermore with players Kimberly Liu, Monique Riley, Natalie Bodnar, Kelly Shotwell, Sabrina Bodnar and Sierra Saucier.

Learn soccer by helping

Amador Valley High still has a few openings for ball boys and ball girls for the winter boys soccer season. If you have a child that is interested, email rflmlf1984@hotmail.com.

Parent photographers

Send photos and sports news to sports@PleasantonWeekly.com. Remember to include caption information: who, what, when, where — and the score.



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INDEX

- BULLETIN BOARD
100-155
- FOR SALE
200-270
- KIDS STUFF
330-355
- JOBS
510-585
- BUSINESS SERVICES
600-690
- HOME SERVICES
700-799
- FOR RENT/
FOR SALE
REAL ESTATE
801-860

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245 Miscellaneous

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Weak consumer confidence, tight lending hurting homes sales nationally

4.6% sales decline tops California's drop in September sales

By JEB BING

Home sales declined across the country in September, although activity remained above a year ago, according to the National Association of Realtors.

The report followed a survey showing similar decreases in California in September.

The NAR's Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, showed the pending sales fell 4.6% in September from the previous month, but is still 6.4% higher than September 2010.

The data reflects contracts but not closings.

Lawrence Yun, NAR chief economist, said the housing market is being excessively constrained.

"A combination of weak consumer confidence and continuing tight lending criteria held back home buyers, even though the private sector added nearly 2 million net new jobs in the past 12 months," he said.

The PHSI in the Northeast declined 4.7%, but was

4.0% above a year ago. In the Midwest the index dropped 6.2%, but remained 12.3% higher than September 2010. Pending home sales in the South fell 5.5% in September, but were 5.0% above a year ago. In the West the index declined 2.1%, but was 5.6% higher than September 2010.

"America's monetary policy is contradictory and confusing, where some consumers with the best financial capacity and top-notch credit scores pay higher mortgage interest rates," Yun said. "The Federal Reserve evidently has been attempting to lower mortgage rates, yet more consumers are faced with taking out jumbo loans that carry higher interest rates."

Yun emphasized the need to reinstate higher loan limits in 42 states.

"Just leaving excessive cash to sit in banks and not work into the economy is a drag on the overall recovery," he said. "We need a comprehensive approach to address housing issues — not additional impediments." ■

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 Sun 1-4 J. Rockcliff Realtors Inc. 280-8500

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 Sun 2-4 J. Rockcliff Realtors Inc 855-4000

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

Danville

4 BEDROOMS
5374 Old School Rd **\$1,150,000**
 Sat/Sun 1:30-4:30 Alain Pinel Realtors 314-1111

Dublin

3 BEDROOMS
5859 Southbridge Way **\$535,000**
 Sat/Sun 1-4 Coldwell Banker 847-2200

4 BEDROOMS
8363 Rhoda Ave **\$699,000**
 Sun 1-4:30 Bhg Tri-valley Realty 463-9500

Livermore

3 BEDROOMS
725 Orion Way **\$544,000**
 Sun 1-4 Moxley Team 600-0990

498 Kent Court **\$345,000**
 Sun 1-4 Coldwell Banker 847-2200

5 BEDROOMS
1217 Blossom Cir **\$829,000**
 Sun 2-4 Bhg Tri-valley Realty 463-9500

Pleasanton

4 BEDROOMS
5083 Muirwood Dr **\$819,000**
 Sun 1-4 Alain Pinel Realtors 251-1111

3891 Picard Ave **\$1,298,000**
 Sun 1-4 Alain Pinel Realtors 846-6500

2781 Calle Alegre **\$1,089,000**
 Sat/Sun 1-4 J. Rockcliff 872-1416

5128 Blackbird Dr **\$800,000**
 Sun 1-4 Coldwell Banker 847-2200

5078 Monaco Dr **\$918,800**
 Sun 1-4 Keller Williams Tri-valley 397-4200

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3623 Cameron Ave **\$1,325,000**
 Sun 1:30-4:30 Moxley Team 600-0990

727 Vineyard Terrace **\$1,399,000**
 Sun 1-4 Serafino Bianchi 858-0649

2676 Calle Reynoso **\$769,000**
 Sun 2-4 Jill Denton 998-7747

1334 Stone Canyon Ct. **\$1,350,000**
 Sun 1-4 Moxley Team 600-0990

San Ramon

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1291 Canyon Side Avenue **\$548,999**
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4 BEDROOMS
101 Scarboro Pl **\$525,888**
 Sat 1-4 Prudential Ca Realty 249-1600

