

Pleasanton Weekly

CAST YOUR VOTE!
Voting ends on Sunday night
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VOL. XIII, NUMBER 18 · MAY 18, 2012

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High school sports face **FUNDING CHALLENGE**



*Budget crunch could put some
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MARK KOTCH BY APPT



PLEASANTON \$1,699,000
Country French in Castlewood! Custom built home 5 bd 4 ba 5217+/- sq. ft home, 33,840+/- sq. ft lot. Views, Large master bedroom, Great yard. 700+/- sq. ft guest house. 22 CASTLEWOOD DR

DOUG BUENZ SUN 1:00-4:00



PLEASANTON \$1,699,000
THIS IS IT! Stunning 4 bedroom plus office plus loft, 5 full bathrooms, designer finishes and touches throughout, situated on private road, quiet court location and more! 5739 OHANA PLACE

LINDA GOVEIA/PAT GELLMAN BY APPT



PLEASANTON \$1,425,000
Beautiful Ruby Hill Villa. 4,000+/-sf. Fabulous views of the 18th Fairway. Great for entertaining with built-in BBQ, covered patio and in-ground spa. This is a must see! 3602 OVELLA WAY

MOXLEY TEAM SUN 1:30-4:30



PLEASANTON \$1,299,000
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! 3623 CAMERON AVE

TIMOTHY MCGUIRE BY APPT



PLEASANTON \$1,049,000
5bd/4.5ba, 3,067+/-sq.ft, Caesarstone/Maple kitchen, Stainless appliances, double oven, dual zone AC, DP windows, Hardwood floors, full bed/bath downstairs, private yard with slate patio. 1138 MILLS CT

MOXLEY TEAM SUN 1:30-4:30



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

MOXLEY TEAM BY APPT



PLEASANTON \$784,000
Court location; this home sits on a spacious lot w/beautiful landscaping. Kitchen offers eat-in kitchen & opens to the formal dining area. Rear yard offers pool, spa & separate gated grassy area. 3314 HUDSON CT

TIMOTHY MCGUIRE BY APPT



PLEASANTON \$729,000
3bd/2ba, 1,722+/-sq.ft on a 8,400+/-sq.ft lot, Granite/Cherry kitchen with Stainless appliance, new hall bath, 40-yr roof, furnace/AC, backs to Sports Park, walk to Shopping and Schools. 2490 SKYLARK WAY

JOYCE JONES SUN 2:00-4:00



LIVERMORE \$679,950
4 bd, 3 ba, updated kitchen with granite slab counters, oak cabinets, hardwood floors, 3 car finished garage, side yard access, pool, beautifully landscaped yards. 357 KNOTTINGHAM CIRCLE

MARK KOTCH BY APPT



PLEASANTON \$639,000
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AROUND PLEASANTON



By JEB BING

For council aficionados, emails are passing you by

Those who attend meetings of the Pleasanton City Council or watch the proceedings on TV29 tell me that the best parts are the commentaries that come when the mayor calls for public comments on matters not on the agenda. That's when we hear about malfunctioning traffic lights, the war in Afghanistan, irresponsible neighbors and too much loud noises downtown, particularly the motorcycles in front of Tully's.

Occasionally, a hot topic will invite heated comments both at the start of the meeting and when those issues are discussed later on the agenda. The Walmart debates brought out hundreds; a developer's plan to build homes on the Oak Grove property in the hills above Kottinger Ranch brought out even more.

What few of the council-watchers see, however, are the hundreds more of comments and complaints sent by email to one or more of the council members, which are then reproduced and distributed to officials. They're public documents and any of us can ask the City Clerk to let us see them, but most don't. Unlike seeing these folks visually stating their case at the council lectern with the media in the room and a video camera showing viewers how well you're doing both in the council chambers and at home, emails are about as unnoticed and possibly unread as public comments can be.

Take the hundreds of emails sent to the City Council and city staff about Walmart's bid to open a Neighborhood Market at the long-vacant Nob Hill supermarket on Santa Rita Boulevard. The council, after months of discussion, debate and public meetings, signed off on the petition last Tuesday, giving Walmart the right to open its store. A review of some of the emails that have been sent since last fall, when the Walmart application first surfaced, shows a myriad

of thoughts from residents who either liked the idea or didn't. Often, the email was left unsigned (although the sending email address gave the identity away) or like "Ryan," using only a first name, who said that "Pleasanton is too nice of a community for ANOTHER Walmart." Robert Israel and others whose emails followed used much of the same anti-Walmart language, borrowing their scripts from a campaign called CitizenSpeak, which battles Walmart building applications across the country. More than 100 of these CitizenSpeak emails flooded council members' computers, sent on the same week and often the same day. After reading a few, I'm sure staff and the council got the drift and many more emails may never have been read.

Lost in the shuffle, no doubt, was the email from Leon Fenton who said that neighbors around the old Nob Hill store would be "extremely pleased" to have a Walmart market in the neighborhood. "We are tired of having to get in our cars and drive half way across town for milk or bread," Fenton said. Maureen Carpenon complained about all the fliers she was receiving from a group calling themselves OurPleasanton.org. "They are urging people to send you emails on their behalf," she wrote to Mayor Jennifer Hosterman. "I have no objections to the store opening," she stated. "I think if it was good enough for Nob Hill to have a store there, it should be OK for anyone else."

Kathy Engel, Don Bartel, Nancy Krakauers said much the same, urging the council to approve the Neighborhood Market. But Linda Corbett, who opposes Walmart, took her email message a step farther, attaching a 24-page article from the Ludwig Von Mises Institute that appeared on Facebook. Just printing her document repeatedly cost the city staff time and reams of paper to distribute a number of times to those who receive council packets. If the piece by the Institute's author Paul Kirklin of the University of Texas was ever read, we'll probably never know. For council aficionados, we know his name or message was never voiced publicly in the council chambers or on TV29. ■

About the Cover

High school sports could face cuts — or even elimination — if funding for the programs is not met. Photo by Glenn Wohltmann. Design by Kristin Herman. Vol. XIII, Number 18

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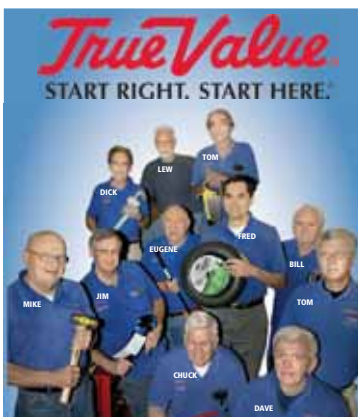


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+Renee's Garden+

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Streetwise

ASKED AT A 5TH GRADE D.A.R.E. GRADUATION CEREMONY

What is the value of the D.A.R.E. (Drug Abuse Resistance and Education) program?



Kelsey Guidice
Graduate

I thought it was an awesome and fun way to teach kids not to do drugs. They are really dangerous, and can even cause early death. It definitely impacted me. I will not use drugs.

Jack Bessiere
Graduate

It was good to learn all about the dangers of drugs and how to make the right decisions. My D.A.R.E. officer made it so much fun, too. I won't use alcohol, drugs or tobacco products.



Mitchell Buck
Graduate

It helped me realize what the cause and effect of drugs is, and how to prevent abusing them. I learned information that will allow me to help others quit using drugs. I will never use drugs.

Nick Schwarz
D.A.R.E. officer

People try to measure the program on the number of kids it keeps off drugs, but we like to gauge its value on the relationships we build with the youth in our community. It's great to see the graduates in town and know them by name. Our department actually has four police officers that graduated from our D.A.R.E. program.



Richard Trovao
D.A.R.E. officer

It's a tremendous value to the community. I worked in another city that didn't have D.A.R.E. prior to moving to Pleasanton, and there were big drug and gang problems starting in elementary school. It's a hugely important program, and Pleasanton is a great community partly because of D.A.R.E.

—Compiled by Kerry Nally

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

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Livermore-Pleasanton Firefighters Foundation

and

WENTE

VINEYARDS

4th Annual

HOOK AND LADDER RUN

Sunday, June 3, 2012

5K RUN/WALK, 10K RUN AND KIDS ONE-MILE FUN RUN

Start Time: 8 a.m. (Registration/check-in: 6:30 a.m.)

Place: Wente Vineyards - 5050 Arroyo Rd, Livermore, CA 94550

Benefits: The Livermore-Pleasanton Firefighters Foundation is a non-profit 501(c)3 that supports: Injured and Fallen Firefighters, Burn Foundation and Local Charities in the Tri Valley.

Course: The 5K is a run/walk that is 50% paved and 50% dirt road and is stroller friendly. The 10K is 90% dirt road and 10% paved road. Strollers are not allowed in the 10K. Both runs travel through Sycamore Grove Park and are very flat with only one hill on the 10K. The Kid's 1 Mile Fun Run (for ages 12 & under) will take place at Wente Vineyards at about 9:45 a.m. No dogs are allowed on either of the courses or the fun run.

Register at: www.onyourmarkevents.com

Awards: 3 deep in each age group (M & F) 12 and under, 13-19, 20-29, 30-39, 40-49, 50-59, 60-69, 70+ (Special prizes for top 3 Male and Female race winners 5K AND 10K RUN)

Water and refreshments will be provided at the end of the race. Wente Vineyards will have additional food and wine tasting for purchase. No picnicking.



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DIGEST

Just say TTYL

The Wellness Committee of Amador Valley High School (AVHS) will host a free presentation for students and parents on the dangers and consequences of distracted driving at 7 p.m. Tuesday, May 22.

Attendees will find interactive activities, video, a real story, and giveaways, all to teach the realities of distracted driving and how to be safe whether you are the driver or the passenger.

The presentation will take place in the AVHS library and will feature a member of the California Highway Patrol in addition to guest speaker Martha Tessmer of the Impact Teen Drivers program.

An American Automobile Association survey showed nearly 50% of teens admit to texting while driving. This type of distracted driving results in 16% of all fatal car crashes, and 21% of crashes resulting in an injury. Statistics from the National Safety Council show teen crashes are the number one killer of kids — more than disease, suicide and homicide.

Celebrate your graduate

If you're looking for a special way to celebrate the high school or college graduate in your life, you can put them on TV. Parents, grandparents and friends can let their graduate know how proud they are by creating a "Celebrate" announcement that will broadcast on TV30.

It's easy to do: Go to the TV30 website, click on Celebrate, fill out the form and include a photo. TV30 will produce a 20 second TV announcement that will air on TV30 and stream live on its website during June and July.

The cost is \$20. For more information, visit trivalleytv.org.

Sun will star Sunday

On Sunday afternoon, the West Coast will have a great view of the solar eclipse, and Chabot Space & Science Center will be open past normal closing for a viewing party on the observatory deck from 5 p.m. to 8 p.m., with the maximum eclipse coming at 6:32 p.m. In addition to hands-on solar projects and DIY pin-hole cameras, experienced astronomers will be on deck to guide visitors through safe viewing.

For advance tickets and admission, visitors should go online at www.Chabotspace.org or call the box office at (510) 336-7373. The center is at 10000 Skyline Blvd. just off Highway 13 in the Oakland hills. For more information, visit www.chabotspace.org.

Walmart gets Council's final OK for Pleasanton supermarket

Decision 'good news for Pleasanton customers who want more affordable options,' Walmart says

By JEB BING

Walmart won the Pleasanton City Council's approval in a 4-1 vote Tuesday night to open one of its Neighborhood Market grocery stores in the long-vacant Nob Hill supermarket on Santa Rita Road.

The vote ended more than half a year of often rancorous discussions among council members and in public meetings both over the right of Walmart to put its own store at the Nob Hill site, which has been approved for a grocery since 1982, and the concern some on the council and in the public expressed over the Walmart organization, itself.

Councilman Matt Sullivan, an outspoken foe of Walmart and Tuesday night's lone vote against the measure, made a last ditch effort to scuttle the council's action by pressing for consideration of emergency legislation that would require a more extensive review of Walmart's application.

Failing to gain support on that move, he later asked the council to consider an ordinance that would require all future grocery stores to undergo an extensive environmental impact review, whether they were replacing an existing operation or not. That, too, failed to gain any support from others on the council.

Although Walmart can now move forward to obtain operating permits to open its Neighborhood Market later this year, the company, itself, did not receive wholehearted support.

Sullivan, in a series of statements, warned that the Walmart grocery will "damage the local economy and local workers."

"This is not about stopping Walmart, it's about stopping damage to the economy it brings," Sullivan said. "If Walmart opens, it will be at the expense of another grocery store."

Sullivan, who opposed Safeway's bid to open its new Lifestyle store on Bernal Avenue across from the Fairgrounds, blamed the recent sale of Gene's Fine Foods on competition from that new Safeway. Other supermarkets are likely to close once the new Walmart grocery opens, too, he said.

Despite her vote to support the council's action Tuesday night, which actually was to deny Sullivan's appeal to reverse its earlier approval of a zoning administrator's ruling to approve Walmart's application to move into the Nob Hill market, Mayor Jennifer Hosterman bashed Walmart as a national retailer that under-pays its employees and provides inadequate benefits.

"Walmart is sucking the lifeblood out of communities across the state," she said. "I never shop there."

"But since we already have a (regular) Walmart store in Pleasanton," she added, "I don't have the luxury of fighting that fight. I'll tell you though, I have a law degree and I am a fighter. If we had entered into this discussion years ago when Walmart wanted to come here, we might have been able to stop them."

However, others on the council were more supportive of Walmart, which annually pays the city's second highest individual retail store taxes after Macy's home furnishing store.

"For three years, the (Nob Hill store) neighborhood has not had a grocery store," said Councilwoman Cindy McGovern, in voting in favor of Walmart. "If another grocery had wanted to come here, they could have."

Councilwoman Cheryl Cook-Kallio, who like Hosterman has said she refuses to shop at Walmart because of what she has described as its poor business practices, also supported the Neighborhood Market bid.

