

Pleasanton Weekly

TOP: Phantom comes out on top at Roseville » 16



VOL. XIII, NUMBER 29 • AUGUST 3, 2012

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Night Out ON THE (P) TOWN

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THE PARTY HAS MOVED INTO OUR OWN BACK YARD

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NEW
SECTIONS



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BY APPT



PLEASANTON \$4,000,000
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MARK JAMES

SAT/SUN 1:00-5:00



PLEASANTON \$1,699,000
Quality & style epitomizes this gorgeous entertainers dream! 5bd/3.5ba, gourmet kitchen, tasteful designer touches throughout, oversized rooms, fresh paint, carpet, pool, waterfall, 5+car! 4116 GRANT CT

MARK KOTCH

BY APPT



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

MOXLEY TEAM

BY APPT



PLEASANTON \$1,299,000
1 ACRE LOT! Updated kitchen offers dinette area, breakfast bar, granite counters, recessed lighting & opens to family room. This single story offers a private well, pool & room to expand!! 3623 CAMERON AVE

TIM MCGUIRE

BY APPT



PLEASANTON \$849,000
Monterey model in Birdland, custom granite kitchen, stainless appliances, travertine floors, pool, spa and more. 4844 MERGANSER CT

MOXLEY TEAM

BY APPT



PLEASANTON \$754,950
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

ANNI HAGFELDT

SAT 1:00-4:00



PLEASANTON \$540,000
Updated and ready to move in, granite kitchen, travertine floors, close to award winning schools, easy 580/680 access, nice backyard, indoor laundry and more. 4014 JACKIE CT

MARK LAFFERTY

BY APPT



LIVERMORE \$499,950
Beautiful single story, 4bd/2ba, 1780+/-sf. Features include granite counter tops, SS appliances, new carpet, updated baths, fresh interior paint. New Roof, side yard access. Must See! 5239 IRENE WAY

MOXLEY TEAM

SUN 1:00-4:00



DUBLIN \$466,500
Highly sought after end-unit. Open floor plan, newly constructed. Spacious living room, upgraded kitchen with island. 3 Private Patios & so much more! 3456 PALERMO WAY

LESLIE FAUGHT

BY APPT



LIVERMORE \$405,000
5bd + bonus room, 2.5ba, beautiful hardwood floors throughout, granite counters in kitchen, great backyard for entertaining, pool, close to everything. 1811 BROADMOOR ST

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AROUND PLEASANTON



By JEB BING



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JEB BING

Neighbors look at traffic volume data for Touriga and Palomino drives at a "Traffic Calming" meeting where they reviewed ways to control speeders.

'Calming' traffic and those who complain

Two once-quiet streets in upper Vintage Hills have turned into more heavily traveled thoroughfares for commuters and parents driving their children to Vintage Hills Elementary School, adding thousands of cars to those streets each week and posing a headache for neighborhood residents and a dilemma for Pleasanton traffic engineers. Last week, more than 100 of those neighbors joined Joshua Pack, the city's senior transportation engineer, at a so-called "Traffic Calming" meeting in City Hall. The speakers, and there were scores of them, were calmer than the traffic they came to complain about, but not by much.

Many of them moved into their three-and-four bedroom homes or smaller apartments on Touriga and Palomino drives years ago when many Vintage Hills students walked to school and generally one of their parents stayed home. Ruby Hill, with its 850 large (and expensive) homes had yet to be built; Vintage Hills, itself, snaked up Crellin Road half a mile or so to Madeira, ending at a sheep ranch and other open space. Vintage Heights, Foxbrough, Gray Fox and other newer developments that now feed into Crellin Road were still a builder's dream.

Times have changed for the Touriga/Palomino neighborhoods as they have for the rest of Pleasanton. Touriga Drive, which offers a straight, non-stop route for Ruby Hill drivers from Vineyard Avenue to Vintage Hills Elementary on Concord Drive, now carries 2,100

vehicles a day. Palomino, another straight shot for all of the commuters on Crellin Road and beyond, has a weekday average of 2,300 vehicles. As Pack told his audience, those aren't West Las Positas, Stoneridge, Valley or Bernal roadway traffic volumes, but they are higher than they've been and the volumes are likely to grow. Nearly 100 large new homes are under construction on Vineyard between Touriga and Ruby Hill which will no doubt attract families with young children, who will also be assigned to Vintage Hills Elementary.

Several years ago, the city installed speed "humps" in five locations on Crellin, which slowed some motorists and caused others to find alternate routes to work and stores. Even so, many at the Traffic Calming meeting didn't want the speed bumps added on Touriga or Palomino. They're noisy, especially on a quite summer evening when windows are open, and a few motorists see them as a challenge as to just how fast they can drive across them. Even though traffic studies show that average speeds on Crellin have dropped, motorists and others don't like them. Those with back or neck ailments particularly find them a pain. Nor are stop signs, No Left Turn signs or other remedies the answer.

What do seem to be working are the flashing radar monitoring speed signs now installed in many parts of Pleasanton, including newer ones that flash in red if you're 5 miles over the posted speed. Neighbors agreed that a pair of those signs on Touriga costing \$150,000 would help and they're now on Pack's list. Let's hope he's already placed the order. He leaves his city job today for a new position in the private sector. ■

About the Cover

Barone's Music Under the Stars is quite possibly the most popular Thursday night event in the East Bay — a time when good music, great food and an amazing crowd all come together. It is one of many venues that make Pleasanton a destination for those looking for nightlife. Photo by Jay Flachsbarth. Design by Lili Cao.

Vol. XIII, Number 29

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Streetwise

ASKED AT A KIDS AGAINST HUNGER PACKING EVENT IN PLEASANTON, AT WHICH MORE THAN 3,000 MEALS WERE PREPARED, BOXED AND READIED FOR SHIPMENT TO IMPOVERISHED FAMILIES IN THE PHILIPPINES.

Why are you involved with Kids Against Hunger?



Nick Humphrey
Student

I think it's a really good feeling to know that the food is being sent to families that really need it and will appreciate it. I plan to do it again.

Becca Parnell

Volunteer for Kids Against Hunger/college student

I wanted to do something to help people, and when I heard about this organization, I knew it was the place for me. I like knowing exactly where the food is going and who I am helping. I go to every event that I can.



Parker Brown
Age 7

I wanted to help kids that don't have any food. I held the bags so people could fill them up and I also helped seal them. I thought it was going to be harder. I want to come back.

Hannah Lightfoot

Eighth-grader

My family does this regularly, and I agreed to help this time. I didn't realize how important the work was until I got here, and it really surprised me how easy it is to help very needy people. It's a really good cause.



Sherri Leal

Director, Kids Against Hunger

Anytime I can get 10 or more people together who are willing to pay for the supplies, I meet them at our warehouse to pack thousands of meals. We are so blessed here, and the sad reality is that over half of the children in Haiti don't live to be 15. It is so easy to help; if I can feed a kid for 25 cents, it sure makes me think twice about buying a Starbucks.

—Compiled by Kerry Nally

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

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Castlewood Country Club

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Tennis Open House — Saturday, August 4

Juniors - 4:00-5:00pm | Adults - 5:00-6:30pm

Are you interested in learning the game of tennis? Have you played tennis in the past but just didn't keep up with the game? Then grab a racquet and come on out to the Castlewood Courts on Saturday, August 4 for a Tennis Open House event!

This evening is part of a grassroots initiative by the USTA to introduce new players and reintroduce old players to tennis. Our fine Castlewood tennis staff will be on hand to assist new players with correct techniques and answer any questions you may have about the game. They will also be on hand to offer pointers for those who are a little rusty.

We will also have the ever-popular "hit for prizes" game if you like a challenge! And we can't host an event without a few goodies from the kitchen so we'll be serving up some beer and light hors d'oeuvres. Castlewood Membership Director, Jami Rodriguez, will also be available during this event to answer any questions you may have about the Club and membership options.

*If you're interested in joining us
call the Tennis Shop at (925) 485-2265 to RSVP.*

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DIGEST

Work begins on 84

Mayor Jennifer Hosterman joined other city, county and regional representatives last Thursday for a groundbreaking ceremony marking the long-awaited start of the State Route 84 expressway that will eventually link I-580 to I-680 along the Isabel Avenue and Vallecitos Road corridor. The upgrade will result in expressway standards with a 55 mph speed limit.

Upgrading Highway 84 to expressway status has long been a goal of the Pleasanton City Council and traffic planners. They see the improved route as an attractive alternative for hundreds of commuters who now use Pleasanton streets, especially Sunol Boulevard/First Street, to avoid congestion at the 580/680 interchange.

The project will be constructed in two segments, with the northern part completed by early 2014 and the southern in mid-2016. The total cost estimate is \$122.4 million, being financed in part by \$16 million made available by Proposition 1B, the transportation bond and sales tax measure approved by voters in 2006.

Help at Stand Down

Volunteers are needed to help homeless veterans, both men and women, who will gather Sept. 13-16 at the Alameda County Fairgrounds for the annual East Bay Stand Down. Each year, more than 450 receive services and information over a four-day period, including dental, medical, legal, Veterans Administration, addiction programs, showers, haircuts, massages, new clothing, shoes and food.

The event uses 1,000 volunteers. Jobs include preparing and serving meals, escorting veterans to appointments, and other support functions. Volunteers must register by Aug. 31 at www.eastbaystanddown.org. Learn more at a meeting at 6 p.m., Tuesday, Aug. 21, at Veterans Memorial Building, 400 Hartz Ave., Danville.

Swim championships

Pleasanton's Dolores Bengtson Aquatic Center on Black Avenue near Santa Rita Road will host the annual Tri-Valley Swim League Championships tomorrow, expected to draw about 900 swimmers and fans from 6 a.m.-5:30 p.m. The city has worked with the league on a traffic flow system to reduce the event's impact on the surrounding neighborhoods.

The Aquatic Center is home to the Piranha Swim Team. Also competing are the Briarhill Baracudas, Clubsport Tidal Waves, Del Prado Stingrays, Dublin Green Gators, FAST Dolphins, Pleasanton Meadows Sharks and Ruby Hill Killer Whales swim teams.

Former BART board member campaigning for City Council

3 now in race for 2 open seats in Nov. 6 election

By JEB BING

Erlene DeMarcus, a former BART board member and long-time Pleasanton resident, has announced her campaign for Pleasanton City Council in the Nov. 6 municipal election.

She joins Planning Commission chairman Jerry Pentin and Realtor Karla Brown in the campaign for election to two seats that will be available this fall. Both Councilwoman Cindy McGovern and Councilman Matt Sullivan are stepping down because of term limits after serving for eight years on the council.

Two others, council members Cheryl Cook-Kallio and Jerry Thorne, who each have two years left to serve on the council, are seeking the mayor's post in the upcoming General Election, a position that is being vacated by Mayor Jennifer Hosterman, also because of term limits.

In her election campaign announcement, DeMarcus said she led the community effort to persuade BART to extend service to Pleasanton

through her effort to gain voter approval for a countywide transportation tax necessary to fund it. Once elected to the BART board, she pushed the Pleasanton extension to the top of the project list, making it the first extension since BART was built.



Erlene DeMarcus

public safety and children's services as ways of improving quality of life here.

Erlene DeMarcus is owner and principle of the DeMarcus Group, which specializes in transportation management and planning. A

former congressional staffer, she was also one of the founding board members of the Pleasanton-Dublin Livermore WHEELS bus program.

DeMarcus has support from State Senator and Senate majority leader Ellen Corbett, State Sen. Mark DeSaulnier, State Assemblywoman Joan Buchanan, Mayor Jennifer Hosterman, Dublin Mayor Tim Sbranti, BART President John McPartland and Alameda County Sheriff Gregory Ahern.

Other supporters include Jan Batcheller, Bob Butler, Cheryl Cook-Kallio, former Livermore mayor Marshall Kamena, Ro Khanna, Mary King, former Pleasanton mayor Ken Mercer, Karin Mohr, James Tong, Mary Warren and Ayn Wieskamp.

DeMarcus will hold a \$100 a plate fundraising breakfast at 8 a.m., Wednesday, Aug. 15, at the Palm Pavilion at the Alameda County Fairgrounds.

For more information, email campaignhq@comcast.net. ■



JAY FLACHSBARTH

Racers in the men's Category 5 cycling event last year negotiate the turn onto Main Street near the Rose Hotel in downtown Pleasanton at the Safeway Fast & Furious Festival.

Fast & Furious Festival downtown Sunday

Criterion racing known for speed and intensity

By DOLORES FOX CIARDELLI

Cycling, running and other healthy happenings will take over Main Street Pleasanton on Sunday when the second annual Fast & Furious Festival comes to town, sponsored by Safeway and Hill Physicians.