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3812 Mandy Wy **\$980,000**
 Sat/Sun 1-4 Coldwell Banker 847-2200

60 Foster Dr **\$849,000**
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HOME SALES

This week's data represents homes sold during October 2011

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7548 Burnham Way L. Plant to F. Wiseputra for \$320,000
4986 Cerreto Street A. & H. Wilson to M. Chauvin for \$802,000
4205 Clarinbridge Circle S. Park to G. & K. Polites for \$328,000
7108 Cross Creek Circle #A S. Roper to B. Lee for \$209,500
3420 Finnan Way #414 Toll Dublin Limited to M. & D. Brodie for \$377,000
4331 Fitzwilliam Street D. & K. Baham to N. Canotal for \$365,000
7674 Frederiksen Court Bank of New York to Structured Asset Mortgage for \$385,000
5771 Idlewood Street S. & J. Huang to P. Liu for \$640,000
7506 Larkdale Avenue R. & W. Butler to B. O'Sullivan for \$375,000
3305 Madden Way K. Rai to T. Prabhakar for \$738,000
3360 Maguire Way #114 J. Buna to S. Shirmohamadi for \$200,000
3360 Maguire Way #130 W. & L. Morrill to C. Kennedy for \$284,000
11837 Norfolk Place Andrew Trust to K. Bhavnani for \$559,000
3317 Oak Bluff Lane B. & D. Richardson to W. Xin for \$845,000
4622 Sandyford Court Ing Bank to K. Chan for \$405,000
6986 Stagecoach Road #H Last Mile Properties to S. & K. Sagar for \$305,000
2521 Valentano Drive D R Horton to F. Lau for \$830,000

Livermore

997 Chaucer Way C. & S. Babbitt to J. McCarthy for \$510,000
855 Cherokee Drive R. Alvarez to S. Williams for \$295,000
2505 Cooper Circle South Livermore Development to P. & C. Greene for \$809,500
2575 Cooper Circle South Livermore Development to K. & D. Keller for \$821,500
661 Covington Way R. & N. Barnes to J. & J. Carbino for \$370,000
5536 Crestmont Avenue Household Financial to A. Boomershine for \$307,500
5679 Dresslar Circle D. Griffin to A. Soud for \$730,000
2155 Dry Creek Court Angelo Trust to W. Craig for \$692,000
945 El Caminito US Bank to J. Pi for \$250,000
6487 Half Dome Court B. Rupp to M. & E. Atienza for \$492,500
2226 Hillstone Drive R. & E. Boyd to P. & K. Supinskas for \$705,000
852 Katrina Street Federal National Mortgage to RJ Dublin for \$330,000
2659 Kelly Street S. Lemson to S. Osmunson for \$300,000
1165 Lambaren Avenue Bank of New York to D. & S. Brecheisen for \$190,000
784 Lido Drive M. & L. Ramos to L. & M. Seita for \$470,000
5232 Lilac Avenue S. Molkenbuhr to G. Banuelos for \$318,000
2919 Lusitana Court J. & C. Duran to M. & R. Rieke for \$860,000
2827 Marina Avenue V. Phan to M. Phan for \$850,000
611 North P Street Federal Home Loan Mortgage to Y. Lee for \$285,000
2457 Rees Circle Bank of America to H. & D. Hastings for \$720,000
5335 Wisteria Way W. & P. Stewart to S. Rogers for \$275,000

Pleasanton

1839 Begonia Court V. & L. Meda to S. & M. Iyer for \$875,000
755 Concord Street Nohava Trust to E. & E. Seltzer for \$640,000
6847 Corte De Flores Sorenson Trust to A. Chowdhary for \$610,000
4436 Desertwood Place T. & B. Gillit to J. Vangompel for \$690,000
2501 Glen Isle Avenue Bank of America to K. & M. Bellon for \$620,000
4128 Graham Street Moulthrop Trust to R. & S. Parige for \$507,000
1213 Greenwood Road Drummond Trust to A. & L. Chan for \$663,000
3533 Mercato Court Baxter Trust to C. & T. Nguyen for \$1,440,000
3119 Paseo Granada Lutzing Trust to P. & E. Fisher-Ogden for \$875,000
897 Piemonte Drive M. & C. Ryan to J. & J. Kennedy for \$1,750,000
961 Piemonte Drive Ogden Trust to Niehans Trust for \$2,100,000
2295 Westbridge Lane Eklbom Trust to T. & K. Cotton for \$410,000
1422 Whispering Oak Way E. Sibley to Q. Wang for \$850,000
2780 Willowen Way Stephenson Trust to T. & J. Cleary for \$765,000