See **WALMART** on Page 6



JAY FLACHSBARTH

Sagan repeats sprint to finish first on Amgen Tour

Young Slovakian cycling sensation and overall 2012 Amgen Tour of California race leader Peter Sagan (SVK) of Liquigas-Cannondale crossed first at the finish line in Livermore Tuesday, taking his third stage win of the 2012 race and making Amgen Tour of California history by winning three consecutive stages. See story: Sports, p. 19.

Funeral services set for man found dead at Pleasanton Ridge

Body discovered in popular hiking and biking area

Funeral services are planned for this weekend for a Pleasanton man who was found hanged in Pleasanton Ridge Regional Park on May 4.

The body of the man, later identified as Ed Brown, 41, was discovered at about 10:45 a.m. that Friday morning by two mountain bikers, according to Sara Hinds, a hiker who came upon the bikers just after they found the body.

Hinds said the body was found in a small offshoot of a popular mile-and-a-half trail.

"We walked up closer and I said, 'We need to

call 911,'" she said. Hinds did and remained on her cell phone while the bikers, who could travel more quickly, went to guide police to the scene.

She said the man was "nicely dressed" in running gear, and noted that he was wearing a wedding ring.

Hinds described the discovery and the aftermath as "surreal."

"There were all these cows around the tree, almost like they were protecting him," she said.

—Glenn Wohltmann

Angela Street arsonist gets one-year sentence

Psych evaluation recommended probation

By GLENN WOHLTMANN

The woman who set her home and herself on fire in a December 2008 arson at her East Angela Street home was sentenced Wednesday to a year in county jail but could be out in months.

Deonna Zuffa, 43, will serve her time at Santa Rita Jail, but has already served 167 days. Zuffa was seriously burned in the explosion and fire that destroyed her family home, the same day an eviction notice was posted on her door.

She initially pleaded not guilty to a grand jury indictment on charges of arson and possession of flammable liquids with intent to start a fire. She changed her plea to no contest on March 9 and was found guilty of a single count of felony arson that day.

Zuffa faced up to three years for the charge; in exchange for her guilty plea, she was ordered to undergo psychiatric evaluation at Chowchilla Women's Prison. That evaluation led officials to recommend probation, not prison, for her because they did not see her as a danger to the community.

It took investigators two years to bring charges, although Zuffa was home alone at the time of the fire and an officer saw her run from the house with her clothes and shoes on fire. Despite that officer coming to the rescue, she suffered second- and third-degree burns over 60 percent of her body and was treated at St. Francis Memorial Hospital's Bothin Burn Center in San Francisco.

Zuffa and her husband Keith filed for bankruptcy in June 2008, six months before the fire. Court records show she forged her husband's signature on a number of financial documents, accumulating debt without his knowledge, and that either he nor the couple's two sons knew about the eviction.

In addition to the one-year sentence, Zuffa was ordered to pay restitution for the three homes damaged in the fire, including hers, which was destroyed. ■

Pleasanton bank robbed

Suspect seen driving onto westbound I-580

The US Bank branch office at 5870 Stoneridge Mall Road robbed May 9 by a man who demanded money from the teller. No weapon was seen.

Pleasanton Police Sergeant Pat Walsh described the suspect as a white male in his late 20s, 5'8" to 6'0" tall, and weighing about 200 pounds. He has a slight mustache, was wearing sun glasses and had significant facial acne. He was wearing a tan fisherman's style hat

and a long sleeved gray T-shirt with a silkscreen on the front.

He was last seen driving westbound onto I-580 in a brown Toyota Camry driven by a second white male adult.

Nobody was injured during the incident, which occurred at 4:40 p.m.

Anyone with information is asked to call the Pleasanton Police Department at 925-931-5100.

—Staff reports

Canada firm gets \$896-million contract for new BART rail cars

French company loses out although agreed to make 95% of equipment in U.S.

By JEB BING

After a lengthy and testy hearing, the BART board has voted 6-2 to award a contract to build a fleet of new rail cars to Bombardier, a Canadian rail car manufacturer.

The cost of the contract is \$896 million plus taxes and escalation contingencies.

The contract calls for building 410 train cars and having them in service in 2017. They will replace BART's existing fleet of 40-year-old cars, which the transit agency says are the oldest in the nation by 10 years.

Interviewed Thursday night at a Safeway-sponsored reception for Democratic State Senator Mark DeSaulnier, BART board director John McPartland said he and some other BART board members and many speakers wanted the agency to reject Bombardier's bid because its cars will only have 66% of their components made domestically and instead to accept the bid from the French firm Alstom, which promised to supply cars that would be 95% American.

BART staff members said they recommended Bombardier because its bid was \$184 million lower than Alstom's and it had the highest score in a rating system that considered eight factors, including price, experience and past performance and design details.

They said Bombardier is com-

plying with "Buy America" regulations, which require that 60% of the components be made domestically and 100% of the assembly to take place in the U.S.

McPartland and two other directors — James Fang, Lynette Sweet — said BART should extend its bidding process because Alstom has said it will improve its bid so it costs less.

But BART staff members said extending the bidding process would violate the agency's bidding rules and the only legal way to extend the process would be to throw out all the bids and start a new process that would take another two years.

Director James Fang proposed extending the bidding process for 11 weeks to give Bombardier, Alstom and Hyundai Rotem, a South Korean company, time to make a final offer that might lower the price for BART.

But the board voted 6-2, with Sweet abstaining, to reject that proposal after BART legal counsel Matthew Burrows said the bidding process was already over and it would be a violation of procedures to accept new bids after the fact.

BART also wants to buy an additional 366 cars that would go into service in 2023. The contract for those cars hasn't yet been awarded.

BART's projected total cost for buying 776 cars is \$2.5 billion. ■

Foothill High School burglarized

Principal's office hit

Pleasanton police are investigating an overnight break in at Foothill High School last week.

The burglary was reported at 6:26 a.m. May 11 and apparently took place late Thursday night or early Friday morning.

Access was gained through a hatch in the school's roof, according to a police report, which said that hatch may have been left

open after work was done on the school's roof.

The door to the office of Principal John Dwyer was jimmed open and a small safe was stolen but was recovered nearby. The safe had been forced open; less than \$1,000 in cash was taken.

Additional details were not available.

—Glenn Wohltmann

Pleasanton toddler, 3, home from hospital after being run over by car

Mother pulls son from under vehicle before front wheels reached him

A 3-year-old Pleasanton boy is back home with his parents, released from Stanford University Medical Center after being struck by a run-away car last Friday that rolled over him on a Harvest Road sidewalk where he was walking with his mother.

Cade Vieler, the son of Erika and David Vieler, suffered injuries to his legs and lower abdomen after the rear wheels of the car rolled over him. His mother pulled him away before the front wheels reached him as the car continued to roll into the street.

Pleasanton Police Lieutenant Jim

Knox said the car had been parked in the driveway and that it appeared its most recent driver had not properly placed the car in park and failed to engage the emergency brake. The vehicle began rolling backward while unoccupied and rolled over the young boy.

"A second child, an 18-month-old girl, was also near the vehicle when it began rolling," Knox said. "She was knocked over. However, it is unclear if she was struck by the vehicle or simply knocked over when the parent was pulling the boy from under

the car. She received minor abrasions but was checked at the scene by emergency medical personnel and determined to be uninjured."

Three-year-old Cade Vieler was taken by ambulance to the Amador Valley High School parking lot where he was airlifted to the Lucille Packard Children's Hospital at Stanford. Tests there showed that he did not sustain any internal injuries.

Cade's mother Erika is the girls' swimming coach at Amador Valley High.

—Jeb Bing

5,900 motorists in Bay Area cited for cell phone violations last month

Statewide, police issue 30,000 tickets for distracted driving

Cell phone calls, texts and other distractions on the road earned nearly 6,000 Bay Area motorists citations from the California Highway Patrol last month, the CHP announced Friday.

The 5,900 citations to drivers throughout the region came during the CHP's "It's Not Worth It" campaign to remind the public of the dangers distracted driving poses as part of National Distracted Driving Awareness Month, according to CHP officials.

"We were overwhelmed with the support here in the Bay Area," CHP Chief Teresa Becher said in a statement. "Our allied law enforcement agencies as well as many other public and private entities in the community stepped forward to make a difference. Some made a pledge, others posted the message on electronic signs or in front of businesses, and for those that would not comply there was enforcement."

Last month, the CHP issued roughly 30,000 citations statewide related

to distracted driving, officials said.

Despite April's campaign, Becher said the CHP observed many motorists engaging in unsafe distractions while driving.

In one instance, an officer responding to a major injury accident with emergency lights and siren on had to move around a vehicle that would not change lanes.

"The person was texting and never noticed the officer's presence," the chief said.

—Bay City News

SWAT officers respond to Livermore incident

Motel, businesses evacuated

By GLENN WOHLTMMANN

Members of the East County Tactical Team were called in and a Motel 6 in Livermore was evacuated early Wednesday morning after a man allegedly threw a small dog from a balcony, then pointed a gun at a fellow guest who confronted him about the dog-tossing, police said.

Police received a call around 2:30 a.m. about a confrontation between guests at the Motel 6 at 4673 Lassen Road, police said.

Arriving officers spoke with the victim, who told them he had seen the suspect, later identified as Michael Hamby, 39, throw a small dog off a second-floor balcony, police said.

The dog landed on the ground below and was found uninjured, police said.

The victim confronted Hamby about throwing the dog, which led to an argument in which a motel clerk intervened and managed to get the two guests to return to their rooms, police said.

The victim told officers that a short time later, he heard a knock at his door and when he opened it, he found Hamby standing in the doorway. He said Hamby pointed a gun at him and then ran off, according to police.

A SWAT team of Livermore and Pleasanton police officers was called to the motel because there was a gun involved, and because Livermore police have a history with Hamby, according to police.

Hamby had been arrested by Livermore police on April 27 on

suspicion of assault, child endangerment and illegal firearm possession, police said.

When the SWAT team arrived, surrounding motel rooms and nearby businesses were evacuated.

SWAT team members entered Hamby's room but he was not inside. He was located nearby and taken into custody around 7:20 a.m., police said.

Hamby was arrested on suspicion of felony animal cruelty and was booked into the Santa Rita Jail in Dublin.

The victim told police he won't press charges for the alleged gun incident. No gun was found at the scene, police said.

—Bay City News
contributed to this article

WALMART

Continued from Page 5

"Sometimes it's difficult when we don't like a particular company to make a decision that favors it," Cook-Kallio said. "But our job on the council is to uphold the Constitution. I believe our zoning administrator did exactly what we should do as a council."

Councilman Jerry Thorne also voted in favor of the Walmart application.

"For me, it was a matter of determining if the new store fits the zoning code on the site," he said. "I have found that there's no argument with those documents, no error by the zoning administrator or the Planning Commission, and I move that we deny the (Sullivan) appeal and uphold the staff recommendations."

After the vote, Deborah Herron, a spokeswoman for Walmart, said: "The decision is good news for Pleasanton customers who want more affordable options for fresh groceries

as well as local businesses and Meadows neighborhood residents eager to see the long vacant supermarket at Meadow Plaza revitalized."

"A Walmart Neighborhood Market also represents a business growth opportunity for local suppliers and job creation in the community," she added.

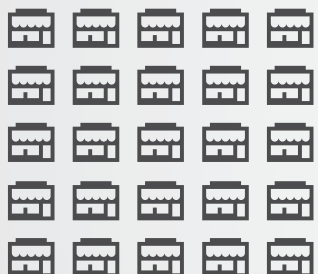
Walmart is expected to file for operating permits for its Neighborhood Market shortly in preparation for making interior improvements to the old Nob Hill supermarket. ■


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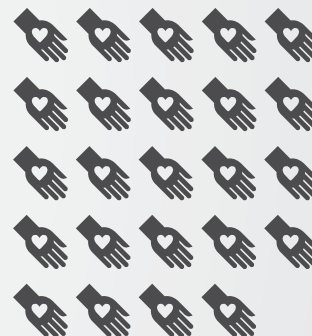



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State settles with MetLife

Policyholders due \$500-million in unpaid claims

State Controller John Chiang has announced a multi-state settlement with MetLife, Inc., one of the nation's largest life insurers that will result in an estimated \$500 million in unpaid life insurance and annuity benefits being paid to beneficiaries or states acting on their behalf.

"This latest global agreement will make sure families who have been harmed by MetLife's practices are made whole and receive the life insurance benefits they are owed," Chiang said.

"These settlements make it clear that if the industry isn't willing to make the payments legally required, we will take action, including lawsuits, to compel them to do right by their customers," he added.

The Controller and Insurance Commissioner Dave Jones in May 2011 jointly held an investigative hearing regarding MetLife's use of the Social Security Administration's "Death Master File," which is a database of deceased individuals.

The hearing revealed that MetLife had information about the deaths of life insurance policyholders from the Death Master File, but did not use that information to pay benefits. The hearing also confirmed that MetLife was not forwarding the life insurance

benefits as "unclaimed property" to the State Controller after three years, as required by state law.

Administered by the controller, the California unclaimed property program generally provides that businesses must send lost or abandoned financial accounts to the state after three years of inactivity in order to safeguard private property from being lost during mergers or bankruptcies, drawn down by service or storage fees or simply used by private interests.

The Controller maintains an unclaimed property database accessible by any California resident to identify all unclaimed property the state has collected on their behalf. The database is available at www.claimit.ca.gov.

Controller Chiang began auditing insurance company practices in 2008. The investigation revealed an industry-wide practice of insurance companies failing to pay death benefits to the beneficiaries of life insurance policies, despite having information from the Death Master File that policyholders had died.

Some companies would draw down the policies' cash reserves in order to continue collecting premium payments from the deceased.

Once the cash reserves were depleted, the company would cancel the policy.

The Controller's audits also found that insurers did not routinely cross-check the owners of dormant accounts with the Social Security Administration's Death Master File or other similar government databases. In some cases, the company had direct knowledge of the death of a policy owner, but still did not notify the beneficiaries.