"It's fast and furious because of the fast runners and the furious nature of the bike racing," said Chris McCrary, one of the organizers, last year before criterium racing made its Pleasanton debut. "You'll have 100 guys going 30 miles an hour in a pack, shoulder to shoulder, going into a corner three or four across. It's action-packed."

Criterion racing has a short course — on Sunday less than one mile in length — with the races lasting a specified period of time. Sunday's races will last from 40 to 75 min-

utes, ending at the Pleasanton Arch. Last year's event drew 1,200 entries in the running and cycling events, and thousands of onlookers.

All day, the wellness and lifestyle expo will feature local and regional health care vendors, lifestyle companies and specialty product manufacturers. Many merchants and restaurants will offer specials.

The decision to return to Pleasanton was easy since it has so many places downtown to shop and eat for both the athletes and the fans, said McCrary and Kevin Magna, co-founders of Catalyst Events, which hosts the event with the city of Pleasanton and the Pleasanton Downtown Association. Criterion races are often held in business parks

See **RACING** on Page 6

Lawsuits against city not uncommon

Complaints can trigger internal investigations

By GLENN WOHLTMANN

Pleasanton police Chief Dave Spiller confirms there is an internal investigation into actions of a K-9 officer, but such investigations, which spring from claims filed with the city, are apparently not unusual.

"There is an administrative investigation. I am conducting an investigation on allegations asserted in the claim," said Spiller, adding that he is prohibited from speaking about specifics of the investigation. Spiller noted that the police officers' bill of rights, POBAR, "only allows disclosures at the conclusion of an investigation if discipline was advised."

Claims against police — the precursors to lawsuits — are relatively common, according to Pleasanton City Attorney Jonathan Lowell.

"I'd say that we get maybe one or two claims a year related to the Police Department," he said.

Lowell explained that internal investigations are triggered by the filing of a citizen complaint or when the Police Department becomes aware of a potential violation of departmental policy, city policy, or state or federal law.

He said anyone can take legal action against the city or threaten to take it.

"Under our system of government, anyone may file a claim, file a complaint and file a lawsuit," he said.

K-9 Officer Tim Martens is named in one of two current claims against the city. In that claim, Brian Lancaster is asking for in excess of \$1 million on allegations that Martens and other unknown officers "improperly obtained confidential information, improperly used and disclosed false and confidential information and made illegal search, seizure and arrest based on use of improperly obtained information and falsified evidence."

Five charges against Lancaster, including possession of methamphetamine and possession of paraphernalia, were dismissed last week for lack of evidence, according to the Alameda County District Attorney's Office.

See **LAWSUIT** on Page 7

Crowds cheer Thorne at rally for his election as Pleasanton mayor

Candidate says business experience necessary to meet city's future challenges

By JEB BING

City Councilman and candidate for mayor Jerry Thorne told more than 100 supporters at his recent fundraising reception that he will put his 40 years of business experience to work as mayor to bring fiscal sustainability and pension reform to Pleasanton.

Supporters cheered as Thorne outlined a multi-step program that he promised would start by putting performance measures in place to hold the City Council, itself, to public transparency standards "that will make sure you know what we do and that you can hold us accountable for our actions."

"My experience in the private sector taught me that you've got to be responsible and accountable for what you do," said Thorne, who is a retired senior executive from Hewlett-Packard and Agilent Technologies.

"Politicians today don't seem to feel that way," Thorne added. "If something goes wrong, they tend to blame everybody else. One of my favorite presidents, Harry Truman, liked to say that the buck stopped at his desk. In Pleasanton, as mayor, it will stop at my desk, too."

Thorne spent more than two hours at the reception, held in

the backyard gardens at the home of Laura and Ron Capilla high in the hills of Castlewood and arranged by businessman Frank Capilla. Most of those at the reception, which raised \$20,000 toward Thorne's election campaign, were from Pleasanton, including former Congressman Bill Baker and former Pleasanton mayor and city councilman Bob Philcox.

"Jerry is a common sense guy, very forward-thinking with an ear for everybody," Philcox said.

In addition to his business experience, Thorne also has spent the last 17 years in appointed and elected positions in Pleasanton. He served both as a member and chairman of the Parks and Recreation Commission starting in 1995, where he successfully led a ballot measure to make sure part of the city's newly acquired Bernal Community Park would be dedicated to sports. The lighted baseball fields now completed were part of that effort.

He was first elected to the City Council in a special election in 2005 to fill an open seat after Councilwoman Jenifer Hosterman was elected mayor. Thorne was elected to a full four-year term in 2006 and again in 2010. He has

two years remaining on his current term as a councilman.

"As a long-time business manager, I recognize the difference between results-oriented leadership and partisan politics," Thorne told supporters. "There is a big difference in the way that you handle other people's money."

As mayor, he vowed to make pension reform a priority.

"We have to have a pension system in the state of California that makes sense and one that is sustainable," Thorne said. "Right now it's not sustainable."

"And to the men and women in the city who have those retirement programs, I don't think we can guarantee that their pensions, the way they currently are, will be there for them when they get ready to retire. Together, we need to make sure that we have a system that really works."

In addition to pension reform and City Council performance accountability, Thorne also said his priorities as mayor will include new job creation, protection of property values and rights, economic development, partnering with city schools to protect Pleasanton's quality of education, elimination of unnecessary government



JEB BING

At a political rally high in the hills of Castlewood, supporters of Councilman and Pleasanton mayoral candidate Jerry Thorne (on right) are (from left) Rob Baker, former Congressman Bill Baker and businessman Frank Capilla.

red tape and support for the men and women in uniform.

"Together we can make sure that our city reaches its full potential and continues to be the 'City of Planned Progress,'" Thorne said. "We must not allow it to become the city of no progress."

For more information about Jerry Thorne, visit his website at www.jerrythorne.com.

Thorne is one of two council members seeking the mayor's post. Councilwomen Cheryl Cook-Kallio, who also has two years remain-

ing on her term of office, is also campaigning for mayor.

In addition, three are campaigning for election to the City Council, where two seats will be filled in the Nov. 6 election to replace council members Cindy McGovern and Matt Sullivan, who are completing the eight years allowed for service on the council.

The three candidates are Realtor Karla Brown, former BART board member Ellen DeMarcus and Planning Commission chairman Jerry Pentin. ■

RACING

Continued from Page 5

with few amenities and even fewer spectators, they noted, so downtown Pleasanton is a real treat for racers.

The total prize money has been increased to \$14,500, which is

one reason the Northern California Nevada Cycling Association named Fast & Furious the home of this year's NCNCA's Elite Criterium Championship.

New this year is the Safeway Kids' Zone, open from 10:30 a.m. to 5 p.m. with BMX demo shows, a Striders Race Track for kids ages

3-6, two jumpy houses, mobile video gaming stations and Livermore-Pleasanton Fire Department trucks.

At 1:30 p.m. the live music begins with the Clif Bar Band on the Safeway Music Stage followed by headliner Notorious at 3 p.m. Festival and concert admission is free.

A portion of proceeds from the event will be donated to ALS Therapy Development Institute to research Amyotrophic Lateral Sclerosis (ALS). In 2010, McCrary's friend, Pete Zucker, a cyclist and triathlete and member of the Wells Fargo Cycling team and Forward Motion Race Club, was diagnosed

with ALS.

"Pete's fight has provided us with the inspiration and motivation to devote our efforts to a cause much bigger than the sport of running or cycling," McCrary said. "We are committed to raising funds and awareness about ALS. We are essentially no closer to a cure than we were more than 70 years ago when Lou Gehrig fought the disease."

The final professional level race will conclude at 7:45 p.m. The Pleasanton Police Department advised that streets in the immediate area of downtown will be closed between 2 a.m. and midnight Sunday. ■

Race details

Fast & Furious racing begins at 8 a.m. with a 5K Run/Walk. A one-mile open, dubbed the "Mile of Truth," follows the 5K at 9:30 a.m.

Criterium-style bicycle races are scheduled to start at 10:50 a.m. The day concludes with the women's and men's championship races starting at 5:20 p.m. and 6:30 p.m. Nationally acclaimed announcer Chad Andrews, who calls races on the USA Pro Cycling tour, will be calling the 5K and Mile of Truth as well as the criteriums.

A free kids run starts at 10:50 a.m.; free kids bike races begin at 2:50 p.m.

For more information, go to www.fastandfuriouspleasanton.com.

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NICOLE DOI

College hosts Hispanic Summit

Chabot-Las Positas Community College District Interim Chancellor Dr. Susan Chancellor welcomes nearly 250 participants to the all-day White House Hispanic Community Action Summit on July 26 hosted by Las Positas College. The summit was held to connect senior White House and Cabinet officials with Hispanic leaders to discuss issues critical to their communities, and included forums and in-depth discussions on topics from the economy to education, and from health care to fixing the broken immigration system.

Guest speakers included Marco Davis, Deputy Director for the White House Initiative on Educational Excellence for Hispanics; and Jose Fernandez, Associate Director for the White House Office of Public Engagement and Assistant Secretary of State for Economic and Business Affairs.

Former Pleasanton mortgage firm being sued by clients

Owner also facing criminal charge in July 3 attack

By **GLENN WOHLTMANN**

A man accused of attacking his roommate at his mansion in unincorporated Livermore is now facing a civil case involving the company he ran in Pleasanton.

The suit, filed last week by attorney David Tubman, names virtually every employee of OF Lending Group, the now-defunct Pleasanton firm that owner William Hogarty touted as a solution for people who were underwater on their homes.

Twenty-two of the firm's former clients are suing for fraud, breach of contract, and other violations of California law. According to the lawsuit, OF Lending demanded advance fees from homeowners who were desperate to save their homes from foreclosure.

"Bill Hogarty and OF Lending and the defendants promised vulnerable homeowners, to save them a lot of money with the result they could stay in their homes. OF Lending's promise was to negotiate on behalf of these people with their lenders, knowing that these people were not successful in their own attempts," Tubman said. "OF Lending demanded illegal upfront fees. OF Lending told homeowners they were putting their money in a trust account to protect their money."

Hogarty later told some of those clients he spent the money on day-to-day operations of OF Lending. Tubman said the company based its fees on how much employees could talk their prospective clients into giving, and that often workers would walk into a conference room where another was meeting with a client and claim they'd just saved another homeowner.

Specifically named in the lawsuit are Hogarty's now estranged wife, Christy Hogarty, and his former wife Micaelanne Hogarty, along with James Riviera, Tiffany Carr and Gregory Lomba.

Hogarty is not named.

"The reason we can't go after Bill Hogarty is because he's filed for bankruptcy," Tubman said. Once a bankruptcy claim is filed, all other claims are put on hold — what's known as a stay.

Tubman said some of the banks OF Lending worked with called the company's efforts "amateurish." He said those lenders went for months without hearing back from OF Lending, which often didn't return calls.

"They failed to deliver on their promise. They did not competently negotiate with lenders," Tubman said. "They failed to deliver and, to add insult to injury, they failed to refund their clients' money, and those moneys demanded were illegal to begin with."

Clients have described themselves as angry and embarrassed to have been taken in by the company.

"My wife and I placed our faith and trust in OFLG. It became clear that they were only interested in our money, and not in saving our underwater home," said Webster Loudd, a retired Oakland schoolteacher who is now a Baptist minister.

Hogarty, 47, who won the 2005 Mr. California Bodybuilding Championship also faces criminal charges stemming from a July 3 altercation with his roommate, John Robinson.

Robinson told police "Hogarty

tried to kill me. He came barging into my room and said he was going to kill me, over and over, and then almost choked me to death."

According to a police report, "Hogarty opened the victim's door, slammed the door against the wall and said 'I know you're talking to my wife.'" When Robinson replied that she calls him when she's drunk, Hogarty again threatened to kill him and put him in a chokehold.

"I blacked out then put my finger in his eye," Robinson told police. He then retrieved a sheath knife from under his mattress and held Hogarty at bay, calling police and sitting with his back against his bathroom door until the sheriff's deputies arrived, the report said.

Robinson also told police Hogarty was subject to violent rages due to his use of steroids.

Hogarty was in court Tuesday to ask Judge Hugh Walker to let him stay at his father's house, which sits on the same property as Hogarty's home, known as The Mansion, which is now in foreclosure.

"I think that's too close," Walker said.

Robinson has been allowed to stay in the 12,978-square-foot mansion, with eight bedrooms, a 12-car garage and swimming pool, because Hogarty has a restraining order that keep the two separated.

That mansion was touted as Northern California's answer to the Playboy mansion and was the scene of risqué parties, such as the Fallen Angels Lingerie Party and Mardi Gras at the Mansion.

