

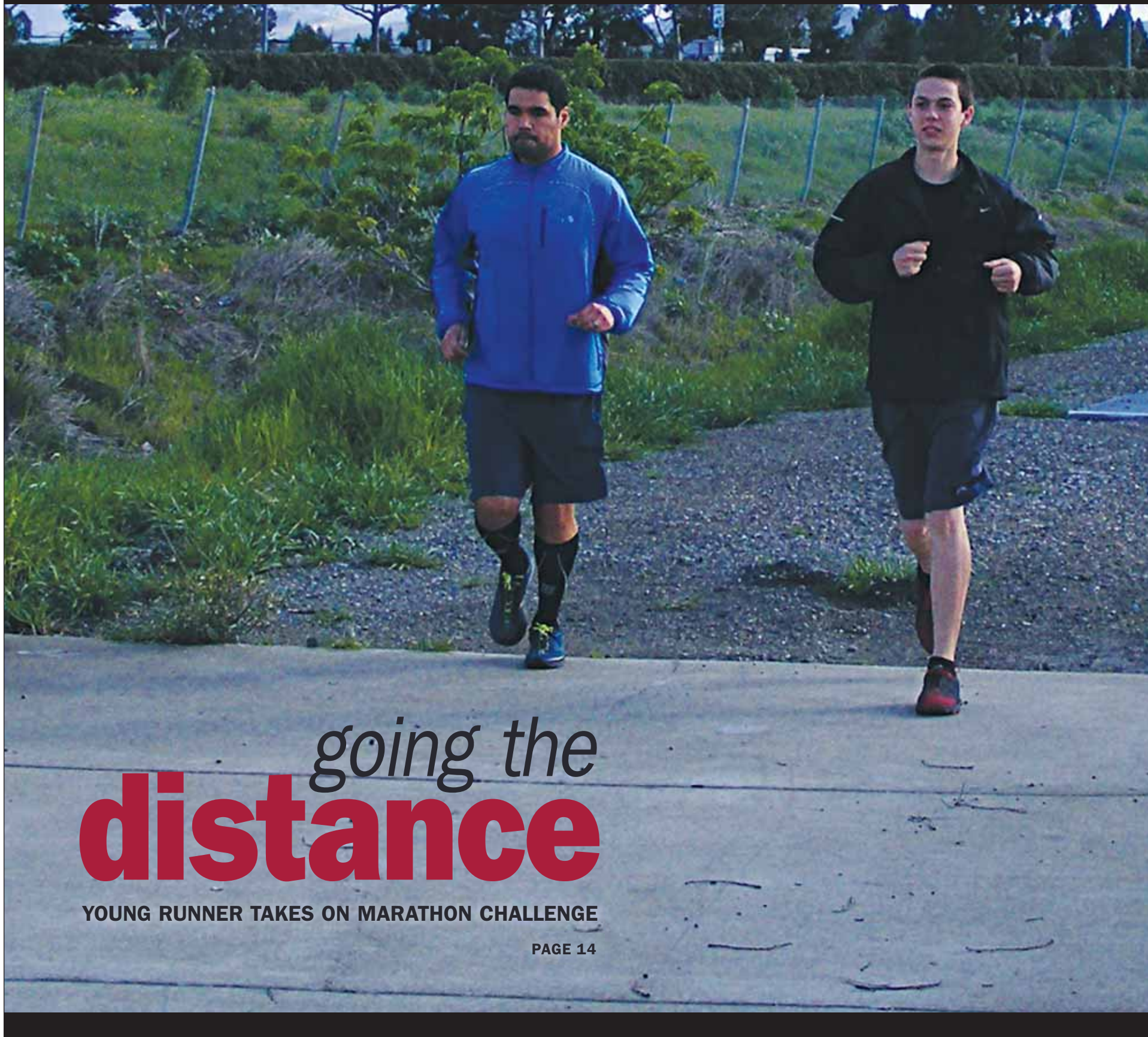
Pleasanton Weekly

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SPECIAL EDITION
INSIDE



VOL. XIII, NUMBER 10 • MARCH 23, 2012

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going the **distance**

YOUNG RUNNER TAKES ON MARATHON CHALLENGE

PAGE 14

OPINION

10

ON THE TOWN

20

Calendar of events



INSIDE THIS WEEK

- COLUMN:** Do we want more banks downtown? **3**
- NEWS:** Planners OK Walmart Neighborhood Market **5**
- NEWS:** Shadow Cliffs slides under further study **5**



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MARK KOTCH BY APPT



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DOUG BUENZ BY APPT



PLEASANTON \$1,379,000
Castlewood Area Mediterranean home shows like a model! Hardwood flooring, granite kitchen, bonus room, stunning travertine master bath, elegant formal rooms, designer upgrades throughout, and a private .57 Acre lot! 512 BUNKER LANE

MOXLEY TEAM BY APPT



PLEASANTON \$1,319,000
Updated kitchen offers dinette area, breakfast bar, granite counters, recessed lighting & opens to family room. This single story offers a private well, pool, volleyball & horseshoe court & more! 3623 CAMERON AVE

DEBI BODAN BY APPT



LIVERMORE \$1,175,000
This secluded Ponderosa Legacy Home has four bedrooms, an upstairs loft and four bathrooms. You will enjoy an Open Floor Plan, Downstairs Master Suite, Surrounding Vineyards and a Solar Heated Pool. 3150 HANSEN

TIMOTHY MCGUIRE BY APPT



PLEASANTON \$1,049,000
5bd/4.5ba home on quiet court, 3067+/-sf and eat-in maple/granite kitchen. 1138 MILLS CT

MOXLEY TEAM BY APPT



PLEASANTON \$980,000
Open floor plan w/vaulted ceilings & LARGE bonus room! Hardwood floors, updated kitchen w/granite counters & recessed lighting. Expanded master suite w/vaulted ceilings. Large yard offers pool & spa! 5260 RIDGEVALEWAY

DOUG BUENZ OPEN SUN 1-4



PLEASANTON \$675,000
A tropical paradise perfect for entertaining! Custom tile floors, designer carpet, remodeled granite & stainless kitchen, stunning master bath, crown molding, designer upgrades & finishes, and a private yard w/sparkling pool & spa! 4281 DIAVILA

TIM MCGUIRE BY APPT



PLEASANTON \$485,000
Charming Danbury Park townhome, new carpet/paint, granite/stainless kitchen, den/optional bedroom, walk to K-12 schools, parks and shopping. 1485 TRIMINGHAM

SYLVIA DESIN BY APPT



LIVERMORE \$449,000
Well-maintained tri-level home in Sunset West. 4 bedrooms, 3 full baths. Beautiful yard, hardwood floors under carpet, vaulted ceilings. Close to schools. Excellent neighborhood. 642 CANTERBURY AVENUE

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LIVERMORE \$439,000
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AROUND PLEASANTON



By JEB BING

Do we want more banks downtown?

Opus Bank, a fast-growing West Coast financial institution headquartered in Irvine, wants to buy the Past Time Pool building on Main Street at Rose Avenue, which would make it the eighth bank in downtown Pleasanton and the seventh to be located on a prominent corner. But just as the deal is about to close, Opus has run into a stumbling block. The Pleasanton Downtown Association, which wants more retail shops and restaurants along Main and on side streets and fewer banks, dentists and service businesses, is backing a hurriedly drafted ordinance that could stop Opus in its Past Time pursuit.

The city Planning Commission has already voted 4-0 to approve the ordinance with Commissioner Arne Olson, an executive with Comerica Bank, abstaining. Last Tuesday, the measure was quietly placed on the City Council's "consent" portion of its agenda for another smooth vote of approval, until Councilman Jerry Thorne blew the whistle. Much to Mayor Jennifer Hosterman's dismay, Thorne insisted that the vote be postponed until he had a better understanding of its ramifications. Three council members agreed and the measure will be decided on April 7.

What concerns the PDA and downtown retailers is that banks don't attract shoppers. Bankers' hours from 9 a.m. to 6 p.m. and often on Saturday mornings are much shorter than those with retail shops and restaurants. Drive along Main Street any night or weekend and you'll see considerable dead space at the banks. They're also considered destinations for those who bank with them, not places where shoppers stop between buying downtown merchandise or dining. But they do have one main attraction: Banks are long-term tenants who pay their rent on time and seldom move out.

The ordinance amendment under consideration, although aimed at the Opus application to take over the Past Time Pool building at 511 Main St., would essentially allow the city to make an informed decision about the placement of banks, not ban them outright. The change does not prohibit banks downtown but simply allows some evalua-

tion so that shopping, dining and entertainment-related uses such as restaurants and retail are not permanently eliminated from the downtown. Banks are vitally important, but the exact location is also a relevant consideration. The change would provide time for that type of deliberation.

Councilman Thorne questions the goal. While he agrees that downtown retailers need a boost to generate more business and profits, curtailing one type of business could be risky. He asked Tuesday night if those backing the new ordinance believe it is the city government's right to single out banks from the downtown district while not addressing other businesses, such as a growing number of spas and salons. By requiring financial institutions, including finance companies, credit unions and savings and loan offices as well as banks, to first seek approval from city staff and then the Planning Commission, the ordinance would create a process that could take six months. After paying all of the costs of seeking those approvals, the financial business could still be rejected. Thorne thinks that while not banning new downtown banks outright, the new rule will make it so difficult for them to locate here that they'll likely go elsewhere.




Peter MacDonald, a downtown attorney who is active in the PDA, opposes the new ordinance. In an email to the Planning Commission on Feb. 21, he warned that the immediate impact of this new ordinance will be "zoning blight." In this case, the bank prohibition will probably cause the Past Time Pool building to remain "unrehabilitated," a typical example of those who advance self-serving measures to drive out the good. Historically, he points out, higher vacancy rates are a frequent outcome of mandatory first floor retail ordinances. But the government never helps make mortgage payments on the resulting vacant buildings. Anytime a potential business is subject to a conditional use permit requirement, it is bad news for the business. It adds an automatic six months to the time required to open.

At Thorne's request and because of the interest of the PDA and some officials to get the new ordinance on the books before Opus closes on its purchase of the Past Time Pool building, the new ordinance will be part of the City Council's full agenda at its next meeting on April 3. It should be a lively one. ■

About the Cover

Jon Gray trains for a marathon with his stepfather, Chris Springmeyer. The two will run in tomorrow's Oakland Running Festival. Photo by Glenn Wohltmann. Design by Lili Cao.

Vol. XIII, Number 10


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Streetwise

ASKED AROUND TOWN

What is your opinion about the fact that Encyclopedia Britannica will no longer be producing its printed multi-volume sets?



Shelby Sarin
Student

I've never used an encyclopedia before, so it doesn't impact me. Everything is on the Internet now, so that is where I get my information.

Darisha Fields
Respite care provider

When I was in school, I used them all the time. Not everyone has access to a computer or cell phone, and they should be able to reference an encyclopedia at the library for free.



Laura Allen
Domestic Engineer

Growing up, I used to really like to sit and read the encyclopedia. I feel the same about reading today; I don't have a Kindle or Nook because I like actually holding the book. I'll miss the encyclopedia.

Paul Cleary

Pastor, Fountain Christian Fellowship

From a technical standpoint, it would be nice to have the physical book. I can see why they are not going to continue printing it, because I'm sure sales have declined. I think that's where we are going, but I would prefer that the books were still available.



Janis Ochoa
Site Technology Specialist

I'm surprised they've waited this long to stop printing them and go to an online-only edition. People have been ready for this for quite a while, and get their information from the computer as it is.

—Compiled by Kerry Nally

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

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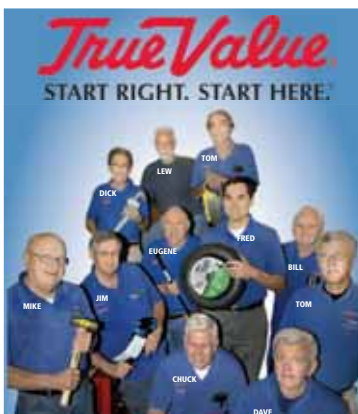
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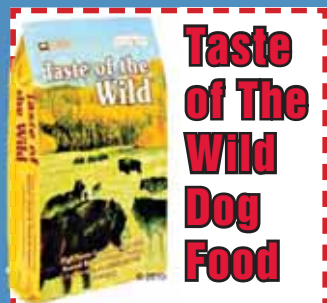
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Continuing Life Communities Pleasanton LLC, dba Stoneridge Creek Pleasanton, has received authorization to accept deposits from the California Department of Social Services.

DIGEST

Goodguys are in town

Notice a few more custom cars cruising the streets of Pleasanton these days? They may be here for the Goodguys Rod & Custom Association's 30th annual All American Get-Together at the Alameda County Fairgrounds this weekend, one of the biggest custom car shows in the West.

To commemorate the event's 30 years and to help old-timers find the car they remember from 1983, Goodguys will hold "Flashback Sunday" with a special parking area for cars made in 1983 in honor of the event's first year. Hits from 1983 will play over the public address system, and Goodguys will reprint a limited number of T-shirts from the original event.

Gates will be open from 8 a.m. to 5 p.m. Saturday; and from 8 a.m. to 4 p.m. Sunday, and the Goodguys AutoCross will run throughout the event. The awards ceremony is slated for 3 p.m. Sunday.

