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AROUND PLEASANTON



By JEB BING

Always a smile at Eddie Pappas

Eddie Pappas, a popular Hopyard Road restaurant which its owner Ed Westmoreland calls "America's Hangout," just gained more fame in a Forbes magazine article that cites its "Apple Store-like values." Although the near-full page commentary by Forbes business writer Carmine Gallo came as a surprise, Westmoreland (who expected a sentence or two of praise) says he spent some time with the author when Gallo and his family stopped by. Gallo has a book, "The Apple Experience," and he asked for feedback from readers. Westmoreland read the book and wrote Gallo about how he tries to make Eddie Pappas the restaurant version of the Apple Store.

Gallo came the 3,000 miles from New York to see and was amazed, as he told Forbes' readers, about the uniqueness of the Eddie Pappas' strictly American cuisine from regions across the U.S. Even Westmoreland's hiring philosophy reminded Gallo of a chapter he wrote in "The Apple Experience," called "hire for smiles." Westmoreland, like Apple, values magnetic personality over proficiency, although those of us who dine there believe he offers both quite abundantly.

When Westmoreland opened Eddie Pappas 4-1/2 years ago, his was the fourth restaurant in the stand-alone building at 4889 Hopyard Road in the Gateway Center. But his research for a location to launch his own restaurant showed that despite the failure of those earlier eateries, restaurants such as the nearby Chili's and Faz were doing quite well. Besides, a long-time resident of Pleasanton, he liked the idea of a five-minute commute from his home. What he didn't know, nor did most of us, was that when he opened for business in February 2008, a major business recession would follow. Still, his emphasis on American regional cuisine proved a welcome addition to a city that has many ethnic food restaurants. Customers told him from the start that they liked the tastes of his homemade salad dressings, sauces and soups, and they kept coming back. While some restaurants have fallen on hard times in the slow economy, Eddie Pappas keeps growing with

Westmoreland's business so far in 2012 well ahead of a year ago.

It's a wonder that Eddie Pappas isn't another Chinese restaurant. After receiving his degree in sociology from UC Berkeley in 1988, with a heavy emphasis on management style, he parlayed the part-time and night-time restaurant jobs he worked while a student into a retail partnership with P.F. Chang's. He opened that restaurant's Walnut Creek location and then later, as a market partner, opened up more P.F. Chang's restaurants, including the one at Stoneridge Shopping Center. That brought him to Pleasanton where he quickly became involved in sports and community affairs, activities that continue today.

It was at a marketing meeting in Arizona where he was discussing possible other Chinese restaurant opportunities that the discussion turned to American food. While there were plenty of "down-home" ham and egg and hamburger places around the country, no one had put together a restaurant that served regional food. Most diners had to travel to different regions to experience those special tastes. Westmoreland grabbed the bait and started looking for his own place to give regional American food a try, taking the space being vacated at the Hopyard restaurant by Baci Steak and Seafood Restaurant on Jan. 30, 2008, and opening Eddie Pappas that Feb. 25.

Westmoreland, born in San Francisco and raised in Orinda, comes from a large family and he's keeping pace. His son Jason graduated from Amador Valley High School in 2010 and hopes to transfer from Las Positas College to UC Davis. Mia, 5, is signed up for the dual immersion Spanish language program at Valley View Elementary when school starts Aug. 28. Little "Eddie" is 3 and will be in pre-school. Frankie, who just turned 1, will stay at home with his mother Anette. Whether talking about family or to customers, there's always a happy smile on Westmoreland's face, just as Gallo wrote in his Forbes article about Pleasanton and Eddie Pappas. ■



Ed Westmoreland

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Valley Vista in San Ramon and thirty-one other affordable housing communities provide housing and support services to low-income seniors in the Valley and throughout the West. Please support this important non-profit by playing in the 16th Annual ABHOW Golf Classic, Monday, September 24, 2012 on the Lakeside Course at the Blackhawk CC. Admission includes: Oakley tee prize, BBQ lunch, fabulous hole-in-one prizes, cocktail reception, dinner plus a silent and live auction!

Register today or find out more about ABHOW and the work of the ABHOW Foundation at www.abhow.com/foundation/golf_2012.

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About the Cover

Kyle Suchland (far right), a Foothill graduate who is in the Firefighter/Emergency Medical Technician program at Las Positas College, hangs out on campus with (l-r) Jaclyn Strom, Sydney Wagner and Jonathan Lau. The community college offers more than a state-of-the-art campus, say administrators; it offers opportunities for leadership roles plus quality classes and activities to help students transfer to four-year colleges or pursue careers. Photo by Nicole Doi. Design by Kristin Herman.

Streetwise

ASKED AROUND TOWN

What is the best thing about having a dog?

Gene Tange

President of a software company

They always smile and are there to greet you when you come home, and they seem to never have a bad day. I have Oden, who is a 5-year-old English mastiff, and Sally, a 9-year-old white Lab. I've always had dogs.



Liran Nissan

Owner of a garage door company

You have a buddy around all the time. I have a chow chow who lives in my home country, Israel, with my parents. We named him Psycho because he is a crazy dog; he is snobby, stubborn and he does whatever he wants. He acts more like a cat. But I love him, and sometimes I actually miss him more than I miss my family.