Hogarty is set to return to court Aug. 6 to enter a plea in the criminal case. ■

LAWSUIT

Continued from Page 5

But Pleasanton's police officers are also named in a claim filed by Occupy Oakland, which claims they were part of an attack on a group of 500 to 1,000 protesters. Pleasanton police were called to the protest as part of a mutual aid agreement.

Martens was specifically named in a claim filed by a neighbor on Sept. 13, 2011. In the claim, Jeffrey Harlan asks for \$2.16 million and says Martens and other officers "derived us of our civil rights, they have illegally searched my home, videotaped our activities and threatened us and eventually arrested me when I called for help."

Harlan claimed he suffered from neck trauma and an acceleration of his epilepsy, which prevented him from returning to work.

After a claim is rejected by the city — as was the case with Harlan's — the next step would be to file a lawsuit. That hasn't happened in that case, but did in another, where Martens was apparently part of a large contingent of officers who

responded to a complaint about a man and his family who refused to vacate their room at the Hyatt Summerfield hotel in the 4500 block of Chabot Drive.

That claim was filed Sept. 2, 2010, by Gene Forte of Los Banos, asking for \$1 million. It contends "several Pleasanton police officers jumped and assaulted Forte with no warning, pushing him onto the ground and then strapping him against his will onto a gurney. ... He was handcuffed to the gurney and could not move."

Although that claim was also rejected, Forte took the next step, filing a lawsuit on March 4, 2011, in which he claims officers Jerry Nicely, Mardene Lashley and Martens, along with other officers named as John Does, wrongfully evicted Forte and his family, falsely arrested and falsely imprisoned the entire family, caused emotional distress, unlawfully detained the family, and violated their civil rights.

However, Forte has also sued Merced County District Attorney Larry Morse, Merced County Sheriff Mark Pazin, Deputy Chris Picinich and several Merced County depu-

ties, and claims he's the target of a conspiracy that includes everyone from Leon Panetta, when he was director of the CIA, to officials in Merced and Monterey counties to Congresswoman Nancy Pelosi to police officers up and down the state, including those in Pleasanton.

Pleasanton police are also named in a lawsuit filed in late June by the operators of Club Neo after it was placed on probation by the City Council, which ordered the nightclub in Gateway Square to cut the number of patrons allowed in the club by nearly one-third and to close its two bars by 1 a.m. That move came after a series of disturbances both inside and in the parking lot outside in December and January, including a shooting Jan. 14 that injured a Fremont patron.

That lawsuit asks for a jury trial, claiming civil rights violations and violations of the first and 14th amendments to the constitution.

Lowell said the city takes all legal matters seriously.

"We investigate all claims, complaints and lawsuits and respond accordingly, and in most situations the claims are rejected," he said. ■

TAKE US ALONG



Hometown visit: Monica Keswani, a pharmacist at Safeway who lives near Mission Hills Park, displays her Weekly while sitting in an auto-rickshaw in her hometown of Pune, 160 kilometers north of Mumbai, where she was visiting her parents.



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Business News

Edited by Jeb Bing, jbing@pleasantonweekly.com

Safeway's 2nd quarter profit dips but revenue jumps to \$10.4 billion

Pleasanton-based grocer sees market gains in all food-related channels

Pleasanton-based Safeway Inc. has reported second-quarter profit fell to \$121.7 million for the second quarter of 2012 compared to \$146.0 million in the same quarter a year ago.

Analysts blamed the decline on Safeway's increased advertising spending and costs incurred during the launch of its U loyalty program.

Even so, the supermarket firm's revenue increased to \$10.39 billion from \$10.2 billion as shares outstanding dropped to 239.8 million from 352.3 million.

"We are encouraged to see that our volume trends are improving as inflation has eased, and we are pleased to see market share gains in the grocery channel and a slight gain in market share in all food-related channels," said Steve Burd, chairman and chief executive officer.

"We expect continued momentum as participation grows in our just for U loyalty program that is now available in all U.S. divisions and as we enhance our fuel rewards programs and expand our health and wellness initiatives," Burd said.

Sales and other revenue increased 1.9% to \$10.4 billion in the second quarter of 2012 from \$10.2 billion in the second quarter of 2011, primarily due to higher fuel sales and an identical-store sales increase of 0.8%, excluding fuel, partly offset by a lower Canadian exchange rate.

Gross profit declined 73 basis points to 26.27% of sales in the second quarter of 2012 compared to 27% of sales in the second quarter of 2011. Excluding the 47 basis-point impact from fuel sales, gross profit declined 26 basis points due primarily to increased advertising and costs incurred to launch the just for U loyalty program.

Operating and administrative expense decreased 39 basis points to 23.89% of sales in the second quarter of 2012 from 24.28% of sales in the second quarter of 2011. Excluding the 22 basis-point impact of higher fuel sales, operating and administrative expense margin decreased 17 basis points, primarily due to lower labor expense, partly offset by the launch costs of just for U and several individually immaterial items.

Last January, Safeway announced the planned sale or closure of 27 Genuardi's stores, in-

cluding the sale of 16 Genuardi's stores to Giant Food Stores. Safeway closed three of the Genuardi's stores and incurred impairment and lease exit losses of \$14 million in the second quarter, but the retailer also sold three Genuardi's stores for \$6.9 million and recorded a gain of \$2 million in the third (Fiscal Year) quarter of 2012. Safeway completed and recorded the sale of 16 Genuardi's stores to Giant for a pre-tax gain of \$85 million and cash proceeds of \$111 million.

Safeway invested \$219.2 million in capital expenditures in

the second quarter of 2012, while operating its new Lifestyle store in Pleasanton and completing one Lifestyle remodel. Safeway also closed 10 stores, including three Genuardi's stores sold during the quarter.

For the year, Safeway expects to invest approximately \$900 million in capital expenditures to open approximately 10 new Lifestyle stores, complete approximately 10 Lifestyle remodels, refurbish in-store pharmacies and develop properties through its wholly owned subsidiary, Property Development Centers LLC. ■

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PUBLISHER'S NOTE



BY GINA CHANNELL-ALLEN

Tri-Valley Heroes: We're looking for a few good men and women

The proverbial unsung hero: We all know one or two.

These are the individuals or groups who keep doing what they do to make our community and lives better but very rarely get the recognition they so richly deserve.

We are happy to announce that we will recognize the true, yet often anonymous, Tri-Valley Heroes this holiday season through a series of feature articles honoring eight individuals or groups for their positive influence on the Tri-Valley and the lives of its residents. We will feature two Heroes each week beginning Nov. 23 and concluding Dec. 14.

We want to recognize those individuals, groups or organizations that stand out because of their actions, integrity or honor, whether that hero is a firefighter who rescues a child from a burning house, the girl who is courageously battling leukemia, the business that allows its employees to mentor teens for an hour a week, or the neighborhood group that cleans up the creek.

Awards will be given in the following categories: Arts and Culture, Community Spirit, Courage, Environmental Stewardship, Innovation, Rising Star and Role Model. The Lifetime Achievement award will recognize an individual or group for contributions, leadership, enthusiasm and tireless efforts on behalf of his or her community, county and neighbors.

We are calling for nominations. This awards program is being conducted throughout our Embarcadero Media East Bay division, which includes the Pleasanton Weekly, Dublin TriValley Views, Danville Express and San Ramon Express. Individuals who work or live in Pleasanton, Dublin, San Ramon, Danville, Blackhawk or Alamo are eligible, as are businesses located in these areas.

If you know a person, organization or group deserving of recognition, complete the form at <http://tinyurl.com/Tri-ValleyHeroes>. Nominations can also be emailed directly to gallen@EmbarcaderoMediaGroup.com, but make sure all the information requested on the form is included. Nominations must be received by 5 p.m. Oct. 4.

We are also looking for sponsors for the program and for the individual awards. Any individual or group can sponsor. Please contact me directly at gallen@EmbarcaderoMediaGroup.com or 600-0840, ext. 119, for information.

We hope you find this opportunity to recognize the unsung Tri-Valley Heroes as exciting as we do! ■



EDITORIAL

THE OPINION OF THE WEEKLY

Home building is back in Pleasanton

There's good news in the housing market, both here, in California and in much of the country. As we report today on our Real Estate pages, home sales experienced solid gains in June and home prices reached their highest level since August 2010 in California. June sales rose 8.5% from June 2011's revised 478,040 pace with the median home price posting both month-over-month and year-over-year gains for the fourth consecutive month. Interest rates continued their downward trend in June, with 30-year fixed-mortgage interest rates averaging 3.68%, down from 3.80% in May and 4.51% in June 2011. Nationwide, housing production rose by 6.9% to a seasonally adjusted annual rate of 760,000 units in June. This is the fastest pace of new-home construction since October 2008.

Here in the East Bay, luxury home sales jumped 19% in June and the median sale price edged higher as the high-end market continued to gain momentum. A new report by Coldwell Banker Residential Brokerage in Pleasanton shows that a total of 189 homes sold for more than \$1 million in June, up sharply from the 159 properties that changed hands a year ago. Last month's sales were also up 6.7% from May when 177 luxury homes sold.

High-end homes also sold at a faster pace in June, with properties selling in 43 days on average compared to 49 a year ago. And sellers received 100.1% of their asking price on average compared to 99.3% last year. At the same time, the median sale price for a luxury home is edging up, reaching \$1,285,000 in June, up 2% from May and up fractionally from a year ago, when the median price stood at \$1,275,000.

Pleasanton led the region with the most expensive sale, a six-bedroom, seven-bath, 9,821-square-foot home that sold for \$3.25 million. Alamo boasted the most luxury sales with 25, followed by Danville with 23, Fremont with 21, Pleasanton with 19, and Oakland and Orinda with 16 apiece.

The East Bay's luxury market is expected to continue gaining strength as the year goes along. As with other luxury markets in the Bay Area, including San Francisco and Silicon Valley, there just aren't enough listings to meet the demand of well-qualified buyers.

To meet that pent-up demand, developers are back in Pleasanton for the first time in several years, building new homes on the east and south sides of the city. Ponderosa Homes, Lehman and Selway are subdividing a 16-acre site located between Trenery Drive and Cameron Avenue into 29 separate sites for new home construction. The plan calls for construction of a new loop street, Cameron Place, which will tie into Cameron Avenue at both ends. Cameron Avenue will be reconstructed to create a curvilinear alignment to curb speeding.

Ponderosa has received city approval to complete the last phase of its Ironwood active adult community near Busch Road and Valley Avenue. The developer will subdivide what is now a 23.1-acre site into 110 single family home lots on the north side of the city's Operations Service Center. As part of the gated Ironwood adult development, the new homes will be offered to those 55 years of age and older.

Under construction are another 18 luxury homes being built by Toll Brothers on Vineyard Avenue just east of a 13-acre site owned by the Pleasanton school district. At one time, the site was planned as the home of the district's 10th elementary school, which was never built. Homes in the Toll Brothers project are expected to be similar in size and cost to those recently built in surrounding neighborhoods. Those homes sold in the \$1 million and \$2 million price range.

With construction soon to start on 650 high density apartment units in the Hacienda Business Park and another 350 approved near the Dublin-Pleasanton West BART station, the renewal of home and apartment building in Pleasanton is good news for a city that relies on property tax revenue for much of its revenue. ■

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POLICE BULLETIN

Police nab would-be car burglar

A San Jose man was busted in the early morning hours of July 29 by a Pleasanton police officer who spotted him wearing dark clothing and standing near a parked car on a bike without lights, police reports said.

Teddy Lawrence Dreher, 48, was arrested at about 2:35 a.m. near the intersection of Singletree Way and Payne Road for prowling, possession of lock-picking tools, possession of a non-narcotic controlled substance, and resisting arrest. A search turned up two screwdrivers and a flashlight. Dreher was

also arrested on an outstanding Santa Cruz arrest warrant.

In other police reports:

- The District Attorney's Office will have to decide whether to file charges against a Pleasanton mother and son in a drug deal gone bad. The July 25 incident was initially reported as a robbery in the 4100 block of Dorman Road, but as the story unfolded, police determined that the son had — with his mother's permission — sold 10 prescription pills for the anti-anxiety drug diazepam but refused to share the cash.
- A July 25 auto burglary outside Macy's Women's at Stoneridge Shopping Center not only yielded a \$400 purse, \$400 cell phone and a \$40 wallet, but also provided the thief with everything needed to steal the victim's identity.

Taken in the break-in, which occurred between 6:10 and 9:15 p.m., were checks, a driver's license, IRS paperwork including a Social Security number, credit and debit cards — and a \$50 bottle of prescription diet pills.

Stephanie Alice Ledon, 21, of Oakland, was arrested at about 5:37 p.m. July 29 at at Nordstrom in Stoneridge Shopping Center for grand theft and providing false identification to a police officer in the theft of four \$250 gold watches and offering someone else's name to the arresting officer.