General admission is \$17 for adults and \$6 for ages 7-12. For more information visit www.good-guys.com or call 838-9876.

Water-wise gardening

Zone 7 Water Agency is sponsoring a free Water-Wise Gardening Workshop from 10-11 a.m. tomorrow at Western Garden Nursery, 2756 Vineyard Ave. in Pleasanton. The event will cover ways to reduce water waste and pollution-causing practices, and still maintain a beautiful garden and yard.

To learn more, call 454-5015.

Drop-in computer help

Need help with downloading e-books from the library to your e-reader, sending email attachments, social networking, blogging or do you have general questions about the Internet? The Pleasanton Library offers free Drop-In Computer Tutoring from 6-8 p.m. each Thursday evening. No registration is required.

Call the library reference desk at 931-3400, Press 7, with any questions. The library is located at 400 Old Bernal Ave.

Corrections

Last week's story, "PUSD gives nod to early retirement buyout plan," should have said that Pleasanton has nearly \$6.7 million in undesignated reserves; up to five retiring teachers per year can receive the district retirement award of \$37,737 and they are not eligible for any health care benefits; others eligible for health benefits have coverage for 60-84 months or until age 65.

Planners vote 5-0 to OK Walmart grocery store

Bid likely to go to City Council for final decision

By JEB BING

The Pleasanton Planning Commission voted 5-0 last Monday night to approve for a second time the bid by Walmart to open one of its Neighborhood Markets in the vacant former Nob Hill supermarket on Santa Rita Road.

The commission's decision actually was to deny an appeal by two Pleasanton residents, Angela Joe-Willmes and Linda Martin, who contested a decision by the city's zoning administrator. The administrator ruled that Walmart could open its market at the site since the proposed market matches the footprint of the Nob Hill store, which the city approved in 1982.

Last month, the City Council voted 4-1 to accept the zoning administrator's decision, with Councilman Matt Sullivan, a longtime outspoken opponent of Walmart's business policies, casting the one vote against the measure.

Although there were rumblings over the last few days prior to the Planning Commission

meeting that busloads of union protestors might attend, only 18 showed up and none spoke although they took copious notes about the comments from those at the meeting who did. Even the two women who asked the commission to hear their appeal did not attend the meeting.

Because of the large crowd anticipated, Monday night's meeting was held at the 227-seat Firehouse Arts Center, where about half the seats were empty. The union representatives sat in the back two rows of the theater with the rest of the seats filled with supporters of the Walmart Neighborhood Market, at times applauding the 35 speakers who urged the commission to deny the appeal by the two women and allow Walmart to move forward with opening its store.

Only one speaker voiced concern over the Walmart grocery store, pointing out that she thought Nob Hill's business was declining, which is why Raley's, Nob Hill's corporate parent, closed the Pleasanton store. She said another

grocer at the same site might sap the business of other supermarkets in the city.

But Tom Foley, who manages the Meadow Plaza shopping center at the southeast corner of West Las Positas Boulevard and Santa Rita, said retailers in the center have seen their customer base slump since Nob Hill closed.

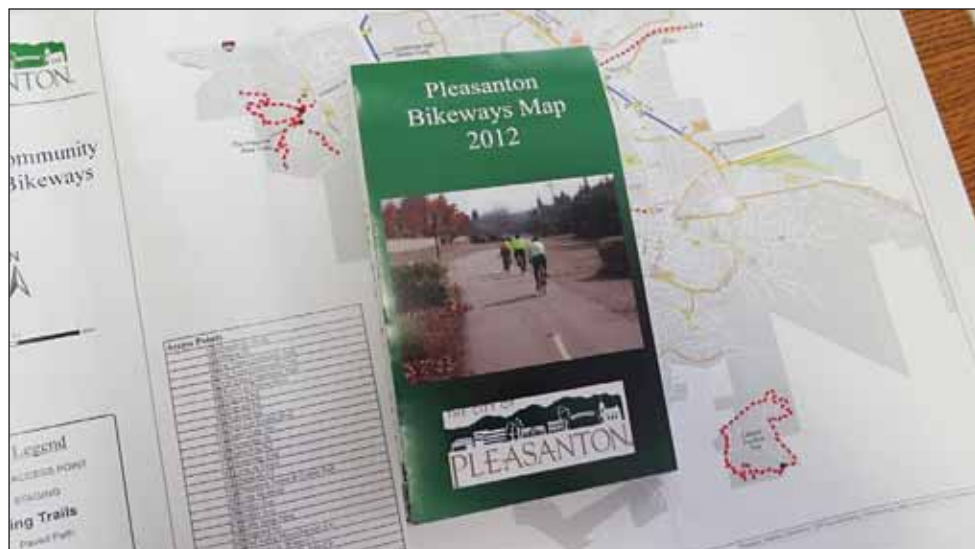
Walmart's Neighborhood Market, which would occupy the 33,160-square-foot former Nob Hill market, would revitalize the center as its major anchor tenant.

Others said that Walmart would bring 75 new jobs to Pleasanton and probably much more as its customers also shopped at other retail stores and dined in nearby restaurants.

One speaker called it a "spillover" effect as Walmart's Neighborhood Market attracts more shoppers to Pleasanton.

Other comments at Monday night's meeting:

See **WALMART** on Page 8



DOLORES FOX CIARDELLI

Transit Fair — helping people get around

Michael Maeda from BART explains the Clipper Card and its uses to Katherine Abbott at last Friday's seventh annual Transit Fair held at the Pleasanton Senior Center. City employees were handing out the new Pleasanton Bikeways Map and maps of the existing community trail and bikeways, which are also available at city offices. About 150 people availed themselves of the transportation information offered by agencies including WHEELS, AARP and Senior Support of the Tri-Valley among others. The event is held each year in March in conjunction with a St. Patrick's Day lunch.

Waterslides being studied further

Rapids will still be closed this summer

By DOLORES FOX CIARDELLI

The waterslides at Shadow Cliffs park will be closed this summer but the park district is taking another look at their feasibility before shutting them permanently and returning the site to its natural condition.

An inspection of the facility this winter led officials to conclude that the Rapids Waterslides had too many safety issues to address in time to open for the 2012 season. At the Board Operations Committee Meeting on March 15, East Bay Regional Park District staff members presented the repair costs, which reportedly could rise to \$6.3 million.

At the meeting, administrators recommended that the waterslides be permanently closed, but several Pleasanton residents spoke in favor of saving them.

A land use plan for Shadow Cliffs Regional Recreation Area approved last year shows the waterslides being phased out eventually, with the hill returned to its natural condition and picnic sites being installed where appropriate. But board members at last week's meeting weren't ready to hasten the end for the waterslides, which opened in 1981 and had 28,000 patrons last season.

"It's one of the only facilities in their park system that caters to young adults and children," owner Glenn Kierstad said last month.

After the inspections were completed, Park District Board Member Ayn Wieskamp, who represents Pleasanton, expressed concern. She noted that it all comes down to the cost, and said that she realizes how popular water features are in the hot summer months.

"Staff is continuing to evaluate the site and develop a more comprehensive cost estimate to ensure safety and building code issues are met," said Mimi Waluch, revenue and administration manager, Operations, East Bay Regional Park District. ■

CEO cops plea to tax fraud

Started 'Fantasy Garage' to buy exotic cars and motorcycles

The CEO of a Pleasanton-based oil company has pleaded guilty to filing a false tax return.

Sean Brian Higgins, 44, of Livermore, admitted that he had commingled the assets of limited partnerships and paid himself large sums in addition to his salary.

Higgins made numerous transfers of money from HT Oil accounts to his personal bank accounts, which exceeded his contributions to the business and the amounts that he reported on his income tax returns as income from HT Oil, according to court documents.

He admitted that he paid himself \$399,070 in addition to his salary from 2002 through 2005, which resulted in an additional tax of \$133,726.

Higgins used the money for his personal use, including funding the startup of a new, unrelated business called Fantasy Garage. Higgins used Fantasy Garage to acquire exotic cars and motorcycles, which he made available for rent to third parties.

In his plea agreement, Higgins agreed to pay a civil fraud penalty in the amount of \$100,294.50.

HT Oil does exploration and production of crude oil and natural gas. The company's principal offices were located in Dublin and later moved to Pleasanton, although its production operations are located primarily in the state of Kansas.

—Glenn Wohltmann

Burglary nets \$113K

Key to safe discovered by thieves

By Glenn Wohltmann

Jewelry, cash and gold coins were among the estimated \$113,100 reported stolen Tuesday from a home in the 1100 block of Hearst Drive, police reports said.

The jewelry had been kept in a safe but the key was discovered during the burglary, which occurred between noon and 8:15 p.m.

The homeowners left the house dark and the doors locked but noticed lights on when they came home and found their home had been ransacked.

Among the lengthy list of items stolen were a turquoise and diamond ring valued at \$10,000; a 1.5 carat diamond ring valued at \$10,000; an \$8,000 necklace and earring set; gold coins worth \$8,000; a \$7,000 diamond bracelet; diamond earrings worth \$6,500; a \$6,000 gold bracelet; a diamond and gold necklace and earring set worth \$5,000; three gold chains totaling \$5,000; a \$4,000 diamond ring; and \$2,000 cash.

While there was no sign of forced entry, a broken key was discovered stuck in a decorative doorknob. Exit was apparently made through a bedroom sliding door. ■

TAKE US ALONG



Hanging with Goofy: Roy, Michelle, Hannah, Madison, McKenna and Samantha and their Weekly enjoy visiting with Goofy at Disneyland.

Chamber hosts Community Awards dinner tonight

49th annual event honors individuals, businesses, organizations

By JEB BING

The Pleasanton Chamber of Commerce will host its 49th annual Community Service Awards event tonight at the Firehouse Arts Center in downtown Pleasanton.

"The awards event began in 1963 to recognize good people doing great things in the community and since then hundreds of recipients have been honored," said April Mitchell, board chairman of the chamber. "This year we are continuing the tradition with more outstanding recipients."

The 2011 honorees are:

■ **Business Philanthropy Award:** For businesses that have provided philanthropic service beyond the scope of normal business activity. Sensiba San Filippo LLP.

■ **Excellence in Business Award:** For businesses that have made a positive impact in the Pleasanton community through their achievement within the scope of normal business activity. Goodguys Rod & Custom Association.

■ **Excellence in Service Award:** For nonprofit organizations that have contributed to Pleasanton. Pleasanton Community Concert Band.

■ **Distinguished Individual Service Award:** For individuals who have contributed to Pleasanton through exceptional service to the community or philanthropic efforts. Bob Athenour.

■ **Green Business Award:** For businesses that promote sustainable environmental business practices throughout their organization for the benefit of employees, customers or the community. Dahlin Group Architecture Planning.

■ **Distinguished City Initiative Award:** For a city of Pleasanton program or project given for social, economic or cultural accomplishments achieved by a group. Firehouse Arts Center.

The evening will begin with hosted drinks and hors d'oeuvres at 6 p.m. with awards presentations and entertainment following until 10 p.m. ■

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JAY FLACHSBARTH

Pleasanton Planning Commission and staff from city's Planning Department listen to speakers who voiced their support Monday night of Walmart's bid to open a Neighborhood Market here.

WALMART

Continued from Page 5

"It's been a hardship on my business since the loss of Nob Hill. I don't think another store coming in will have any additional impact on traffic." — Karen Frederick, retail store owner.

"I've lived here for 20 years and I don't want someone telling me where I can shop." — A 77-year-old.

"The Walmart store will create 75 new jobs. It would be difficult to tell people at the local unemployment office that they can't have a job because someone doesn't like Walmart." — A longtime resident.

"I live near the store and I really miss Nob Hill. I'm shocked that the appellants aren't here. What's their issue?" — Ed Heuer.

"This (Walmart) will be a job creating machine. Other businesses will benefit, too. Both the workers and the shoppers will spend throughout the city." — Robert Bacon.

"These people (Walmart representatives) have followed the rules and done everything they needed to do to open their store. I've served on both the Planning Commission

and City Council and I know that this is a permitted use." — Sharrell Michelotti.

"I'm not a Walmart customer or a Walmart fan, but I am a fan of neighborhood centers. It will be easy for people who live near this one to walk over and shop." — Brad Hirst.

"I'm concerned about adding another grocery store in our community. Where are the customers who will go to this new store? I'm concerned for Fresh & Easy, Raley's. Some will lose business and some will gain. This may be a win for the new tenant but not for other stores. How can a city of 66,000 people support 10 grocery stores?" — Donna Robby.

"We're here tonight because America is the greatest country in the world. This property has been zoned for a grocery store and this would be a replacement. It's the rule of law." — David Miller.

"I surveyed my neighbors and all of them want a free enterprise system in Pleasanton. I urge all of you here tonight to go to the City Council meeting (when this issue comes up) because Walmart will need your support there, too." — Kay Ayala.

"I'm from Livermore and use the Pleasanton BART station. This new store will be right on the way home and many of us will shop there." — Robert Allen, former BART board member.

"I started working for Walmart as a management trainee right out of college. It's a wonderful place to work. The Neighborhood Market is just like any other grocery store." — Walmart marketing manager.