Connor Lehrmann

Student

The best thing about having a dog is the companionship they give. Even if I've had a terrible day, I walk in the door and my spirits are lifted right away.



Kaitlin Brawley

Poor college student

Smoky makes us feel a little bit safer because he barks at everything. He's one of the few things my family agrees on; we all love Smoky, so he bonds us together.



Carol Withers

Retired from Pleasanton Unified School District

We love cuddling at night. Penny sleeps right in between my husband, George, and myself. We've had her for three years; she was 4-1/2 when we adopted her.



—Compiled by Kerry Nally

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

The Pleasanton Weekly is published every Friday by Embarcadero Media, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566; (925) 600-0840. Mailed at Periodicals Postage Rate, USPS 020407. The Weekly is mailed upon request to homes and apartments in Pleasanton. Print subscriptions for businesses or residents of other communities are \$60 per year or \$100 for two years. Go to www.PleasantonWeekly.com to sign up and for more information. POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566. © 2012 by Embarcadero Media. All rights reserved. Reproduction without permission is strictly prohibited.

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DIGEST

Check out Activity Guide

The September-October Regional in Nature Activity Guide is included with this issue of the Pleasanton Weekly, listing activities of the East Bay Regional Park District.

The issue has a complete lineup of what's happening this fall in the district's 65 parks, including fall festivals. Its Healthy Parks, Healthy People feature focuses on Dong Yull Kim, publisher of Hyundai Korean News USA, a partner of the Park District, who is an active hiker in the regional parks.

Work for a congressman

Congressman Jerry McNerney has announced openings in both his Pleasanton and Stockton district offices for interns.

"I encourage students who have an interest in civics to apply for the positions in both of my offices. This is a great way to learn more about the government, and to give back to our community," McNerney said.

College and post-graduate students are encouraged to apply, and high school students will be considered on a case-by-case basis. Although the internships are unpaid, the congressman's office will partner with institutions that offer academic credit for internships.

To apply to work in the Pleasanton office, mail or fax a cover letter and resume, Attention: Internship Coordinator, 5776 Stoneridge Mall Blvd., Suite 175, Pleasanton 94588; fax 737-0734. The telephone numbers are 737-0727 and 744-0727.

25 years for Pleasanton triathlon

Close to 1,000 triathletes will participate in the 25th annual Tri For Fun Triathlon Series tomorrow at Shadow Cliffs Regional Recreation Area with a 400-yard swim, an 11-mile bike ride and a 3.1-mile run. About 60% of the triathletes are first-timers, said Mark Aiton of On Your Mark Events.

Entry fee the day of the event is \$75. Check-in and registration will begin at 5 a.m., with the first wave hitting the water at 7 a.m.

The series is having summer Tri for Fun events, which are timed but not competitive, followed on Sept. 16 with the Tri for Real competition, with increased distances.

Corrections

The caption "Carrying the Torch" in the Aug. 10 issue should have said that Olympics torchbearer Sarah Williams attended Valley Christian Junior and Senior High School in Dublin.

Campaigns on for mayor, City Council, with no election for school board

Fundraisers under way as candidates seek voter support

By JEB BING

With the deadline now past for filing for municipal and school board elections in Pleasanton, two City Council members are vying for election as the city's mayor and four are seeking election to fill two seats that will be available on the council in the Nov. 6 election.

Only the three incumbents were seeking reelection to the school board, which means there will be no election in that race. Trustees Chris Grant, Jamie Hintzke and Valerie Arkin are unopposed and will automatically be re-seated in December when their current terms expire.

Sean Kullman, a tenured English instructor, took out papers as a school board candidate but failed to file them before the Aug. 10 deadline. If he or anyone else would have sought election to the board, there would have been an election.

City Council members Jerry Thorne and Cheryl Cook-Kallio are campaigning for mayor.

Whichever one is elected mayor still allows the other to remain on the council to complete the two years left on their current terms. A special election, as mandated by the City Council, will be held probably in March to fill the seat vacated by the winning mayor candidate.

Those seeking a seat on the City Council in the upcoming election are businesswoman Karla Brown, transportation consultant Erlene DeMarcus, Planning Commission Chairman Jerry Pentin and Michael Harris.



Erlene DeMarcus

Thorne and Cook-Kallio have already held separate campaign and fundraiser rallies to generate support for their mayoral bids. Cook-Kallio will hold another one next Wednesday evening at the home of Becky and Murray on Gray Fox Circle, which will also celebrate the candidate's 58th birthday.

DeMarcus told supporters at a campaign breakfast Wednesday morning at the Alameda County Fairgrounds pavilion that, if elected to the City Council, she will seek common ground among all divergent groups in the city to keep Pleasanton fiscally sound with good schools, recreational facilities and housing that's affordable to teachers, police and firefighters and others.

See **CAMPAIGNS** on Page 8



Back to school

While students may be enjoying their final days off for the summer, some Pleasanton school district employees has already been hard at work. Clockwise from above left: Alex Sutton power washes a stairway at Hart Middle School to prepare the school for opening day; Bonnie Kassar and Barbara Chapman print course outlines and back-to-school packets; and Jane Golden, director of curriculum and special projects, talks to administrators about Common Core State Standards, which are to be phased in over the next few years (see story, page 17).