A July 27 break-in through a bathroom window at a home in the 3400 block of Cumberland Gap Court netted games, electronics and a \$4,000 arc welder. Also taken was a \$1,000 collection of sports cards, a \$600 PlayStation with cordless controllers, a \$300 Wii game console and a \$150 13-inch

flat-screen television. The burglary occurred between midnight and 6:30 a.m.; no one was home at the time.

Chris Dillon, 46, a transient, was arrested on a Pleasanton warrant for the theft of a handgun at about 3:48 a.m. July 26 in the 3600 block of Old Santa Road.

Kevin Dwight Thompson, 40, of Pleasanton, was arrested July 26 at about 1:35 a.m. on an outstanding Alameda County forgery warrant; police contacted him at a parking lot in the 1100 block of Kottinger Drive.

Safeway reported the theft of 44 bottles of expensive liquor valued at a total of \$1,783 in four incidents on July 12, 13, 17 and 24. Two men were observed each time, but no arrests have been made.

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

POLICE REPORT

The Pleasanton Police Department made the following information available.

July 25

Identity theft

- 9:58 a.m. in the 5700 block of W. Las Positas Boulevard

Marijuana possession

- 2:22 a.m. in the 4500 block of Rosewood Drive; public drunkenness

July 26

Theft

- 11:39 a.m. in the 1300 block of Stoneridge Mall Road; identity theft, petty theft

- 6:38 p.m. in the 4500 block of Rosewood Drive; grand theft

Drug/alcohol violations

- 12:07 a.m. at the intersection of Paseo Santa Cruz and Corte del Oro; DUI, minor in possession of alcohol
- 3:19 p.m. in the 3400 block of Dennis Drive; marijuana possession
- 11:30 p.m. in the 1100 block of Santa Rita Road; DUI

July 27

Theft

- 1:10 a.m. in the 6800 block of Santa Rita Road; auto theft

- 4:50 p.m. in the 1700 block of Stoneridge Mall Road; grand theft

- 4:51 p.m. in the 3300 block of Norton Way; identity theft

- 5:59 p.m. in the 4100 block of Walnut Drive; identity theft

Auto burglary

- 8:02 p.m. in the 5800 block of Owens Drive

Drug/alcohol violations

- 12:26 a.m. at the intersection of Sunol Boulevard and Sycamore Road; DUI
- 2:30 a.m. in the 3000 block of Hopyard Road; underage drinking and driving
- 10:40 a.m. at the intersection of Owens Drive and Hacienda Drive; driving with marijuana
- 12:32 p.m. at the intersection of Stoneridge Drive and Santa Rita

Road; DUI, possession of a controlled substance, possession of a non-narcotic controlled substance, under the influence of a controlled substance, paraphernalia possession

July 28

Felony shoplifting

- 7:57 a.m. in the 4200 block of Rosewood Drive

- 3:43 p.m. in the 2500 block of Stoneridge Mall Road

Alcohol violations

- 1:32 a.m. at the intersection of Nevis Street and Santa Rita Road; DUI

- 2:28 a.m. at the intersection of Crestline Road and Black Avenue; DUI

- 1:34 p.m. in the 5300 block of Hopyard Road; public drunkenness, resisting arrest, parole violation

- 11:33 p.m. at the intersection of W. Las Positas Blvd and Payne Road; DUI

July 29

Auto burglary

- 6:14 p.m. in the 7000 block of Johnson Drive

DUI arrest in Laurel Drive crash

Neil Charles McEntee, 42, of Pleasanton, was arrested for DUI on July 4 for a crash on Laurel Drive in The Preserve.

In that crash, which occurred at about 2:20 p.m., a Ford pickup truck headed southbound on Laurel

Creek Drive at a high speed veered to the right and struck a curb, went out of control, skidded across the sidewalk, back into the roadway, and into the northbound lane.

The truck continued to skid and began to head westbound and hit the

curb at Laurel Creek, continued onto the front lawn at 5926 Laurel Creek, where it rolled over and catapulted into the front yard of 5918 Laurel Creek, shearing a large tree and hit the home causing little damage but crushing the driver's door. ■

OBITUARIES

PAID OBITUARIES

Patricia Baker Cortez

Cortez, Patricia J. age 84 of Fairborn, Ohio, passed away Sunday, July 29, 2012. Pat was born to the late Galen and Gladys Baker on February 25, 1928 in Casstown, Ohio. She married Robert Cortez on April 1, 1967 in Fairborn, Ohio. Pat worked as a Civil Servant at Wright Patterson AFB, Ohio retiring after 26 years of service. She was a strong supporter of the arts and military affairs activities in the Dayton region and lifelong member of the Officers' Wives Club at Wright Patterson Air Force Base as well as Eglin AFB, Florida, and Hickam AFB, Hawaii. Pat is survived by her husband, Robert Cortez; son, John W. McCance; granddaughters, Lauren and Katie McCance. She was preceded in death by her older brother William G. Baker formerly of Springfield, Ohio; survived in death by her younger sister Judith (William) Pantle of Bellefonte, Pennsylvania; and sister-in-law, Wanda Baker of Tampa, Florida. A private funeral is scheduled for August 3, 2012. The family has requested in lieu of flowers that donations be made in

her name to any of the following organizations: Miami Valley Military Affairs Association Foundation, c/o Greene Giving, 25 Greene Street Xenia, Ohio 45385; WPAFB Spouses Club Scholarship Program, WPOSC, P. O. Box 67, Fairborn, Ohio 45324; Culture Works, 126 North Main Street, Suite 210, Dayton, Ohio 45402; Salvation Army of Hawaii and Pacific Islands, 2950 Manoa Road, Honolulu, Hawaii 96822. Condolences may be expressed to her family at www.NewcomerDayton.com or by mail to: Family of Patricia J. Cortez, 2406 Hillsdale Drive, Beavercreek, Ohio 45431.

Maureen Mulholland O'Hare

Maureen Mulholland O'Hare, a 27 year resident of Pleasanton, passed away suddenly of natural causes on July 8th, 2012. Maureen was an empathetic soul who felt for those who were marginalized, poor or suffered from the ravages of war. Her warm smile, great heart and sense of fun were especially evident in her playfulness



with children. Maureen was born in Brooklyn, New York on August 30th, 1952. She lived in Brooklyn, Florida, Lompoc and San Jose as the family relocated while her father worked on the missile programs. Maureen graduated from Leland High School in San Jose in 1970. She worked twenty years for Pacific Bell as a Staff Engineer.

Maureen retired after the birth of her second child to concentrate on raising her children. She volunteered at Hillendale and Alisal schools where she particularly enjoyed teaching about Art History. She was a member of the inaugural St. Augustine parish neighborhood faith formation groups and loved dancing and museums. Maureen enjoyed traveling and frequently visited Ireland, the birthplace of her parents.

Maureen is survived by her children Shannon and Brendan, her husband William, her mother Johannah Mulholland and her brother Rory Mulholland. She was predeceased by her father John Mulholland.

Services will be held in Pleasanton on August 4th at 11am at St. Elizabeth Seton Chapel and will be followed by a reception from noon-4pm at Handles in the Pleasanton Hotel. Donations can be made to the National Psoriasis Foundation.

Drug violations

- 10:26 p.m. at the intersection of Willow Rd and Owens Dr; under the influence of a controlled substance, possession of a controlled substance, paraphernalia possession

July 30

Identity theft

- 4:04 p.m. in the 8000 block of Dorothea Court

Possession of a controlled substance

- 11:38 p.m. at the intersection of W. Las Positas Blvd and Martin Ave

July 31

Theft

- 10:28 a.m. in the 4600 block of Chabot Drive; grand theft
- 5:08 p.m. in the 4200 block of Dundalk Court; identity theft



WEEKLY MEETING NOTICES

Planning Commission

Wednesday, August 8, 2012 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- **P12-0801, Eric and Michelle Wall**
Application for Design Review approval to construct an approximately 6,200 square foot residence with habitable basement at 2505 Yolanda Court.
- **P12 1219, Tony and Juana Carballo**
Application for Design Review approval to construct an approximately 3,359 square foot single story home, an approximately 918 square foot attached garage, and a detached accessory structure at 5976 Kolb Ranch Drive in the Kolb Ranch Estates.

Civic Arts Commission

Monday, August 6, 2012 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- Approval of the Public Art Piece "Joyful Empowerment"
- Approval of Community Grant Program Sub-Committee's Recommended Changes For Inclusion into the FY 13/14 Community Grant Program Process
- Selection of Two Civic Arts Commissioners to Serve on The Children's Theatrical Production Company RFP Screening Committee
- Selection of Commissioner to Serve on The Parks and Recreation Master Plan Steering Committee

The following meetings have been cancelled:

- Library Commission – August 9th
- Parks & Recreation – August 9th
- Youth Commission – August 8th
- City/PUSD Liaison Committee – August 14th
- Historic Preservation Task Force – August 23rd

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

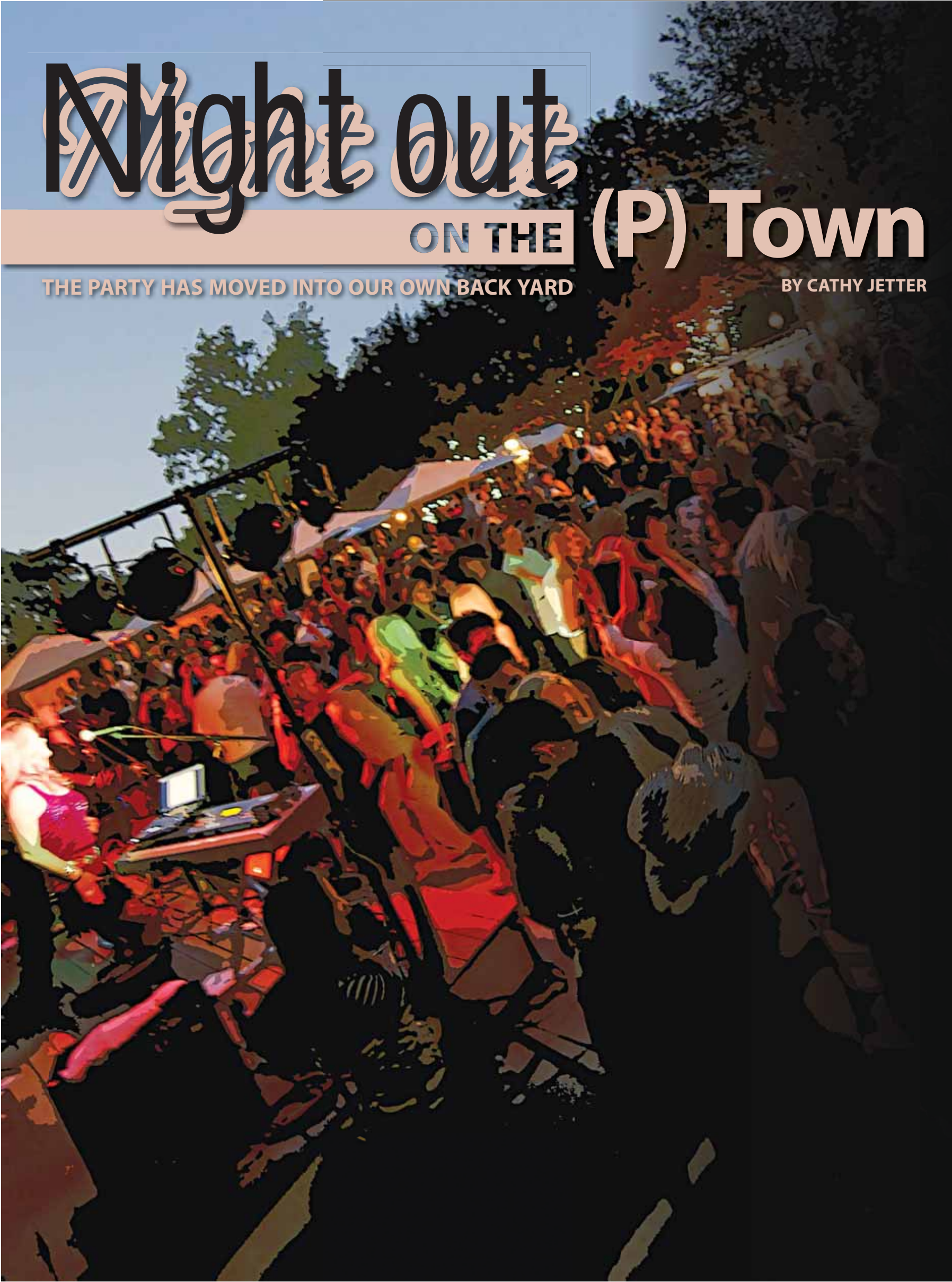
Night Out

ON THE

(P) Town

THE PARTY HAS MOVED INTO OUR OWN BACK YARD

BY CATHY JETTER



If you are looking for a girl's-night dinner and movie night, you've paid attention to the hot spots. Real Friday night is here. Pleasanton has grown up, and suddenly there are a lot of places to play.