"I live in Pleasanton. Walmart has been my career. Walmart offers many community services, financial support, aid to the Tri-Valley Community Foundation." — Erick Wente, manager, Mountain View Walmart.

Noting that this issue will now likely go back to the City Council for a final review and decision, Planning Commissioner Arne Olson said that if anyone on the council votes to uphold an appeal of the commission's decision, "they will be casting a vote against Pleasanton."

But that, indeed, is probably what will happen.

Although Angela Joe-Willmes and Linda Martin have exhausted their right of appeal as a result of the Planning Commission's denial of their appeal Monday, a member of the City Council can file an appeal of the commission's decision. It's expected that will come from Councilman Sullivan, who has 15 days to file an appeal.

The appeal will then have to be heard at the council's next regularly scheduled meeting, which would likely be April 17.

However, anyone on the council including Sullivan could ask for a postponement to the next meeting date, which would take the issue to the council meeting on May 1.

Further delays could be come at that time due to illness, although a final vote by the council at either its May 1 or May 15 meeting could wrap up the Walmart Neighborhood store issue.

Barring a lawsuit, the store could open in mid-summer. ■

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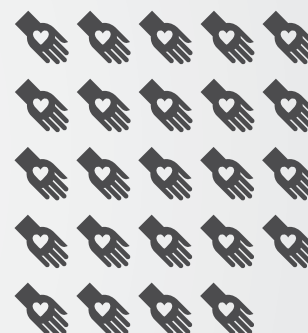



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Opinion

EDITORIAL

THE OPINION OF THE WEEKLY

Has it come to this?

Seniors at Foothill High School and their parents were no doubt surprised earlier this month by a letter from John Dwyer, the school's principal, warning that if they didn't fork over \$40 per student by April 1, graduation exercises will have to be "scaled back substantially" for the Class of 2012. Dwyer said that this year's costs to rent a stage and hold commencement exercises on the school's football field for the graduating class of 543 seniors will be an estimated \$21,646, funds that Foothill doesn't have.

We don't think Foothill is broke, but it's a sad day in this first week of spring that a high school in a relatively affluent community can't provide the traditional commencement for its own graduating class. Given the April 1 deadline for contributing \$40 per student, some thought it was an April Fool's Day joke. But it's not. While the school district wrestles with fees paid to management personnel in car and mileage allowances, Dwyer is on the Foothill campus hat in hand trying to raise funds for a decent commencement exercise on June 8.

According to Dwyer's letter, here's a breakdown of the \$21,646 costs he projects:

Audio, \$2,790; portable bathrooms, \$627; stages and canopies, \$7,493; chairs, stage incidentals, skirting and decorations, \$3,004; diplomas, certificates, medals, cords and seals, \$6,603; awards, \$699; campus preparation, \$255; and additional custodial hours, \$175.

Back in 1977 when Foothill's first senior class graduated, the ceremony was simpler. Graduation exercises were held on the campus quad, custodians set out folding chairs, there was one lectern and an amplifying system. Graduates wore borrowed gowns and mortar boards, which they returned to the school after graduating. Later, as enrollment at Foothill and Amador Valley High grew, the two schools shared, at different times, the costs of renting the Fairgrounds amphitheater, which came with a sound system, stage, ample seating and even a sun screen. A few years ago, again because of more graduates and guests than the Fairgrounds could accommodate, the schools moved commencement to their own football fields.

The \$40 is not a lot of money for most Foothill students and their parents. Given the cost of professional portraits, announcement cards, mortar boards and gowns that must now be purchased and formal attire for the senior ball, parties and gifts, it's probably the least of the expenses graduates will face. Still, it's an outrageous one coming from the school that should proudly salute its graduates and seek help from corporations and service clubs to provide and pay for its seniors' cherished and final rite of passage. The Class of 2012 deserves it. ■

LETTERS

Welcome Walmart

Dear Editor,

I am all for Walmart moving into the old Nob Hill market. I live close and the closed market is an eyesore. Anything going in would be an improvement.

I cannot wait for Walmart.

J. Powleson

Squash 'purp'

Dear Editor,

Something was brought to my attention after discussing the Pleasanton Weekly's March 9 cover story ("Running with the Big Dogs: Amador Valley's DECA carves its own niche in the apparel business")

with a family member. It is in reference to the "All About the Purp" T-shirt that was hanging in the background of the cover photo.

The school administration may not have been aware, and was probably duped by some clever students, but "Purp" is a direct reference to marijuana. The school was essentially authorizing the students to wear a T-shirt that, in slang terms, is saying that "Amador is all about the marijuana." Don't believe me — feel free to do a quick Google search on the word "purp." You can also check the Urban Dictionary. These will show that I am not speaking out of turn.

As a parent that will someday have my children at Amador, I think that this is a poor representation of the school and should be rectified as soon as possible.

David Rebello

Pleasanton Weekly

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Stan's Bankruptcy Forum

SHORT-SALE VS. BANKRUPTCY



If you are behind on your mortgage and can't afford your home, eventually you will need to decide whether you should walk away, enter into a short sale or file for bankruptcy. Here are some important general concepts.

Mortgage Loan Deficiencies

In July of 2011, a new California law went into effect that eliminates an individual's personal liability for mortgage loan deficiencies on a 1-4 unit dwelling, where that property has been short-sold. Before this change, short-sellers were often sued for the unpaid balance on 2nd mortgages and HELOCs. This new law may make short sales a more attractive option. However, this rule does not apply in every short-sale situation and if surrendering a home in bankruptcy, any loan deficiency is usually discharged.

Cancelled or Forgiven Debt Taxes

A short-sale or foreclosure may create an income tax liability for "cancelled debt." If the lender forgives debt of over \$600, it must report that debt to the IRS. Since the IRS sees cancelled debt as a "benefit" to you, expect to receive a 1099C in the tax year of the event. Note that if you surrender a home in bankruptcy, this "benefit" is not taxable.

Other Personal Debts

Another factor to consider is your overall debt picture. While a short sale may resolve the issue of an unaffordable mortgage, borrowers may also have a mountain of credit card debt or past due income taxes. Bankruptcy allows you to surrender your home and deal with all of your other debts simultaneously. Often all or nearly all credit card and unsecured debts will be eliminated in bankruptcy.

Impact on Credit Scores

Many homeowners short-sell their property on the advice that they can be eligible for a home loan again in only 2 years (as compared with filing for bankruptcy, which can remain on your credit report for 7-10 years.) While this advice is "technically" true, Fannie Mae also requires a 20% down payment and a strong credit score. Few people are in this position just two years after a short sale. Note too that the FHA also permits mortgages within 3 years after a short sale and 2 years after a bankruptcy discharge, with 3% down. So, the credit report impact of a bankruptcy may not always be as bad as expected, when considering Fannie Mae or FHA loan eligibility, and when weighed against the dischargeable debt.

Making an Educated Decision

While both short sales and bankruptcy are used to dispose of unaffordable homes, bankruptcy can also be used to save homes and remove 2nd mortgages. To make a fully educated decision, seek the advice of a competent bankruptcy attorney, tax professional and real estate agent. I offer free legal consultations at my office in Antioch.

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STAYING Healthy SPRING 2012



IN THIS ISSUE:

Eat well at \$1
per serving
PAGE 13

Young runner takes
on marathon challenge
PAGE 14

Keeping fit the
high tech way
PAGE 16



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Eat well at \$1 per serving

National Nutrition Month fights misconception that good foods are expensive

The California Milk Process Board — which created the “Got milk?” campaign — is partnering with Dairy Council of California to make sure consumers know that nutritious foods are not expensive.

“In today’s tough economic climate, it’s important to know that healthy eating is readily accessible to everyone,” said Steve James, executive director of the board. “We’re proud to partner with Dairy Council of California for National Nutrition Month to debunk misconceptions about nutrient-rich foods. It’s all boils down to making smart choices for each and every dollar.”

Staples such as milk, sweet potatoes, beans, oatmeal and fruits like oranges, tangerines, apples and bananas can be easily purchased for less than a dollar per serving and are considered nutrient-rich Super Foods, offering multiple nutrients while providing great health benefits with minimal calories.

For example, a can of soda could cost up to \$1 and has no nutritional value. But it’s possible to get four, eight-ounce cups of skim milk for that same dollar — while getting nine essential nutrients including Vitamin D and calcium for strong bones, muscles, teeth, hair and nails.

“While junk foods may seem really convenient and affordable, you don’t want to make them the basis of your diet because they don’t offer a lot of nutritional bang for your buck,” said Ashley Rosales, registered dietitian from the Dairy Council.

The USDA’s My Plate nutrition guide released last year recommends that families’

meals consist of at least half fruits and vegetables, a small portion of whole grains and lean proteins, topped off with dairy, such as a glass of low fat or nonfat milk. Other foods that yield multiple servings to stretch the dollar at the grocery store for a family include:

■ **Fruits:** Fruits are packed with a lot of essential vitamins, like A and C, which can promote proper growth and improve the immune system. Many fruits are also a great source of soluble fiber, which may help lower cholesterol. Nutrient-packed fruits for about a dollar include three oranges, three to four bananas or three apples.

■ **Vegetables:** A diet high in vegetables provides important antioxidants, which may help protect cells in the body from damage. Most vegetables are also low-in fat and calories yet packed with many vitamins, minerals and fiber. Nutrient-packed vegetables for about a dollar include three servings of sweet potato or three servings of baby carrots.

■ **Whole Grains:** Whole grains are an essential part of a healthy diet and are good sources of complex carbohydrates and B-vitamins, which our bodies need for energy. Whole grains are also packed with fiber, which can help you stay full longer. Nutrient-packed whole grains for about a dollar include six servings of oatmeal or 10 servings of brown rice.

■ **Protein:** Protein is crucial to building and maintaining healthy, strong bones and muscles, which is why athletes make it an important part of their diet. Protein also helps our bodies resist infection. Nutrient-rich lean proteins for about a dollar include



ARA PHOTO

Consumers should be award of nutrition and prices as they shop; nutrient-rich, low-calorie foods such as milk, sweet potatoes, beans, oatmeal and fruits like oranges, tangerines, apples and bananas can be easily purchased for less than a dollar per serving.

eight servings of beans or one 4-ounce serving of chicken breast.

“If families pay close attention to what they add to their grocery baskets, they’ll find ways to really stretch their dollar and easily purchase authentic, wholesome, nutrient-rich foods without breaking the budget,” Rosales said.

To help spread the nutritious word, “Got milk?” and Dairy Council of California will be visiting some Boys & Girls Clubs in Los Angeles, San Diego, Fresno, San Francisco and Sacramento to educate young people about nutrient-rich foods and how to incorporate them into their meals. Studies show that the earlier children know about making

informed food choices, the better equipped they are to practicing a healthy lifestyle.

—Pleasanton Weekly staff

ON THE COVER

Wheeeee! Eight-year-old students from Valley View Elementary (from top) Isaiah Hall, Ashley Luckinbuhl and AJ Nicholson with Anya Nicholson, 3, whiz down the slide at Mission Hills Park in Pleasanton — a wonderful way to enjoy fresh air and exercise, two components of Staying Healthy. Photo by Amber Cano.



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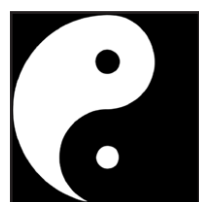
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YOUNG RUNNER TAKES ON MARATHON CHALLENGE

BY GLENN WOHLTMANN

A 16-year-old Amador Valley High student is learning first hand about Benjamin Franklin's quote that "persistence and energy conquer all things."

The young runner hopes to complete his first marathon tomorrow after rising to a challenge laid out by his mother and stepfather.

Tomorrow, Jon Gray and his stepfather Chris Springmeyer will be among an expected 9,000 runners taking part in the Oakland Running Festival.

Jon's training for his first marathon — a run of 26.2 miles — began in November, when he started getting up to run with Chris before dawn four or five times a week.

"Commitment is hard," Gray said. "(But) if I stick with something, it pretty much guarantees that I will be able to do it. It's important to stay committed to something if the outcome affects you greatly."

Springmeyer, a marathon veteran, was impressed with Jon's willingness to get up and out, rain or shine, warm or cold.

"I expected a lot more resistance. He's been resilient," he said of his stepson.

It's fair to call Gray a reluctant runner. Last year, he

had two accidents in his Honda, a silver hatchback that's he's spent a fair amount of his own money to improve. Springmeyer and Gray's mother, Jill Schaub, took the car from him and were trying to decide what to do. Then Springmeyer came up with what he described as an epiphany: Jon could earn the right to drive if he completed a marathon.

Schaub said she's impressed and proud that her son rose to the test.

"I was truly shocked when he accepted our challenge. As his parent, I have been incredibly moved by his commitment and willingness to stick with the training program. He has inspired me every step of the way from getting up at 4:30 a.m. to run before school, to rarely

complaining, to his 'let's get it done' attitude," she said.

Gray said he's learned about dedication from the experience.

"I need to be committed, not just Chris, because if one of us doesn't get up then we won't run," he said. "It's tiring and you need more coffee."

Ideally, Gray would have emerged from the experience as a dedicated runner, but that hasn't happened, at least at this moment.