Under terms of the Controller's agreement, which goes into effect once 20 of the states participating in the audit sign, MetLife will pay \$500 million.

California's share of the settlement has not yet been determined, but is expected to be approximately \$40 million. The state will use those funds to pay life insurance beneficiaries.

MetLife also has agreed to pay the state Controller's Office for the costs of identifying beneficiaries and reuniting them with their unclaimed insurance benefits. So far, more than 30,000 MetLife policies are expected to be sent to the state of California under the agreement. The average cash value of the policies is about \$1,200. ■

Ross Stores sees 15% sales gains in first 9 months of 2012

'Better-than-expected performance in February, March,' CEO says

Ross Stores, Inc., which has its headquarters in Pleasanton, has reported that sales increased 15% to \$955 million for the five weeks ended March 31, 2012, up from \$828 million for the five weeks ended April 2, 2011. Comparable store sales for the month grew 10% over last year.

For the nine weeks ended March 31, sales totaled \$1.632 billion, a 15% increase over the \$1.423 billion in sales for the nine weeks ended April 2, 2011. Comparable store sales for the nine weeks ended March 31 also grew 10% over the prior year period.

"We are very pleased with our much stronger than expected sales in March," said Michael Balmuth, vice chairman and chief executive officer. "Favorable weather throughout most of our markets, along with our

ongoing focus on value, drove broad-based merchandise and geographic sales gains during the month."

Balmuth continued: "This year Easter fell two weeks earlier than in 2011, and it is always difficult to predict the impact on sales of such holiday shifts. While we hope to do better, we continue to forecast a 1% to 2% increase in April same store sales."

"That said, based on our better-than-expected performance in February and March, we are raising our earnings per share guidance for the first quarter ending April 28, 2012 to \$.89 to \$.91, up from our prior forecast of \$.82 to \$.86. This new range represents a projected 20% to 23% increase over earnings per share of \$.74 in the prior year period." ■

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EDITORIAL

THE OPINION OF THE WEEKLY

Keep the Tri-Valley coalition together

Just as the coalition of Tri-Valley cities is enthusiastically backing a new marketing campaign by the Tri-Valley Convention & Visitors Bureau to attract more visitors to our region, we hear rumblings from some business and city leaders in San Ramon that they want out. In a resolution approved 5-0 by the San Ramon City Council last week, the city is asking CVB's president and CEO Grant Raeside to return all funds collected from San Ramon hotels or to make sure that they are used strictly to market and promote San Ramon. The push comes from Tom David, area general manager of San Ramon Marriott, the city's largest hotel, who complained that while San Ramon hotels generate 25% of the fees used by the CVB, they're not seeing the benefit. Both Reaside and the other cities that are part of the CVB program — Danville, Dublin, Livermore and Pleasanton — plan to reject the request and San Ramon could likely withdraw from the aggressive area marketing program.

There's more. San Ramon leaders also want to stop using city funds to finance TV30, the community broadcast system that covers city council meetings, including San Ramon's, and produces popular features, such as San Ramon Life. Besides forcing the station's three other sponsors — Dublin, Livermore and Pleasanton — to contribute more to TV30, San Ramon would likely lose its hometown coverage and the mayor's seat on its board of directors.

San Ramon has also indicated that it may withdraw from iGATE, a two-year-old technology combine that is already being widely acclaimed for its startup incubators for tech-savvy entrepreneurs. By cancelling out its \$25,000 annual membership, iGATE's programs that could benefit Bishop Ranch and other San Ramon enterprises would probably go to other locations.

Former Mayor Abram Wilson was a strong supporter of the Tri-Valley coalition, meeting frequently with the mayors of the other four cities that make up this unique group. They traveled to Washington each year to meet with those in Congress who represent this area and with the staffs and directors of many federal agencies who help us out in terms of transportation, housing and development dollars. It's been a good, working lobbying group that has been productive in gaining recognition for the Tri-Valley, which both the cities and the CVB believe deserves better notice.

The Tri-Valley cities will hold their quarterly meeting next month with San Ramon hosting the group. Let's hope the coalition stays in place. ■

LETTERS

Walmart story one-sided

Dear Editor,

When I started reading your May 8 article about the Walmart neighborhood market appeal I found it to be fairly accurate. However, when you wrote about the public comments you basically addressed the pro-Walmart comments. Thus the story became one-sided favoring Walmart, very disappointing.

Angela Willmes

Thanks for a great Rose show

Dear Editor,

I would like to publicly to thank the city of Pleasanton, Alain Pinel Realtors, Little Valley Winery and the many other sponsors of this year's Annual Pleasanton Rose Show. I would also like to thank the many volunteers from the Mt. Diablo Rose Society for their penitence and much appreciated advice. Also, the staff and volunteers of the Pleasanton Senior Center.

This was my first year as a participant and I was blown away by the friendliness and attention to detail by all who were there to help with the displays. The many young volunteers bent over backwards to assist with whatever was necessary. The Senior Center opened

their doors and hearts to all who attended. It was truly a great show and I look forward to next year.

Pat Murray

Peninsula 'Blended Rail'

Dear Editor,

Bay-LA High Speed Rail (HSR) costs ran so high they came up with the "Blended System" concept: electrify Caltrain and run on Caltrain's two-track line from San Jose to San Francisco instead of on high speed tracks. Signalling, electrification, and rolling stock would cost \$1,456 million. 43 grade crossings dot the Caltrain line. The "Blended System" would add many more and faster trains, but the funding plan would eliminate none of these grade crossings. Locomotives, which shield passenger cars in pull mode collisions, would disappear with electrification.

"Blended System" funding looks like a ruse to get HSR to pay for Caltrain electrification. Far better: grade separate Caltrain south of Millbrae and convert it to BART as part of a 5-County BART Joint Exercise of Powers Agency (JEPA) study to ring the Bay with a unified rail rapid transit system. Let HSR go grade separated from San Jose via Mulford to an Oakland HSR/BART intermodal station instead of up the Peninsula. No costly tunneling in San Francisco.

Robert S. Allen

GUEST OPINION

By MATT SULLIVAN

With Walmart vote, Council aligns with '1%'

In its zeal to be a mouthpiece for Walmart and the Chamber of Commerce, the Pleasanton Weekly has not only misrepresented my position but has done a disservice to the community by not reporting on the consequences that the Walmart grocery store will have on our local economy and community.

The simple fact is that we already have too many grocery stores, confirmed by a city prepared market evaluation. Less than 6 months after the second Safeway opened, our only locally owned store, Gene's, was sold due to the resulting loss in sales. According to the Pleasanton Patch, the new owners will be cutting the workforce and wages by up to half. We're now seeing reduced hours and pay to workers at Raley's, Lucky's, and other stores due to lost sales, and this before Walmart even opens.

These lost workers, wages, consumer spending, and city sales tax revenue will have a ripple effect throughout our already struggling local economy. And what will happen to that lost wealth? It will be extracted from our community by Walmart and sent directly to Bentonville, Arkansas. And when Walmart opens, some other store will most certainly close. While I sympathize with the neighbors who want a store in the Meadows Plaza, opening it will be at the expense of others when their neighborhood store closes.

Some people are upset that I appealed Walmart's application and have forced a community discussion on this topic. Others are grateful to have the opportunity to express their views. Consider that if this

wasn't appealed, Walmart would have opened in the dead of night without any notice, public comment or review by any city commission or the Council. In Pleasanton, we go to great lengths to involve the community in our decision-making process. What Walmart has done may be legal, but it's clearly un-democratic. And if I'm guilty of any crime, it's been forcing democracy on some members of our community that don't seem to want it.

Important issues were raised by the public at the May 7 meeting about campaign contributions from Walmart and the Chamber of Commerce PAC, as well as the Walmart Mexican bribery scandal. I asked for additional information on both and postponed the meeting to provide time for the answers. Unfortunately, the Council refused to respond to these requests and the public is still in the dark.

Despite the Council majority hiding behind false platitudes such as "the rule of law" and "upholding the constitution," there was a clear and legal path, confirmed by the City Attorney, to deny the application. The Council simply chose to not take it. We're witnessing Pleasanton's version of what's happening all over the country: A corporate takeover of our democracy, attacks on the middle and working classes, and a redistribution of wealth from the 99% to the 1%. With its decision on Walmart, the Pleasanton City Council has firmly aligned itself with the 1%. Remember that when they next come asking for your money and your vote.

Matt Sullivan is a member of the Pleasanton City Council, first elected in 2004.

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POLICE BULLETIN

Nighttime park mugging cracked quickly

A mugging at a park — a rarity in Pleasanton — was quickly solved with the help of a police dog, according to a police report.

The incident took place just before 1 a.m. May 11 at Creekside Park in the 5600 block of West Las Positas Boulevard, when a man approached a woman and demanded money, the report said. The victim

turned over an undisclosed amount of cash, then called 911.

Police arrived minutes later and the dog led them to a man hiding in the bushes across the street from the Gale-Schenone Hall of Justice in the 5600 block of Stoneridge Drive, according to the report. Stephen Jones, 45, of Pleasanton, was arrested at about 1:47 a.m. on charge of robbery.

In other police reports:

- As much as \$20,000 may have been embezzled from the Apple Store at the Stoneridge Shopping Center. The incident was reported at about 9:01 a.m. May 14, but the

embezzlement might date to December 2011. Police have a suspect, whose name has not been released, and the case will be forwarded to the district attorney's office.

- A home, a business and a storage facility were all reported burgled on May 14.

Jewelry worth an estimated \$5,500 was reported stolen from the 6200 block of Stoneridge Mall Road. Taken was a white gold and diamond tennis bracelet worth \$4,000, a \$1,000 gold and ruby ring and a \$500 gold and sapphire ring. The theft occurred between 7:30 a.m. May 10 and noon May 14.

Electronic equipment was stolen from Latex Global in the 5900 block of Stoneridge Drive. A \$1,000 flat screen TV was reported stolen, along with a \$1,000 laptop, a \$600 iPad, a \$300 computer monitor and a \$200 charging station. The incident was reported just after noon; an office door had been pried open.

The manager at Public Storage in the 2500 block of Santa Rita Road noticed an unlocked gate at about 6:10 p.m. One unit had its lock cut but the manager was unsure what, if anything, was stolen.

- A Danville woman was arrested

May 10 on a felony grand theft warrant and additional charges. Chanel Padilla, 27, was taken in custody after police received a call of a theft in progress at Safeway by someone attempting to return items that had been shoplifted.

- A May 9 traffic stop led to the arrest of a Hayward man on an outstanding felony embezzlement warrant. Upuia Wongsee, 29, was stopped at about 3:37 p.m. near the intersection of Hacienda Drive and Interstate 580.

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

Share your opinion with us

Submit letters to the editor of up to 250 words or guest opinion pieces up to 500 words to Editor@PleasantonWeekly.com.



WEEKLY MEETING NOTICES

Planning Commission

Wednesday, May 23, 2012 at 7:00pm
Council Chamber, 200 Old Bernal Avenue

- P12-0718, Korean Presbyterian Church of Tri Valley and Tri Valley Academy
Application for a Conditional Use Permit to operate a State registered heritage school for Kindergarten through 8th Grade students within an existing building located at 5925 West Las Positas Boulevard, Suite 200

Energy & Environment Committee

Wednesday, May 23, 2012 at 5:00pm
Operations Services Center, 3333 Busch Road

- Please visit our website at www.cityofpleasantonca.gov to view the meeting information regarding this meeting

GENERAL INFORMATION

East Pleasanton Specific Plan Task Force

Applications are currently being accepted for the new East Pleasanton Specific Plan Task Force. The Task Force will guide the planning effort for an approximately 1,000 acre area in east Pleasanton which was formerly the site of sand and gravel mining. The Task Force will propose new uses and a circulation system for the site, and will recommend a plan for providing and financing needed infrastructure. The City Council is seeking representatives from several surrounding neighborhoods, as well as five at-large members selected by the City Council.

Applicants shall be residents of the City of Pleasanton and willing to attend at least one or two meetings per month for a period of one year or more. The City seeks task force members who are able to do background reading and research, work collaboratively, and strive for clear communication, a balanced perspective and inclusion of a wide range of viewpoints.

Applications are due to the City Clerk's Office by 4:30 p.m., **Thursday, June 7, 2012**. Applications are available at the Office of the City Clerk, 123 Main Street, or on the City's website at <http://www.ci.pleasanton.ca.us/pdf/epspcomm.pdf>. For more information, contact the Office of the City Clerk at (925) 931-5027.

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

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

POLICE REPORT

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

May 8

Vandalism

- 4:46 p.m. in the 4300 block of Foothill Road

Battery

- 9:24 p.m. at the intersection of Andrews Drive and Old Santa Rita Road

DUI

- 11:49 p.m. at the intersection of Bernal Avenue and Kottinger Drive

May 9

Robbery

- 4:40 p.m. in the 5800 block of Stoneridge Mall Road

Theft

- 7:40 a.m. in the 8000 block of Mountain View Drive; grand theft
- 3:34 p.m. in the 5500 block of Johnson Drive; auto theft
- 7:06 p.m. in the 1000 block of Stoneridge Mall Road; auto theft

Vandalism

- 9:55 a.m. in the 5800 block of Owens Drive
- 11:00 a.m. at the intersection of Vine Street and Birch Creek Drive

- 2:42 p.m. in the 4300 block of Valley Avenue

- 5:31 p.m. in the 100 block of Valley Avenue

- 8:04 p.m. in the 1700 block of Santa Rita Road

Public drunkenness

- 7:48 a.m. in the 5500 block of W. Las Positas Boulevard

May 10

Theft

- 12:18 p.m. in the 4500 block of Rosewood Drive; theft

- 1:43 p.m. in the 6200 block of Stoneridge Mall Road; grand theft

Threats

- 7:58 a.m. in the 3900 block of Vineyard Avenue

Drug/alcohol violations

- 12:48 p.m. in the 1700 block of Santa Rita Road; paraphernalia possession
- 1:51 p.m. in the 2100 block of Alexander Way; DUI
- 6:11 p.m. in the 5100 block of Hopyard Road; public drunkenness
- 6:50 p.m. in the 400 block of Main Street; public drunkenness

May 11

Robbery

- 12:54 a.m. in the 5600 block of W. Las Positas Boulevard

Theft

- 8:21 a.m. in the 900 block of Pamela Place; mail theft
- 4:34 p.m. in the 4500 block of Rosewood Drive; theft

Auto burglary

- 5:16 p.m. in the 11900 block of Dublin Canyon Road

Public drunkenness

- 10:21 p.m. in the 400 block of Main Street

May 12

Theft

- 11:23 a.m. in the 4100 block of Vineyard Avenue; identity theft
- 2:31 p.m. in the 4500 block of Rosewood Drive; felony shoplifting

Drug/alcohol violations

- 1:04 a.m. at the intersection of Valley Avenue and Northway Road; public drunkenness
- 1:53 a.m. in the 1700 block of Santa Rita road; DUI
- 7:12 p.m. in the 3700 block of Old Santa Rita Road; paraphernalia possession
- 10:47 p.m. at the intersection of W.