PHOTOS COURTESY OF PUSD



Tee off for seniors

Golf Classic offers chance to support affordable housing

By DOLORES FOX CIARDELLI

Peggy Sanders, 78, with an income of \$1,000 a month, has limited housing options. For several years, she lived in a senior complex in Castro Valley, which was near services but far from her daughter in San Ramon, plus the rent was going up every year.

"Then a man said that ABHOW was building new affordable housing so I asked my daughter to find out about it," she recalled. "I called ABHOW and sent in an application."

American Baptist Homes of the West, headquartered in Pleasanton, has been providing housing to low-income seniors since 1949 and now has 42 communities, including Pleasanton Gardens on Kottinger Avenue.

Sanders was one of the fortunate seniors whose name was drawn for an apartment in ABHOW's new Valley Vista complex on San Ramon Valley Boulevard in San Ramon. Last year she moved into her small flat, where she pays 30% of her income for rent.

"There are many perks — the food bank, activities, beautiful scenery," she said. "A shuttle bus takes us to stores."

The ABHOW Foundation's Golf Classic takes place next month to raise money to continue its programs, such as transit buses and lunches, and to provide amenities, including patio furniture, flower beds or music and sound systems for the hearing impaired.

In 2011, ABHOW assumed the management of Pleasanton Gardens, which has 40 cottage-style apartments set among lawns and flowerbeds. It has 52 residents, said administrator Yvette Ochoa; many have moved in to be near their children.

"Most of them have lived here in California most of their lives," she said. "One was raised here."

Ochoa said the facility, built in 1969, is scheduled for a remodeling.

"It will be the same type of structure it has now because the residents do like how they can walk out straight to their garden," she said.

"The big advantage they have here is down-

See **SENIORS** on Page 6



Peggy Sanders



Odie Douglas



Stephanie Ceminsky



Leslie Heller



Mindy Bolar



Ed Arndt

PUSD appoints administrators, principals

Appointees move into positions for new school year

By Glenn Wohltmann

Retirements and resignations have led to the appointment of new administrators at the Pleasanton Unified School District.

Topping the list is Odie Douglas, who was hired to replace Cindy Galbo as the district's assistant superintendent of educational services. Douglas started July 1; most recently he was associate/assistant superintendent of educational services at Lodi Unified School District, and was

also associate/assistant superintendent of secondary education at Elk Grove USD. Douglas, who has a doctorate in education from the University of San Francisco, was also a principal and teacher in the Elk Grove district. He'll be at the district's first board meeting for the upcoming year on Aug. 21.

Two of the district's elementary schools have new principals.

Mindy Bolar, who was director of educational services and an

elementary school principal in the Milpitas district began July 1 as principal of Lydiksen Elementary School. Bolar was also coordinator of professional development for new teachers in Milpitas, as well as working as a staff developer and a teacher in that district. She has a Master of science in education and an administrative services credential, both from Cal State University in Hayward.

See PUSD on Page 8



DOLORES FOX CIARDELLI

A Golf Classic fundraiser being held next month will help renovate the community room at Pleasanton Gardens, a senior affordable housing complex built in 1969 on Kottlinger Drive.

SENIORS

Continued from Page 5

town is within walking distance," she added. "I've noticed that in the evenings they get out of their apartments."

A bus from the Senior Center comes to Pleasanton Gardens, and it also has dance classes, English classes for the Asian population, and celebrates birthdays in the community room, which is always open for socializing. It will benefit from the Golf Classic fundraiser, Ochoa said.

"We're trying to remodel the community room and put new carpet in there for them," she explained. "We're going to get new games — bingo, dominoes, any type of game — and new furniture, maybe more tables."

"We want to add outdoor furniture so they can enjoy being outside," she said.

Mae Hill, 67, was also fortunate to find a home in the 105-unit Valley Vista. She raised her family in Oakland, then moved to affordable housing in Brentwood but wanted to be closer to her daughters in Pleasanton and San Ramon.

"We have independent living here," said Hill, noting the convenience of everything, the exercise room and community rooms with television, and the good care from the staff. "This is the best time of my life, to be here."

Jenice and Freddie Law, 58 and 69, were born in Hong Kong but lived for more than 30 years in San Francisco. When they visited the Tri-Valley about 20 years ago they were impressed by the warm weather, then their daughter moved to San Ramon.

"We are grateful to ABHOW for the community here," Freddie Law said.

"All the people are so nice," Jenice added.

They like stretching and exercising each day, and appreciate the English classes, which they noted also encourage interaction among the community members.

"We have so many social gatherings — bingo, social hours, birthday parties, a dance every week," said Peggy Sanders.

The best part, she said, is that she can afford it on her small pension and Social Security.

Seniors in need of affordable housing now represent more than 20% of California's population, according to ABHOW, and affordable housing is scarce and often substandard. ABHOW's mission is to help seniors thrive in its communities.