"Honestly, I hate the running, and every time we go run I just think about getting my car back," he said. "I've never done this before and I really don't know how I am going to feel after the marathon. I just know that I want my car back and that's going to happen after



GLENN WOHLTMANN

Jon Gray and his stepfather Chris Springmeyer have been training for a marathon run since last November. Gray admits he's learned some lessons from his parents' challenge.

the marathon."

Gray admits he's learned some lessons from training. He said he's healthier now, and is able to get up on time. It's taught him persistence.

"I've been able to stick with something for a long time," he said. "At first it was hard mentally, but now it's easy."

Gray said running helps him relieve stress and gives him something to talk about with his friends. He added, "It's taught me a lesson: Take care of my car."

The marathon in Oakland may hold another lesson along the route, which will take Gray and Springmeyer to some of the city's less pleasant areas; over the last month or so, either on or near the route, there have been at least a dozen crimes, including robberies and aggravated assaults. The route will also cover some of the nicer areas of Oakland, such as Temescal and Rockridge.

The city brought back its marathon in 2010 after a 25-year hiatus. That event drew more than 7,000 runners and spectators who lined Oakland neighborhoods and the finishing stretch. The races begin and end at Snow Park near Lake Merritt. In its first two years, the event generated close to \$5 million in economic impact for the city of Oakland and nearly \$500,000 for local charities, including

one for young runners.

For Gray, the marathon may be mainly about getting his car back, but Schaub said she and her husband respect the effort it took.

"Chris and I know the time and dedication involved in reaching for this goal is teaching him more than a million lectures from us ever could," she said. "We decided at the beginning that if he doesn't complete the training program or never runs the race, it won't matter because the fact that he had the courage the start is good enough for us."

Springmeyer said he's looking forward to finishing the race with Gray.

"To cross the finish line the first time, it's just transformative," he said.

He's enjoyed the months of training, adding with a laugh, "Honestly, I thought we'd talk more."

There's a surprise waiting for Gray at the end of the marathon. In addition to getting his car back, there will be a crowd of well-wishers, friends and family, some of whom have flown in for the event and to cheer him on as he finishes.

"I have tears in my eyes just thinking about seeing the two of them cross that finish line," Schaub said. "I honestly don't think I could be more proud of either one of them." ■

PHOTO PROVIDED BY JILL SCHAUB

Jon in his Honda, the reason behind his commitment to running a marathon tomorrow.



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Keeping fit the high tech way

Workout overcomes four obstacles

BY DOLORES FOX CIARDELLI

Alyson Griffin wasn't looking for a gym. She just planned to accompany her mom last summer to Koko FitClub, at her request, to give her advice.

"I did not intend to join," Griffin recalled. "I was just going to help her make sure she didn't make a foolish decision about joining a gym."

Griffin, 41, who is director of marketing at Hewlett-Packard, has used personal trainers through the years, was running regularly and working out with fitness tapes. Despite her fulltime job and two children, 9 and 11, she kept herself in good shape.

"I was thinking that anything that would appeal to mom wouldn't appeal to me," she said. "I was shocked it was so focused on strength training and cardio."

"I thought, 'Wow, this seems pretty great. I was so impressed that I called my husband.'"

They — and her mother — were among the first to join the new fitness club in Dublin.

The hi-tech approach provides the perfect workout for all abilities, ages and goals, said co-owners Paul Chopra and Aman Sandhu.

"We offer personal training using technology," explained Chopra. "It uses software technology to select a workout for each individual."

Koko was designed to deal with the four reasons most people don't exercise: a workout takes too much time; they're not sure what to do; a personal trainer is expensive; and they aren't motivated because their workouts become boring.

Members have their own keys that they plug into the Smartrainer, which offers nega-



DOLORES FOX CIARDELLI

At right, Linda May benefits from the positive and negative resistance of the Smartrainer as it guides her through a personalized workout, keeping her informed (above) of her pace, total weight lifted and calories burned.



tive and positive resistance, to access a personalized workout designed just for them for that day. It takes into account their basic data, condition and goals and what they did at their last workout. Every session is different.

Goals might include losing weight, getting fit and flexible, toning up for better definition, muscle building or sports conditioning. The program also can factor in specific health conditions, such as back problems or cancer survivors.

"The system knows your baseline goals and, using that, devices a 30-minute system," Chopra explained, "selecting exercises, pacing, to try to make it efficient and effective. It keeps the workout entertaining and interesting."

While a person works out, the program records the range of motion and strength level, interacting with the user, with a screen communicating if an exercise needs to be done differently for optimal effect. It also tracks the person's results.

The club also has treadmills and elliptical trainers for clients to add 15 minutes of cardio to their workouts. These machines also communicate with their users to make the exercise instructive and vary the workout every one to two minutes.

"It's a total schedule of 45 minutes," said Chopra. "Three times a week is the basic requirement for meeting goals."

At the end of each workout, people plug their keys into a computer that transfers their information to the Koko website. Then they can log onto their own computers to review their personal information. It also gives advice on health and nutrition.

"What I really love is that it's personalized for me and for my husband," Griffin said. "He's a strong muscley guy; I'm in good physical shape and play softball so I use the sports training."

The workout for her mother, in her late 60s, makes sure that all her muscles are being used.

"She's felt definitely peppier and happier now that she's doing something about her fitness later in life," Griffin said.

Griffin has had a 50% increase in her

strength since joining last summer. Since she pushed herself harder than scheduled, the program adjusted and gave her a more challenging workout.

The club also offers fun incentives to exercise. Members wear their keys on lanyards that are colored according to the workout progress. The owners also publish weekly results, equating distances walked on the treadmills to real journeys: "So and so walked to Gilroy!" it might say.

If they have a "perfect" workout they are given a T-shirt saying so, plus the treadmills and elliptical trainers make a clapping sound.

"Last month the top eight people in cardio got free entry into the St. Patrick's Day race," Griffin said. "That pushed me to go more often and just a little longer in the cardio."

Sandhu was a product development scientist, and he had owned five Subway franchises. Chopra was vice president of finance for a startup company.

"I wanted more job satisfaction," said Sandhu. "Here I'm going to be changing someone's life, everyday."

He and Chopra plan to open another Koko FitClub in Dublin, plus others in Pleasanton, Livermore and Tracy by the end of 2013. Membership at each is limited, and the current club is at 80% capacity. The club is open 24/7 and staffed weekdays and 10 a.m.-2 p.m. Saturday.

"There's positive energy in a health club," Sandhu said.

For more information, go to www.Dublin.kokofitclub.com. ■

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* with mention of this ad

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POLICE BULLETIN

Two nabbed on drug, theft charges

Two people were arrested at about 12:10 Tuesday on multiple charges after a suspicious vehicle was spotted at the Shell Station in the 6700 block of Santa Rita Road.

Officer Christopher Lewellyn saw a male in a Ford Explorer parked at the gas pumps then drive away and park in front of the restrooms. While Lewellyn was speaking to the male driver, he saw a woman exit the store and walk past, who

seemed to be exchanging signals with the driver.

Lewellyn asked the woman over and noticed in the front pocket of a sweatshirt a plastic bag that seemed to be marijuana. When asked about it, the woman admitted it was, but said she didn't have her marijuana card on her, but that it may be in the truck. When the door was opened, Lewellyn noticed a larger bag — more than an ounce — in door pocket of the driver side door.

A search by a female officer found two glass pipes and cocaine on the woman. Two wallets were found on the man, who'd been handcuffed for safety. One wallet had two sets of identification and the other had

the man's real identification.

Roberto Nigel Valenzuela, 48, had warrants out for assault with a deadly weapon, car theft, threats and domestic abuse. He was charged with possession of stolen property.

Lillie Lillie Flowers, 41, was charged with possession of a controlled substance, marijuana possession and paraphernalia possession.

In other police reports:

- Smoking in the boys room led to the arrest of a minor March 16 at Village High in the 4600 block of Bernal Avenue. The 16-year-old boy was searched by school officials, who turned up a switchblade knife and composite "brass"

knuckles. He was charged with possession of a weapon on school grounds, a felony.

- A Pleasanton woman was arrested March 16 on a felony warrant for burglary in Modesto. Joni Flynn, 31, was taken into custody at 9:20 p.m. in the 5100 block of Hopyard Road.
- Police are investigating an embezzlement from a business in the 1000 block of Serpentine Lane that was reported March 15. Checks totaling \$2,438 were diverted into a different account. No arrest has been made.
- A resident of the 3800 block of Brockton Drive reported on March 14 that he'd been the victim of an ongoing fraud that apparently began in June 2011 but was only discov-

ered that day, when the man noticed that his debit card had been charged \$541.22. Most of charges were made in Seoul, Korea, and Shenzhen, China; a total of \$1,620.36 was stolen since last year.

• A box of checks was reported stolen from a home in the 5300 block of Eaglebrook Terrace on March 19. The victim discovered a check for \$238.36 had been cashed at a pharmacy in Stockton.

• A March 15 auto burglary yielded three pairs of sunglasses worth \$1,750. The theft took place in the 4000 block of Schween Court.

Under the law, those arrested are considered innocent until convicted.

POLICE REPORT

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

March 13

Theft

- 8:41 p.m. in the 4100 block of Hopyard Road; grand theft

Burglary

- 5:31 p.m. in the 4400 block of Linda Way

Drug violation

- 10:33 p.m. in the 6500 block of Singletree Way; possession of a non-narcotic controlled substance

March 14

Theft

- 9:59 a.m. in the 6900 block of Riddell Street; identity theft
- 10:58 p.m. in the 2300 block of Stoneridge Mall Road; identity theft

Drug/alcohol violations

- 10:32 a.m. in the 2000 block of Santa Rita Road; possession of a controlled substance
- 11:33 p.m. in the 2000 block of Santa Rita Road; possession of a hypodermic needle, paraphernalia possession

March 15

Vandalism

- 8:22 p.m. in the 1100 block of Santa Rita Road

Public drunkenness

- 5:51 p.m. in the 5500 block of W. Las Positas Boulevard

March 16

Theft

- 8:20 a.m. in the 1100 block of Pineto Place; identity theft
- 9:24 a.m. in the 4000 block of Peregrine Way; identity theft
- 10:43 a.m. in the 6800 block of Vale Court; identity theft

Battery

- 12:17 a.m. in the 300 block of St. Mary Street; battery, threats

Drug/alcohol violations

- 7:30 p.m. at the intersection of Neal Street and First Street; DUI
- 11:52 p.m. in the 3700 block of Hopyard Road; DUI, possession of a controlled substance

March 17

Auto burglary

- 9:16 p.m. in the 4700 block of Willow Road

Drug/alcohol violations

- 1:17 a.m. at the intersection of Koll Center Drive and Bernal Avenue; DUI
- 1:23 a.m. at the intersection of St. Mary Street and Division Street; DUI

March 18

Auto burglary

- 11:32 a.m. and 11:46 a.m. in the

7000 block of Johnson Drive

Vandalism

- 5:32 a.m. in the 3900 block of Stoneridge Drive; vandalism, public drunkenness

Alcohol violations

- 12:25 a.m. in the 600 block of Main Street; public drunkenness
- 2:08 a.m. in the 5500 block of W. Las Positas Boulevard; public drunkenness
- 2:20 a.m. at Dublin Canyon Road; DUI
- 2:50 a.m. in the 5500 block of W. Las Positas Boulevard; public drunkenness
- 2:51 a.m. in the 5500 block of W. Las Positas Boulevard; public drunkenness

March 19

Theft

- 8:29 a.m. in the 6700 block of Bernal Avenue; auto theft
- 2:23 p.m. in the 4400 block of Holland Drive; grand theft

- 6:42 p.m. in the 1100 block of Santa Rita Road; identity theft, grand theft

- 7:12 p.m. in the 4200 block of Mairmont Drive; identity theft

Drug/alcohol violations

- 9:04 a.m. at the intersection of Workday Way and Stoneridge Mall Road; possession of a non-narcotic controlled substance, paraphernalia possession

March 20

Theft

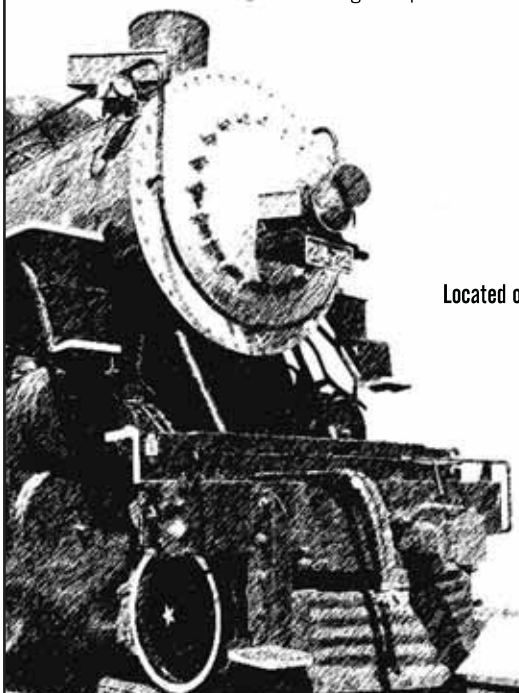
- 8:10 a.m. in the 4100 block of Crisfield Lane; identity theft
- 9:27 p.m. in the first block of Stoneridge Mall Road; identity theft

Drug violations

- 12:05 a.m. in the 5100 block of Hopyard Road; possession of a controlled substance, paraphernalia possession

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Trains arrive and depart from the Sunol Depot Saturday, March 24th and Sunday March 25th Located on SR-84 just west of I-680.