Las Positas Boulevard and Stoneridge Drive; DUI

May 13

Theft

- 1:24 p.m. in the 200 block of W. Angela Street; grand theft
- 2:06 p.m. in the 4500 block of Black Avenue; auto theft

Battery

- 3:48 p.m. in the 4500 block of Rosewood Drive; battery, petty theft

Drug violations

- 10:51 p.m. at the intersection of Santa Rita Road and Sutter Gate Avenue; possession of a controlled substance, paraphernalia possession

May 14

Theft

- 9:01 a.m. in the 1300 block of Stoneridge Mall Road; embezzlement
- 2:26 p.m. in the 1500 block of Stoneridge Mall Road; theft

- 3:04 p.m. in the 3600 block of Old Santa Rita Road; identity theft

- 5:03 p.m. in the 4800 block of Hopyard Road; misappropriation of property

- 6:59 p.m. in the 5900 block of Stoneridge Drive; identity theft

Burglary

- 12:02 p.m. in the 5900 block of Stoneridge Drive

- 6:10 p.m. in the 2500 block of Santa Rita Road

DUI

- 4:29 p.m. in the 8600 block of Santa Rita Road

- 10:19 p.m. at the intersection of Santa Rita Road and Jensen Street

May 15

Theft

- 9:07 a.m. in the 4500 block of Augustine Street; grand theft
- 6:55 p.m. in the 1500 block of Stoneridge Mall Road; theft

OBITUARIES

PAID OBITUARIES

Orland Michael Silva

Orland Michael Silva, long-time resident of Pleasanton, passed away on May 11, 2012 at the age of 71. He was in his home with his wife and children at his side. Orland was born in Albany and raised in Rodeo, California. Upon graduating from John Swett High School, he went to work for PG&E and retired 33 years later. He then went on to work for

the Lawrence Livermore Laboratory for 10 years. His love was for Bible Study Fellowship, where he could study and teach about his Lord, Jesus Christ. He is survived by his loving wife of nearly 50 years, Paula;

his children and their spouses: Pam & Josh Shinnick, Kathy & Andy Eelsing, Tim & Dawn Silva, Jennifer & Danny Sweeney and Mary & Angelo Scavone; as well as 15 grandchildren: Tyler, Jacob, Abby, Jason, Ryan, Brennan,



Amy, Hannah, Faith, Tessie, Tommy, Travis, Mady, Mitchell and Leah. He enjoyed his family, the Forty Niners, Granada High Football and playing his saxophone. Many will remember him as "Papa". His warm smile and loving spirit will be missed.

A Celebration of Life Service will be held on Saturday, May 26th at 11am at Cornerstone Fellowship, 348 North Canyons Parkway, Livermore.

In lieu of flowers, send donations to BSF International, 19001 Huebner Rd, San Antonio, Texas 78258-4019 or Hope Hospice, 6377 Clark Ave, Ste 100, Dublin, CA 94568-3024

MEMORIAL DAY

Swingin' Blue Stars at Firehouse Memorial Day weekend

High-spirited 5 female vocalists always a tribute to U.S. military

By JEB BING

The Swingin' Blue Stars of the USS Hornet will once again bring the music of the 1940s to Pleasanton's Firehouse Arts Center for the city's Memorial Day observances.

"Remember the USO — A Memorial Day Tribute" will be performed starting at 2 p.m. Sunday, May 27.

The five female vocalists, who entertained last Memorial Day weekend to a sold out audience, will perform songs made popular by groups such as the Andrews Sisters, including memorable WWII tunes such as "In the Mood", "Rum & Coca-Cola" and "The Boogie-Woogie Bugle Boy of Company B."

The Swingin' Blue Stars group was founded in 2002 by members of the East Bay Blue Star Moms who had sons and daughters serving in the military. Initially, they began singing together to relieve the stress of having loved ones serving in Iraq and Afghanistan, as well as to entertain aging veterans. They selected their repertoire to demonstrate appreciation of veterans of all wars, while increasing public support for troops currently serving in combat.

Within a few years, their high-spirited, period style and swing repertoire gained a solid following throughout the San Francisco Bay Area. Public demand expanded beyond the initial Blue Star Mom "support our troops" mission, with performance requests by veteran's organizations, community groups, county fairs and city parades, retirement homes and the USS Hornet Museum.

On New Year's Eve 2006, the Swingin' Blue Stars was the opening act for the reconstituted Glenn Miller Orchestra before an audience of 1,400 big-band enthusiasts and swing dancers on the USS Hornet. In May 2007, the group became The Singing Blue Stars of the USS Hornet, and established a



BLUE STARS PHOTO

The Swingin' Blue Stars of the USS Hornet, who will perform May 27 at the Firehouse Arts Center, are (from left) Sandy Lewis, Cindy Moreno, Cindy Shon, Nancy Cardoza and Gloria Duarte.

relationship with the famous WWII aircraft carrier museum in Alameda. In January of 2011, its name was changed to The Swingin' Blue Stars of the USS Hornet, but its mission, to bring history to life for its audiences, remained the same.

Tickets for the Pleasanton Firehouses performance are Adult: \$15, \$20, \$25; Senior \$20, Child \$12. Group discounts are available.

Tickets may be purchased online at www.firehousearts.org up to three hours prior to the performance, by phone at (925) 931-4848, or in person at the Firehouse Arts Center Box Office. Box Office hours are Wednesday-Friday, 12 noon-6 p.m.; Saturday 10 a.m.-4 p.m., and for two hours prior to the performance. The entrance to free parking is on Spring Street near First Street.

The Firehouse Arts Center is located at 4444 Railroad Avenue in downtown Pleasanton. ■

Dumbarton Bridge to be closed Memorial Day weekend

Seismic work will close all 6 lanes from 10 p.m. Friday to 5 a.m. Tuesday to holiday travel

By JEB BING

The Dumbarton Bridge will be closed to traffic Memorial Day weekend to allow Caltrans and its contractor to significantly advance seismic retrofit work on the bridge, according to bridge officials.

Effie Milionis, a spokeswoman for the Dumbarton Bridge Seismic Safety Project, said that the three-plus-day closure will permit Caltrans to replace a major seismic joint across all six lanes of traffic on the bridge's western side.

The 1.6-mile Dumbarton Bridge, which spans from Menlo Park to Fremont, carries approximately 60,000 vehicles daily. In the

event of an earthquake, the seismic joint will absorb and dissipate energy.

Milionis said completing the seismic joint is a significant milestone in the retrofit project, which began in 2010 and is expected to be completed next year.

The bridge will be closed from 10 p.m. Friday, May 25, to 5 a.m. Tuesday, May 29, Milionis said.

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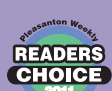
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High school sports face FUNDING CHALLENGE

*Budget crunch could
put some athletics on
chopping block*

BY DENNIS MILLER

For years the biggest problem facing high school coaches in Pleasanton has been determining who will be the key players and how to beat opposing teams.

But now the problem facing not just the coaches, but the entire prep sports community is much greater. Instead of worrying about an upcoming game, all concerned have to face the fact high school sports could be on the chopping block if funding for the programs is not met.

"This is not a scare tactic," said Foothill vice-principal Lori Vella, who oversees athletics at Foothill. "The bottom line is if there isn't money to pay for the expenses of sports, we won't be able to offer sports."

Losing prep sports would have a major influence on the high school community in Pleasanton. With 40% of the students in town participating in sports, there would be a huge void to fill.

In addition, the community embraces the local teams. Over the years, more than 10,000 students and fans have shown up for to watch the football squads of cross-town rivals Amador Valley High play against Foothill, alone.

Anytime the two schools meet on the athletic field there is always a crowd be it football, baseball, softball, lacrosse or any of the sports.

Making matters worse is that club sports have become the way colleges look at athletes, de-emphasizing high school sports. Thirty years ago colleges used high school sports as the way to recruit athletes, but now it's all through the clubs. With the exception of football, high school athletics have almost become a ghost to college recruiters. Even football has seen the onset of summer skills camps as a major way to get noticed.

With the expense of club sports, people are getting to the point it is hard to pay for high school sports when they are going to be shelling out \$5,000 or more for a summer of club sports.

Even though the percentage of kids who go on to play college athletics is small, parents are always trying to give their son or daughter the maximum chance to succeed at the next level. Soccer has been the biggest issue locally as both Amador Valley and Foothill — former consistent power-houses — have lost top-notch players to year-round club sports and as a result, have

"It is important to build a sense of community with the school — a partnership through athletics. It is something the kids will carry with them. They build great memories."

Kevin Johnson,
the senior director of
pupil services for PUSD

tumbled down to the lower levels of the EBAL.

But what club sports cannot accomplish is creating the memories within your community through athletic competition.

"It creates a positive connection with kids for their school," said Kevin Johnson, the senior director of pupil services for the Pleasanton Unified School District.

Johnson has a unique perspec-

tive on high school athletics in Pleasanton as he is a former athlete at Amador Valley, has been an administrator at both Amador and Foothill and saw his children compete athletically in town.

"It is important to build a sense of community with the school — a partnership through athletics," Johnson said. "It is something the kids will carry with them. They build great memories."

How we got to this point has come as a result of the diminishing economy. In the past, PUSD paid for a number of aspects relating to prep sports such as stipends for the athletic director and coaches, as well as transportation costs. New equipment and other things, such as refurbishing helmets, were handled by the district.

Gradually those costs have fallen to the individual schools. With each school's discretionary funds dwindling as well, it has been sports suffering along with all other aspects of education. In addition as the "voluntary donations" have risen for sports, the economy has hit many families hard, thus limiting how much people can pay for their kids to play.

Based on the "free-school guar-

antee" for public schools in California, no student shall be denied an educational activity (curricular or co-curricular) based on his/her inability to pay a fee. As a result, the schools often offer "scholarships" for players who can't afford the fees.

While this does help everyone participate, it also creates a deficit when schools are forced to scrape to find the money to cover the lack of funds. In some cases a sport can exceed \$50,000 in debt that in turn affects every other sport for the rest of the season. With schools facing a price tag of around \$500,000 a year each to finance athletics, these additional costs add to the financial problem.

Fundraising is the obvious way for schools to battle through the budget crisis. Amador has been a leader in raising funds, with the highlight being the annual Purple and Gold Gala. In the last five years, the Gala has grossed \$900,000.

"We have been very aggressive in fund-raising," explained Sally Parsons, the president of the Amador Booster Club. "As a result we have no shortfalls."

Parsons pointed out the way Amador approaches raising funds may

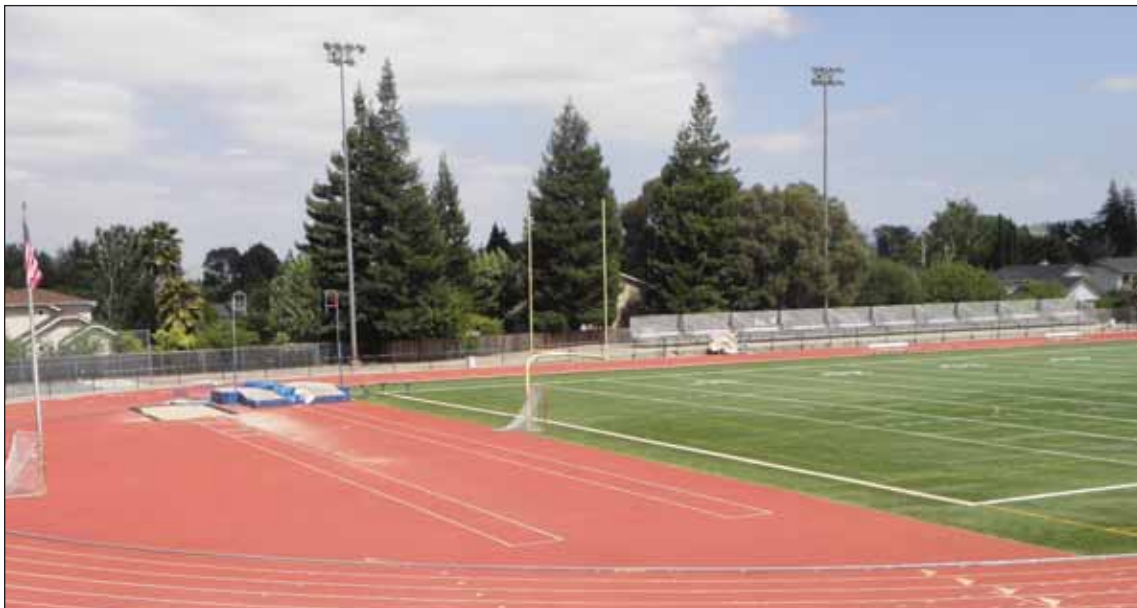
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GLENN WOHLTMANN

Pleasanton high school soccer players, track and field competitors and football players might see their programs eliminated if funding isn't found.