The 16th ABHOW Foundation Golf Classic will take place Monday, Sept. 24, at Blackhawk Country Club, with golfing, a barbecue lunch, dinner, awards ceremony and live auction. Golf packages and spa packages are available. Register at www.abhow.com/foundation/golf_2012 or call 800-222-2469. ■



Mae Hill



Jenice and Freddie Law

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TAKE US ALONG



Climb every mountain: Owen Clevenger, a fourth-grader at Hearst Elementary, rests with his Weekly after climbing Mount Whitney this summer with his mom Kristine. It was a tremendous trip climbing the highest peak in the continental U.S. and a great mom/son bonding experience, she said.

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PUSD

Continued from Page 6

Stephanie Ceminsky, who served as an assistant principal at Amador Valley High School in the 2011-12 school year was named Donlon Elementary's new principal. She replaces Amy Simone, who resigned to move to the East Coast. Ceminsky has more than nine years' experience as a school site administrator and has been assistant principal at elementary, middle and high schools. She was also a summer school principal, and a teacher at elementary and middle schools, along with experience in teaching special education students. Ceminsky has a master's degree in educational leadership from St. Mary's College in Moraga.

Lori Vella, who was vice principal at Foothill High School, has been transferred to Ceminsky's position at Amador, freeing up a slot for a new vice principal at Foothill. Leslie Heller, a longtime teacher at Amador Valley High School, has been named as its vice principal.

Heller has been an English teacher at Amador Valley High School for 14 years and served as head of the school's English department, having worked for four years at River City High School in west Sacramento before moving to Pleasanton. In Sacramento she taught English, remedial reading and English as a second language classes, in addition to coaching swimming and stepping in as an interim high school vice principal. Heller, who served as Amador's

coordinator for the Every 15 Minutes program, received her master's degree at Sacramento State University.

Along with the new administrators, the district has appointed Ed Arndt as director of clinical services for the Tri-Valley Special Education Local Plan Area (SELPA), a consortium of school districts providing special education services. Arndt has worked as a school psychologist in the district since 1997, after working for a year as a psychologist for the Livermore Valley district. He was also a psychologist with the Child and Adolescent Services branch of the Bureau of Mental Health in Maryland, with a Ph.D. from the University of North Carolina at Chapel Hill. ■

CAMPAIGNS

Continued from Page 5

"I have seen this city becoming divided on issues, and I will use my experience and ability to work with anybody to continue the progress we have seen here," DeMarcus said.

DeMarcus has a long history of public service in Pleasanton and the region. Once a traffic and transportation consultant to former Congressman Bill Baker, a Republican, she was chosen to serve on the BART board of directors. As Pleasanton's representative on

that board, she is credited with winning the support of her associates to finance bringing BART to Pleasanton, the first extension ever authorized by BART directors. No longer a BART board member, she now owns her own transportation consulting firm.

Former Pleasanton Mayor Ken Mercer, who introduced DeMarcus at Wednesday's breakfast rally, said DeMarcus has worked tirelessly on a number of public and nonprofit boards, including the American Heart, Cancer and Diabetes associations.

"It's wonderful to find people in

our community who are willing to stand up and serve and bring their years of expertise that's made their work so beneficial to the Valley," Mercer said. ■

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Business News

Edited by Jeb Bing, jbing@pleasantonweekly.com

Massage Envy opens in Hopyard Center

Customized treatments available 7 days a week

Massage Envy opened its Pleasanton facility this week with a festive ribbon-cutting and luncheon for local business leaders.

The grand opening celebration was hosted by Terry and Doug Dillenburg, owners of the Pleasanton business, which is located at 3003-A Hopyard Road at the intersection of Hopyard and Valley Avenue.

Terry Dillenburg said customized massages and Murad Healthy Skin facials offered at her spa "help relieve stress, decrease anxiety, increase energy and improve your skin texture, tone and appearance. Our professional massage therapists and estheticians will work with you to customize your session just for you."

Massage Envy is open until 10 p.m. weeknights and on weekends. For more information, call 226-7977. ■



Doug and Terry Dillenburg, owners of Massage Envy in Pleasanton.

JEB BING

Goodguys show opens Aug. 24 for 3-day run

Hand-crafted, scale model engines a highlight of 26th annual event at Fairgrounds

Mind boggling engineering and meticulous craftsmanship-by-hand will be on display next weekend — Aug. 24-26 — at the Alameda County Fairgrounds.

The Western Engine and Model Exhibition, hosted by the Bay Area Engine Modelers, will feature more than 50 exhibitors displaying their life's work: hand-crafted, scale model piston driven miniature engines that work and run just like those that power life-size cars, ships and motorcycles.

The exhibit will be one of several featured attractions at the Goodguys 26th Flowmaster West Coast Nationals, an annual Bay Area event that draws more than 3,000 classic cars, hot rods, muscle cars and over 70,000 people to the Pleasanton Fairgrounds.

The highlight of this year's exhibit will be Jerry Kiffer's small scale 1947 Harley Davidson knucklehead motorcycle. Kieffer, a Wisconsin resident, is bringing the motorcycle to Pleasanton along with handmade miniature tools and a lathe he made from scratch to manufacture the bike's miniature parts.

Other highlights include Bay Area sculptor Michael Cooper, who will display a helicopter and a one-off 4-engine machine; Dwight Giles and Ken Hurst with new supercharged V-8s; and Bob Kradjian of Hillsborough, who has a quantity of teaching exhibits that keep the kids fascinated, and more.