Yes, revelers from all over are looking for a good time. Pleasanton has become a true destination. People are plugging Pleasanton's reputation systems as a way to find what seems, been moved to.

Certainly this is the case for Barone. For the last several years, the yard has been the heart of the Thursday evening party. The "Pleasanton Stars" is quite possibly the best night event in the area. It's got the music, great food, and a great atmosphere together on an outdoor stage tucked behind the restaurant on St.

Marble-topped bar and pool tables are yards of sparkling fun. Joe believes it's the best give Thursday night party in the area.

"The first few years, it was just in and play, but people are starting to move to," Joe says.

Now a different scene is unfolding. Current music with a twist. Thursday night



Anyone looking for a good time at Barone's Music Under the Stars, Tom Kennard, shows you how to have a good time.

OTHER V

There's a party scene in Pleasanton almost every night. The places mentioned in this article are just what you're looking for. Pleasanton hot spots

still under the impression that there is no singles scene and your last night out took the route of a routine drive across a bridge; Pleasanton, you have not been paying attention to what's happening in town.

Light fun no longer requires a full drive across a bridge; Pleasanton in the past few years and suddenly a plethora of places for grownups.

From all around the Bay Area are driving in, and our little city has become a destination point. These days, people are driving into their neighborhoods and heading to the party that has, it seems, moved right into our own back yard.

It's the case for Joe and Maricela. For the last four years the Barone's back yard has been a place to see and be seen each week from the end of May through October. "Barones' Music Under the Stars" is possibly the most popular Thursday night event in East Bay — a time when good music and an amazing crowd all come together in an elegantly appointed courtyard and the equally elegant Barone's on John Street.

Bars, resort style cabanas and twinkling lights create a definite ambiance, and the music and the dancing that goes on at Barone's has their real appeal.

Weekends we had jazz bands come in and people really wanted music they could dance to.

At least one band plays every week, mixing up some of the old, fun favorites. The aficionado Kelly French echoes

Joe's assessment, crediting the Barones' natural ability to throw a great party for the lasting popularity of the get-togethers.

"There is so much attention to detail, and the atmosphere is so festive, you can't help but be happy to be there," she said. "Everyone dances — it's easy to be a part of the fun."

One of the many Pleasanton residents who appreciates the opportunity to socialize and enjoy an adult night out without a drive to the city, French cites plenty of bartenders, a great tapas-style menu and a really positive atmosphere as reasons she and her husband, Troy, have found a variety of ways to enjoy their evenings at Barone's, including reserving one of the seven private cabanas to share with their friends.

"The cabanas are a great option for getting a group of friends together, or planning a girl's night out," Kelly said, "but when it's just the two of us, or just a few couples getting together, we'll show up early and grab one of the fire pits, instead."

While the music and the fun could easily carry the Thursday night celebration into the early hours of Friday morning, the Barones understand they have neighbors who might not be in a party mood every Thursday.

"The band ends right at 10," Joe explained, "and we stop serving alcohol at 10:30."

By 11 p.m. the twinkling lights have been turned off and an ever-present security team has ensured all guests have made it safely from the site.

For those who aren't quite ready to take off their dancing shoes, it's a short walk around the corner to St. Mary Street and the Redcoats British Pub. By day Redcoats is a family friendly restaurant with an excellent menu extending far beyond the standard fish and chips fare. But if you haven't seen this place after

10 p.m., it's time to put the kids to bed and head out because you are missing some serious fun.

Friday and Saturday nightlife was offered to the over-21 crowd soon after Mari Kennard and her ex-husband Paul opened Redcoats in December 2007.

"The first few nights were a little spotty," Mari remembered in true British fashion, "but it didn't take long for word to get out and we've been full ever since."

It wasn't the bangers and mash that had people talking about Redcoats, it was the DJ and six video screens which are not shut down until 1 a.m. — finally a Pleasanton party place that didn't care when mom and dad said it was time to head home.

Not that mom and dad, or even grandma and grandpa, are always the first ones to give up their spot at the Redcoats bar.

"People think that our late night crowd is young, but it's really very mixed," Mari explained with a smile. "We've got generations of people celebrating milestone birthdays together, dancing together. When people of any age are ready to kick up their heels, they come here."

Redcoats added another evening to the late night party platter when Barone's Music Under the Stars brought a whole new crowd to the downtown on Thursday nights. With dancing and light food offered till midnight, the extra hour at Redcoats offers a chance for Barone's patrons to finish up a conversation or an easy place to wait for a safe ride home, courtesy of the local taxi services that invariably show up as the doors are being locked.

"The taxis know when we close," said Mari with a chuckle, "and they know they can find customers here."

Diversity is the happiest aspect of Pleasanton's newest nighttime entertainment options, and Grape Times Wine Bar understands that while the crowds and craziness of the bar scene can be a welcome distraction, sometimes a more serene setting is needed at the end, or beginning, of a long week.

From Monday night karaoke to Meet the Wine-maker nights, Grape Times manager Stephanie Eads works hard to include a variety of events to keep patrons entertained while they sip the local Livermore Valley wines featured at this intimate establishment on Railroad Avenue near Neal.

But whatever activity might be taking place, the main attraction at Grape Times is the friendly atmosphere. Sit down for a tasting or two, strike up a conversation with the wait staff, and before long the regulars will be calling your name when you walk through the door.

Of course, there's no way any account of Pleasanton nightlife could be considered complete without offering words of admiration and tribute to the original Pleasanton nightclub — the Sunshine Saloon. Known as the Shine to the large crowd of loyal regulars and old timers who have frequented this establishment on Santa Rita at Valley since 1978, this laid back bar was once the only game in town.

Not a lot has changed since then, no fancy face lifts or miraculous makeovers found here. Daily specials featuring Taco Tuesdays and Rib Eye Fridays make the Sunshine Saloon a ritual for many, while ping pong tables, shuffle board, darts and enough video screens to cover every Olympic event as it is broadcast show that the Shine really understands what makes a great night out. ■



JAY FLACHSBARTH / CONTRIBUTED PHOTOS

fun has no reason to leave Pleasanton, which has become a destination to enjoy food and drink, music, dancing and meeting new people. Weekends begin on Thursday evenings with plenty of action at (left) Under the Stars in its large, elegantly appointed courtyard with a different band every week through October. Redcoats British Pub (above) is another spot for "some serious fun," with (center) manager/bartender Paul Kennard with his girlfriend Megan Murphy and sister-in-law Julia Kennard.

VENUES

Somewhere in Pleasanton, there's a great spot of the week besides those listed in this story. When a good time is in the air, check out these spots:

Handles Gastropub
855 Main St.
399-6690
www.handlesgastropub.com
Regularly features music in the lounge.
Live music on the patio every Friday night through the summer.
Check the website for band schedule.

Hilton Pleasanton at the Club
1750 Johnson Drive
463-8000
Hot Sizzling Nights every Thursday through the summer.
Connect with Hilton at the Club through Facebook for DJ/Band schedule.

Epic Lounge and Sports Bar
3059 Hopyard Road
462-7674
Dancing, karaoke, pool tables.
Connect with Epic on Facebook for schedule of special events.

'Just Say It!'

*RSVP Speech Campaign
works to build confidence
in public speaking*

By NICOLE DOI

Whether it's help with a best man's speech, a first-grade book report, a sales pitch or a chemistry presentation, RSVP Speech Campaign is determined to provide members of the community with the knowledge and confidence necessary for delivering a flawless speech.

Amador Valley High juniors Melody Huang, Alice Deng and Shilpa Krish launched the RSVP Campaign at the beginning of the summer after overcoming their own encounters with public speaking. The initials stand for Repertoire, Speech, Voice and Presentation.

As members of Amador's DECA club, they were inspired to share their knowledge and experiences with the community.

"We know that speech deliverance often causes a lot of anxiety and stress, and having been through that phase ourselves, we wanted to change that for our youth," explained Melody. "We wanted to start a campaign that would help others have the assertiveness to state their opinions in front of a live audience, hence our logo: Just Say It!"

From 4-6 p.m. every Monday at the Pleasanton Public Library, the founders, along with five other instructors, provide speech lessons for children and adults.

On average, the weekly lessons attract 25-30 students, the majority from elementary school. Due to popular demand, RSVP has added a separate adult class.

"There are consistently six or more adults," said RSVP instructor Arany Uthayakumar. "We've had a woman who goes to poetry readings, a dentist who gives seminars, a best man who is giving a speech at his brother's wedding in 10 months, a chemistry major who has to give presentations in class — these people are all in different situations yet effective public speaking is very applicable to them."

"The same things apply to all of them. There really isn't a secret to public speaking; there are just a few things that everyone needs to know," she continued.

Each lesson covers topics like enunciation, posture, eye contact and volume. The adults are taught public speaking techniques in the form of lectures, while the children learn new skills and practice techniques through interactive games and exercises.

"I really want to be more confident and to get over being shy. We play games



NICOLE DOI

RSVP founders (l-r) Melody Huang, Shilpa Krish and Alice Deng play games with the kids in order to break the ice at their RSVP Speech meetings held from 4-6 p.m. Mondays at the Pleasanton Public Library.

to build our confidence and they teach us good posture so that we can look more confident," said Arushi Avachat, who is in middle school.

At 4 p.m., the library's Community Room is silent. But after two hours of Jeopardy, reciting speeches with Skittles in their mouths, and posture contests, the quiet room has been transformed. The once-shy students stand in front of their peers smiling and confident as they read their assigned speeches.

"Before I came to RSVP I wasn't very good at public speaking. Now I'm better at it," said another middle school student, Jason Diwa.

RSVP attracts students from beyond the Pleasanton borders.

"Sometimes we have students from Dublin and Livermore. By holding RSVP at the public library, we attract outsiders who are not native to Pleasanton," Melody said.

She, Alice and Shilpa are currently in

the process of launching a branch in San Leandro, and hope that it is the first of many locations in the Bay Area.

"San Leandro is our first addition, but we hope to be able to expand our campaign to Hayward next. We eventually want our campaign to be statewide," Melody said.

RSVP will continue to hold lessons through the remainder of the summer, and the organizers plan on continuing into the school year on weekends. For more information, email melodyhuang2007@gmail.com.

"The most rewarding part of this campaign is seeing our youth's improvements and enthusiasm during each lesson," Melody said. "Every Monday there are new faces and old faces. We love interacting with the new members, but we also love seeing old clients. We are very happy to know that we've helped make a difference in our society and helped build confidence in our youngest generation." ■





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Phantom 12B members are (back row, l-r) Coach Kristen Ho-Tseung, Sofia Molina, Michelle Wood, Emily Trinidad, Coach Mike Williams, Caroline Clark, (middle) Jessica O'Neal, Lauren Ho-Tseung, Danielle Williams, Mary Rockwood, Shelby Cabral, Jenna O'Neal, (front) Nicole Riordan and Courtney Dinelli.

Heat doesn't stop Phantom at Roseville Tourney

Next destination: Western Nationals

By TERRI MOLINA

Phantom 12B girls softball came out on top again at the Lincoln/Roseville Tournament held July 21-22. It was a hot but successful weekend for the team, and an important win as Phantom goes into its last tournament in Salem, Ore., for Western Nationals.

On Saturday during pool play Phantom was able to battle and win all three games. The first game was against Worth Salinas Storm with a final score of 2-1. Danielle Williams threw seven strikeouts while allowing only two hits. She also had a two RBI double. Courtney Dinelli had a double and catcher Sofia Molina, threw out a base runner at second base not once, but twice.

In game two, Phantom played the Mayhem Elite with a 3-2 win. Jessica O'Neal threw nine strikeouts and allowed two hits. Nicole Riordan had an awesome double play, applying a tag on a base runner and quickly throwing the ball to first base. Dinelli went 3 for 3, including a game-winning double.

In game three, Phantom played the Central California Krush for a 6-1 win. Both Williams and Jenna O'Neal pitched. Phantom's defense was on fire with great plays by Molina, Shelby Cabral, Riordan and Jessica O'Neal. Mary Rockwood laid down an excellent bunt, moving the first-base runner over to third. Emily Trinidad and Jessica O'Neal both had two RBIs in this game. Lauren Ho Tseung grounded to third and her alert base running took her to second on an overthrow, later to score a run.