CHRIS SCOTT / WWW.CALSPORTSPHOTO.COM

be different than a lot of schools and as a result is more effective.

"A lot of schools look at fund raising and say, 'we will make what we make,'" said Parsons. "But we decide to do only things that will make us a lot of money."

Amador's boosters hold four main fundraising events each year: a golf tournament in the fall; ad sales in three separate seasonal sports programs; the Purple and Gold Gala and finally, E-Script.

During the Purple and Gold Gala, the boosters have a "fund-a-need" part of the program that goes directly to the scholarship fund for players who can't afford to pay the athletic fees. The Gala has become a huge event in large part due to the teamwork that comes from everyone involved in athletics at Amador.

"The parents, coaches and players all work together," said Parsons. "We've spearheaded the philosophy that they will give back to their sport."

It has worked wonderfully at Amador, allowing the Dons to have the money to fund their sports if there are any shortages.

But fundraising has not been as successful at Foothill and, as a result, Foothill must deal with the lack of funding for athletics.

The kicker or stinger here is given how the PUSD looks to keep the schools equal. Should a sport considered part of the extra-curricular program be dropped at Foothill, Amador could lose the sports, too.

"The two schools have done things differently," said Parsons. "But Foothill is getting there. We have had some meetings with them and they are getting it together."

The major problem facing the Foothill Athletic Boosters (FAB) is a general lack of participation by the majority of athletic parents. For five years, Foothill has been without a major fundraiser, but times are changing. Last month the school held a "Denim and Dia-

monds" event as a dry run for bringing back the Falcon Royale fundraiser in the fall.

"I have committed to run a gala for nine years," said Brenda McFarlane, the vice-president of FAB. "But the biggest drawback is there are not a lot of people willing to help."

In the recent on-line auction that accompanied the Denim and Diamonds, teams were given a chance to raise funds for their individual group, but only about half of the teams at Foothill made an effort.

That will make a big difference as FAB gears up to purchase big ticket items for the school's athletic facilities, which include track and field landing pads and netting for soccer and lacrosse beyond the end lines.

"Teams will have to be self-sustaining," said McFarlane. "Teams will earn back based on their participation. Those who are more active will reap the benefits."

Foothill handles its fundraising differently than Amador in that FAB

works with the Academic and Athletics Boosters Club (AABC), splitting the money between the athletics and the educational side of the school.

"We very much want to prove we are one school — athletics and academics," said McFarlane. "There is a big carry over between the parents of both organizations."

As far as the PUSD is concerned, there is a commitment to the continuation of prep sports, as least at league level.

"Athletics is part of the extra-curricular program for the schools," explained Johnson. "The District has made a commitment to be in a league. The athletic program for the district is to be a member of the East Bay Athletic League. However the district is not prepared at this time to support

(pre-season and post-season) at the expense of academics."

While the state of high school athletics in Pleasanton may be as dire as ever, Johnson is very optimistic going forward.

"The role of the (PUSD) is to provide guidance and support — to work with the school to understand you can't cancel a sport because of (a lack of) donations," said Johnson. "I think everything will work out with the donations. No one is going to lose a sport. Maybe it will involve just a league schedule, not a full schedule."

For more information regarding either the Amador or Foothill Boosters, go to the following sites: Amador — www.amadorsports.com or Foothill at www.foothill-sports.com. ☺



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Author Visits

HALF DOME IN A DAY Join Rick Deutsch, author of "One Best Hike: Yosemite's Half Dome," for slides and information on this spectacular day hike at 7 p.m., Thursday, May 24 at the Pleasanton Public Library, 400 Old Bernal Ave., Pleasanton. Call 931-3400 ext. 7 or visit www.hikehalfdome.com.

MEET MARK TEXEIRA - MARVEL, DC ARTIST Meet comic great - Mark Teixeira. An amazing artist for Marvel, DC Comics, and more. He has worked on Spider-Man, Ghost Rider, Wolverine, Vampirella, Conan, Thor, Black Panther, X-Men, and more. The event is from 4:30-6:30 p.m., Friday, May 18 at Heroes & Villains Comics, 264 Main St., Pleasanton. Call 399-5352 or visit www.heroesvillainscomics.com.

Clubs

OAKLAND ZOO PRESIDENT SPEAKS TriValley Democratic Club meeting with speaker Dr. Joel Parrott - President and CEO of the Oakland Zoo speaking about the zoo, community outreach to the community & plans for the future. Q&A. Refreshments. Monday, May 21 from 7-9 p.m. Free IBEW 595, 6250 Village Pkwy, Dublin. 451-4303. www.trivalleydems.com/Calendar.htm

Events

HIDDEN GARDENS OF THE VALLEY TOUR Follow your love of animals down the garden path at the seventh

annual Hidden Gardens of the Valley, a benefit for Valley Humane Society (VHS). Meander at your own pace during this self-guided tour offering ideas, inspiration and a private glimpse of 10 lovely gardens across Pleasanton. Sunday, May 20 from 10 a.m.-4 p.m. \$35 advance/\$40 day of event Pleasanton. 426-8656. www.valleyhumane.org

MAIFEST Maifest im Biergarten - San Ramon Valley German School. Saturday, May 19 from 11:30 a.m.-5 p.m. Handles GastroPub, 855 Main St., Pleasanton. www.sanramonvalleygermanschool.com

Exhibits

CACC PHOTOGRAPHY CLASS EXHIBITION The public is invited to an exhibition of the Chinese American Cooperation Council photography class from 2-4 p.m., Saturday, May 19, at the Pleasanton Public Library, 400 Old Bernal Ave. The class is taught by master teacher photographer Jianzhong Cai. For more information, call 931-3400 or email niumatters@gmail.com.

Fundraisers

4TH ANNUAL VILLAGE HIGH SCHOOL PASTA FEED Dinner includes: lasagna, salad, garlic bread, cookies and lemonade. Tickets are available at the door only. Cost \$8 for adults, \$6 for students, seniors and kids. The Pasta Feed is from 4-7 p.m., Thursday, May 24 at Village High School, Village Multipurpose Room, 4645 Bernal Ave., Pleasanton. Call 426-4260.

IN THE SPOTLIGHT

Opera lovers take note

Livermore Valley Opera will present "A Passionate Afternoon" with music by Mozart, Puccini, Verdi and Donizetti, performed by internationally acclaimed opera singers tenor Eleazar Rodriguez, soprano Rebecca Davis and bass-baritone Phillip Skinner, beginning at 2 p.m., Sunday, May 20, at the Firehouse Arts Center, 4444 Railroad Ave. in downtown Pleasanton. Tickets are \$20, online at www.firehousearts.org, by phone at 931-4848, or in person at the Firehouse Arts Center Box Office.



SPRING INTO ACTION Amador Valley Lions Club presents a fundraiser from 6-9 p.m., Monday, May 21 at Demitris Taverna, 2235 First St., Livermore. Event starts at 6 p.m. with no host cocktails followed by a buffet dinner at 7 p.m. Live entertainment, silent auction, raffles all for local charities as well as Lions Sight Programs. Cost is \$35. Call 443-8649.

WINE FOR A CURE Cystic Fibrosis Research Inc. is proud to announce the fourth annual Wine for a Cure, which will have a reception and special screening of the documentary, "The Power of Two." To purchase tickets, visit: www.cfri.org/wineforacure.shtml Sunday, May 20 from 5-8 p.m. \$20 Livermore 13 Cinemas, 2490 1st St., Livermore. 577-0516. www.cfri.org/wineforacure.shtml

HOME BUYERS WORKSHOP FREE EVENT Join Solance Realty Group (Remax Accord) and Pauline (Chase) for a free, step-by-step workshop about buying a home (from determining price range to identifying paperwork needed for a smooth loan process). Must RSVP. Saturday, May 19 from 1-2 p.m. 5950 Stoneridge Dr., Pleasanton. 322-4300. www.solancerealtygroup.com/contact/

REVERSE MORTGAGE INFORMATION Attention homeowners age 62 or older: ECHO Housing will provide free information regarding reverse mortgages. The lecture is at 1 p.m., Wednesday, May 23, at the Pleasanton Public Library, 400 Old Bernal Ave., Pleasanton. Call 931-3405.

Health

EARLY DETECTION & TREATMENT FOR SKIN CANCER Join ValleyCare for an evening seminar led by ValleyCare physicians to learn more about skin cancer. This is a free educational event. Call to register at 1-800-719-9111. Monday, May 21 from 6-7 p.m. Free ValleyCare Health System, 5725 W. Las Positas Blvd., Suite 240, Pleasanton.

Lectures/ Workshops

COLLEGE ADMISSIONS SEMINAR Seminar will focus on how colleges evaluate applicants, how to determine which colleges are a match, and how to build affordability into the college search. For families of next year's sophomores and juniors in high school. Tuesday, May 22 from 7:30-8:45 p.m. Free Pleasanton Library, 400 Old Bernal Ave., Pleasanton. 963-2932. www.dianescollegeconnection.com/

Spiritual

MEDIEVAL SUNDAY St. Clare's Episcopal Church are having a Medieval Sunday. What is a Medieval Sunday? The youth and staff have put together a worship service harking back to some of the best elements of worship during the medieval period: music, vestments, and more. Sunday, May 20 from 10:15-11:30 a.m. No Charge St. Clare's Episcopal Church, 3350 Hopyard Rd., Pleasanton. 462-4802. www.stclarespleasanton.org

PENTECOST Join them for a rousing celebration of the coming of the Holy Spirit! St. Clare's pulls out all the stops in lifting up Pentecost: lively music, dynamic preaching, baptisms, & their "Tongues of Fire Chili cook-off!" Services at 8 a.m. and 10:15 a.m. Chili cook-off after 10:15 a.m. No Charge St. Clare's Episcopal Church, 3350 Hopyard Rd., Pleasanton. 462-4802. www.stclarespleasanton.org

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Amador JV defeats Cal High 7-6

Hot early on, Dons inch out a victory at the end

The Amador Valley Dons JV baseball team defeated the Cal High Grizzlies 7 - 6 on Wednesday, May 9 in EBAL action.

The Dons had excellent pitching from Donald Camello and Steve Nice went 4 - 4 with a 3 run home run, three singles and 4 RBI to lead the Dons to victory.

The game was a tale of two games. It was all Dons early, and then the Grizzlies made it very interesting late.

Dons pitcher Donald Camello retired the Grizzlies in order in the top of the first inning on just nine pitches. In the bottom of the first inning the Dons bats were hot. Parker Newman led off the game by hitting a slow ground ball to the shortstop, and with his blazing speed, Newman beat it out for an infield single. Jack Moroney followed with a single to right center field and then Steve Nice singled to left field, his first of four hits, to drive in Newman with the Dons first run. Jordan Ott was hit by a pitch to load the bases, and then Sean Thomas singled to left field to drive in Moroney. Jake McIntosh then singled to center field to drive in Nice and the Dons had an early 3 - 0 lead.

Camello retired the Grizzlies in order in the top of the second inning. In the bottom of the second inning the Dons bats came alive again. Camello led off the inning with a single to left field. Parker Newman sacrificed Camello to sec-



DAVID OTT

Amador Valley's JV batter Steve Nice hits a homer that brings in three runs in game against Cal High, which the Dons won 7-6.

ond base and then Jack Moroney walked. The next batter, Steve Nice, worked the count to 3 - 2. After fouling off a pitch, Nice drove the next pitch out of the park to the right of the 321' sign in left field for a three run home run, his second of the year, to make the score Dons 6, Grizzlies 0.

The Dons were not done scoring, however. Jordan Ott and Jacob Kinney then walked, and Sean Thomas hit a soft single to center field to load the bases. Jake McIntosh then hit a ground ball to the shortstop who fired home to nail Ott out at the plate on a great play by the Grizzlies catcher. With the bases still loaded, Zach Schmidt singled to drive in Kinney to make the

score 7 - 0 Dons.

But in the top of the fourth inning, the Grizzlies got on the board with two unearned runs on two Dons errors, a single and a sacrifice fly to make the score Dons 7, Grizzlies 2. All of sudden the Dons bats that were so hot in the first two innings, went ice cold.

In the seventh inning the Dons defense aided the Grizzlies as they made a valiant effort to tie the game. The leadoff batter for the Grizzlies lined out to second basemen Jake Dees for the first out, but then a Don error allowed a Grizzlies runner to reach second base. Two hits later, another Don error, another hit and a fielder's choice and the score was now 7 - 6, and the Grizzlies had the tying run at first base with two outs.

The game was starting to slip away from the Dons and the Amador fans grew restless. Will Picket came into the game in relief of Camello, who should have fared better. Picket gave up a single to the first batter, sending the tying run at first base all the way to third base. Picket then got the next batter to hit a sinking line drive to center fielder Max Molz to end the game and to seal the victory for the Dons.

After the game, the Dons players, coaches and fathers, honored the Amador mothers in attendance with a special Mother's Day song and flowers to celebrate Mother's Day Week. ■

Sagan repeats sprint to finish first on Amgen Tour

16 pro cycling teams took part this year's in 8-stage race

By JEB BING

Young Slovakian cycling sensation and overall 2012 Amgen Tour of California race leader Peter Sagan (SVK) of Liquigas-Cannondale crossed first at the finish line in Livermore Tuesday, taking his third stage win of the 2012 race and making Amgen Tour of California history by winning three consecutive stages.

Stage 3 of the 2012 Amgen Tour of California started in north San Jose earlier in the day and made its way to Livermore. For the first time in the history of the race, the riders were challenged with a climb up Mt. Diablo, one of the most revered climbs in California.