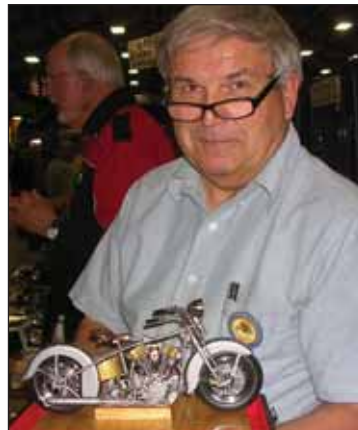
Paul Knapp, who runs a Model Engineering museum located near Phoenix will show 60 historical engine models, including some that stretch back to the 1930s when internal combustion engine modeling was starting to take off. John Gilmore and his all brass locomotive

are sure to be another highlight of the exhibit.

One such model is sure to boggle minds. Modeler John Garris will display his radio controlled boat and tow truck rig. Garris can, with radio control, drive the truck and boat on a trailer to a launch ramp, back the boat into the water, release it, remotely start the 4-cylinder engine in the boat, run the boat around and then bring it back and load it onto the trailer never touching the rig from start to finish. It is all completely remote controlled and all hand-built.

The Western Engine Model Exhibit will be located in the agricultural building of the Pleasanton Fairgrounds near the Court of Four Seasons Plaza and will be open all weekend. There is no separate fee for the model engine show. It is included in the price of admission to the Goodguys West Coast Nationals.

The show will be open from 8



Jerry Kiffer will bring his small scale 1947 Harley Davidson to the Goodguys show.

a.m. to 5 p.m. Friday and Saturday; and from 8 a.m. to 3 p.m., Sunday, Aug. 26. General admission is \$18 and for children from 7-12, \$6. Fairgrounds parking is \$8. Visit www.goodguys.com or call 838-9876. ■



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WEEKLY MEETING NOTICES

City Council

Tuesday, August 21, 2012 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- Introduction of a Tentative Agreement (Memorandum of Understanding) between the City of Pleasanton and the International Association of Firefighters Local 1974 for a term ending June 30, 2014
- Public Hearing: City of Pleasanton – Introduce ordinances to adopt Housing Site Development Standards and Design Guidelines for the following:
 - Planned Unit Developments: (1) PUD-90 (Site 2, Sheraton) approx. 3.3-acre at 5990 Stoneridge Mall Rd; (2) PUD-91 (Site 3, Stoneridge Mall) approx. 10-acre portion of the Stoneridge Mall property at 1008-2481 Stoneridge Mall Rd; (3) PUD-92 (Site 4, Kaiser) approx 6.1-acre portion of property located at 5620 Stoneridge Mall Rd
 - Major Modifications to the PUD governing: Hacienda Business Park: (1) PUD-85-08-22M (Site 1, BART) future mixed-use development at 5835 and 5859 Owens Dr; (2) PUD-81-30-54M (Site 9, CM Capital) two properties totaling approx 12.6 acres at 5758 and 5850 West Las Positas Blvd; (3) PUD-81-30-53M (Site 7, Nearon) approx 5.6-acres at 5725 West Las Positas Blvd; (4) PUD-85-08-26M (Site 8, CarrAmerica) approx. 8.4-acre portion of property at 4452 Rosewood Dr. Bernal Property: PUD-02-10M (Site 5, Pleasanton Gateway) approx 7.0-acre portion at 1600 Valley Ave. Stanley Business Park: PUD-81-25-11M (Site 6, Auf der Maur/Rickenbach) approx. 11.5-acre at 3150 Bernal Ave

Planning Commission

Wednesday, August 22, 2012 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- **PUD-89, Hendrick Automotive Group**
Application for PUD Development Plan approval to allow the demolition of an approximately 2,950-square-foot building and the construction of an approximately 6,260-square-foot building to provide automotive detailing services, an inventory parking lot, and related site improvements at 3932 Old Santa Rita Road.
- **PUD 80 01 12M/P12-0841, Tri Valley Chinese Bible Church**
Application for a Major Modification to the approved Planned Unit Development governing Valley Business Park to allow State-registered heritage schools as a Conditional Use on all properties, and for a Conditional Use Permit to operate a State registered heritage school with a maximum of 60 students at Tri-Valley Chinese Bible Church located at 1055 Serpentine Lane.

Energy & Environment Committee

Wednesday, August 22, 2012 at 5:00 p.m.
Operations Services Center, 3333 Busch Road

- Climate Action Plan implementation update
 - Discuss Alameda County Climate Action Plan
 - Discuss status of Energy Upgrade Pleasanton program and related activities
 - Discuss Fleet Replacement Program
- Sustainability Partners Award – finalize guidelines and application
- Sub-committee report out
- Community outreach update
 - Provide update on Green Scene Fair activities
 - Discuss potential Flex Packages community forums

Parks & Recreation Commission

Thursday, August 23, 2012 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- Bernal Community Park Phase 2 Draft Schematic Plan - Review and Confirmation of Design
- Selection of Two (2) Commissioners to Serve on the Parks and Recreation Master Plan Steering Committee

Historic Preservation Task Force – Cancelled

Thursday, August 23, 2012

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

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



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Opinion

EDITORIAL

THE OPINION OF THE WEEKLY

Changes at California Center

The new owners of the 61-acre CarrAmerica office complex — now called California Center — announced plans this week to add more than 300 luxury apartments and a new retail center at the site.