TICKET PRICES
Adults \$20
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Visit GGRM.org for more details

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Services, equipment and offers are subject to change without notice. Complete details available at ggrm.org. This event is made possible through a partnership between the Golden Gate Railroad Museum and the Pacific Locomotive Association to continue to restore historic railway equipment and right-of-way for today's and tomorrow's generations

THE CITY OF



WEEKLY MEETING NOTICES

Planning Commission

Wednesday, March 28, 2012 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

• PUD-86, James Tong

Work Session to review and receive comments on applications for General Plan Amendment and Planned Unit Development (PUD) rezoning and development plan to construct 10 custom homes and related improvements on the approximately 562-acre Lin property located at 1400 Hearst Drive, generally located east of the present terminus of Hearst Drive.

• P12-0308, Ramon Rivas, #1 Cash for Gold

Appeal of the Zoning Administrator's approval of a Zoning Certificate to operate a gold-buying business at 5540 Springdale Avenue, Suite C.

Energy & Environment Committee

Wednesday, March 28, 2012 at 6:00 p.m.
Operation Services, 3333 Busch Road

- Discussion regarding Ban on Plastic Bags
- Discussion regarding Polystyrene Ban
- Discussion on Residential and Commercial outreach programs and events

Bicycle, Pedestrian & Trails Committee

Monday, March 26, 2012 at 6:30
Pleasanton Senior Center, 5353 Sunol Blvd.

- Future Trail – Hacienda Transit Oriented Development
- Prioritization of Sidewalk Projects
- Transportation Development Act (TDA) Article 3 Funds for Bicycle Detection at Signalized Intersections along Hopyard Road and Owens Drive
- Trails Project Status Report

The City of Pleasanton invites you to apply for vacancies on the following commissions and committees:

Bicycle, Pedestrian and Trails – 1 Youth Member
Civic Arts Commission – 1 Alternate Member
Economic Vitality Committee – 1 representative from each of the following categories:

- Business at Large - Business Park - Commercial Services Firm - Commercial Real Estate Broker
- Commercial Real Estate Developer – Environmental Industry - Infrastructure - Medical Technology - Residential Real Estate Broker
- Energy & Environment Committee – 1 Member
- Housing Commission – 1 Alternate Member
- Human Services Commission – 1 Alternate Member
- Library Commission – 1 Member, 1 Alternate Member
- Youth Commission – Representatives from each of the following categories:

- Village High School Freshman/Sophomore – 1 Member
- Harvest Park Middle School 6th or 7th Grade – 1 Member
- Pleasanton Middle School 6th or 7th Grade – 1 Member
- Thomas Hart Middle School 6th or 7th Grade – 1 Member
- At Large Student 6th to 10th Grade – 3 Members
- Adult Commissioner 18 years old or older – 2 Members
- Alternate Members 6th Grade to 10th Grade – 2 Members

Alameda County Transportation Improvement Authority (ACTIA) Citizens Advisory Committee — 3 Pleasanton representatives

Applications are available at the City Clerk's Office, 123 Main Street, or on the City's web site at <http://www.ci.pleasanton.ca.us/pdf/newcommapp.pdf>. For additional information, contact the Office of the City Clerk at (925) 931-5027.

Applications must be received no later than 4:00 p.m., Friday, March 23, 2012.

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



AMERICAN

Eddie Papa's American Hangout

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

BARBECUE

Red Smoke Grill

4501 Hopyard Road, Pleasanton, 734-0307. Home of the Tri Tip and Blue, Red Smoke Grill was Voted Reader's Choice Best 2006, 2007, 2008, 2010 and 2011. Dine in or take out rotisserie chicken, ribs, prawns, salads and tri tip, or pulled pork sandwiches. Relax with a beer or a bottle of wine. Visit www.redsmokegrill.com.

BREW/PUB/ALEHOUSE

The Hop Yard American Alehouse and Grill

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

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

To have your restaurant listed in this dining directory, please call the Pleasanton Weekly Advertising Department at (925) 600-0840

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Auditions

'OKLAHOMA' Tri-Valley Repertory is holding auditions for "Oklahoma" at 7:30 p.m., Monday, April 16, and Tuesday, April 17, with callbacks April 19, at the Tri-Valley Repertory Theater, 1020 Serpentine Ln., Suite 101, Pleasanton. Bring 32 bars Rogers and Hammerstein standard. Accompanist provided. Call 462-2121 or visit www.trivalleyrep.com. Production is scheduled for July 20-Aug. 5.

Clubs

GARDEN CLUB MEETING The Livermore Amador Valley Garden Club will host Nicholis Staddon of Monrovia Nursery and present new plants for 2012. Visitors welcome. Wednesday, April 4 from 7-9 p.m. Free. Livermore Amador Valley Garden Club monthly meeting, 1454 Santa Rita Rd., Pleasanton. 485-7812. www.lavgc.org

TRI-VALLEY REPUBLICAN WOMEN FEDERATED The event is at 6:30 p.m., Thursday, April 12, at Cattleman's Restaurant, 2882 Kitty Hawk Rd., Livermore. \$26 for members and \$30 for guests. Call Phyllis Couper at 462-4931 or email coupclan1962@pacbell.net.

Concerts

PLEASANTON CHAMBER PLAYERS The ensemble of accomplished local musicians will perform Brahms, William Grant Still and Dvorak. Sunday, April 15 from

3-5 p.m. Adult: \$16, \$20, \$24; Child: \$12; Senior: \$20. Purchase online, by phone or at the box office. Firehouse Arts Center, 4444 Railroad Ave., Pleasanton. 931-4848. www.firehousearts.org

PLEASANTON COMMUNITY CONCERT BAND SPRING CONCERT The Pleasanton Community Concert Band will perform its Spring Concert, "La Primavera – Springtime in Italy," with music by Rossini and Verdi along with themes from great Italian movies. Sunday, March 25 from 2-3:15 p.m. Free Firehouse Arts Center, 4444 Railroad Ave., Pleasanton. 846-5897. www.pleasantonband.org

Events

BROADWAY CHORUS SING-ALONG Broadway Chorus, a Tri-Valley community chorus, will perform "Lights...Camera...Sing-along" at 8 p.m., March 30 and 31; and at 2 p.m., Sunday, April 1 at the Amador theater, 1155 Santa Rita Rd., Pleasanton. tickets are \$20 for adults, \$17 for seniors, and \$10 for children. Call 462-2121 or visit www.broadwaychorus.org.

HAPPY HOUR The Widowed Men and Women of Northern California invite you to join them for Happy Hour. RSVP to Kathy by Tuesday, March 27, at 398-8005. Thursday, March 29 from 5-7 p.m. Cost is your choice of food and/or beverage. Sheraton Hotel, 5990 Stoneridge Mall Rd., Pleasanton. 398-8005.

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www.LaViteRestaurant.com

LUNCHEON The Widowed Men and Women of Northern California invite you to join them for lunch. RSVP to Marge by Tuesday, March 27, at 828-5124. Saturday, March 31, 11:30 a.m. Cost is your menu choice. Elephant Bar Restaurant, 7202 Amador Plaza Road, Dublin. 828-5124.

PRE-OWNED CAT ADOPTIONS The East bay SPCA is hosting its first ever "Certified Pre-Owned Cat Special" through March. EBSPCA will be offering \$0 down and 0% financing on select feline models to qualified adopters while they last, along with a free collar, ID tag and cat carrier. It's also offering a veterinary clinic special: Cat owners can bring their feline in for a \$50 tune-up exam and microchip. Call 510-569-0702 or visit www.east-bayspca.org.

RABBIT ADOPTION EVENT The event will feature rabbits and bunnies from rescue groups from the San Joaquin Valley and San Francisco Bay Area. Rabbit experts can answer your rabbit questions and help you find the bunny of your dreams. Bring your bunny for bunny speed dating, or to get a free nail trim. Saturday, April 7 from 11 a.m.-3 p.m. Free. East Bay SPCA, 4651 Gleason Drive, Dublin. 415-994-6876. www.harvesthomesanctuary.org

TRI-VALLEY TEEN JOB AND CAREER FAIR The cities of Pleasanton, San Ramon and Dublin and the Dublin/San Ramon Women's Club are presenting a Teen Job Fair from

1-4 p.m., Saturday, March 24, at the Dublin senior Center, 7600 Amador Valley Blvd. Teens 14-18 will have the opportunity to meet with employers and attend a series of workshops. Call 931-3432.

Film

'AUTUMN GEM,' MODERN CHINA'S FIRST FEMINIST Meet the "Chinese Joan of Arc," Qiu Jin (1875-1907), a radical women's rights activist who became the first female martyr for China's 1911 Revolution. Qiu Jin is celebrated as a national heroine today. Free screening and Q-and-A with filmmakers. Saturday, March 31 from 2-3:30 p.m. Free Dublin Library, 200 Civic Plaza, Dublin. 828-1315. www.autumn-gem.com

Fundraisers

'GREASE' SING-A-LONG Family and friends are invited to sing-along to their favorite Grease tunes. Come dressed in costumes to win prizes. The pre-event is at 4:45 p.m., Sunday, March 25, with the theater doors opening at 5:30 p.m., at the Vine Cinema, 1722 1st St., Livermore. Cost is \$15 for adults and \$10 for children. Proceeds benefit Open Heart Kitchen, Rotary International's End Polio Program, Tri-Valley Rotary's annual Livermore VA Hospital Veteran's barbecue and other local and international Rotary programs. Call 510-851-0431.

'MISS REPRESENTATION' AT THE VINE The Vine Cinema is screen-

ing the film "Miss Representation" as a benefit for Tri-Valley Haven. Written and directed by Jennifer Siebel Newsom, the film explores how the media's misrepresentations of women have led to the under representation of them in positions of power and influence. Thursday, March 29 from 6:30-9 p.m. \$10 pre-sale (+small Eventbrite fee) and \$15 at the door. Vine Cinema, 1722 First St., Livermore. www.misrepresentation.org/post-cards/tri-valley-haven/

GOOD NEWS BEARS Good News Bears is holding a Collectible Teddy Bear Sale from 10 a.m.-2 p.m., Saturday, March 24, at Hawthorne Suites, 1700 N. Livermore Ave., Livermore. Handmade and collectible bears and bunnies will be sold to raise money to purchase new teddy bears appropriate for gifting to medical, emergency and social services to provide comfort. Call 373-7982 or visit www.goodnews-bears.org.


RACHEL A BONNER HOPE FOR CROHN'S WALK-A-THON Rachel A Bonner Hope For Crohn's will hold its first Tri-Valley walk-a-thon event benefiting Crohn's disease in Pleasanton. Funds are used to fund research grants and to support outreach and education programs. Join R.A.B. Raise Awareness. Find A Cure. Hope For Crohn's. Register now. Sunday, April 1 from 7-10:30 a.m. \$17 Stoneridge Mall(Grand Court), One Stoneridge Mall, Pleasanton. 855-RAB-HOPE(722-4673). www.hopeforcrohns.org

Miscellaneous

JAPANESE FOOD TASTINGS The 99 Ranch Market will be having a Japanese food promotion, from March 23 through April 5, featuring authentic Japanese items, including desserts, snacks, noodles,




sushi and more. For more information visit www.99ranch.com

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



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OR \$5,000 CASH

One entry for every 50 points

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202 Vehicles Wanted
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210 Garage/Estate Sales

Pleasanton, 1810 Harms Drive, Mar 24th 8-5 & 25th 8-3
Large, tasteful, moving/garage sale! Everything must go! Many tools. Heavy duty, stand alone garage shelving. TV/media unit, nice desk, Furniture, all kitchen ware, artwork, clothes, books, craft beads, file cabinets and more. Boys 40 lb, Cross bow and compound bows, like new, in case. Handmade flame-work glass art beads. Many display items for bead workers, and jewelry makers. Glass bead example www.mangoglass.com.
Newer \$300. Cloud photo dome. Great way to photographing small items professionally. http://www.cloudphoto.com/specs/prodShot_cdk01.html
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235 Wanted to Buy
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245 Miscellaneous
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EMPLOYMENT

560 Employment Information

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Drivers: Pro Drivers
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PET OF THE WEEK

Looking for a kingdom

Lexi is a beautiful young cat currently at the East County Animal Shelter. She's mellow and well-mannered but has a definite playful side. She's such a volunteer favorite that her fans have put together an amazing assortment of goodies for her to take to her forever home. They say she would be most comfortable in a quiet household where she can settle in and become the queen of all that surrounds her. Visit the East County Animal Shelter at 4595 Gleason Drive in Dublin, or call 832-928-7831.