This year's Jersey winners were Amgen Leader Jersey Peter Sagan; Nissan King of the Mountain Jersey, Sebastian Salas; Rabobank Best Young Rider Jersey, Peter Sagan; Amgen's Breakaway from Cancer Most Courageous Rider Jersey, Wilson Marentes Torres; and, Exergy Most Aggressive Rider Jersey, Jeremy Vennell.

The top three in the Stage 3 race were Peter Sagan, first; Heinrich Haussler, second; and, Tom Boonen, third. ■



JAY FLACHSBARTH

Livermore Mayor John Marchand presents winner's trophy and basket of Livermore wine and olive oil to Peter Sagan.

MOJO softball wins Mothers Day tournament in Sacramento

Excels at fast-pitch competition in 14-16 age group

By JEB BING

The Pleasanton based MOJO softball club rode five consecutive victories to the championship of the AWF Tournament at Freedom Park in Sacramento this past weekend.

Team MOJO, coached by Mario Martinez of Pleasanton, is just beginning its season but already appears in championship form by its performance at this All World Fastpitch Association (AWF) event for ages 14 to 16.

The championship round was highlighted by strong pitching by Dani Hammer and a three-run home run by Jaclyn Long.

MOJO, its coaches point out, is not an acronym. It is an arbitrary and fanciful name of common slang meaning, generally, confident spirit. ■



THE SCHROTH FAMILY

MOJO coaches Mario Martinez (left) and his son Anthony Martinez (far right), a former Foothill High School player, join the team after last week's championship game in Sacramento.

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Housing starts gain 2.6% in April

West still lags due to restrictive lending conditions, report says

By JEB BING

Nationwide housing production gained 2.6% from an upwardly revised pace in March to hit a seasonally adjusted annual rate of 717,000 units in April, according to newly released figures from the U.S. Census Bureau and HUD.

This modest gain was seen in both the single- and multifamily sectors, which registered growth of 2.3% and 3.2%, respectively.

"April's increase in housing production comes on top of strong upward revisions to the previous month's data, and is an encouraging sign that we are returning to a gradual, upward trend that should continue in the year ahead as builders respond to improving demand for new homes in certain markets," said Barry Rutenberg, chairman of the National Association of Home Builders (NAHB) and a home builder from Gainesville, Fla.

"Unfortunately, overly restrictive lending conditions for builders and buyers are slowing the pace of this trend considerably," he added.

"While still less than half the pace of what we would expect in a fully healthy market, the rate of housing production in April was very solid for this point of the recovery and

in keeping with the findings of our latest builder surveys that have registered modest improvements in buyer traffic and near-term sales expectations for single-family homes," said NAHB Chief Economist David Crowe.

The 2.6% gain in housing production this April was due to a 2.3% increase on the single-family side to a seasonally adjusted, annual rate of 492,000 units and a 3.2% increase on the multifamily side to a 225,000-unit rate.

Regionally, starts were mixed in April, with the Midwest and South posting gains of 6.7% and 11.6%, respectively, and the Northeast and West posting respective declines of 20.7% and 8.1%.

Permit issuance, which can be an indicator of future building activity, fell 7.0% to a seasonally adjusted annual rate of 715,000 units in April following an unsustainably large gain in the previous month. The decline was entirely on the more volatile multifamily side, where permits fell 20.8% to a 240,000-unit rate that is essentially back to trend. Single-family permits gained 1.9% to 475,000 units.

Regionally in April, permit activity held unchanged in the Northeast while declining 12.3% in the Midwest, 3.2% in the South and 13.9% in the West, respectively. ■

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4 BEDROOMS
2347 Saddleback Drive \$1,489,000
Sun 1:30-4 J. Rockcliff Realtors Inc. 648-5400

85 White Pine Ln \$1,199,000
Sun 1:30-4:30 Keller Williams Realty 855-8333

Danville

3 BEDROOMS
3021 Live Oak Ct \$1,075,000
Sun 1:30-4 J. Rockcliff Realtors Inc. 648-5400

4 BEDROOMS
25 Shady Oak Ct \$894,900
Sun 1:30-4 J. Rockcliff Realtors Inc. 648-5400

5 BEDROOMS
1250 Country Lane \$1,499,000
Sun 1-4 Coldwell Banker 847-2200

Dublin

5 BEDROOMS
4685 Persimmon Dr \$715,000
Sun 1-4 Katie Moe 216-9083

Livermore

3 BEDROOMS
1693 Calle Del Rey \$399,950
Sun 1-4 Keller Williams Tri-valley 847-1355

4 BEDROOMS
357 Knottingham Circle \$679,950
Sun 2-4 Alain Pinel Realtors 251-1111

1545 Yukon Pl \$949,950
Sun 1-4 Weiner McDowell Group 251-2585

Pleasanton

3 BEDROOMS
3480 Vine St \$689,000
Sat/Sun 1-4 Mike Carey 963-0569

7859 Creekside Dr \$489,950
Sun 1-4 Sonali Sethna 525-2569

4 BEDROOMS
5260 Ridgevale Way \$980,000
Sun 1:30-4:30 Moxley Team 600-0990

640 Varese Ct \$1,875,000
Sun 1-4 Fabulous Properties 980-0273

3881 Foothill Rd \$1,398,000
Sun 1-4 Cindy Gee 963-1984

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

2802 Jones Gate Ct \$685,000
Sun 1-4 Keller Williams Tri-valley 918-0986

715 Montevino Dr \$1,190,000
Sun 1-4 Coldwell Banker 847-2200

1541 Whispering Oak Wy \$949,000
Sun 1-4 Coldwell Banker 847-2200

2449 Minivet Ct \$819,000
Sat/Sun 1-4 Blaise Lofland 846-6500

5 BEDROOMS
6513 Arlington Dr \$1,195,000
Sun 1-4 Blaise Lofland 846-6500

3623 Cameron Ave \$1,299,000
Sun 1:30-4:30 Moxley Team 600-0990

1041 Germano Wy \$2,975,000
Sun 1-4 Fabulous Properties 980-0273

5739 Ohana Place \$1,699,000
Sun 1-4 Alain Pinel Realtors 251-1111

337 Yearling Ct \$2,250,000
Sun 1-4 Cindy Gee 963-1984

854 Montevino Dr \$1,259,000
Sun 1-4 Keller Williams Tri-valley 397-4326

San Ramon

4 BEDROOMS
150 Terrazzo Cir \$899,999
Sun 1-4 Keller Williams Tri-valley 397-4200

346 Meadowood Cir \$525,000
Sat/Sun 1-4 J. Rockcliff Realtors Inc. 280-8500

5 BEDROOMS
2560 Craneford Way \$1,049,000
Sat 1-5/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.*

Katie Moe proudly presents



4685 Persimmon Dr, Dublin — Open Sunday 1-4

Move right in to this 2800 sq ft home featuring 5 bedrooms and 3 bathrooms. With an updated and inviting floor plan this home also is ready for summer entertaining outdoors. Walk to parks, schools and shopping! Offered at \$715,000.

Contact Katie for additional details!



KATIE MOE
925-216-9083
KATIE@KATIEMOE.COM

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NEW LISTINGS

3480 Vine St, Pleasanton

OPEN SAT AND SUN 1-4

Upgraded, move-in ready 3br, 3ba 1-story home near downtown. Hardwoods, granite/stainless kitchen, gated drive. **\$689,000**

2355 Sevillano Circle, Livermore

Premium Southside newer home, approx. 4400 sq. ft. 4br, 5.5 ba + bonus room. Cherry hardwoods, cherry kitchen, spa baths, amazing pool, spa, fire pit, outdoor kitchen. Hillside views! No rear neighbor — backs to private vineyards! **\$1,322,000**

2672 Basswood Drive, San Ramon

Pristine, highly-upgraded Gale Ranch home. 3br, 2ba, approx. 1600 sq. ft., just 7 years old. Restoration HW fixtures, ideal location close to schools, parks and shopping. **\$592,000**

PENDING

2 Hillside Drive, Danville

PENDING IN A WEEK, WITH MULTIPLE OFFERS!

3600 sq. ft. original 1952 Westside home on 1.5 acres. Pool, privacy and views! Perfect for entertaining. **\$1,185,000**

NOT ON MLS!

4128 Pleasanton Ave, Pleasanton

Walk to Main St. from this upgraded 15 yr old home. Approx. 2600 sq. ft. 4br, 3ba + custom loft addition. **\$918,000**

Happy Valley Farmhouse with Views!

Rare updated 1919 home on 1 acre+ level lot! Approx. 2600 sq. ft. 4br, 2ba. Private road, gated entry. Gorgeous pool and yard with small vineyard (36 vines) **\$1,589,000**

COMING SOON!

Pleasanton Heights 1-story!

Desirable court location. Approx. 2200 sq. ft. 4br, 2ba. Hardwoods throughout, totally move-in ready with many upgrades. Over 11,000 sq. ft. lot! Call for more info. **Approx. \$799,000**

2329 Treadwell, Livermore

Beautiful 2004 single-story vineyard home. Over 2200 sq. ft. on approx. 9400 sq. ft. lot. **\$664,000**

*Don't hesitate to contact me
regarding any of these properties.*

MIKE CAREY, Broker

925.963.0569 Cell
925.846.0506 Office

real estate auctions



4045 Silver St, Pleasanton

San Francisco Area - May 24

PLEASANTON, CA • 4045 Silver St
3BR 2BA 1,224+/- sf. Built in 1958. Approx .15ac lot.
Nominal Opening Bid: \$100,000
Open Public Inspection: See website for details.
Auctions: 12:45pm Thursday, May 24

EL SOBRANTE, CA • 1009 Canyon Creek Dr
4BR 3BA 2,570+/- sf. Built in 2001. Approx .17ac lot.

HAYWARD, CA • 24504 Sybil Ave
3BR 1BA 1,371+/- sf. Built in 1915. Approx .17ac lot.



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CA Ken Switzer, Broker. Lic.# 261559; WILLIAMS & WILLIAMS AUC LIC AUC BOND NO. 6830812. BUYER'S PREMIUM MAY APPLY.

OPEN SUNDAY 1-4



2802 Jones Gate Court | Great value at \$685,000

New Listing! Desirable 4 BR, 2 Bths single story home in the Gates w/ a great light and bright floor-plan, located on quiet Court near Sutter Gate Park, Trails and a short walk to the Sport park.

PRICE REDUCED



3218 Melanie Circle, Pleasanton | Offered at \$918,800

Beautifully expanded Parkside Home featuring 2 master suites — one on main floor; suited for in laws or au pair; one upstairs with sitting area and balcony, luxurious bath w/heated floors. Large bonus room could be office or 5th bedroom. 500 bottle wine cellar; charming yard and 3 car garage.



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Phyllis Weiner & Peter McDowell

J. Rockcliff



Realtors

YOUR HOME MIGHT BE WORTH MORE THAN YOU THINK...

IT'S CERTAINLY WORTH A CALL.

1545 YUKON PLACE 1545Yukon.com

An exceptional home in the Portofino neighborhood of desirable South Livermore! This luxurious 4 bedrooms plus office and bonus room with 3777 sq.ft. on a fabulous 1/3 acre lot with pool, spa, playhouse and gorgeous oak tree.