San Ramon

6516 Bennington Way P. & M. Suravarapu to Y. Guo for \$905,000
9627 Broadmoor Drive H. He to G. & S. Raman for \$677,000

See SALES on Page 21

Find more open homes at pleasantonweekly.com/real_estate

For marketing opportunities contact Andrea Heggelund at 600-0840 x110.

SALES AT A GLANCE

Dublin (Sept. 29 - Oct. 12)

Total sales reported: 17

Lowest sale reported: \$200,000

Highest sale reported: \$845,000

Average sales reported: \$468,676

Livermore (Sept. 29 - Oct. 12)

Total sales reported: 21

Lowest sale reported: \$190,000

Highest sale reported: \$860,000

Average sales reported: \$503,857

Pleasanton (Sept. 29 - Oct. 12)

Total sales reported: 14

Lowest sale reported: \$410,000

Highest sale reported: \$2,100,000

Average sales reported: \$913,929

San Ramon (Oct. 11 - Oct. 19)

Total sales reported: 19

Lowest sale reported: \$230,000

Highest sale reported: \$1,068,000

Average sales reported: \$684,632

Sunol (Sept. 29 - Oct. 12)

Total sales reported: 1

Lowest sale reported: \$880,000

Highest sale reported: \$880,000

Average sales reported: \$880,000

Source: California REsource

SALES

Continued from Page 20

2010 Canyon Woods Drive #F Wells Fargo Bank to K. & L. Deininger for \$270,000

5892 Cattleya Way J. & S. Leontini to B. Jiang for \$893,000

1713 Cedarwood Loop T. Schratz to M. & P. Shah for \$516,000

2778 Corey Place Longworth Trust to N. & J. Barney for \$635,000

112 Durlington Court H. Kim to V. & R. Koka for \$935,000

376 Eastridge Drive F. Andrews to N. Ng for \$230,000

3912 Jamie Place J. & M. Oconnell to K. & Y. Sharma for \$930,000

611 Joree Lane Aurora Loan Services to F. Forutan for \$420,000

740 Lakemont Place #9 G. Borooh to J. Guo for \$615,000

4084 Lilac Ridge Road A. & S. Farid to R. Gonzalez for \$885,000

38 Longhorn Court M. Shirazi to S. & S. Shariff for \$500,000

6268 Murdock Way Ganjigatti Trust to S. Tejomurtula for \$899,000

5016 Rashelle Way Shapell Industries to J. Azher for \$855,000

300 Rubicon Valley L. & R. Miller to P. Low for \$775,000

448 Santander Drive Deutsche Bank to A. Patel for \$500,000

1006 South Wedgewood Road Shapell Industries to S. & M. Malhotra for \$1,068,000

209 St. Denis Court Howell Trust to S. Tegtmeier-Last for \$500,000

Sunol

621 Kilkare Road Capitani Trust to L. Keenan for \$880,000

Source: California REsource

NEW ON THE MARKET

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Privacy, Convenience, Location and Space

Unbelievable price for Pleasanton Hills Neighborhood. Almost 3000 sq feet, spacious rooms,

3 fireplaces 4 bedrooms and 3 full baths in great condition. Bring your creative eye for your decorating touches and personal upgrades. Original owners have loved this home. Walking distance to Downtown Pleasanton, Shopping, senior center and many parks. Low Maintenance and Drought Resistant Yards, Views of the hills. All schools are nearby with excellent scores. **Offered at \$918,800.**

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DUBLIN
Open SAT/SUN 1-4
5859 SOUTHBRIDGE WAY
DUBLIN RANCH HOME \$535,000
3 BR 2.5 BA Kit w/Island & granite. Hrdwd flrs, lrg bdrms, mstr bdrm ste w/walk-in closet, jetted tub. 925.847.2200