Catherine Minor, vice president of RREEF Real Estate, a global firm that now owns the center, said the proposed retail would occupy an 8.4-acre section of the site at the corner of Owens and Rosewood drives. It would include small stores and service centers to serve the new apartments, which would be added in phases in two, three and four-story buildings.

Speaking to a Pleasanton Chamber of Commerce group, Minor said the re-development of part of the large office complex would make better use of the landscaped areas and under-utilized parking lots along Owens while at the same time creating a more community-friendly environment for office workers.

Now 20 years old, the California Center at one time was eyed for an additional three large office buildings and a hotel. Those plans were dropped as vacancies in the center surged with less than 50% of the complex now leased. On numerous days, many of the parking spaces are empty.

Ross Stores Inc., currently a major tenant in California Center, plans to move its headquarters to Dublin next year.

The retail stores would be across Rosewood Drive from the Red Robin restaurant and major retailers that include Walmart and Kohl's. The heavily populated Archstone apartment complex is directly across Owens from California Center.

Hacienda Business Park, where California Center is located, is nearing 30 years in age and the RREEF plan would help an overall upgrade needed there. Hacienda Business Park is old and it's tired. The ability for the park to retain and capture new tenants is a challenge, particularly when you look down the freeway and see that Bishop Ranch has shovel-ready projects that they can deliver in 24-36 months.

The RREEF project is expected to go to the Pleasanton Planning Commission shortly with approvals possible before the end of the year. Construction would then start next year.

The apartment complex would contain only rental units, ranging in size from small studios to four-bedroom units in the four-story buildings, which would also have elevator service and underground parking. A community center planned as part of the development would include a swimming pool, spa, Internet cafe and a business center.

As needed, RREEF will add parking spaces that will be displaced by its retail/apartment project into a multi-story parking garage it will build on the opposite side of the office complex. ■



LETTERS

Thanks for Night Out

Dear Editor,

Our Neighborhood Watch group would like to publicly thank our local police and fire departments for the outstanding support shown to our local Neighborhood Watch group during the evening of Aug. 7 for the 29th annual National Night Out celebration. That night our local group joined 37 million people in 15,000 communities across the nation celebrating the fact that the neighborhoods watch out for each other, protecting each other's property and lives.

During our three-hour potluck picnic, we had visits from the police K-9 unit, two detectives, the officers in charge of the Neighborhood Watch program, a shiny red fire engine with the accompanying firemen, the fire chief, and the emergency preparedness manager. All of our public servants were so appreciative of our neighborhood group and the partnership between them and us, taking time to talk with us and interact with our kids.

We were thrilled with their fantastic response on our first National Night Out.

**Carol and Jerry Boster
Linda and Clint Logan
Co-Block Captains in
Pleasanton**

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The Pleasanton Weekly is published every Friday by Embarcadero Media, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566; (925) 600-0840.

Mailed at Periodicals Postage Rate, USPS 020407.

The Pleasanton Weekly is mailed upon request to homes and apartments in Pleasanton. Community support of the Pleasanton Weekly is welcomed and encouraged through memberships at levels of \$5, \$8 or \$10 per month through automatic credit card charges. Print subscriptions for businesses or residents of other communities are \$60 per year or \$100 for two years. Go to www.PleasantonWeekly.com to sign up and for more information.

POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566.

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POLICE REPORT

The Pleasanton Police Department made the following information available.

Aug. 8

Drug/alcohol violations

- 1:42 a.m. in the 6000 block of Allbrook Circle; DUI
- 7:37 p.m. in the 5100 block of Hopyard Road; possession of a controlled substance, paraphernalia possession, misdemeanor warrant arrest

Aug. 9

Theft

- 3:28 p.m. in the 5700 block of Sonoma Drive; forgery

Arson

- 8:23 p.m. in the 3300 block of Stanley Boulevard

Auto burglary

- 8:28 a.m. in the 3700 block of Reflections Drive

DUI

- 1:40 a.m. at the intersection of Crestline Road and Valley Avenue

Aug. 10

Theft

- 8:01 a.m. at the intersection of Valley Trails Drive and Hot Springs Court; two counts of auto theft
- 8:29 a.m. in the 500 block of Boulder Court; auto theft
- 12:38 a.m. in the 5100 block of Oakdale Court; grand theft

DUI

- 12:09 a.m. at the intersection of Valley and Bernal avenues
- 12:43 a.m. in the 1800 block of Valley Avenue
- 1:45 a.m. at the intersection of Santa Rita Road and Valley Avenue
- 3:24 p.m. in the 4600 block of Denker Drive

Aug. 11

Drug/alcohol violations

- 12:20 a.m. in the 4300 block of Valley Avenue; public drunkenness
- 1:12 a.m. in the 4300 block of Valley Avenue; marijuana possession
- 1:38 a.m. at the intersection of Santa Rita Road and Stoneridge Drive; public drunkenness
- 6:07 p.m. at the intersection of Verona Road and Foothill Road; DUI
- 8:33 p.m. in the 100 block of Neal Street; public drunkenness