New Price - \$949,950 Open House Sunday 1-4



1545 Yukon Place

PENDING IN 4 DAYS



8226 Regency Drive

JUST SOLD



971 Summitt Creek Court

JUST SOLD



993 Summitt Creek Court

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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>Uwe Maercz 925.251.2568</p>	<p>2407 Skylark Way Pleasanton</p> <p>bd 4 ba 2.5 sqft+/- 3,236 Call for Price</p> <p>The home is in an ideal location of a highly sought after area called Birdland. Again, an appropriate name since you can sit out by the waterfall (your private oasis) in the morning sipping coffee and reading the paper and hear a variety of little birds singing their songs.</p> <p>Michael Swift 925.251.2588</p>	<p>6107 Ledgewood Ter Dublin</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>Cindy Engel 925.580.5107</p>	<p>993 Gray Fox Cir Pleasanton</p> <p>bd 4 ba 2 sqft+/- 2,840 \$1,079,000</p> <p>Rarely available single story, Foxborough estates! Sizeable lot situated in a private wooded setting, many recent updates, gourmet kit. w/ expansive granite slab center island & sleek S/S appliances, new carpet & fresh paint, light & bright windows, 2 cozy fireplaces & more!</p> <p>Khrista Jarvis 925.855.4065</p>	<p>3056 Rivers Bend Livermore</p> <p>bd 4 ba 3 sqft+/- 2,878 \$779,950</p> <p>Large home, possible 5th bedroom. Gourmet kitchen with granite counters, S/S appliances, upgraded kitchen cabinets. formal dining room, master suite w/ marble bathroom, plantation shutters throughout. full bed/ bathroom downstairs. 2 years old.</p> <p>Max de Vries 925.251.2514</p>
<p>38 Craig Ct Pleasanton</p> <p>bd 3 ba 2.5 sqft+/- 1,554 \$625,000</p> <p>Walk to downtown! Immaculate condition, original owners, wood floors, freshly painted, kitchen w/ all upgrades, lovely bkyard, w/ cust hardscape, great location in complex, walk to restaurants, shops, farmers market, excellent schools.</p> <p>Cindy Engel 925.580.5107</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>Peggy Cortez 925.209.3451</p>	<p>1545 Yukon Pl Livermore</p> <p>bd 4 ba 2.5 sqft+/- 3,777 \$949,950</p> <p>An exceptional home in the Portofino neighborhood of desirable South Livermore! This luxurious 4 bedrooms plus office and bonus room with 3777 sq.ft. on a fabulous 1/3 acre lot with pool, spa, playhouse and gorgeous oak tree.</p> <p>Weiner/ McDowell 925.251.2585</p>	<p>1944 Fiorio Cir Pleasanton</p> <p>bd 2 ba 2 sqft+/- 1,369 \$499,000</p> <p>Updated end unit! Vaulted ceiling, skylight, big bedrooms. Full bed&bath downstairs. Granite kitchen, tile floor in kitchen & bath. Recent updates: plantation shutters, laminate wood floors, neutral paint & carpet, H2O heater, lawn & roof! Walk to park, shopping, dining.</p> <p>Daniella Estrada 925.280.6448</p>	<p>8615 Mines Rd Livermore</p> <p>bd ba acres+/- 16.53 \$1,300,000</p> <p>Extraordinary 16.5 Acre Horse property. Property has 3 wells. A beautiful 5800 William Poole Three Story traditional home has been designed. The plan is negotiable to go with property. Site has been approved for 8 stall barn.</p> <p>Carol Cline 925.683.0488</p>
<p>4867 Houlton St Dublin</p> <p>bd 5 ba 4 sqft+/- 2,513 \$709,900</p> <p>Absolute move in condition! Newer solar powered home with many upgrades including hardwood flooring, granite kitchen counters, 18 X 18 tile in kitchen, wrought iron staircase and more! 1 bedroom and 1 bathroom downstairs.</p> <p>The Frazzano Team 925.735.7653</p>	<p>2921 Novara St Livermore</p> <p>bd 5 ba 3 sqft+/- 2,820 \$810,000</p> <p>Eloquent is the only word to describe this single story, 3 car gar. home. Upgrades in every room - crown molding throughout including bathrooms. Kitchen was remodeled last year - custom wood work, new SS appliances, gorgeous slab granite, custom bk splash. Priv. yard.</p> <p>Gail Henderson 925.583.2185</p>	<p>3310 Longmeadow Pl Dublin</p> <p>bd 5 ba 3 sqft+/- 2,522 \$739,000</p> <p>Great court location. VIEWS of hills, valley & sunsets. Walk to award winning schools & parks. 4 bd + office could be 5th bd, Loft with built ins Full bath & bd on main level, upstairs laundry rm. Many upgrades, granite kit, hdwd floors, plantation shutters.</p> <p>Esther Langhofer 925.855.4078</p>	<p>2046 Pinot Ct Livermore</p> <p>bd 4 ba 4 sqft+/- 4,340 \$1,124,000</p> <p>Beautiful South Livermore Home located in the Exclusive Chardonnay Estates. This home has it all...including 4 Lg Bds, 1 Bd Dwnstrs, Huge Bonus/Media Rm, 4 Baths. Gourmet Kit and Grt Rm. Huge Priv Bkyrd with Built in BBQ. Top rated schools. Tennis Court Park.</p> <p>Corey Green 925.583.2173</p>	<p>7700 Ridgeline Dr Dublin</p> <p>bd 5 ba 4 sqft+/- 3,809 \$899,900</p> <p>Almost \$200k in upgrades - \$53k lot premium! 2 true master suites, granite, SS appliances & cherry wood cabinets in kitchen, two-tone paint, custom 3 inch blinds & more! Backs to open space w/ spectacular views of hills & canyon. Separate entry to private casita.</p> <p>Frazzano Team 925.735.7653</p>
<p>7768 Laguna Heights Ct Sunol</p> <p>bd ba acres+/- 10.89 \$1,398,000</p> <p>Build your dream custom estate in the gated, master planned community of Laguna Heights! This lot (#8) has the largest site with private seasonal pond in conservation easement. The gentle slope is great for a partial walk out basement - great views.</p> <p>Uwe Maercz 925.251.2568</p>	<p>Palomares Canyon Rd Castro Valley</p> <p>bd ba acres+/- 40 \$575,000</p> <p>Palomares Canyon dream land, beautiful views, Fabulous Bay Area location, Minutes from Castro Valley, Fremont, Sunol, and Pleasanton. Front views of East Bay Regional Park property and under Williamson Act. Check with county for recorded building site.</p> <p>Kristy and Company 925.251.2536</p>	<p>867 Trinity Hills Ln Livermore</p> <p>bd 5 ba 4.5 sqft+/- 3,761 \$824,900</p> <p>Located in the Kristopher Ranch. Vaulted ceilings, crown molding throughout, formal dining rooms, 2 fireplaces. Kitchen features granite counters, cherry cabinets and tile flooring. Detached studio or office! 1 bdrm, 1 full bath on ground floor. Large rear yard with patio.</p> <p>Jon Wood 925.280.6421</p>	<p>9500 Westside Dr San Ramon</p> <p>bd 5 ba 4 sqft+/- 3,308 \$939,000</p> <p>Dramatic open floorplan. Lots of natural light, volume ceilings, plantation shutters, slab granite in kitchen, travertine floors. Great view of the valley and city. Gorgeous setting among the 4 Heritage Oak trees</p> <p>Bonnie King 925.736.8411</p>	<p>17860 Almond Rd Castro Valley</p> <p>bd 5 ba 2.5 sqft+/- 1,922 \$699,950</p> <p>Dream Location, Freshly painted, Newer Carpets, Great home larger than it looks, Detached drive through two car garage, Desired school district, Large finished basement, Investor/ Home owners dream property, barn, three parcels with sale of home.</p> <p>Kristy and Company 925.251.2536</p>

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

Blackhawk West
3880 Blackhawk Rd.
Danville, CA 94506
925.736.6000

Danville
15 Railroad Ave.
Danville, CA 94526
925.855.4000

Lafayette
3799 Mt. Diablo Blvd.
Lafayette, CA 94549
925.385.2330

Livermore
1983 Second St.
Livermore, CA 94550
925.667.2100

Montclair/Piedmont
6116 La Salle Ave., Ste. 200
Oakland, CA 94611
510.339.4800

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

Orinda
89 Davis Rd.,
Orinda, CA 94563
925.253.7000

Walnut Creek
1700 N. Main St.
Walnut Creek, CA 94596
925.280.8500

PLEASANTON | 6111 Johnson Court #110 | 925.463.9500 | www.bhghome.com/pleasanton



Gina Piper

415 Abbie St. – Pleasanton – \$815,000
STUNNING DOWNTOWN REMODEL! Get ready to Entertain! Low lit crown molding throughout. Travertine flooring. Cherrywood cabinet w/granite counters. S/S appliances. Vaulted 9' ceilings. No rear neighbors w/gorgeous views of ridge. Beautiful backyard w/fountain and BBQ. Walk to Downtown.



Alyce Anderson

7809 Foothill Knolls Dr. – Pleasanton – \$875,000
Gorgeous 3-bdrm, 2-bath single-story adjacent to a stunning parklike setting. High ceilings. Dual-pane wndws. Hardwood flrs. Plantation shutters. Corian counters/w tile backsplash. Gas cooktop. Exterior painted & new gutters, 2006. Tile roof. Auto sprinklers. Lge. pool. Refrig, washer, dryer stay.



Open Sun 1-4

Cindy Gee

3881 Foothill Rd. – Pleasanton – \$1,398,000
Gorgeous Custom - Westside Pleasanton 3900+ sq ft. 20,000+lot, 4 bed 3 bath. Executive office, Granite, Large Island, Plantation shutters, Hardwood floors, Open floorplan, Kitchen opens to Large Family Room, Sparkling Pool and Spa, Parklike Yard!!! Must see.. Close to schools and shopping.



Mia Teetsel Team

3781 Hobstone – Dublin – \$899,000
Amazing Home, Court Location! Highly upgraded 5 bedroom, 4 bath home with large loft. Large kitchen has granite slab counter tops and backsplash, maple raised panel cabinets, under cabinet lighting and new stainless steel appliances. Upgraded carpet and pad throughout. A must see!



Mia Teetsel Team

5219 Londonderry Dr. – Dublin – \$706,000
Great location, situated across from one of the many community parks! This home has beautiful cherry floors and a spacious kitchen with granite counter-tops and breakfast bar. Full bedroom and bath downstairs, large loft upstairs that could be 5th bedroom and brand new carpet throughout! A must see!



Open Sun 1-4

Katie Moe

4685 Persimmon Dr. – Dublin – \$715,000
Gorgeous move-in ready home in Summer Glen. Five bedrooms, 3 bathrooms with loft area and room to spare!



Gina Piper

4848 Smith Gate Ct. – Pleasanton – \$739,000
Spectacular location! End of court and backs to Sports Park with gate to park. Pie shaped lot ready for pool or anything buyer wants. WAY too many upgrades to list here. The floor plan is exceptional! You have NEVER seen a garage like this! This house and location is truly one-of-a-kind!



Open Sun 1-4

Cindy Gee

337 Yearling Ct. – Pleasanton – \$2,250,000
Gorgeous Custom Home, Nestled in the Heart of Westside Pleasanton, Prestigious, Oak Tree Farm. Boasts approx. 5800 sq. ft. of Living. Sparkling Pool, Private yard, Executive office with Fireplace, Wine Cellar and Bar. Custom Cherry Cabinets, Granite, Hardwood floors and Much More... Must See!!!

Coldwell Banker

#1 IN CALIFORNIA



DANVILLE
Open SUN 1 - 4 **1250 COUNTRY LANE**
CUSTOM RANCHER W/POOL! **\$1,499,000**
5 BR 3.5 BA Upgraded home w/In-law Apt.Kit/Ba w/Granite. Formal Liv/Din Rrm. 5 Stall Barn & raised garden 925.847.2200



HAYWARD
25307 IRONWOOD CT
BEAUTIFULLY UPGRADED! **\$225,000**
3 BR 2.5 BA Open Fir Plan, Kit w/Granite slab, Decorative Tile backsplash, Updated appl. Wood flrs. 925.847.2200



SAN RAMON
458 PINE RIDGE DR
UPGRADED TOWNHOME! **\$399,000**
2 BR 2 BA Upstairs laundry, Wood & Tile Flrs. Kit w/ granite slab & all appliances. Spacious Family Rm. 925.847.2200



145 COPPER RIDGE RD.
CONDOS AVAILABLE PRICING STARTS IN LOWER \$300'S
2 bd condos, Vaulted Ceilings avail, w/Garages, Gated Community, Renovated/Upgraded 925.847.2200

DUBLIN

Open SUN 1-4 **3465 DUBLIN BLVD #422**
TOP FLOOR PENTHOUSE **CALL FOR PRICING**
2 BR 2 BA Model Condition! 1124 Sq. Ft. Cherry Cabinets, Granite Counters- kit/Ba, SS Appl. Crown Molding 925.847.2200

FREMONT

440 CHERRY MANOR
COMING SOON **CALL FOR PRICE**
5 BR 3 BA New Construction! Great Floorplan. Upgrades include Granite, Tankless Wtr Htr, Hardwood Flrs 925.847.2200

Open SAT 11AM-4PM **34217 TEMPEST TER**
SPECTACULAR HOME! **\$560,000**
3 BR 3 BA Vaulted Ceilings in Fam. Rm. Kit. w/Granite Counters, Wood Burning Fireplace. Close to Schools 510-910-4691

Open SAT 11AM-4PM / SUN 1PM-4PM **34552 PUEBLO TER**
LUXURY TOWNHOUSE **\$390,000**
2 BR 2.5 BA Liv Rm w/Freplce, Kit w/Brkfst Bar, 2 Mstr Stes w/Balconies, 1 Car Garage/ Bckyrd Patio 510-910-4691

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. Lovely Kit w/granite. Pool. 925.847.2200

2576 ORVIETO CT
STUNNING SINGLE STORY **\$799,000**
4 BR 2.5 BA Court Location! Upgraded Throughout! Gourmet Kit. Granite Counters, Island, SS Appl. Media Ctr. 925.847.2200

PLEASANTON

Open SUN 1 - 4 **715 MONTEVINO DR**
GORGEOUS CUSTOM HOME **\$1,190,000**
4 BR 3.5 BA Incredible Views! Gourmet Kit opens to Fam. Rm Hrdwd Flr. Guest Ste & Office on 1st flr. 925.847.2200

Open SUN 1 - 4 **1541 WHISPERING OAK WAY**
BEAUTIFUL HOME **\$949,000**
4 BR 3.5 BA Granite Counters, Lg Bdrms & Master w/Retreat, 3 Car Gar, 750 sq ft Studio w/ Kit & Full Bath 925.847.2200

Open SAT/SUN 1 - 4 **2852 CAMINO SEGURA**
BEAUTIFULLY LANDSCAPED MID TO HIGH \$700'S
4 BR 2.5 BA Updated Kit. w/granite. New Paint. Fam. Rm/Eat-In Kit. Dining w/sliding doors to backyard. 925.847.2200

SAN RAMON

705 WATSON CANYON CT #103
DOWNSTAIRS CONDO! **\$284,000**
2 BR 2 BA Gorgeous Hrdwd Flrs. Updated Kit w/ granite, cherry cabinets, & SS Appl. Laundry Rm. Lrge Patio 925.847.2200

WALNUT CREEK

2582 OAK RD
END UNIT CONDO **\$280,000**
2 BR 2.5 BA Close to Shopping & Bart! Garden Window in Kitchen, Open Living Rm w/Fpl & Balconies. 925-784-6815

CLAYTON

Open SAT/SUN 1-4 **3064 WINDMILL CANYON DR.**
WELL MADE ONE STORY **\$460,000**
3BR 2 BA Oakhurst Neighborhood! Newer Laminate Flrs. Pella Designer Sliding Glass Drs. Landscaped yard 925-847-2200

The latest from The 680 Blog

The In's & Out's of AS IS offers

One of the most misunderstood concepts in Real Estate is the concept of "as is". In its truest sense, "as is" means the buyer is accepting the property in its present condition with no obligation for repairs from the seller. Not surprisingly, most sellers would love to sell their home "as is". In fact, I have seen many sellers light up with the mere mention of the word, like my 12 year old niece lights up at the mere mention of Justin Beiber. The reality is that very few homes are ever sold "as is". In practice, most of the time when a seller says "I want to sell it as-is", what they are saying is they don't want to be responsible for a long list of minor repairs. They are essentially saying I don't want the hassle of doing a lot of work. This is certainly their prerogative, and as long as the buyer is willing it can be done.