LIVERMORE
4706 BEL ROMA RD
LOVELY RANCH HOME! \$1,950,000
4 BR 2.5 BA Formal Dining & Living rm. Lrg Fam. Rm w/wet bar. Remodeled Kit w/Granite. 6 Stall horse barn 925.847.2200



PLEASANTON
Open SUN 1 - 4
5128 BLACKBIRD DRIVE
GREAT LOCATION BY PARK CALL FOR PRICING
4 BR 2.5 BA 2364 Sq.Ft. Upgraded Kit w/beautiful cabinetry, hrdwd flrs, granite counters. Expanded Fam Rm. 925.847.2200



SAN RAMON
Open SAT/SUN 12 - 4
145 COPPER RIDGE RD
CONDOS/TOWNHOUSES AVAIL
PRICING STARTS IN HIGH \$200'S
1 & 2 bd condos/2 bd townhouses, vaulted ceilings avail, w/garages, gated, renovated/upgraded 925.847.2200

CASTRO VALLEY

5167 CHESNEY GLEN DRIVE
EXCELLENT LOCATION! \$499,000
4 BR 2.5 BA Modern Decor. Laminate floor downstairs. Spacious Kit. w/maple cabinets & pantry. 925.847.2200

DANVILLE

1250 COUNTRY LANE
CUSTOM RANCHER! \$1,499,000
5 BR 3.5 BA Upgraded home w/In-law Apt. Pool w/ deck. Formal living/Dining rm. 5 Stall Barn & raised garden 925.847.2200

DUBLIN

4985 TRESCOTT COURT
BEAUTIFUL LENNAR HOME! CALL FOR PRICING
4 BR 2.5 BA Upgraded Kit. cabinets, SS appliances, upgraded flooring. Professionally Landscaped backyard. 925.847.2200

backyard. 925.847.2200

3475 RIMINI LN
BEAUTIFUL HOME! \$699,999
3 BR 3 BA Plus Downstairs Office/Den. Kit w/Granite Slab, Cntr Island w/brkfst bar. Oversized Mstr Ste. 925.847.2200

7300 IONE CT PENDING
GREAT COURT LOCATION! \$385,000
3 BR 2 BA Open Floor Plan. Hardwood Flrs. New carpet/paint! Dual pane Windows! Lrg Fam Rm w/ fireplace 925.847.2200

11871 FLANAGAN CT
LOVELY TOWNHOME! \$289,950
2 BR 2 BA 963 Sq. Ft. Parquet entryway. Vaulted Ceilings, dual-pane windows, fireplace in Living Rm. 925.847.2200

LIVERMORE

624 SHELLY STREET
LOCATION...LOCATION \$405,000
4 BR 2.5 BA Dual Pane Windows. Laminate Flooring. Formal Living/Dining Rm. Newer Kit. Appli. RV/ Boat prking 925.847.2200

Open SUN 1-4
498 KENT COURT
SPACIOUS FLOOR PLAN \$345,000
3 BR 2 BA HW Flrs, Newer Carpet, Platation Shutters, Dual Pane Windows, Newer Water Heater/ Roof/HVAC 925.847.2200

PLEASANTON

3151 GACH CT
CHARMING UPDATED HOME \$625,000
3 BR 2.5 BA Remodeled bathrooms. Hardwood Flrs. New Carpet/Paint throughout. Vaulted Ceilings. 925.847.2200

SAN RAMON

6902 EMERSON LANE
BEAUTIFUL HOME!! \$1,035,000
5 BR 4.5 BA Lrg Family Rm w/gas fireplace. Eat-in Kit w/sliding door to bkyrd. Mstr Ste w/Balcony. 925.847.2200

Open SAT/SUN 1 - 4
3812 MANDY WAY
GORGEOUS HOME!! \$980,000
5 BR 3 BA Approx 4,000 sq. ft. Beautiful Hardwood Flrs. Gourmet Kitchen w/Cherry Wood Cabinets 925.847.2200

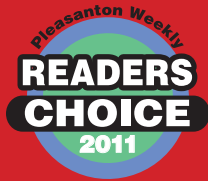
9640 DAVONA DR
SPACIOUS FLOOR PLAN \$539,900
4 BR 2 BA Kit. w/SS appliances, Guest Bath w/ Corian. HW flooring throughout. Private patio. 925.847.2200