Aug. 12

Theft

- 6:39 p.m. in the 1300 block of Stoneridge Mall Road; grand theft

Aug. 13

Theft

- 4:06 p.m. in the 3100 block of Santa Rita Road; grand theft
- 9:40 p.m. in the 5500 block of W. Las Positas Boulevard; grand theft

Vandalism

- 9:27 a.m. in the 4200 block of Hayford Court

Paraphernalia possession

- 9:28 a.m. in the 3100 block of Bernal Avenue

Aug. 14

Grand theft

- 9:56 a.m. in the 200 block of Rachael Place

Vandalism

- 9:10 a.m. at the intersection of W. Angela Street and Main Street
- 9:38 a.m. in the 3400 block of W. Ruby Hill Drive
- 11:50 a.m. near the intersection of W. Las Positas and I-680
- 2:38 p.m. in the 7300 block of Johnson Drive

POLICE BULLETIN

Underage drinking, vandalism reported at teen party

One teen was arrested for vandalism and the owner of a home in the 6000 block of Kolb Ranch Road was cited for hosting a party with underage drinking just before midnight Aug. 8.

Partygoer Phoenix Kai Garvey, 19, of Pleasanton was arrested for misdemeanor vandalism in an 11 p.m. incident at the home, according to police reports. Garvey was arrested for hitting a car with a large metal pole and breaking its windshield; in a vandalism that remains under investigation, another vehicle had its front and rear windshields smashed and three tires slashed.

Police reports say five people under 21 had been drinking at the home. The homeowner's name was withheld.

In other police reports:

- Three Pleasanton women told police they were victims of fraud in separate incidents, all reported Aug. 8.

In one, reported at 4:08 p.m. in the first block of Twelve Oaks Drive, a woman received a letter stating she owed \$3,100 in taxes; apparently someone was using her Social Security number at his job, with his earnings are being reported as her income.

In another, which was reported at 8:10 p.m., a woman told police she either left her credit card at Sweet Tomatoes in the 4500 block of Hopyard Road or didn't have the card returned to her at the end of her meal. By the time it was reported missing, it has been used to make a \$900 charge at Target in Hayward, a \$1,000 charge at Justice, a children's clothing store in Fremont, and a \$34.82 charge at

Five Guys in Fremont. The thief or thieves returned to Target an hour later and charged another \$750.

In an incident reported at 7:55 a.m., a resident in the 1500 block of Rose Avenue told police a \$910 charge has been made on her account from San Luis Obispo, although she wasn't there at the time of the charge.

- Two girls were arrested and face possible federal charges for passing bogus \$100 bills at Stoneridge Shopping Center at about 8:28 p.m. Aug. 8.

Three fake \$100 bills were passed: one at Abercrombie and Fitch, and another two at Abercrombie for Kids. A 12-year-old girl from Union City and a 14-year-old girl from Oakland were arrested for forgery, and the Secret Service, which investigates cases of counterfeiting, was contacted.

- About \$50,000 worth of high-end watches and rings were discovered stolen from a home in an Aug. 8 residential burglary in the 3500 block of Bernal Avenue. At around 10:33 a.m., a community service officer went to the address to return some found property — jewelry and receipts found at Foothill Road and Longview Drive — and discovered the front door had been kicked in.

- Two adults and one juvenile were arrested for felony shoplifting in separate Aug. 12 incidents less than an hour apart at Stoneridge Shopping Center.

Cecilia Calvillo Jimenez, 37, of Hayward, was arrested at about 5:35 p.m. for taking makeup worth more than \$950, including perfume, creams and mascara from JC Penny.

At 6:27 p.m., a 16-year-old girl from Lathrop and Britanec Dominicque Windom, 20, of San Jose, was arrested for felony shoplifting for taking two watches and a

bracelet charm from Nordstrom.

- A Stockton man was arrested for auto theft and receiving stolen property on Aug. 13 in the 1700 block of Santa Rita Road.

Kevin Chambers, 45, of Stockton was arrested after being spotted by police before pulling into the Safeway parking lot at about 12:52 a.m. The car, an Acura Legend, had been reported stolen in San Jose. Chambers also had a felony warrant from San Jose in a separate incident.

- A grab and run theft at Sprint PCS in the 6000 block of Johnson Drive netted five smartphones worth nearly \$3,000 between noon and 12:08 p.m. Aug. 9.

- Electronics were stolen in a break-in at Ingram and Brauns Music store in the 3100 block of Santa Rita Road between noon Aug. 9 and 3 p.m. Aug. 12. Taken were two powered speakers valued at \$899 apiece, a \$587 powered speaker, a \$500 mixing board and a \$200 microphone.

- Ryan Joseph Voegelé, 23, a transient, was arrested for prowling at around 10:04 a.m. Aug. 12 after the owner of a car shop at 39 California Avenue spotted him on the property.

- A \$2,000 bicycle was stolen between 2:20 and 5 p.m. Aug. 8 from a home in the 4000 block of Nevis Street; the bike was taken from the garage, which had been left unlocked. Also stolen were a \$100 helmet, \$40 bicycling gloves and a \$30 bicycle repair kit.