CATHERINE HANSEN RUSH

OPEN HOMES THIS WEEKEND

Alamo
6 BEDROOMS
1311 Laverock Lane \$2,694,000
Sun 1-4 Michael Hatfield Broker 984-1339

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

Danville
3 BEDROOMS
292 Windstream Pl \$545,000
Sun 1-4 Coldwell Banker 837-4100

4 BEDROOMS
67 Jasmine Court \$849,950
Sun 1-4:30 Coldwell Banker 837-4100

5 BEDROOMS
4278 Silver Meadow Ct \$1,875,000
Sun 1:30-4:30 J. Rockcliff Realtors 648-5300

Dublin
4 BEDROOMS
8633 Briarwood Ln \$425,000
Sat/Sun 1-4 Coldwell Banker 847-2200

5 BEDROOMS
11530 Marwick Dr \$659,000
Sat/Sun 1-4 Prudential Ca Realty 249-1600

6107 Ledgewood Terr \$930,000
Sun 1-4 J. Rockcliff Realtors 580-5107

Livermore
3 BEDROOMS
1152 Crystal Cir \$424,990
Sun 1-4 Bhg Tri-valley Realty 463-9500

188 Heligan Ln #5 \$449,950
Sun 1-4 J. Rockcliff Realtors 580-5107

519 Escondido Cir \$459,950
Sun 1-4 J. Rockcliff Realtors 580-5107

4 BEDROOMS
1102 Dana Cir \$799,000
Sun 1-4 Alain Pinel Realtors 251-1111

Pleasanton
3 BEDROOMS
5656 Sonoma Dr \$479,950
Sun 1-4 Bhg Tri-valley Realty 463-9500

4281 Diavilla \$675,000
Sun 1-4 Alain Pinel Realtors 251-1111

4091 Nevis St \$545,000
Sat/Sun 1-4 Moxley Team 600-0990

4790 Suffer Gate Ave \$630,000
Sat/Sun 1-4 Valley Brokers 437-5832

4 BEDROOMS
7261 Tulipwood Cir \$749,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

4668 Laramie Gate Ct \$765,000
Sun 1-4 Keller Williams Tri-valley 397-4200

640 Varese Ct \$1,950,000
Sun 1-4 Fabulous Properties 980-0273

4444 Foothill Rd \$1,990,000
Sat/Sun 1-4 Keller Williams Tri-valley 260-2220

5 BEDROOMS
843 Genevieve Pl \$1,079,000
Sun 1-4 Bhg Tri-valley Realty 463-9500

993 Summit Creek \$1,648,000
Sun 1-4 J. Rockcliff Realtors 251-2550

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

6 BEDROOMS
1734 Terra Ct \$2,950,000
Sun 1-4 Fabulous Properties 980-0273

San Ramon
3 BEDROOMS
2889 Sombbrero Cir \$557,500
Sun 1-4 Keller Williams Realty 855-8333

4 BEDROOMS
554 Fallen Leaf Cir \$639,900
Sun 1-4 Keller Williams Realty 855-8333

Find more open home listings at pleasantonweekly.com/real_estate
For marketing opportunities contact Andrea Heggelund at 600-0840 x110.

Real Estate

OPEN HOME GUIDE
AND REAL ESTATE
LISTINGS

Seminar planned on reverse mortgages

ECHO Housing, a nonprofit housing counseling agency, will hold a free seminar at the Pleasanton Public Library in May on reverse mortgage opportunities.

A reverse mortgage is a loan against home equity that provides cash advances to a homeowner. No repayment is required until the end of the term, or when the home is sold.

ECHO representatives said that many of today's reverse mortgages allow homeowners to

reside in their homes for the rest of their lives, even if they outlive the value of their homes.

Cherisse Baptiste, an Alameda County reverse mortgage counselor, will conduct the seminar, which will be held at 1 p.m., Wednesday, May 23, in the library's community meeting room at 400 Old Bernal Ave.

The seminar is free and will be open to the public. For more information call Baptiste at 510-581-9380, ext. 19. ■

Look for the open home guide on page 22.



408 Matthew Court, Pleasanton

Listed at \$1,295,000

This well appointed single level, custom built home sits where the views of the Pleasanton Ridge and surrounding hills are breathtaking. This estate features 3 bedrooms + office (or 4th bedroom), 3 full baths and a 3 car garage. This home is 3,330 sq. ft. and features a .57 acre lot.



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PENDING



PENDING

Bridle Creek Pleasanton

5 bedrooms,
3.5 baths,
approx. 3445 sqft.
Excellent location,
awesome upgrades,
great backyard. Call
for details today!

5629 Dublin Ranch Dr., Dublin, California

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4 baths plus a large
bonus room, and
approx. 3841 sqft.
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island opens to the
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3711 TRENERY DRIVE, PLEASANTON



Magnificent Victorian estate rebuilt in 2000! Located on 1.52 acres, main home has approx. 8,509 sqft, 6bd/5.5ba, gourmet kitchen, theater, and more! Grounds include pool, spa, tennis court, child's play area & 5 car garage/showroom. You have to see it to believe it. Call for details. **Offered at \$4,375,000**

One hundred acre estate with 360 degree views & only 3 minutes to the Hwy 680 on-ramp! At the end of a 1/2 mile tree lined driveway you will find this home with 5,033 sqft with 5bd/4ba with separate 20X40 modular for storage or caretaker and 600 sqft "pole barn" perfect for your RV. Call for details — too many to list! **Offered at \$3,999,000**

5003 SHERIDAN ROAD, SUNOL



Stunning home in Golden Eagle Estates. This 2,493 sqft home has 3bd/3ba (dual master suites) and has been completely remodeled. High end upgrades throughout including kitchen appliances & granite counters, plantation shutters, new interior paint, new exterior paint & gutters, laminate & plush carpet flooring. HOA amenities include 2 pools, club house, green belt & tennis court. **PENDING**

7978 RIVIERA CT., PLEASANTON



1818 SANNITA PLACE, PLEASANTON



Ruby hill custom home built by the renowned Steve Bosch. This 6,441 sqft home is situated on over half an acre and boasts 5bd & 5.5ba. Attention to detail throughout with hardwood, travertine, tumbled marble & berber flooring, custom woodwork, designer window treatments, custom lighting, 3 fireplaces, built in sound indoors & out, outdoor kitchen & more. Gourmet chef's kitchen with custom oak cabinets, slab granite counters & high end SS appliances. **Offered at \$2,578,000**

Complete remodel sitting at the end of a cul-de-sac in a great neighborhood. This 1,467 sqft home features 3 bd & 2 ba with 13,306 sqft lot. New EVERYTHING, including windows, roof, gutters, paint, crown moulding, lighting, laminate flooring, bathrooms (floors, lighting, granite counters & fixtures) & kitchen (cabinets, tile floor, stone counters, SS gas range/oven, hood & d/w). **SOLD**

3880 EASTWOOD CT., PLEASANTON



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<p>1225 Lozano Ct Pleasanton</p> <p>bd 6 ba 8 sqft+/- 8,877 \$3,799,000</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>Laguna Heights Ct Sunol</p> <p>bd ba acres+/- 10.9 \$1,398,000</p> <p>Build your custom estate in the gated, master planned community of Laguna Heights! It consists of 9 custom estate sites (3 sold) totaling 40.5 acres. The home sites range from 2.36 acres to 10.89 acres. All sites have sweeping panoramic views of the surrounding hills!</p>	<p>6107 Ledgewood Ter Dublin</p> <p>Open Sun 1-4</p> <p>bd 5 ba 4 sqft+/- 3,844 \$930,000</p> <p>Views of TriValley, Mt Diablo & Dublin Hills! Dub Ranch Beauty w/ 5 Beds, Bonus/Game Room, 4 Baths. Master & Guest Suite on Main Level. Premium lot location w/ access to open space. Walk to golf course, swim club & award winning schools.</p>	<p>993 Summit Creek Pleasanton</p> <p>Open Sun 1-4</p> <p>bd 5 ba 4.5 sqft+/- 4,434 \$1,648,000</p> <p>Exceptional home in Bridle Creek. The "Avalon" model features; A separate "cabana" studio home with its own address adds another 450 square feet of living space, and includes complete kitchen and another full bath. Perfect for guests, parents, etc.! Wonderful views.</p>	<p>404 Oak Ln Pleasanton</p> <p>bd 4 ba 2.5 sqft+/- 3,400 \$1,598,000</p> <p>Mediterranean Villa nestled against the hills in Castlewood. A true replica of a country home in Madrid, this home is amazing in its detail, charm and ambience. Spectacular setting on 3/4 acre wooded lot, creek, lawn, balconies and patios.</p>				
<p>Uwe Maercz 925.251.2568</p> <p>9999 Longview Ln Pleasanton</p> <p>bd 6 ba 6.5 sqft+/- 8,330 \$3,499,000</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>Uwe Maercz 925.251.2568</p> <p>8012 Golden Eagle Wy Pleasanton</p> <p>bd 5 ba 6.5 sqft+/- 8,585 \$3,498,000</p> <p>Fabulous private custom Mediterranean in resort-like setting has it all. Porte Cachere, grand entry, gourmet kitchen, awesome theater w/ theater seating, stunning arcade & exercise rms. Vast lawns & wrap-around decks, guest house, pool/spa.</p>	<p>Cindy Engel 925.580.5107</p> <p>2188 McLean Place Livermore</p> <p>bd 3 ba 4(2) sqft+/- 4,062 \$1,179,999</p> <p>Custom home (Court location), Special lighting system, gourmet kitchen, baking center, office; den, theatre / exercise bonus room w / half bath and kitchenette above garage, travertine flooring, 3 fireplaces, BBQ, pool, and raised - bed garden.</p>	<p>Weiner/ McDowell 925.251.2550</p> <p>5054 Porta Rossa Cr Pleasanton</p> <p>bd 4 ba 3 sqft+/- 2,321 \$749,950</p> <p>Sunny and bright in Valencia neighborhood. 1bd & ba on main level. Rarely available & highly desirable. Granite kitchen with island. Upstairs loft area, great sized rear yard. Neighborhood pool, large park, playground, tennis, basketball & volleyball courts.</p>	<p>Weiner/ McDowell 925.251.2585</p> <p>3891 Vine St Pleasanton</p> <p>bd 2 ba 2.5 sqft+/- 1,221 \$339,888</p> <p>Best End unit with Creekside setting! 2 spacious master suites w/vaulted ceilings, plush carpet & designer paint, 2 skylights & laminate floors downstairs. Kitchen opens into fm rm, granite counters, frig stays & new washer/dry. Attached gar, close to Downtown/Ace Train & schools!</p>				
<p>Uwe Maercz 925.251.2568</p> <p>5678 Bellevue Cir Dublin</p> <p>bd 5 ba 3 sqft+/- 2,660 \$559,950</p> <p>Come see this beautiful home Price to Sell! Desirable two story home with a spacious master suite w /walk in closets. Corner Lot.</p>	<p>Peggy Cortez 925.209.3451</p> <p>2501 Tamworth Ln San Ramon</p> <p>bd 4 ba 4 sqft+/- 3,824 \$985,000</p> <p>Model Perfect! Over \$300k in upgrades, prof landsc, pebble sheen pool, prem lot, Mcnear pavers, 4 car gar, office, bonus rm, sand & finish walnut floors, cust iron banister, cust blt-ins, mill-work, crown mouldings, greatroom, hike trails, open space, top-rated school.</p>	<p>Patrick Maravelias 925.251.2530</p> <p>5338 Hazel Tine Dublin</p> <p>bd 4 ba 4.5 sqft+/- 3,883 \$779,950</p> <p>Beautiful Dublin Range Home in the Dublin Hills. Corner lot that's larger than most lots in the area. To many upgrades to list.</p>	<p>Bryan Craft 925.855.4141</p> <p>2194 Elsa Cmn Livermore</p> <p>bd 3 ba 2.5 sqft+/- 1,911 \$464,950</p> <p>Gorgeous hardwood floors, new paint, Corian counters & great court location! Light & bright! Open floorplan w/huge master! Second biggest lot in development w/ added parking space. Community pool/spa for summer fun! Convenient shopping & commuting! Regular sale!</p>	<p>Dean and Wahl 925.200.4130</p> <p>188 Heligan Ln #5 Livermore</p> <p>Open Sun 1-4</p> <p>bd 3 ba 3.5 sqft+/- 1,548 \$449,950</p> <p>"Designer Home" Chef's Kitchen: Slab granite, mosaic tile backsplash, stainless appliances, great room and kitchen - balcony off of greatroom, sit up breakfast bar, surround sound, downstairs master suite, 2 car garage, Recreation Center, Activity Park (Pool, tot lot).</p>				
<p>David Azimi 925.251.2580</p> <p>519 Escondido Cr Livermore</p> <p>Open Sun 1-4</p> <p>bd 3 ba 2 sqft+/- 1,616 \$459,950</p> <p>Wonderful Granada Woods home in a charming Livermore community of just 64 homes. Just a short distance to three parks and outlets to both E Stanley Blvd and Highway 84.</p>	<p>The Engels 925.580.5107</p> <p>6950 Crow Canyon Rd Castro Valley</p> <p>bd 4 ba 3.5 sqft+/- 2,700 \$883,000</p> <p>Country Colonial Charming This Gated Entrance to this Country Charming property is great. The main home is 2,700+/- sq.ft., updated kitchen and most windows are new, flooring thru out the home is newer and so much more. Cottage which is over 850 sq.ft. all on 1 Acre.</p>	<p>The Swift Team 925.251.2588</p> <p>2558 Kellogg Loop Livermore</p> <p>bd 6 ba 4 sqft+/- 3,414 \$659,000</p> <p>Beautifully Upgraded Home in Dunsmuir! 5 Bds+Bonus, 4 full bths, ovr 3400 sq ft, ovr 9000 lot with extended driveway. Gorgeous hardwood floors, gourmet kitchen with granite tops, iron-stair case railings, frnt/bk landscaping.</p>	<p>Diane Sass 925.583.2168</p> <p>3056 Riversbend Cir Livermore</p> <p>bd 4 ba 3 sqft+/- 2,878 \$779,950</p> <p>Large executive home, possible 5th bedroom. Property has a gourmet kitchen with granite counters, stainless steel appliances, upgraded kitchen cabinets. formal dining room, master suite with marble bathroom, plantation shutters throughout. Full bed/ba downstairs.</p>	<p>Cindy Engel 925.580.5107</p> <p>30156 Palomares Rd Castro Valley</p> <p>Open Sun 1-3</p> <p>bd 3 ba 1.5 sqft+/- 1,410 \$999,000</p> <p>Great Ranch style on 24 acres, views of the rolling hills. Property Backs up to the park district, lots of room for horses, Home has 1930's charm and has been nicely maintained, Near 2 wineries and minutes from the freeway, schools and shopping!</p>				
<p>Cindy Engel 925.580.5107</p> <p>Blackhawk East 4105 Blackhawk Plaza Cir. Danville, CA 94506 925.648.5300</p>	<p>Kristy and Company 925.251.2536</p> <p>Blackhawk West 3880 Blackhawk Rd. Danville, CA 94506 925.736.6000</p>	<p>Kristy and Company 925.251.2536</p> <p>Danville 15 Railroad Ave. Danville, CA 94526 925.855.4000</p>	<p>Corey Green 925.899.6011</p> <p>Lafayette 3799 Mt. Diablo Blvd. Lafayette, CA 94549 925.385.2330</p>	<p>Max de Vries 925.251.2514</p> <p>Livermore 1983 Second St. Livermore, CA 94550 925.667.2100</p>	<p>Max de Vries 925.251.2514</p> <p>Montclair/Piedmont 6116 La Salle Ave., Ste. 200 Oakland, CA 94611 510.339.4800</p>	<p>Max de Vries 925.251.2514</p> <p>Pleasanton 5075 Hopyard Rd Ste. 110 Pleasanton, CA 94588 925.251.2500</p>	<p>Kristy and Company 925.251.2536</p> <p>Orinda 89 Davis Rd., Orinda, CA 94563 925.253.7000</p>	<p>Kristy and Company 925.251.2536</p> <p>Walnut Creek 1700 N. Main St. Walnut Creek, CA 94596 925.280.8500</p>