On Sunday, Phantom was 1st seed, arriving at 9:45 for a 10:45 game that was a forfeit. The next game, in the 103-degree heat, was played against the USA Elite that lead Phantom to a 6-2 win. Jessica O'Neal and Williams combined for three strikeouts. Williams was 3 for 3 at the plate with an RBI. Jessica O'Neal and Trinidad both had two RBIs. Once again catchers, Molina and Dinelli both threw out a runner at second base.

In the semifinal game, Phantom played the Salinas Storm for a 5-1 win. Jessica O'Neal pitched throwing three strikeouts. Defense was alive with great plays by Molina, Williams, and Jenna O'Neal. Offensively, Trinidad went 2 for 2, Rockwood had a triple and Michelle Wood had a double.

Finally, in the championship game Phantom faced the Stockton Grapettes. This was a tough team that has a very high ranking in girls softball. Williams was at the top of her game pitching 10 strikeouts and was 4 for 4 at the plate. There were many great defensive plays involving Molina, Riordan, Jessica O'Neal, and Cabral. Offensively, O'Neal hit a triple (that would have gone over the fence had there been one) and was 3 for 4 with 2 RBIs. Dinelli was 3 for 4, Molina was 2 for 3, and Jenna O'Neal was 2 for 3. Overall, the girls had 16 hits in this game.

Phantom won the Pleasanton Summer Classic on July 6-8, placed second at the Stockton Tournament on July 14-15, and now goes on to its last tournament in Salem. ■



NorCal Baseball 14U champs in Arizona

NorCal Baseball 14U won the recent USA West 14U National Championship that took place in Arizona. Team members are (back row, l-r) Coaches Greg and Ruben, Jacob Rebar, George Lizarraga, James Vaccaro, Tyler Peters, Brett Bello, Macen Schwehr, Ruben Mercado, Coaches Marcos and Brice, (front) Andrew Sotelo, Dominic Foscilina, Dalton Seymour, Al Lopez, Chase Proctor, Junior Rodriguez and Justin Mitchell.



Tri-Valley wins at Babe Ruth All-Stars

The Tri-Valley Babe Ruth 13-year-old All-Star team won the Northern California Babe Ruth All Star tournament in Woodland recently, going 4-0 to defeat East Sacramento, Oakland and Bel-Mateo twice, and outscoring its opponents, 35-8. Tri-Valley, with players from Pleasanton, Livermore, Dublin, San Ramon and Danville, advanced to this week's Southwest Regional Babe Ruth Tournament in Surprise, Ariz.

Team members in a cornfield in the Woodland "Field of Dreams" are (front row, l-r) Ryan Bowman, Nate White, Nic Venezia, Matt Neswick, Jared Dawson, Dante Albanese, (back) Manager Sean Venezia, Clark Eder, Saiki Roy, Jack Fryer, Joshua Ott, Max Moore, James Cowick, Jack Maloon, Darroch Koel, Jack Morgan, Coach Rick Fryer and Coach Todd Moore.

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Classes

CLASSES IN MICROSOFT EXCEL Three free Excel classes will be offered by the Pleasanton Public Library at 6-7 p.m. Mondays in August by a finance professional: Beginners Excel on Aug. 6; Intermediate Excel, Aug. 13; and Advanced Excel, Aug. 20. Registration is required; call 931-3400, ext. 7. The library is located at 400 Old Bernal Ave.

Concerts

CONCERTS IN THE PARK Pleasanton Downtown Association presents live concerts throughout the summer from 7-8:30 p.m. Fridays at Lions Wayside Park at the corner of First and Neal streets. Jazzy Rhythm and Blues by Burton & Co on Aug. 3 then come back Aug. 10 for Latin/Reggae World Music by Rockatan Latin Tribe. Visit www.pleasantondowntown.net.

Events

FORECLOSE ON THE BOMB, NOT THE PEOPLE Commemorate the U.S. atomic bombings of Hiroshima and Nagasaki. Speakers, Hiroshima survivors, music, food and an action to foreclose on the bomb. 4-6 p.m., Sunday, Aug. 5 William Payne Park - across from Livermore Nuclear Weapons Lab, Vasco Road & Patterson Pass Road, Livermore. 443-7148. www.trivalleycares.org

PLEASANTONIANS 4 PEACE Pleasantonians 4 Peace is sponsoring a candlelight vigil at 7 p.m., Wednesday, Aug. 8, in front of

the Museum on Main, 603 Main St., Pleasanton. We will reflect on the human and monetary costs of the war, honor our veterans, and visualize ways of moving beyond this conflict to a more peaceful society. For more information contact Cathe Norman at 462-7495 or Matt Sullivan at mjs7882@gmail.com. Visit www.Pleasantonians4Peace.org.

Film

HUGO You are invited to enjoy the free movie "Hugo" at dusk, Thursday, Aug. 9, at Amador Valley Community Park, 4301 Black Ave., Pleasanton. The film is rated PG.

Fundraisers

GRAPE AND LEAF EVENT Celebrate Sustainable Agriculture on Saturday, Aug. 11, at the biggest event of the year for LEAF (Local Ecology and Agriculture Fremont), hosted by Westover Winery. Make new friends while wine-tasting and enjoy the summer evening with local musicians and auction. 5:30-9:30 \$35 The Grape and LEAF, 34329 Palomares Road, Castro Valley. (510) 885-1501. www.leaf-center.org

PLEASANTON/TULANCINGO ANNUAL BBQ Everyone is invited to the annual community BBQ for the Pleasanton/Tulancingo Sister City Association, with Tony Macchiano's Lickety Split BBQ Dinner, no-host bar, great live and silent auctions, music and dancing under the stars. 5:30-11 p.m., Saturday, Aug. 11.

\$30/person; Pleasanton Fairgrounds, 4501 Pleasanton Ave., Pleasanton. 925-462-2767. ptsca.org

Lectures/ Workshops

WORKSHOP ON CARING FOR LOVED ONES WITH DEMENTIA The Alzheimer's Foundation of America is presenting nationally renowned dementia care expert Teepa Snow at a free hands-on Do's and Don'ts Workshop for families caring for loved ones with dementia. The workshop is 6-8 p.m., Monday, Aug. 13, at the California Center at Pleasanton Conference Center, 4400 Rosewood Dr., Pleasanton. Preregister at www.regonline.com/builder/site/Default.aspx?EventID=1094077.

On Stage

'ANNIE, JR.' Support local young actors and see "Annie, Jr.," presented by Tri-Valley Young Performers Academy at 6 p.m., Friday, Aug. 3, and at 11 a.m. & 2 p.m., Saturday, Aug. 4, at Livermore High, 660 Maple St., Livermore. Tickets are \$10 for adults and \$5 for students. Visit www.TriValleyYPA.org.

Seniors

DO YOU KNOW THE WAY TO SAN JOSE? What do you really know about California's third largest city? San Jose is a destination with an exciting variety of attractions for all ages. The lecture is from 10:30-

11 a.m., Tuesday, Aug. 7, at the Senior Center, 5353 Sunol Blvd., Pleasanton. Learn about local train stations and traveling to San Jose on ACE Train. Call 931-5365 or visit www.pleasantonseniorcenter.org.

Spiritual

HU CHANT Gathering being held to chant HU, an ancient name for God, from 1:15-2:15 p.m., Saturday, Aug. 4, at The Parkview, 100 Valley Ave., Pleasanton. All faiths are welcome to attend. Visit www.hearhu.org, www.eck-ca.org, or www.miraclesinyourlife.org.

Sports

PLEASANTON PHANTOM 16A TRYOUTS Pleasanton Phantom 16A Travel Softball Team Tryouts are from 8:30 a.m.-noon, Saturday, Aug. 18, at 5800 Parkside Dr Field 7, Pleasanton. Players can be from other cities and must be 14-17 years of age. Call 408-722-7517 or visit www.pleasanton-softball.org.

Volunteering

THE FIREHOUSE ARTS CENTER VOLUNTEER PROGRAM ORIENTATION A volunteer orientation is at 7 p.m., Tuesday, Aug. 7 at the Firehouse Arts Center, 4444 Railroad Ave., Pleasanton. Positions include Theater Usher, Will Call Window, and Gallery Desk. Theater volunteers must be at least 16, and gallery volunteers at least 21. For more information, or to RSVP, call 931-4855 or email jojajafe@cityofpleasanton.gov.

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Meet Jerry from the Siamese duo, Jerry and June. Jerry is a seal point Siamese and June is a lilac point Siamese. At about 4 months old, they are ready to conquer the world, meet new people, and explore new digs. They are a bonded pair who will melt your heart the minute you set eyes on them. For more information, call the Valley Humane Society at 426-8656; visit 3670 Nevada St., Pleasanton; or go online to www.valleyhumane.org to see other adoptable dogs and cats waiting for you.



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New home construction at fastest pace in last 4 years

Single, multi-family housing starts rose 36.9% in the West last month

By JEB BING

Nationwide housing production rose by 6.9% to a seasonally adjusted annual rate of 760,000 units in June, according to newly released figures from HUD and the U.S. Census Bureau.

This is the fastest pace of new-home construction since October 2008.

"This good report is in keeping with the results of our latest builder confidence survey, in which many of our members said that they are seeing an influx of more serious buyers to the new-homes market this summer," observed Barry Rutenberg, chairman of the National Association of Home Builders (NAHB) and a home builder from Gainesville, Fla.

"What's especially encouraging is that, as consumers realize the advantages of purchasing a newly built home while prices and interest rates are so favorable, builders are able to put more crews back to work on construction sites across the country," he explained. "This in turn is helping spur local economic growth, and policymakers

need to be very careful to not take any steps that would derail the beginnings of such a positive trend at this crucial time."

Rising production is one more piece of evidence that housing is starting to take back its traditional role of leading the nation out of recession.

"It tracks with our forecast for continued improvement in new construction through the end of this year," said NAHB Chief Economist David Crowe.

"While many challenges continue to weigh down the housing recovery, including those related to builders' and buyers' access to credit, poor appraisals and the number of distressed properties in certain markets, production of single-family homes is now the strongest it has been since 2010 due to rising consumer demand brought on by improving market conditions," Crowe added.

Single-family housing starts rose for a fourth consecutive month to a seasonally adjusted annual rate of 539,000 units in June, their fastest pace since April 2010.

Meanwhile, multifamily starts rose 12.8% to 221,000 units, in keeping with the solid pace of demand for rental units.

Regionally, combined single-and multi-family housing starts rose 22.2% in the Northeast and 36.9% in the West, but fell back 7.3% in the Midwest and 4.2% in the South in June. However, the declines were entirely due to monthly volatility on the multifamily side, as single-family starts posted gains across every region in June.

Issuance of new building permits, which can be an indicator of future building activity, fell 3.7% to a seasonally adjusted annual rate of 755,000 units in June following a large increase in the previous month. While single-family permitting posted a marginal, 0.6% gain to 493,000 units, multifamily permitting fell back 10.9% to 262,000 units from an above-trend pace in the previous month.

On a regional basis, permit issuance rose 2.9% in the West and held unchanged in the Northeast, but retreated 0.8% in the Midwest and 8% in the South in June. ■



California's housing market continues to improve

Prices also up, reaching their highest level since last August

California's housing market continued to show signs of improvement in June, as home sales experienced solid gains annually and home prices reached their highest level since August 2010, the California Association of Realtors (CAR) reported this week.

"Although home sales throughout the state continued to improve compared with a year earlier, we did see a modest dip compared with May," said CAR President LeFrancis Arnold.

"Potential home buyers are frustrated by the limited number of homes on the market for sale and are growing discouraged by signs that the economy is slowing," he said.

Closed escrow sales of existing, single-family detached homes in California declined 8.6% from May's revised 567,330 to a seasonally adjusted annualized rate of 518,460 in June, according to information collected by CAR from more than 90 local Realtor associations and MLSs statewide.

June sales rose 8.5% from June 2011's revised 478,040 pace. The statewide sales figure represents what would be the total number of homes sold during 2012 if sales maintained the June pace throughout the year and is adjusted to account for seasonal factors that typically influence home sales.

Home prices continued to improve, with the median home price posting both month-over-month and year-over-year gains for the fourth consecutive month. The statewide median price of an existing, single-family detached home was \$320,540 in June.

June's price rose 1.3% from a revised \$316,410 in May and 8.1% from a revised \$296,410 recorded in June 2011. The June 2012 figure was 30.7% higher than the cyclical bottom of \$245,230 reached in February 2009. The median price has

posted above the \$300,000 level for the third straight month after remaining below that mark for 15 months.

California's housing inventory remained flat in June, with the Unsold Inventory Index for existing, single-family detached homes remaining at 3.5 months in June, consistent with the inventory level reported in May. June's housing inventory was down from a revised 5.1 months in June 2011.