The standard CAR real estate contract used here in the Bay Area is essentially an "as is" contract. In standard practice, there is usually a stipulation that the seller will take care of any Section 1 items that are discovered as part of the Pest Inspection. These items would include any dry rot or infestation from termites or other pests. Other than that, there are typically no other repairs that are mandated, with the exception of

water heater bracing and smoke detector installation. Recently, Carbon Monoxide detectors are becoming more and more the obligation of the seller.

But it is certainly possible to write a contract that is strictly "as is" with no obligation on the part of the seller. There are generally two situations where this is done.

The first situation is when the seller gets ALL INSPECTIONS AND DISCLOSURES completed prior to putting the home on the market. In this situation, the seller can provide copies of the inspection reports and disclosures to prospective purchasers before they make an offer. This allows the purchaser to make an informed decision about the condition of



>> Go to www.680homes.com to read the rest of this article.



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

OPEN SUN 1-4



Pristine Custom home with 4 bedrooms plus office & loft, 5 baths, state of the art granite & stainless kitchen, travertine flooring, designer finishes and touches throughout, and private .46 Acre flat lot on a quiet private road! **\$1,699,000**
5739 Ohana Place

PENDING SALE!



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**

PENDING SALE!



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

JUST SOLD!



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, and designer features inside & out
\$1,795,000

JUST SOLD!



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 and waterfall.
\$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



apr.com | PLEASANTON | 900 Main Street 925.251.1111

9480 BLESSING DR, PLEASANTON
LOCATED IN THE PRESERVE

COMING SOON



This 183+/- acre privately owned land, known as Blessing Ranch, offers privacy and views. Close to 580/680 interchange. For more information contact the Moxley Team.
\$4,000,000

1363 BRIONES CT, PLEASANTON
LOCATED IN IRONWOOD ESTATES

PENDING - MULTIPLE OFFERS



5 BD, 4.5 BA, 4,205sf. on a 10,829sf. lot. Newly constructed home offers an open floor plan, vaulted ceilings, upgraded kitchen, spacious bonus room, and a pebble tech pool & spa.
\$1,420,000

3623 CAMERON AVE, PLEASANTON
LOCATED IN MOHR/MARTIN ESTATES

OPEN SUN 1:30-4:30



1 ACRE lot, 5 BD, 3 BA. Updated kitchen w/ granite counters, breakfast bar & dinette area. Dual side yards offer room to expand! A private well, pool & volleyball court and room to expand.
\$1,299,000

MOXLEY
REAL ESTATE TEAM



KRIS MOXLEY
TYLER MOXLEY

925.600.0990
MOXLEYTEAM.COM

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ACTIVE

1138 Mills Court, Pleasanton
 Like new "Willow" model, 5bd/4.5ba, 3,067+/-sq.ft, hardwood floors, eat-in gourmet kitchen with stainless appliances, private backyard with hot tub
 Offered at \$1,049,000



PENDING IN 3 DAYS

2490 Skylark Way, Pleasanton
 3bd/2ba, 1,722+/-sq.ft "Rivershore" model
 Offered at \$729,000



PENDING

5010 Blackbird Way, Pleasanton
 "Portico" model 4bd/2.5ba, 2,235+/-sq.ft
 Offered at \$824,900



PENDING IN 3 DAYS

5286 Blackbird Drive, Pleasanton
 "Miramar" model, 4bd/2.5ba, 2,100+/-sq.ft
 Offered at \$749,000



PENDING IN 3 DAYS

3504 Skyline Drive, Hayward
 3bd/2.5ba, 1,808+/-sq.ft on a 11,011+/-sq.ft lot
 Offered at \$439,000



PENDING

4108 Drake Way, Livermore
 Turnkey Ranch home, 3bd/2ba, 1,790+/-sq.ft
 Offered at \$439,000



PENDING

3596 Chippendale Court, Pleasanton
 3bd/2ba, 2,600+/-sq.ft home
 Offered at \$710,000



PENDING

2101 Palmer Drive, Pleasanton –
 Represented Buyer
 3+bd/3.5ba, 3,037+/-sq.ft,
 Offered at \$1,029,000



PENDING

1563 Calle Enrique, Pleasanton –
 Represented Buyer
 2bd/2ba Patio home
 Offered at \$299,950



PENDING

4575 Gatetree Circle, Pleasanton –
 Represented Buyer
 4bd/2ba, 2,072+/-sq.ft "Woodhaven" model
 Offered at \$699,950



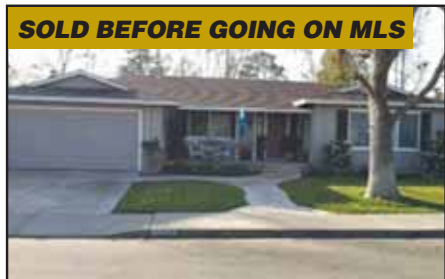
SOLD IN 2 DAYS

4526 Tahoe Court, Pleasanton
 Single story, 4bd/2ba, 1,554+/-sq.ft
 SOLD FOR \$695,000



SOLD IN 4 DAYS

1455 Trimmingham Drive, Pleasanton
 2+bd/3ba, 1,609+/-sq.ft
 SOLD FOR \$440,000



SOLD BEFORE GOING ON MLS

5204 Hummingbird Road, Pleasanton
 "Holiday" model 4bd/2ba, 2,167+/-sq.ft
 SOLD FOR \$750,000



SOLD IN 2 DAYS

5329 Piazza Court, Pleasanton
 "Parma" model, 4bd/2.5ba in Avila
 SOLD FOR \$650,000



SOLD

3042 Paseo Granada, Pleasanton –
 Represented Buyer
 4bd/3ba, "Tulare" model, 2,662+/-sq.ft
 SOLD FOR \$920,000



SOLD

6442 Ramblewood Place, Livermore –
 Represented Buyer.
 Brand new home in Meritage development, 4bd,3ba
 SOLD FOR \$590,990



SOLD

1292 Rebecca Lane, Livermore –
 Represented Buyer
 5bd/3.5ba, 3,149+/-sq.ft
 SOLD FOR \$669,000



SOLD

1533 Vancouver Drive, Livermore –
 Represented Buyer
 4bd/2ba, 2,128+/-sq.ft,
 SOLD FOR \$560,000



SOLD

3642 Pontina Court, Pleasanton –
 Represented Buyer
 4bd/3.5ba, 4,000+/-sq.ft home in Ruby Hill
 SOLD FOR \$1,491,000



COMING SOON

485 Dolores Court, Pleasanton
 4bd/3ba, 2,985+/-sq.ft Harrington model
 in Pleasanton Hills
 Call for Details



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ROSEPOINT

OPEN SUN 1-4 - JUST LISTED



6513 ARLINGTON DRIVE, PLEASANTON
 Enter this secluded .56 acre estate through the long, private driveway! This mostly single level custom home includes an upstairs spacious second master suite. Five bedrooms, three full bathrooms, and two half bathrooms. Approximately 4003 total square feet, large remodeled kitchen with stainless steel appliances. Expansive rear grounds with views of open space and Pleasanton Ridge, includes ten person spa, built-in fireplace, expansive lawn area and stamped concrete & brick patios. Great home for entertaining! Three car garage with adjacent bonus room. **OFFERED AT \$1,195,000**

PLEASANTON VALLEY - "BIRDLAND"

OPEN SAT/SUN 1-4 - JUST LISTED



2449 MINIVET COURT, PLEASANTON
 "The heart of Birdland" Location, Location, Location! Quiet court is walking distance to Wood-thrush Park, all levels of schools, two shopping centers, Aquatic Center & Sports Park! Premium .28 Acre Lot (12,125 sq. ft.) Single Level-4 bedrooms & 2 Bathrooms with 2112 Sq. Ft. "Gatewood" model in excellent condition. Granite countertops in kitchen. Remodeled master bathroom. Expansive front yard with private gated courtyard. Beautifully landscaped! Large backyard, great for entertaining, with in-ground pool/spa & refinished deck!
OFFERED AT \$819,000

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 \$1,479,000

VALENCIA

PENDING



5019 RIGATTI COURT
 Newer upgraded Valencia home. 5 bedrooms, 3 baths, 2321 Sq. Ft. Downstairs bedroom/office (5th). Spacious master suite. Large family room with built-in entertainment center. Formal dining room. Modern gourmet kitchen has granite counter tops, maple cabinets, stainless steel appliances. Community amenities include Club House, Greenbelt, Playground, Pool/Spa, and Tennis Court(s). Close to Owens Plaza Park, BART, & 580/680 access.
OFFERED AT \$839,000

LIVERMORE

PENDING!



5598 BERWIND AVENUE, LIVERMORE
 Highly upgraded single level home on premium cul-de-sac, 9927 square foot lot! Three bedroom, two bathrooms, with approximately 1500 square feet. Upgraded kitchen and bathrooms, wood flooring and new carpet. Large park-like private rear yard with extensive custom stamped concrete work and custom patio overhead structure with fan. Spacious grass areas, Side-yard access and separated storage area with spacious shed. **OFFERED AT \$469,000**

OAK MANOR

SOLD!



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.
SOLD FOR \$1,550,000

OAK PARK

SOLD!



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.
SOLD FOR \$527,175

NORTHWAY DOWNS

SOLD - REPRESENTED BUYER



2534 SECRETARIAT DRIVE, PLEASANTON
 Great central Pleasanton location that's close to schools & all conveniences. Three bedroom, two bath, 1421 square foot duet. Open family room with vaulted ceilings and cozy fireplace, dining area, & breakfast bar. Expansive master suite with plantation shutters. Private backyard with mature landscaping.
SOLD FOR \$465,000

VINTAGE HILLS

SOLD - REPRESENTED BUYER



1320 BORDEAUX STREET, PLEASANTON
 Completely remodeled, gorgeous custom home with loads of special features. Brazilian cherry hard wood floors & cabinets, granite counters, & stainless steel appliances. Family room, library, large master suite with luxurious bath. Entertainer's backyard with pool & BBQ.
OFFERED AT \$1,190,000

VERONA

SOLD - REPRESENTED BUYER



3231 VERDE COURT, PLEASANTON
 Rare single floor townhome in Pleasanton!!! Former model home and move-in ready condition. Only minutes away from business park, medical facility and hospital, shopping, public transportation, downtown, and parks. Property features 20x20 travertine tiles. Two bedrooms, two baths w/ private yard.
SOLD FOR \$412,500

WALNUT GLEN ESTATES

SOLD!



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

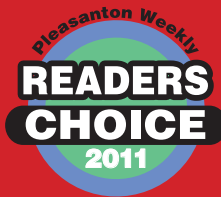
KOTTINGER RANCH

SOLD - REPRESENTED BUYER



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





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AND SALES**

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REALTOR® DRE # 01276455
925.577.5787
www.gailboal.com

1097 Lexington Way, South Livermore
Single story exquisite home! 5 bed/3 bath. Resort style backyard, pool/spa/waterfall/firepit. Sold for \$785,000. There are many beautiful homes on the market — call me for more information!

Just Listed! Open Sun 1-4




Dave & Sue Flashberger
925.463.0436
www.SoldinaFlash.com

6274 Garner Court
Pretty in Pleasanton! One level home with almost 1600 sq ft. Step down living room, spacious kitchen with large dining area and cozy family room overlooking a beautiful yard and sparkling pool. Quiet court location. Walking distance to schools, parks and shopping. Priced in the high \$500's

Open Sun 1-4




Natalie Kruger
REALTOR® DRE # 01187582
925.847.7355
www.krugergroup.com

1693 Calle Del Rey, Livermore
3 bedrooms, 2 & 1/2 baths, 1840 sq ft, absolutely beautiful with designer upgrades throughout. Original owners took pride of ownership! Lovely landscaping with 3 fountains and lovely arbor and patio tile. **Offered at \$399,950**

COMING SOON!




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

Beautifully upgraded 3 bedroom, 3 bath condo in the Meritage neighborhood of Livermore! This must see home features granite countertops and high end appliances in the kitchen and a two car garage. HOA amenities include club house, gym and exercise facility, playground, pool and spa! Don't miss it!

Open Sun 1-4




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

854 Montevino Dr, Pleasanton
5 BR, 2.5 BA, farm house style home w/ inviting front porch and hardwood floors. Super upgraded remodeled kitchen w/ cherry cabinets and granite counters. Step down family room with brick fireplace and built-in custom cabinetry. Beautiful yard with patio and sparkling pool. **Offered at \$1,259,000**

2561 Glen Isle Ave, Pleasanton
Great Open Floorplan. 2330+ Sqft. Plus Large Loft. 4 Bedrooms, 2 1/2 Baths. Hardwood Floors, Neutral Paint Décor, Stainless Appliances. Back Yard Includes: Garden Area, Pool & Spa w/Outdoor Shower. Please Call for a Showing. **Offered at \$765,000**

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

1041 Germano Way, Ruby Hill
8300 SF on a gorgeous flat .61 acre lot with incredible views. Three levels, 5 bedrooms, 4 full and 3 half bath Media, bonus and wine room. Breathtaking views for outdoor loggia. Exquisite! **\$2,975,000**

Open Sun 1-4




Fran & Dave Cunningham
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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 \$1,875,000**

PENDING!





6145 Pomegranate Ave
Updated Tri-Level Home with 3-4 Bedrooms, 3.5 Bathrooms, plus an In-Law Unit!

Mike Chandler
DRE#01039712
925-426-3858
MikeChandler.kvrealty.com

Jill Denton
DRE#01804876
925-998-7747
JillDenton.kvrealty.com

Open 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**

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Dorothy Broderson
REALTOR® DRE #01779623
925.963.8800
KottingerRanchNeighbors.com




1641 Vetta Dr, Livermore
Outstanding 5 bed (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, maple cabinets, plantation shutters & great yard for entertaining. **Offered at \$899,000**
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— Chris & Joan Thomas, Pleasanton