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SOLD! Represented buyer



7791 Desertwood Lane, Pleasanton

Great curb appeal! Charming upgraded single story in desirable Highland Oaks neighborhood. Low HOA fee includes pool, playground and community center. 3 bedrooms, 2 baths, wide plank hardwood flooring, gourmet granite and stainless kitchen with Bosch appliances, stone fireplace, remodeled baths, and large private yard - a must see! **\$625,000**



Cindy and Gene Williams

REALTORS®
 925.918.2045
www.williamsteam.net
 DRE # 01370076 and 00607511



1641VettaDrive.com

1641 Vetta Dr, Livermore

Outstanding 5 bed (6 potential) & 4.5 ba home w/ 3500+ sq ft. 1 bed/ba downstairs. Upgrades throughout incl \$27k in solar (no PG&E). **Offered at \$914,900**



1905devacaway.com

1905 DeVaca Way, Livermore

Wonderful light & bright duet unit w/huge yard, tons of privacy. Over 1400 sq ft of living space w/8200+ lot. Kitchen w/vaulted ceilings, garden window & corian counters. A light sunroom in master bdrm. **Offered at \$339,950**



Louise Davis

REALTOR®
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www.LouiseDavis.com
 DRE #00551850



Cute as a Button and Needs Some TLC!

5296 Peony Dr, Livermore

2 bed, 2 bath, 2 car tandem garage. Dual pane windows, granite counters, customized hardwood floors, tile floor in bath. Sun room, newer roof, side yard access, private large corner lot and HOA with swimming pool. **New Listing \$260,000**



Dave & Sue
Flashberger

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Coming Soon!

Stunning Vintage Heights Home!

Chef's Dream Kitchen with slab granite counters, gourmet 6 burner gas stove and high end stainless steel appliances. Beautiful open beamed ceiling in the family room, cozy fireplace overlooking the deck and garden. Plush carpet, tile entry, new paint and 3 car garage! Call today for sneak peek!!!!



New Listing!

Beautiful Pleasanton Ridgeline Views!

Rare one level, 4 bdrm, 2 bath home with over 1800 square feet. Step down living room, cozy family room and spacious kitchen overlooking the backyard. Amazing floor plan! Corner lot location, 2 car garage. Walking distance to schools, park and shopping!



Jo and Carla Hunter

REALTOR®
 Jo: 413.4278; Carla: 200.2142
jo@johunter.com
carla@carlahunter.com
 DRE # 00692588 and 01463436



153 Sussex Ct. San Ramon

3 bedroom, 2 bath plus office space. 2149 sq ft 3 car garage completely finished w/heat & air. Located on quiet court in desirable Deer Ridge. Remodeled kitchen w/ granite countertops, top-of-the-line appliances & new cabinets. Hardwood floors in kitchen & family rm. Completely landscaped 9720 sq ft lot. **Offered at \$795,000**



Fran & Dave Cunningham

925.202.6898
 DRE # 01226296 & 00930892

Donna Garrison

925.980.0273
 DRE # 01735040

Susan Schall

925.519.8226
 DRE # 01713497

www.FabulousProperties.net
www.RubyHill.net



640 Varese Court, Ruby Hill

Beautiful 4 bedroom, 4.5 bath, 5665 sq ft home in Ruby Hill with bonus room, pool/spa, golf course lot & views. **Offered at \$2,000,000**

The Fabulous Properties Team
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DeAnna Armario

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3459 Ashbourne Circle, San Ramon

Luxury bank owned home in gated Norris Canyon Estates. 5 bedrooms, 4.5 bathrooms. Grand entry. Gourmet kitchen with granite counters & SS Appliances. Family Room and Formal LR & DR. Large Master Suite with Fireplace. Private backyard with room for pool. Lot backs to open space. **Offered at \$1,279,000**



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SOLD - before going on market!