Laguna Oaks

8009 Regency Dr., Pleasanton
Upgraded Laguna Oaks five bedroom 3.5 bath. Gorgeous resort-like yard with pool/spa/waterfall/firepit/kitchen.
Offered at \$1,639,000



DRE# 1307919

Cindy Gee

Realtor, Notary
GRI, CDPE
925.963.1984
925.218.1210
cindy.gee@BHGHome.com

*Caring • Professional
Hard Working*

Cindy can help with short sales!

Open Sun 1-4



843 Genevieve Place, Pleasanton



Under Contract

7961 Paragon Circle
Laguna Oaks
Updated 4 bed,
3.5 bath.
\$1,389,000

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TRI-VALLEY REALTY



*#1 Top Producer in 2011 for
Better Homes and Gardens Tri-Valley Real Estate*

Coming Soon!

**Rarely Available Single-Level in Mohr Park Estates
1933 Palmer Drive, Pleasanton**



JUST WHAT YOU'VE BEEN WAITING FOR

With over 2,600 square feet of living space and a 12,000+ sq ft lot, this 4 bedroom, 2.5 bath home offers a private resort-like backyard complete with a Pebble Tec® finish pool and spa. It's the perfect space for entertaining or enjoying a relaxing afternoon by the pool.

The welcoming foyer and most of the living spaces throughout the home have a view of the pool and spa surrounded by lush, professional softscapes. The updated gourmet kitchen includes granite counter tops, a large dining area and generous workspace. Other features include updated bathrooms, a three car-garage, and open floorplan.

Don't miss your opportunity to come home to your own personal paradise!

For additional information contact Andrea Rozran at 925-858-4198

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Open Sun 1-4



Mike D'Onofrio

1152 CRYSTAL CIR – LIVERMORE – \$424,990
Traditional sale! Updated Southside charmer in great neighborhood with 3 bdrms and 2 full baths! Walk to school and park! Functional floor plan with open kitchen, living room and family room! Anderson windows! Newer roof! Nestled on a quiet circle with large & private backyard! Side yard access too!

Open Sun 1-4



Cindy Gee

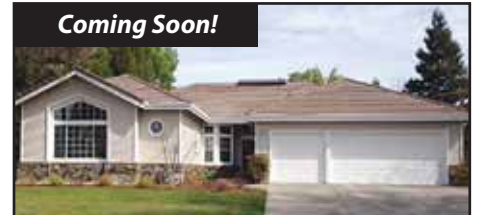
843 GENEVIEVE PL – PLEASANTON – \$1,079,000
Gorgeous!!! Updated In desirable Bonde Ranch, Stainless Appliances, Rich Granite, newer distressed Hardwood Floors, Plantation Shutters, 5 bedroom, 3.5 bath 1 full bed and bath downstairs, lush carpet, Great open floorplan. Close to Historic downtown, shopping, Schools, Commute. Must see.



Mike D'Onofrio

317 MONTROYA WAY – DANVILLE – \$989,990
WOW...A traditional sale & a great value! Spacious semi-custom nestled on a quiet court. 5 bedrooms, 4.5 baths and approx 3,900 Sq. Ft. Gorgeous yard w/private setting & views! Wonderful layout w/1st flr bdrm/bth! Granite in kitchen w/pullouts! HUGE bonus room! Perfect in-law suite! Great school district, walk to park!
TOO MUCH TO LIST-MUST SEE

Coming Soon!



Andrea & Earl Rozran

1933 PALMER PL. – PLEASANTON
Rarely Available Single-Level in Mohr Park Estates. With over 2,600 sq. ft. of living space and a 12,000+ sq. ft. lot, this 4 bedroom, 2.5 bath home offers a resort-like backyard with a gorgeous pool & spa plus generous side yards. It features an updated eat-in kitchen with granite, updated bathrooms, and a three car garage.



Andrea & Earl Rozran

3435 PALMER PL – PLEASANTON – \$1,125,000
One of a Kind 4 BR, 3 BA Home with Large Bonus Room & Mud room w/ Separate Entrance were added to original "Alder" model & Downstairs Bedroom was Enlarged. Court Location and Large Private Lot w/ Pool & Spa. 3509 sq ft from prior appraisal.



Cindy Gee

8009 REGENCY DR – PLEASANTON – \$1,639,000
Gorgeous, Executive Living in the Heart of Laguna Oaks.. Entertainers delight! Sparkling pool w/waterfall/slide, Outdoor Granite Kitchen, Cozy Fire Pit! Highly Upgraded Interior, Granite Kitchen, Wood Floors, Stair Rails, 1/2 bath Upgrade, Built-in cab. in family, Move-in!! Much more...VIEWS!

Open Sun 1-4



Bill Wells

5656 SONOMA DR – PLEASANTON – \$479,950
Gorgeous townhome with updated kitchen & baths ~ granite counter tops in both. Plantation shutters throughout, beautiful tile entryway, laminate floors in LR/DR, inside laundry, newer central air & water heater. Great location within walking distance to downtown Pleasanton & easy access to I-680.



Mia Teetsel

4763 WOODROSE CIR – DUBLIN – \$849,000
Beautiful highly upgraded home in Emerald Glen. Bright kitchen with large island and granite countertops. Bedroom and bath downstairs, huge bonus room upstairs. A must see!



DUBLIN
11367 VILLAGE VIEW COURT
VIEWS, VIEWS, VIEWS **CALL FOR PRICING!**
 4 BR 3 BA Updated Kitchen w/Granite w/walk-in pantry & Lrge island. Formal Living Rm. Mstr retreat! 925.847.2200



LIVERMORE
Open SAT/SUN 1 - 4 **2890 CHATEAU WAY**
EXCLUSIVE VIEWING! **CALL FOR PRICING**
 4 BR 3 BA Beautiful custom hm in South Liv. Gourmet kitchen w/granite, downstairs master, pool & more! 925.847.2200



PLEASANTON
4141 MOLLER DRIVE
DESIRABLE DANBURY PARK **\$479,900**
 2 BR 3 BA Plus Open Den w/closet downstairs. Vaulted Ceilings/Fireplace. Close to parks and downtown 925.847.2200



SAN RAMON
Open SAT/SUN 12 - 4 **145 COPPER RIDGE RD.**
CONDOS AVAILABLE PRICING STARTS IN LOW \$300'S
 2 bd condos, vaulted ceilings avail, w/garages, gated, renovated/upgraded 925.847.2200

BYRON
6600 ARMSTRONG RD.
40 ACRES, A-2 ZONING **\$475,000**
 1 BR 2 BA All usable, zoned for 5 acre parcels Country Cute Home, Barns, Fenced, Central location. 925.847.2200

DUBLIN
Open SAT/SUN 1 - 4 **8633 BRIARWOOD LN**
BEAUTIFUL SPACIOUS HOME **\$425,000**
 4 BR 2 BA Garage converted into large Family rm. Roof approx 9yrs old. Remodeled Bath. Private Bckyard. 925.847.2200

FREMONT
4420 LORREN DR
CHARMING GLENMANOR HOME! **\$475,000**
 3 BR 2 BA Updated Kit. w/granite slab, hrdwd

flrs, skylights, dual-pane windows, Lrg Fm Rm w/ fireplace 925.847.2200

LIVERMORE
4706 BEL ROMA RD.
LOVELY RANCH HOME! **\$1,995,000**
 4 BR 2.5 BA 6 stall horse barn w/pipe paddocks. Formal Din/Liv. Lg Fam. Rm. Remodeled Kit w/granite. 925-580-9050

645 LOYOLA WAY
LIVERMORE BEAUTY! **\$539,999**
 4 BR 2.5 BA Home includes a bright and open flr pln w/formal living & dining rm. Bckyard w/paved patio 925.847.2200

Open SAT/SUN 1 - 4 **3586 PESTANA WAY**
BEAUTIFULLY UPDATED HOME! **\$339,888**
 4 BR 2 BA Completely Remodeled w/New Kit & Ba. Garage converted w/permits. Backyard w/outdoor kitchen. 925.847.2200

SAN LEANDRO
942 WOODLAND AVE
UPGRADED CRAFTSMAN **\$589,000**
 4 BR 3 BA Fabulous Kit. w/Granite, work island, commercial range SS, custom cabinets. Mstr Ste w/deck. 925.847.2200

980 ARBOR DRIVE
GORGEOUS HOME! **\$539,000**
 4 Bed/2 Ba. Chefs Kitchen. Granite Countertops. Dual Pane Windows. Hardwood Flrs. Luxurious Bath. Hurry!

Open SUN 1 - 4 **558 MITCHELL AVE**
OPEN SUNDAY 1:00PM-4:00PM **\$428,000**
 3 BR 2 BA New Listing! Updated Kitchen & Baths. Dual Paned. Hrdwd Frs. Vaulted Ceilings in Family Rm. 925.847.2200

233 BEGIER AVE
BROADMOOR TUDOR REVIVAL **\$395,000**
 4 BR 2 BA Short Sale. Hardwood Floors. Remod-

eled Kitchen/Baths. Front porch. Great Location. Call Today! 925.847.2200

2520 GALLEON PL
BEAUTIFUL LOCATION! **\$189,900**
 2 BR 2 BA Gorgeous Seagate. Laminate Flrs. Remodeled Kitchen. Granite. Brkfst Bar. SS Appliances 925.847.2200

SAN LORENZO
16019 VIA DEL SOL
UPDATED PROPERTY! **\$300,000**
 3 BR 1.5 BA Hardwood Flrs thu-out. Oak Kit. Cabinets. Solarium in Kit. Beautiful Entry. Lrge Fam. Rm 925.847.2200

"If you are a licensed realtor interested in joining our real estate office please contact Will Butler, Manager at 925.847.2257. We look forward to welcoming you to Coldwell Banker!"



Pleasanton 925.847.2200 | 5980 Stoneridge Drive, Ste. 122



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The latest from The 680 Blog

The Ins & Outs of Multiple Offers

Spring is here, rates are low, the stock market is surging, and there is optimism in the air, especially about the Pleasanton real estate market. Demand, fueled by low interest rates and an improving economy, is strong and we are seeing multiple offers again on many properties. So, it might be a good time to review some of the mechanics of multiple offers.

For sellers, multiple offers are kind of like a tax refund or a rich uncle... they are always welcome. There is something so satisfying in knowing that more than one person wants to buy your home. And if you don't get multiple offers, don't be discouraged. It usually means your price is at the top of the range for the market, and buyers are reluctant to pay asking price or over. And just because you get multiple offers does not guarantee you will get your asking price or more. Many times you will not get your asking price, even if several buyers are offering on your home. This is not 2006, even though the market is improving, so be sure your expectations are in check.