The index indicates the number of months needed to sell the supply of homes on the market at the current sales rate. A seven-month supply is considered normal.

"The lack of inventory continued to impact California's housing market this month," said CAR vice president and chief economist Leslie Appleton-Young. "Tight supply is putting upward pressure on home prices, but it also is restraining sales demand, especially in lower-price segments."

In June, sales below \$300,000 declined 4.1% from the previous month, while sales of homes priced higher than \$500,000 increased 2.3%.

Interest rates continued their downward trend in June, with 30-year fixed-mortgage interest rates averaging 3.68%, down from 3.80% in May and 4.51% in June 2011, according to Freddie Mac. Adjustable-mortgage interest rates averaged 2.76% in June, up from 2.74% in May but lower than the 3% average rate reported in June 2011.

Homes are moving faster on the market with the median number of days it takes to sell a single-family home dropping to 43.4 days in June, down from a revised 45.7 days in May and 50.4 days in June 2011. ■

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871 Redwood Dr **\$848,000**
Sun 1-4 J. Rockcliff Realtors Inc. 280-8500

5 BEDROOMS

3370 Blackhawk Meadow Dr **\$1,399,900**
Sun 1:30-4 J. Rockcliff Realtors Inc. 648-5400

Danville

5 BEDROOMS

1250 Country Lane **\$1,448,000**
Sun 1-4 Coldwell Banker 847-2200

4004 Sugar Maple Dr **\$1,099,900**
Sat 1:30-4/Sun 1:30-4:30 J. Rockcliff Realtors 648-5300

Dublin

2 BEDROOMS

3456 Palermo Way **\$466,500**
Sun 1-4 Moxley Team 600-0990

3 BEDROOMS

11478 Winding Trail Lane **\$439,999**
Sun 1-4 Janice Habluetzel 699-3122

Livermore

3 BEDROOMS

523 Heligan Lane **\$520,000**
Sat/Sun 11-4:30 Coldwell Banker 847-2200

630 Los Alamos Ave **\$339,000**
Sat 10-1/Sun 1-4 Alain Pinel Realtors 251-1111

4 BEDROOMS

1545 Yukon Place **\$929,950**
Sun 1-4 J. Rockcliff Realtors 251-2500

Pleasanton

3 BEDROOMS

4014 Jackie Ct **\$540,000**
Sat 1-4 Alain Pinel Realtors 251-1111

4 BEDROOMS

3947 Phoebe Court **\$749,000**
Sat/Sun 1-4 Tim McGuire 895-9950

1541 Whispering Oak Way **\$949,000**
Sat/Sun 1-4 Coldwell Banker 847-2200

20 1/2 Castlewood Dr **\$1,529,000**
Sun 1-4 Doug Buenz 463-2000

5 BEDROOMS

4116 Grant Ct **\$1,699,000**
Sat/Sun 1-5 Alain Pinel Realtors 251-1111

3266 Novara Way **\$2,750,000**
Sun 1-4 Fabulous Properties 202-6898

3441 Torlano Place **\$1,599,000**
Sun 1-4 Keller Williams Tri-valley 397-4200

6 BEDROOMS

4925 Monaco Dr **\$899,000**
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San Ramon

3 BEDROOMS

101 Black Calla Ct **\$775,000**
Sun 1-4 J. Rockcliff Realtors Inc. 648-5300

788 Lakemont Pl **\$525,000**
Sat/Sun 1-5 Keller Williams Realty 855-8333

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3 BEDROOMS

9895 Foothill Rd **\$1,299,000**
Sun 1-4 J. Rockcliff Realtors Inc. 251-2536

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3530 Welch Creek Rd | Sunol



bd 3 | ba 3.5 | sqft+/- 3,964 | \$1,590,000

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2055 Valley Oak Rd | Pleasanton



bd 4 | ba 3.5 | sqft+/- 4,839 | \$2,250,000

Golden Eagle Estate home on 1.12 acre lot w/ views of Pleasanton ridge & valley. Property surrounded by Heritage oaks. Aupair option, office & bonus room. Lots of upgrades, 5-car garage, pool, spa & much more. Close to BART, downtown, Castlewood C.C., shopping & more.

8012 Golden Eagle Wy | Pleasanton



bd 5 | ba 5(3) | sqft+/- 8,585 | \$3,498,000

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.

5641 San Carlos Wy | Pleasanton



bd 2 | ba 2.5 | sqft+/- 1,400 | \$409,000

Absolutely gorgeous! Just remodeled throughout! New flooring, paint, carpeting, bathrooms, etc. 2 bedrooms, plus a loft, 2.5 bathrooms, 2 car garage and a backyard! Rear yard w/patio, grass and deck off the master bedroom. Walk to downtown Pleasanton!

4264 1st St | Pleasanton



bd 4 | ba 2.5 | sqft+/- 2,557 | \$898,000

Victorian style charm with all modern amenities. Gleaming hardwood floors, crown mouldings, gourmet kitchen, maple cabinets, 3 fireplaces. Walk to Downtown Pleasanton, concerts, Farmer's Market, live the Downtown Lifestyle! Lush private yard!

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Peggy Cortez | 925.209.3451

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3030 Picholine Dr | Livermore



bd 5 | ba 4.5 | sqft+/- 3,776 | \$939,000

Amazing Los Olivos home! Gourmet kit w/SS, granite, big island, lg breakfast room, formal living & dining w/ recessed lights & coffered ceiling. Built-ins! Brazilian cherry flrs upstairs. Big master w/travertine tiled bath. Stamped concrete patio, extra parking.

7900 Shannon Ct | Dublin



bd 5 | ba 4.5 | sqft+/- 4,000 | \$1,095,000

One of a kind! Beautiful remodeled home on cul-de-sac, west side. Includes Private Master Suite w/2 balconies, fireplace & beverage bar, living/dining rm, family rm & game room w/full bar, Gourmet kitchen, 3 Fireplaces, pool/spa, waterfall & fire pit. Walk to schools & park.

9895 Foothill Rd | Sunol



bd 3 | ba 2 | sqft+/- 1,984 | \$1,299,000

Beautiful Home Located in the desirable town of Sunol, 3 bed, 2 bath, Updated kitchen, Original barn, Newer flooring, Just a horse back ride away from Pleasanton Ridge all this on 5+ Acres. This home has the look of Tahoe, a Must See.

4148 Sola Ct | Dublin



bd 3 | ba 2.5 | sqft+/- 1,843 | \$599,900

Corner location with professionally landscaped yard. New carpet, paint and laminate flooring. Kitchen with granite countertops, black appliances and maple cabinets. Built in entertainment center in family room. Plantation shutters in living room.

1545 Yukon Place | Livermore



bd 4 | ba 2.5 | sqft+/- 3,777 | \$929,950

Wonderful home on an interior cul de sac in desirable South Livermore area. Spacious floorplan with Master downstairs, huge bonus room upstairs, Brazilian lpe hardwood floors, so many upgrades! Incredible backyard with pool,spa,playhouse and swing, vineyard.

Diane Sass | 925.583.2168

Kouri Miller Team | 925.251.2548

Kristy and Company | 925.251.2536

The Frazzano Team | 925.413.4511

Weiner/ McDowell | 925.251.2585

2687 Page Way | San Ramon



bd 5 | ba 4.5 | sqft+/- 3,686 | \$999,000

Gorgeous La Sera home on an oversized lot w/ huge backyard! Wrap around porch, oversized patio, jr. suite on first floor, grand entrance with soaring ceilings, formal living & dining rooms, new carpet, oversized loft upstairs and so much more!

110 Deer Ridge Pl | Blackhawk



bd 4 | ba 4(3) | sqft+/- 6,000 | \$3,490,000

Grand Contemporary, built & remodeled to perfection by Young & Burton. Designed for entertaining on a grand scale. Commercial HVAC, 5 A/C's, 60' lap pool, secluded spa, 800,000 BTU heater, 13 Panel solar system, pool house, caterer's room. So much more!

10843 Reuss Rd | Livermore



bd 4 | ba 3.5 | sqft+/- 4,118 | \$1,690,000

Fabulous property on a 2 acre parcel surrounded by gorgeous vineyards. 4,118 sq ft single-story with large kitchen/family area. 360 degree views of 200 acres of vineyards. Front and rear courtyards, fountains and koi ponds. This is a special property.

2046 Pinot Ct | Livermore



bd 4 | ba 4 | sqft+/- 4,340 | \$1,069,000

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 Bckryd with Built in BBQ. Top rated schools. Tennis Court Park.

5424 Cameo Ct | Pleasanton



bd 3 | ba 2.5 | sqft+/- 1,614 | \$424,000

Look at this price & look at the comps. Upgraded kitchen w/granite, tile floors. Custom built in in FR, master&closet organizers. Gated courtyard entry. Large 2-car attached garage w/access to interior. Nice backyard with built-in BBQ.

Khrista Jarvis | 925.855.4065

Judy-Lynn Kiersey | 925.640.0040

Carole Cline | 925.683.0488

Corey Green | 925.583.2173

Brad Gothberg | 925.648.5353

8381 Creekside Dr | Dublin



bd 4 | ba 3 | sqft+/- 2,932 | \$799,900

Location and Gorgeous Views! Located at the top of the hill in Westside Dublin. Backs to open space! Large private lot. Formal living room and dining room with vaulted ceilings, spacious master suite with walk in closet and 3 large bedrooms plus loft/bonus room.

24866 S. Banta | Tracy



bd 4 | ba 4.5 | sqft+/- 3,298 | \$799,000

Tracy Banta Beauty. Pristine Horse Ranch. Location - 10 acres near one of the Fabulous Agricultural parts of Tracy. Close to schools, town, and shopping, large gourmet kitchen, fabulous open floor plan, marble floors throughout. 5stall barn and much more!

6882 Crow Canyon Rd | Castro Valley



bd 4 | ba 3 | sqft+/- 2565 | \$799,000

Wonderful custom built single level home on .97+/- acres featuring; separate living/ dining/ family rooms, eat-in kitchen, laundry room, plenty of storage, in-ground swimming pool, 4 car detached garage, plenty of mature fruit trees, circle driveway, and much more!

2337 Grosvenor Heights Ct | Livermore



bd 4 | ba 4.5 | sqft+/- 3,490 | \$1,089,000

This stunning two story custom home displays the mark of exquisite details and charm. Features include 4 bedrooms, 4.5 ba, fine stonework, designer lighting, amazing formal dining room, dramatic gourmet kitchen with custom granite.

6950 Crow Canyon Rd | Castro Valley



bd 4 | ba 3.5 | sqft+/- 2,700 | \$857,500

Pride of ownership Location-Location...Wow over 2700 sq.ft. is the main home, 4 BDR, 3.5 Bath updated kitchen wait until you see this place. All this on one acre plus an In-Law type unit a must see.