Fabulous remodel-unlike no other! 4 bed/3bath, Birdland beautiful backyard complete with pool and spa!
Sold at \$840,000



1334 STONE CANYON CT, PLEASANTON
LOCATED IN IRONWOOD ESTATES



OPEN SUN 1:00-4:00

5 BD 4.5 BA 4,205sf. on a 10,588sf. lot. Over \$50,000 in upgrades. 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.
\$1,350,000

3623 CAMERON AVE, PLEASANTON
LOCATED IN MOHR/MARTIN ESTATES



OPEN SUN 1:30-4:30

5 BD 3 BA 3,291sf. on a 39,892sf. lot. Flat 1 acre lot. Country elegance close to town. Updated kitchen offers neutral appliances, dinette area, breakfast bar, granite counters with full height backsplash, recessed lighting and opens into the family room. This single story offers a private well, pool, volleyball court, horseshoe court and so much more!
\$1,325,000

5260 RIDGEVALE WAY, PLEASANTON
LOCATED IN PLEASANTON VALLEY



4 BD 2.5 BA 3,043sf on a 10,750sf. lot. Hardwood floors throughout. **Large downstairs great room with built-in bar and vaulted ceilings.** Remodeled kitchen with granite counters and excess storage. Expanded master suite with retreat. Pool and spa in rear yard. Perfect for entertaining!
\$995,000

3710 RIESLING COURT, PLEASANTON
LOCATED IN VINTAGE HILLS



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

4055 ALVARADO STREET
LOCATED IN THE JENSEN NEIGHBORHOOD



5 BD 3 BA 1,802sf on a 6,955sf. lot. Updated kitchen offers wood floors, pantry, granite counters, breakfast bar. Private deck and pool offered in rear yard. **LOCATED IN THE HEART OF PLEASANTON!**
\$612,000

725 ORION WAY, LIVERMORE
LOCATED IN SOUTH LIVERMORE



OPEN SUN 1:00-4:00

3 BD 2 BA 1,608sf. on a 10,000sf. lot. Single story in South Livermore. Expanded and updated kitchen, family room and master suite. Spectacular, huge rear yard with side yard access.
\$544,000

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WALNUT GLEN ESTATES

OPEN SUN 1-4



3891 PICARD AVENUE, PLEASANTON
Wow! Better than new because it is done & ready! Extensively designer remodeled, single level, plus upstairs bonus room/au pair/guest quarters! Premium corner .34 acre lot! Four bedrooms plus bonus, four bathrooms, 3588 square feet. Completely remodeled gourmet kitchen with new granite slab countertops, designer backsplash & new stainless appliances. Remodeled bathrooms with granite slab countertops, custom marble flooring & surround. New interior & exterior paint, new carpet, new Travertine flooring! Vaulted ceilings, plantation shutters, crown molding, new door hardware & light fixtures! Security alarm system & intercom! Finished three car garage! Tile roof. Professionally recently upgraded landscaped grounds with spacious lawn area & patios. Award winning Pleasanton schools! Walk to neighborhood parks!
OFFERED AT \$1,298,000

DOWNTOWN

SOLD



335 DEL SOL AVENUE, PLEASANTON
Location, location, location. Desirable downtown quiet court location! Beautiful upgraded home, 5 bedrooms, 2.5 bathrooms with 2350 square feet. Remodeled kitchen with granite slab countertops, custom backsplash and stainless appliances. Newer upgraded hardwood flooring, plantation shutters, dual pane windows, newer brushed nickel hardware and fixtures. Lots of upgrades including 30 year roof. Elevated lot with private secluded tranquil grounds includes TimberTech deck, mature trees. Walk around the corner at Neal and in one minute you are at the Farmers Market and can also enjoy all the other downtown amenities! Award winning schools!
SOLD FOR \$830,000

ESTATES OF MOHR PARK



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 \$1,165,000

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 bath-room. 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 Castledown 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 & Castledown 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