So, how does a seller deal with a multiple offer situation? There are several strategies:

1. Pick the best offer and negotiate with that buyer. This might be a good strategy if you get multiple offers, but one offer stands head and shoulders above the rest. If you counter offer all buyers in this situation, you might run the risk of alienating the best buyer, and ending up with a less desirable buyer at a lower price. Remember, buyers do not like to feel they are being played, or held hostage. Treat them the way you would want to be treated.

2. Counter all offers with the Multiple Counter Offer form. This is the >> **Go to www.680homes.com to read the rest of this article.**



Doug Buenz
 Office
 925.251.1111
 Direct
 925.463.2000
 680Homes.com



CA DRE# 00843458

High Performance Real Estate

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



OPEN SUN 1-4

4281 Diavilla
 A tropical paradise! 3 BR, 2 1/2 BTH home with remodeled granite & stainless kitchen, designer upgrades and finishes throughout, and yard with sparkling pool & spa! **\$675,000**



COMING SOON!

Stunning Castlewood Mediterranean! Hardwood flooring, huge gourmet granite kitchen, bonus room, designer upgrades throughout, and a large private .57 Acre lot with sweeping views! **\$1,379,000**



PENDING SALE!

Fabulous luxury home in pristine country setting! 5 BR plus bonus room, loft, & office, 7 baths, 1 acre flat lot with outdoor kitchen, granite, hardwood floors, soaring ceilings, and designer features inside & out **\$1,795,000**



PENDING SALE!

Stunning luxury home with 5 BR + office, 5 1/2 BA, hardwood floors, granite & stainless kitchen, and a tropical oasis rear yard with sparkling pool, spa, waterfall, and covered patio with outdoor kitchen! **\$1,525,000**



JUST SOLD!

Luxurious 5 BR, 5 1/2 BTH home in The Preserve shows like a model with approx. 5700 sq ft on premium 1/2 Acre view lot! **\$1,595,000**



JUST SOLD!

Fabulous French Country custom with 5 BR + office, 4 full & 2 half BTHS, hardwood floors, 4 car garage, and private .62 Acre lot with pool, spa, & BBQ! **\$1,690,000**



apr.com | PLEASANTON | 900 Main Street 925.251.1111



BLAISE LOFLAND



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

OAK LANE



369 OAK LANE, PLEASANTON
 Former Friden Estate Hunting Lodge - "Moonlight Oaks." Private Driveway leads to 1.2 acre estate lot in premium wooded, secluded location. This is an entertainers dream home. Extensive use of quality Redwood timber. Recently upgraded, desirable single level with tastefully maintained historic charm. Panoramic views of nature and historic majestic Oaks. Approximately 3800 Square Feet with three bedrooms, three remodeled bathrooms, large gourmet kitchen, and incredible Great room with large Yosemite style fireplace and open beam ceiling. Large basement for storage and detached two-room wine cottage.
OFFERED AT 1,549,000

OAK MANOR

COMING SOON!



819 OAK MANOR COURT, PLEASANTON
 As soon as you enter you will be impressed with the unique elegance. Gorgeous custom home on private .62 acre lot. Approximately 4,541 square feet, four bedrooms (two master suites) plus office/wine room and bonus loft area and 5.5 bathrooms. Quality, high end equipment and finishes throughout. Gourmet kitchen with granite slab counters and stainless steel appliances. Hardwood floors. Oversized four car garage. Beautifully landscaped Tahoe-like grounds with mature trees. Two minutes to Castlewood Country Club.
OFFERED AT \$1,549,000

OAK PARK

PENDING!



247 TOMAS WAY, PLEASANTON
 Completely remodeled, single level in Oak Park. Remodeled gourmet kitchen, remodeled bathrooms, newer dual pane windows, crown molding, hardwood floors, upgraded baseboards, central air conditioning, and private rear yard. Newer doors, door trim, and hardware, upgraded light fixtures and fans. Close to downtown and shopping. **OFFERED AT \$549,000**

WALNUT GLEN ESTATES

JUST CLOSED!



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!
SOLD FOR \$1,205,000

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 Timber Tech deck, mature trees. Walk around the corner at Neal and in one minute you are at the Farmers Market and can also enjoy all the other downtown amenities! Award winning schools! **SOLD FOR \$830,000**

KOTTINGER RANCH

SOLD!



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

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

LAGUNA OAKS

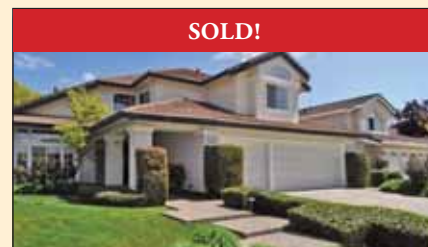
SOLD!



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**

CHARTER OAKS

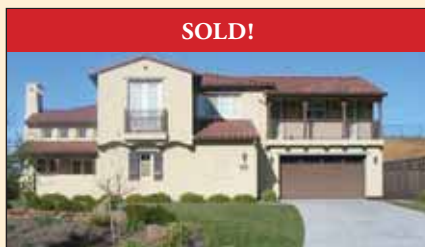
SOLD!



1549 MAPLE LEAF DRIVE, PLEASANTON
 Highly upgraded four bedroom, plus bonus/teen room, three bathrooms. Approximately 2,541 square feet. Completely remodeled kitchen with granite slab countertops, custom backsplash, custom cabinets & stainless steel appliances. Brazilian cherry hardwood flooring, upgraded carpet & remodeled master bath. Newer interior paint. Three car garage. Completely re-landscaped private rear grounds with built-in BBQ/kitchen, custom fire pit/sitting area, slate patio, garden and play areas. Tile roof. Convenient to downtown, neighborhood park and award-winning schools! **SOLD FOR \$880,000**

SYCAMORE HEIGHTS

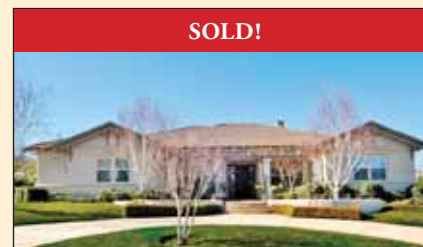
SOLD!



1092 SYCAMORE CREEK WY, PLEASANTON
 Wow! Private premium 20,180 sq ft estate lot. Panoramic views of Pleasanton Ridge, the valley and Mount Diablo. Large rear grounds with expansive lawn area and patio. Backs to open space. Five bedrooms, plus den, bonus room option (5th), five and a half bathrooms. Approximately 5,000 sq ft. Large gourmet kitchen with granite slab countertops and stainless steel appliances. Crown molding throughout, new custom flooring, extensive upgraded light fixtures, new interior paint throughout. Close to downtown, Castlewood Country Club, Oak Hills Shopping Center, and Mission Hills Park. Award winning schools!
SOLD FOR \$1,490,000

RUBY HILL

SOLD!



4355 CAMPINIA PLACE, PLEASANTON
 Gorgeous upgraded single level home on .60 acre premium lot. Located in the desirable Ruby Hill private gated community. Four bedrooms, plus private office, three bathrooms, custom gourmet kitchen with granite countertops. Extensive crown molding & built-ins, Brazilian cherry flooring, expansive master suite. Professional landscaping includes: built-in BBQ, viewing/sitting area, views of surrounding hills & vineyards, covered patio and extensive lawn area. 3 car garage. Ruby Hill community amenities: *clubhouse, golf course, swimming pool, *tennis courts, large park and greenbelts (*discounted memberships now available). Close to several wineries.
SOLD FOR \$1,382,500

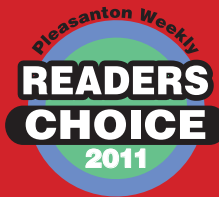
CANYON OAKS

SOLD!



5809 STONECLIFF VISTA LN, PLEASANTON
 Newer beautiful home built in 2004. Great location, backs to open space with views of Mount Diablo, Pleasanton Ridge & surrounding open space! Three bedrooms plus loft/office, two & a half bathrooms, 2401 square feet. Custom tile flooring. Gourmet kitchen with granite countertops, stainless appliances. Spacious master suite. Oversized two car garage. Beautiful landscaping. Walk to new sports park & award winning Hearst Elementary, Pleasanton Middle School, Oak Hill Shopping Center & Main Street! Convenient to Callippe Golf Course & Castlewood Country Club. **SOLD FOR \$810,000**





KELLER WILLIAMS
TRI-VALLEY REALTY

**#1 OFFICE
IN PLEASANTON
IN VOLUME
AND SALES**

SOLD! Represented buyer




Dennis Gerlt
Broker Associate DRE # 01317997
925.426.5010
www.buytrivalleyhomes.com

1070 Dana Circle, Livermore
This is a must see short sale in the Windmill Springs neighborhood. Beautiful home with great upside potential at a great price. Very little needs to be done to move into this 4 bedroom, 2.5 bath 2,174 sf home! Pride of ownership shows throughout. Great curb appeal!
Sold for \$505,000

One of a Kind!




Melissa Pederson
REALTOR® DRE # 01002251
925.397.4326
www.melissapederson.com

Featured in "Wine Country Living," this authentic Santa Barbara style Ruby Hill home is 4,015 sq ft of Spanish Colonial ambience. The 4 BR, 4.5BA plus office home has red paver flooring, french doors, red birch custom cabinets. 1/2 acre yard with spectacular golf course and mountain views, pool, spa, outdoor kitchen and fireplace.
\$1,599,000

PENDING



3300 Araldi Lane, Dublin
In Arrivare at Sorrento in Dublin. A taste of Italy in the Dublin countryside. 3 BR, 2.5 BA single family home with open architecture and intelligent floor plan; amazing community amenities! Call us before going to the sales office of any new development - we will be on your side to help get what you want in your new home.

PEEL SANCHEZ




Danielle Peel
925.998.9692 DRE #01293873
Cristin Kiper Sanchez
925.580.7719 DRE #01479197
homes@peelsanchez.com | www.PeelSanchez.com

Open Sun 1-4




Fran & Dave Cunningham
925.202.6898
Donna Garrison
925.980.0273
Susan Schall
925.519.8226
www.FabulousProperties.net

640 Varese Ct, Ruby Hill
Fresh new touches in this beautiful 5665 sq ft. French Country home offers 4 BR, 4.5 BA, bonus room, gourmet kitchen, golf course views, and pool/spa.
Offered at \$1,950,000

Open Sun 1-4




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1734 Terra Ct., Ruby Hill
French country elegance w/luxurious guest house. Approx. 7,000 sq.ft., 6 BR, 6.5 BA, bonus, exec. office, backyard w/pool/spa, vineyards. **Offered at \$2,950,000**

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3 Bedroom, 2 Bath
1,140 Sqft, 6,600 Sqft Lot
Updated Kitchen & Baths
Beautiful Hardwood Floors
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Mike Chandler
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925-426-3858
MikeChandler.kwrealty.com

Jill Denton
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JillDenton.kwrealty.com

Open Sat/Sun 1-4




DeAnna Armario
REALTOR® DRE #01363180
925.260.2220
www.armariohomes.com


4444 Foothill Road, Pleasanton
4 BR and 2.5 BA. 3507 +/- sq. ft. Absolutely Stunning! Completely rebuilt in 2005, this custom, single story home offers a view from every window, including Mt. Diablo and the surrounding hills. Beautifully updated throughout with fantastic gourmet kitchen. Huge 2.26 +/- acre lot includes an entertainer's backyard with pool and spa.
Offered at \$1,990,000

PENDING!




Dorothy Broderson
REALTOR® DRE #01779623
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KottingerRanchNeighbors.com

265 Chase Court, Fremont
Located in **Historic Niles**/Fremont, walk to downtown Niles. Rare find!
Dorothy does it again!
Pending in 4 days
Thinking of buying, selling or investing? Call & see why so many people choose me to sell their homes.



1641 Vetta Drive.com




Cindy and Gene Williams
REALTORS®
DRE # 01370076 and 00607511
925.918.2045

1641 Vetta Dr, Livermore
Outstanding 5 BR (6 potential) & 4.5 BA home w/ 3500+ sq ft. 1 bed/ba downstairs. Upgrades throughout including \$27k in solar (no PG&E), new carpet, crown molding, and more.
Offered at \$914,900
www.williamsteam.net

Sold in 2 days!




Gail Boal
REALTOR® DRE # 01276455
925.577.5787
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4911 Blackbird Wy, Pleasanton
Gorgeous remodeled single level, 4 bedroom, 2 bath in popular Birdland area! Hardwood floors, maple cabinets, solar pool, top schools and close to the park! Call for pricing.

Coming Soon




Downsizing in Pleasanton Isn't Easy until you see this fabulous one level Vintage Heights home! 4 bdms, 2.5 baths, almost 2900 sf with a 3 car garage. New cement roof, windows, central heat & air.

Dave & Sue Flashberger
925.463.0436
www.SoldinaFlash.com

5574 Corte Sonora, Pleasanton
Enjoy this 5 BR, 3 BA, approx. 2535 sq ft home with an easy walk to downtown. This home combines a wonderful, convenient location with fantastic amenities. Open, bright and spacious, this home beams with beauty, inside and out. Take a dip in a sparkling private pool or walk to one of the many nearby parks. **\$799,950**




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