The Frazzano Team | 925.735.7653

Kristy and Company | 925.251.2536

Adam Fettes | 510.329.1421

Alex Villasenor | 925.385.2349

Kristy and Company | 925.251.2536

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



DANVILLE
Open SUN 1 - 4 **1250 COUNTRY LANE**
CUSTOM RANCHER W/POOL! **\$1,448,000**
 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



PLEASANTON
Open SAT/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



PLEASANTON
5755 SAN ANTONIO ST
PEACEFUL COURT LOCATION **\$649,950**
 4 BR 2 BA 1877 Sq.Ft of living space.Open Floor Plan. Tile Roof.Koi Pond.Great Deck.Well Main'd Home! 925.847.2200



SAN RAMON
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

BRENTWOOD
6600 ARMSTRONG ROAD
40 ACRE W/BARN **\$399,950**
 1 BR 2 BA 1124 Sq.Ft.Home.Trees,Outbuilding,A-2 Zoning.Possible Split lot.Kitchen updated.Got Horses 925.847.2200

CASTRO VALLEY
3743 SEPTEMBER CT
SOUTHWESTERN STYLE HOME **\$962,000**
 6 BR 4.5 BA 3,553 Sq.Ft.Remodeled w/Permits.Kit.w/ Fam.Rm Combo & Fireplace.Hot Wtr Recirculation Sys. 925.847.2200

DANVILLE
7220 JOHNSTON RD.
32 ACRE RANCH! **\$1,948,000**
 3 BR 2 BA Peaceful dead-end road yet minutes to Blackhawk.2 wells.Bring horses,4-H Projects, or? 925.847.2200

DUBLIN
11234 ROLLING HILLS DRIVE
STUNNING WEST DUBLIN HOME! **\$820,000**
 4 BR 3 BA Highly upgraded kit & bath.Hrdwd flrs. Huge Mstr w/Office.Vaulted Ceilings.Bckryd w/Deck. 925.847.2200

4436 ROSCOMMON WAY
GREAT DUBLIN GREEN HOME! **\$588,000**
 4 BR 3.5 BA Lrge Mstr Bdrm downstairs.Upgraded w/hrdwd flrs.Fm Rm w/fireplace &built-in media ctr. 925.847.2200

FREMONT
Open SAT/SUN 1-4 **440 CHERRY MANOR**
GREAT COURT LOCATION **\$928,000**
 5 BR 3.5 BA Bed/Bath on Main Flr.Granite Counters,Tankless Water Heater,Hrdwd Flrs,Dual Pane Windows. 925.847.2200

1618 DOUGLAS CT
MISSION SAN JOSE **\$925,000**
 3 BR 2 BA Walk to award-winning Mission Schools. Remodeled throughout.New Roof.Hrd wd flrs. 925.847.2200

4141 DEEP CREEK #171
VERY NICE WELL KEPT HOME! **\$57,500**
 2 BR 2 BA Cooper plumbing,like new inside & out. Storage shed and rm for 2 cars under car port. 925.847.2200

LIVERMORE
Open SAT & SUN 11-4:30 **523 HELIGAN LANE #4**
CONTEMPORARY LIVING **\$520,000**
 3 BR 3.5 BA 2090 sqft, Plus a loft!Premium Lot w/2 car garage. Don't miss this opportunity! 925.487-2955

Open SAT/SUN 1-4 **4892 RHONDA LANE**
BEAUTIFULLY UPDATED HOME! **\$598,000**
 3 BR 2 BA 2,023 Sq. Ft. impeccably maintained & beautifully updated sought after Windmill home! 925.847.2200

2254 FOURTH STREET
WONDERFUL 1920'S HOME! **\$495,000**
 3 BR 2 BA Residential,Live/Work,commercial/Business.Lrge Rms w/Oak Flrs.Antique Drs.Fireplace in Fam 925.847.2200

SAN LORENZO
16019 VIA DEL SOL
UPDATED PROPERTY **\$305,000**
 3 BR 1.5 BA Hrdwd flrs,Oak Cabinets,Beautiful Entry,Huge Family Rm/Formal Dining, Nice Landscaping! 925.847.2200

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

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The latest from The 680 Blog

Can a Seller Cancel a Contract?

If you have practiced real estate for any length of time, you have likely encountered situations where sellers want to cancel a purchase contract during escrow. Sometimes sellers have a change of heart and simply decide they don't want to move any more. Other times, there are circumstances that change such as a job relocation getting canceled or a home the seller has purchased suddenly falling through. No matter what the reason, when a seller decides they would like to cancel a contract, it is a very stressful situation for all involved.

In simple terms, a real estate contract is a bilateral contract. For the seller, there are provisions in the contract dealing with non-performance on the part of the buyer. If the buyer fails to remove a contingency or take other actions that the contract stipulates, the contract can provide the seller the opportunity to cancel the agreement after giving the buyer proper notice. These contingencies are in virtually every contract.

But what if the seller just changes their mind and decides they do not want to go through with the sale? There are generally no provisions in the standard agreement that allow the seller to unilaterally cancel a contract. There are three exceptions to this that come to mind.

One exception would be a seller contingency to locate a replacement property. If this contingency is included in the contract, then the seller would have the right to cancel the agreement if they are unable to locate and secure a replacement property. This is commonly known in the industry as a "reverse contingency", and it is not very common. The reason is simple... most buyers do not want to expend time, energy, and effort on a property if the sale is conditioned on the seller finding another home. And in situations where this does arise, there is usually a fairly tight time frame included to avoid stringing the buyer along for an extended period of time. In fact, often a seller will employ this only if they have a specific property in mind that they will >> [Go to www.680homes.com](http://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.



COMING SOON

Stunning luxury home with 4 BR plus office & bonus room, 4 1/2 baths, wide plank hardwood flooring, exquisite granite & stainless kitchen. Luxurious master suite, and private 1/3 Acre lot backing to vineyards with views! **\$1,459,000**



OPEN SUN 1-4

Gorgeous Castlewood home with upgrade finishes throughout! 4 Bedrooms plus bonus room, 4 full baths, pool, gated entrance, sweeping views, 3 car garage, hardwood floors, and more! **\$1,529,000**
 20 1/2 Castlewood Dr



JUST LISTED!

Like a Model Home! Fabulous home with 4 BR plus bonus room, 3 baths, granite/cherry/stainless kitchen, upgraded baths, plantation shutters, and private lot! **\$885,000**



JUST SOLD!

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! **\$1,630,000**



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**



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reviews of
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COMING
SOON

Vintage Hills Pleasanton
Single Story
Charming 4 bedroom / 2 bath
1527 sq. ft. on nice court.
Please call Julia for more details



JUST
LISTED

Forest Hill Estates West Pleasanton
Beautiful 5 bed/ 3 bath home,
3440 sq. ft., sits on .25 of acre.
Built in 1996, excellent location.
Call Julia for more information.



PENDING
IN 3 DAYS

7703 Cottonwood Lane Highland Oaks
2000 + sq. ft, 4 bed / 2bath
desirable west side single story.
Offered at \$599,000



SOLD IN 5 DAYS
OVER THE ASKING PRICE

7011 Corte Rosa Pleasanton
Spacious 4 bed/3 bath, 2800 sq. ft.
family home with pool in Country
Fair. Upgraded kitchen, excellent
floor plan, 3 car garage.
Sold for \$855,000



REPRESENTED
BUYER

3217 Marilyn Drive Pleasanton
2158 sq. ft., single story
totally upgraded home
with beautiful back yard.
Sold for \$835,000



REPRESENTED
BUYER

2217 Camino Brazos Pleasanton
Stunning remodeled 5 bedroom
home, on quiet street in Del Prado.
This home is 2378 sq. ft.
Sold over the asking price.
Sold for \$773,000

BUYER NEEDS

Large 5 bedroom home, prefer West Side or Happy Valley with Pool or Spa

Family needs a 3/4 bedroom, up to 700k

DISTRESSED SELLERS

- Are you underwater on your Mortgage?
- Are you experiencing job loss, job transfer, sickness, or divorce?
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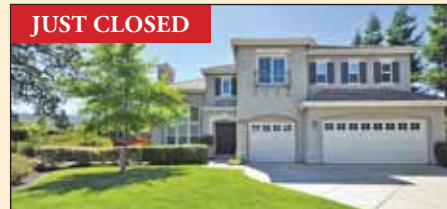


PENDING

1010 LAMB COURT, PLEASANTON

Former model home, upgraded throughout, 4 bedrooms, 2.5 baths, 2029 sq. ft. Built in 1999. Premium 3654 sq. ft. Corner lot. Upgraded contemporary kitchen, adjacent family room, formal dining & living rooms, wood burning fireplace, two car garage, walk to downtown (1 minute walk to main street). Crown molding throughout, dual pane windows downstairs, triple pane windows upstairs (most), upgraded carpeting, dual zone heating & air conditioning, ceiling fans/lights in all bedrooms, two inch wood blinds in kitchen & family room. **OFFERED AT \$649,000**

BRIDLE CREEK



JUST CLOSED

5206 SELENA COURT, PLEASANTON

Check out this double sized lot (.56 acre). Premium private court location for this quality built Greenbriar home (2000), includes 4 bedroom (1 down), 3 baths, and bonus room. Beautiful professional landscaping with in-ground pool/spa in this expansive private backyard including multiple sitting areas, adjacent beautiful Heritage Oak tree, elevated ridge viewing deck. Upgraded gourmet kitchen, with granite counters, marble heated flooring and stainless appliances. Comprehensive audio/video system included. Three car garage. Great home for entertaining! **OFFERED AT \$1,399,000**

CUSTOM HOME



PENDING

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 \$1,169,000**

PLEASANTON VALLEY - "BIRDLAND"

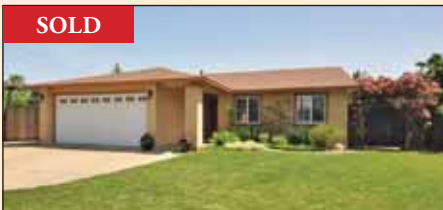


SOLD

2449 MINIVET COURT, PLEASANTON

"The heart of Birdland" Location, location, location! Quiet court is walking distance to Woodthrus 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. "Gateway" 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 AND SOLD FOR \$819,000**

LIVERMORE



SOLD

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. **SOLD FOR \$425,000**

VALENCIA



SOLD

5019 RIGATTI CIRCLE, PLEASANTON

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. **SOLD FOR \$825,000**

SUNOL



SOLD — REPRESENTED BUYER

680 KILKARE ROAD, SUNOL

Most beautiful — shows like a model home. Best kept secret in the Bay Area. Five acres of woods, Sinbad Creek, close to town, 680, Pleasanton & Fremont. Excellent schools, iron fenced yard for play and pets, water fall, fire alarm, surround sound, work area in garage. Bedrooms have doors to outside. **SOLD FOR \$1,095,000**

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 sq. ft., four bedrooms (two master suites) plus office/wine room and bonus loft area and 5.5 bathrooms. Quality, high end equipment and finishes throughout. Gourmet kitchen with granite slab counters and stainless steel appliances. Hardwood floors. Oversized four car garage. Beautifully landscaped Tahoe-like grounds with mature trees. Two minutes to Castledown Country Club. **SOLD FOR \$1,550,000**



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COMING SOON!



Altamar Meadows in Livermore

1810 Sqft / Lot Size 11,316 Sqft. Pool/ Large Lot/ Side Yard Access/ Court Location. Call for a Showing.
Offered at \$585,000

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DRE #01479197



homes@peelsanchez.com | www.PeelSanchez.com



Open Sat/Sun 1-4

4925 Monaco Drive, Pleasanton

6 bedrooms, 3 bathrooms. 3106 +/- sq. ft. Great location within walking distance to historic downtown. Kitchen/Family Room. Updated Kitchen with granite counters, Formal Dining and Living Rooms. Hardwood Floors. Upper deck with views of Mt. Diablo. Custom details throughout. 7046 +/- sq. ft. lot. Traditional sale.
Offered at \$899,000



DeAnna Armario
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Coming Soon!

Coming Soon in Pleasanton Heights!

Over 3400 sq. ft.- recently remodeled, 4 bed, 3 bath. Call Gail for more information!



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SOLD

1976 Armondo Court, Pleasanton

Luxurious Mediterranean 6 bd/6.5, 9821 sf custom home in Ruby Hill. Elegant dual staircases, entertainer's dream kitchen, pool/spa. Views of vineyards. Call for more information.



Joan Sakyo
REALTOR® DRE #01084350
925.989.4123
www.joansakyo.com



6917 Sunnyslope Ave., Castro Valley

Fabulous Views & Beautiful Home. If you're looking for fabulous views and a beautiful home, this is it! Completely remodeled 3 bedroom, 2 bath ranch home with granite counters and travertine tile in the baths. 1.51 +/- acres includes additional buildable lot with sale! Open floor plan & plenty of light. End of the road private location. **Offered at \$649,950**



Lisa Sterling & Natalie Kruger
REALTORS® DRE # 01012330 and 01187582
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www.krugergroup.com



8019 Golden Eagle Drive, Pleasanton

Premium 1.08 acre lot in the prestigious Golden Eagle gated community on Pleasanton's west side. Build your dream home for less than buying an existing custom home. Preapproved 6,300 sq. foot home plans available. Community pool and tennis. Amazing views.
Offered at \$800,000



Donna Garrison
925.980.0273
DRE #01735040
Susan Schall
925.519.8226
DRE #01713497

www.FabulousProperties.net



OPEN SUN 1-4

3266 Novara Wy., Ruby Hill

Beautiful home of 6,450 sq. ft., 5 BR, 5.5 BA, office & bonus, quality architectural detail throughout, pool/spa and views from this golf course lot. Located on one of Ruby's most sought after cul-de-sacs.
Offered at \$2,750,000



Fran & Dave Cunningham
925.202.6898
www.RubyHill.net

DRE #01226296 DRE #00930892



3105 Chardonay Drive, Pleasanton

Absolutely stunning, highly upgraded 4 BD, 2.5 BA, 2,494 sq ft home. Incredible master suite w/fireplace, balcony, walk in closet & elegant bathroom. Gourmet kitchen w/cherry cabinets, rosewood floors and chefs island w/prep sink & warming drawer. Lushly landscaped spectacular yards with paver patios, fountains and waterfall. **Offered at \$898,000**



Melissa Pederson
REALTOR® DRE # 01002251
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melissapedersonhomes@gmail.com
www.melissapederson.com

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