PLEASANTON 900 Main Street



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<p>1225 LOZANO COURT RUBY HILL</p> <p>BED 6 BA 7(2) 8,877+/- Sq.Ft. 0.65+/- ACRES</p> <p>Stunning, classic Italian Villa in one of Bay Area's most desirable locations. Catch your breath & prepare for what lies beyond the gorgeous entry of this estate. Nestled in an unrivaled setting among olive trees & lush landscaping w/ mile long views of vineyards.</p> <p>THE UWE MAERCZ TEAM 925.251.2568</p>	<p>9999 LONGVIEW LN PLEASANTON</p> <p>BED 6 BA 5(3) 8,330+/- Sq.Ft. 3.85+/- ACRES</p> <p>A gated westside French Chateau custom estate with stunning grounds, elevator, private tennis court, indoor pool, casino/theater, 450 gal salt water fish tank, finished attic, vista terrace etc. Incredible level of detail!</p> <p>THE UWE MAERCZ TEAM 925.251.2568</p>	<p>7930 RACCOON HALLOW CT PLEASANTON</p> <p>BED 6 BA 3.5 3,670+/- Sq.Ft. 0.80+/- ACRES</p> <p>Spectacular private park-like setting for this beautiful updated cstm home w/ amazing valley views. Open layout w/ grand entry & luxurious master suite. Remodeled kitchen. Crown molding & cstm designer features throughout. Pool & waterfall.</p> <p>CORTEZ & PESTAL 925.648.5300</p>	<p>8012 GOLDEN EAGLE WAY GOLDEN EAGLE</p> <p>BED 4 BA 3 2,500+/- Sq.Ft. 0.20+/- ACRES</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>CORTEZ & PESTAL 925.648.5300</p>	<p>1892 VIA DI SALERNO RUBY HILL</p> <p>BED 5 BA 3.5 4,200+/- Sq.Ft. 0.71+/- ACRES</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>THE UWE MAERCZ TEAM 925.251.2568</p>
<p>1041 GERMANO WAY RUBY HILL</p> <p>BED 5 BA 5(3) 8,300+/- Sq.Ft. 0.62+/- ACRES</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 &"Pella"Windows.</p> <p>THE UWE MAERCZ TEAM 925.251.2568</p>	<p>2902 SABLE OAKS WAY DUBLIN RANCH</p> <p>BED 6 BA 5.5 5,017+/- Sq.Ft. 0.17+/- ACRES</p> <p>Gorgeous! Featuring volume ceilings, hardwood floors, cherry cabinets, stainless steel appliances & 3 car garage. 1 bedroom, 1 1/2 baths & den located downstairs. Views from upstairs master suite. Low maintenance backyard on large corner lot.</p> <p>THE JOE FRAZZANO TEAM 925.735.7653</p>	<p>3545 CALLE ALEGRE COUNTRY FAIRE</p> <p>BED 4 BA 3 2,916+/- Sq.Ft. 0.29+/- ACRES</p> <p>Wonderful remodeled and upgraded Trinity model in Original Country Fair! Perfect location, floorplan and amazing backyard including saline pool, spa, waterfalls and spillways. Downstairs bedroom and full bath, maple cabinetry,newer roof and win-</p> <p>WEINER McDOWELL GROUP 925.251.2550</p>	<p>7781 CLIFDEN COURT THE RIDGE</p> <p>BED 5 BA 5 4,606+/- Sq.Ft. 0.47+/- ACRES</p> <p>Magnificent Former Model Estate built by Taylor Woodrow! Every option you could imagine; natural stone, marble, hardwood, wood paneling, crown moldings, built-in speakers & more! Master suite w/ retreat & balcony. Panoramic views. a kind</p> <p>THE JOE FRAZZANO TEAM 925.735.7653</p>	<p>2155 GOLDCREST CIR GARDEN COURTS</p> <p>BED 2 BA 1 1,003+/- Sq.Ft. 0.10+/- ACRES</p> <p>Remodeled home: cherry wood style cabinets in kitchen & bathroom w/ granite slabs, travertine & wood flooring, new carpet & fresh int. paint, private backyard w/ grass front & rear. Close to shopping, schools, park & short distance to downtown.</p> <p>KERRY RICHARD 925.963.6300</p>
<p>3056 RIVERS BEND CIR ARROYO</p> <p>BED 5 BA 3.5 2,878+/- Sq.Ft. 0.12+/- ACRES</p> <p>Gorgeous. 5th bed room converted into suite and attached to master bedroom, to relax, to watch movie privately/withfriends of choice. Has formal living room and family room, travertine/carpet floor, granite counter top, shutters, fully landscaped.</p> <p>MAX DE VRIES 925.251.2514</p>	<p>2188 McLEAN PLACE S. LIVERMORE</p> <p>BED 3 BA 4.5 4,062+/- Sq.Ft. 0.33+/- ACRES</p> <p>Stunning 1 of a kind, in the heart of Livermore Wine Country. Every detail of this home has been carefully considered & has every amenity imaginable. Wonderful architecture & a well designed floor plan. Fantastic backyard w/ outdoor kitchen & inground pool.</p> <p>PATRICK MARAVELIAS 925.583.2192</p>	<p>3932 HILLSIDE AVE AMBER RIDGE</p> <p>BED 4 BA 3 2,872+/- Sq.Ft. 0.20+/- ACRES</p> <p>Beautiful Home located in one of Livermore's Finest Neighborhoods. Newly Updated Kitchen & Appliances with Hardwood Floors. 1 Bd/Den & Full Ba Downstairs, Large Master Upstairs. Gorgeous backyard w/ Sideyard Access & 3 Car Gar!</p> <p>COREY GREEN 925.583.2173</p>	<p>665 SUMMERTREE DR LIVERMORE</p> <p>BED 4 BA 3 2,539+/- Sq.Ft. 0.25+/- ACRES</p> <p>Beautiful home on park-like 1/4 acre lot. Spacious open floor plan w/ vaulted ceilings, dramatic staircase, kit./family room combo, fireplace, tile floors downstairs, large masterbed suite & luxurious soaking tub. 1 full bd & ba downstairs. RV side access.</p> <p>MICHELLE WHEELER 925.648.5300</p>	<p>2889 RUTHERFORD CT LIVERMORE</p> <p>BED 4 BA 3.5 3,504+/- Sq.Ft. 0.30+/- ACRES</p> <p>Wonderfully location at the end of a cul-de-sac, near vineyards & open fields. Spacious entry way, gourmet kitchen & grand master bedroom suite. This home has a large backyard w/ a private apartment/office above the garage.</p> <p>SARAH ARNOLD 925.253.7074</p>
<p>3030 PICHOLINE DRIVE S. LIVERMORE</p> <p>BED 5 BA 4.5 3,776+/- Sq.Ft. 0.23+/- ACRES</p> <p>Super Los Olivos! Gourmet kit, granite, big island, 2 butler's pantries, lrg breakfast room, formal living & dining w/recessed lights & coffered ceiling.Built-ins! Brazilian cherry flrs upstairs. Big master w/travertine tiled bath. Stamped concrete patio. Views!</p> <p>DIANE SASS 925.583.2168</p>	<p>30156 PALOMARES ROAD CASTRO VALLEY</p> <p>BED 3 BA 1.5 1,410+/- Sq.Ft. 24+/- ACRES</p> <p>Great Ranch style on 24 acres, has a meandering creek and views of the rolling hills. Property Backs up to the park district, lots of room for horses, chickens, gardening etc. Home has 1930's charm and has been nicely maintained.</p> <p>KRISTY AND COMPANY 925.251.2536</p>	<p>3429 ASHBOURNE CIRCLE NORRIS CANYON</p> <p>BED 5 BA 5.5 5,017+/- Sq.Ft. 0.33+/- ACRES</p> <p>This Norris Canyon, San Ramon beauty backs up to open space and the Bishop Ranch Regional Open Space. Features a wonderful pool and waterfall, spa and an excellent space for outdoor entertaining.</p> <p>DAVID AZIMI 925.251.2580</p>	<p>753 TRAVISO CIRCLE LIVERMORE</p> <p>BED 5 BA 4 3,362+/- Sq.Ft. 0.21+/- ACRES</p> <p>Large executive home in south Livermore in the sought after Kristopher Ranch neighborhood. The house is situated on a nine thousand and thirty four square feet lot. Great privacy for guest or in-laws.</p> <p>MAX DE VRIES 925.525.0116</p>	<p>5875 CRESTMONT AVE LIVERMORE</p> <p>BED 3 BA 2 1,269+/- Sq.Ft. 0.14+/- ACRES</p> <p>Tastefully updated Livermore home w/ laminate flooring, permitted bonus room, side yard access, dual pane windows, eat in kitchen, romantic wood burning fireplace, landscaped yard. close to 580 freeway.</p> <p>M. SWIFT & ASSOCIATES 925.251.2587</p>

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

Blackhawk West
3880 Blackhawk Rd.
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925.736.6000

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15 Railroad Ave.
Danville, CA 94526
925.855.4000

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3799 Mt. Diablo Blvd.
Lafayette, CA 94549
925.385.2330

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1983 Second St.
Livermore, CA 94550
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Montclair/Piedmont
6116 La Salle Ave., Ste. 200
Oakland, CA 94611
510.339.4800

Pleasanton
5075 Hopyard Rd Ste. 110
Pleasanton, CA 94588
925.251.2500

Orinda
89 Davis Rd.,
Orinda, CA 94563
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Walnut Creek
1700 N. Main St.
Walnut Creek, CA 94596
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