- A pry tool was used on the living room window in a residential burglary in the 3300 block of Norton Way. The burglary occurred between 7:45 a.m. Aug. 11 and noon Aug. 14; taken were a video game console worth about \$170 and video games worth \$225, along with a \$50 guitar amplifier and \$20 speakers.

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

OBITUARIES

PAID OBITUARIES

Matthew Michael Lyon

Matthew Michael Lyon died unexpectedly Friday evening, July 27, 2012 while hiking to meet Boy Scouts from Troop 820 as they completed a 30-mile backpacking trip on the Pacific Crest Trail.

Matt was born in Salt Lake City on April 16, 1970. He was raised in Pleasanton, California and graduated from Amador Valley High School. He served a two year mission in Guatemala for The Church of Jesus Christ of Latter-day Saints. Following his mission he attended UC Davis where he earned degrees in Economics and International Relations. He married Eleanor L. Valencia on September 15, 1995 in the Oakland LDS Temple. He worked for Accenture for 16 years.

He is survived by his wife Eleanor, children Connor, Jordan, Maxwell, and Sierra, parents Michael and Susan Lyon of Pleasanton, brothers Nicholas (Chelsea), Daniel (Holly), and Christian of San Francisco, niece Madison and many loving aunts, uncles, and cousins.

Matt lived a life of selfless service to others and filled many church roles, including his most recent as the Bishop of the Walnut Creek II Ward. Matt enjoyed exploring the California coast, backpacking, gardening, home improvement projects, and spending time with his family and friends. He found beauty in nature, art, music, good literature, and always looked for the good in others. He touched many lives with his witty humor and easy-going nature.

He loved his family above all and will be missed by all who knew him.

A website has been established to allow friends and family to serve, support as well as share photos and stories. Please visit lyonfoundation.com

Harold W. Garden

Harold W. Garden died July 22, 2012 at the age of 99. He was born to Joseph and Sarah Garden in Stoney Creek, Connecticut. He graduated from San Francisco State.

He was a longtime teacher at Pleasanton Grammar School, beginning his career there in the early 1940's. Garden taught 7th grade and it was his favorite grade to teach. He was a teacher and principal for 33 years. He retired as principal from the Oakland School District. Garden also was a probation officer for 8 years.

Garden loved to teach and help children and adults learn to read. He believed people should read at all times. He had a great sense of humor, and loved life. He is survived by his daughter and son-in-law, Sally and Save Van Houten (Riverbank), grandson Joseph Crume (Germany), granddaughter Mickie Crume and great-granddaughter John Crume (Moscow, Russia).

Deegan Funeral Chapel in Escalon handled private services for the immediate family, including burial at St. John's Catholic Cemetery in Escalon, CA.



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“It is easier to get drunk than it is to find food.” An Oakland resident stated this when observing the contrast in numbers between liquor stores and grocery outlets in his neighborhood.

Foothill High students Mihir Naik and Sohan Shah took a step toward decreasing this difference by starting a club on campus last December called the Green Initiative. It focuses on providing healthy, organic food for Oakland residents by growing vegetables plus selling reusable aluminum water bottles to benefit a nonprofit group with the same goal.

“We hope to show the members of our community that by embracing sustainable practices they can make a positive impact on their environment and society,” Shah said in an email.

The two teens rent a plot at the Pleasanton Community Gar-

den and raise zucchini to donate to City Slicker Farms, which makes fresh produce available to residents of West Oakland. The teen group is also selling aluminum water bottles for \$5 each to reduce the use of plastic and to raise money for City Slicker Farms.

Naik produced a Green Initiative video for an English class, now posted on YouTube, which explains that Oakland's lack of fresh food arises from three problems in the community: problematic banking, manipulative real estate practices, and racial sentiment. Grocery stores do not take root in some areas because their executives know only low-income families will populate the neighborhoods, it points out.

“Corner stores lacking fresh food, liquor stores and fast-food restaurants are the residents' only economically viable food options,” Naik says in the film. “We want to make it easier for the students interested in fighting this problem to get involved in ensuring that the people of Oakland have access to one of the most basic necessities of life.”

Their first harvest in June yielded 50 pounds of zucchini,



CONTRIBUTED PHOTO

Sohan Shah (left) and Mihir Naik are raising zucchini at their Green Initiative patch at the Pleasanton Community Garden to donate to City Slicker Farms, which makes fresh produce available to residents of West Oakland. The teen group is also selling aluminum water bottles for \$5 each to reduce the use of plastic and to raise money for City Slicker Farms.

den and raise zucchini to donate to City Slicker Farms, which has been partnering since 2001 with the West Oakland community to grow and distribute thousands of pounds of its own fresh produce.

“City Slicker Farms works with its community to empower West Oakland families to meet their needs for healthy organic goods by establishing high-yield urban farms and backyard gardens,” Shah explained. “They provide a solution to the lack of a real choice for fresh, affordable, healthy food, and also revitalize underused urban areas.”

“I started volunteering at City Slicker Farms after my sister (a UC Berkeley student) introduced me to it,” Naik said. “I did a speech on City Slicker Farms at the end of sophomore year. That was when I started thinking about it again, and I decided to start the Green Initiative so I could help out from right here in Pleasanton.”

“We were both very impressed with the work they were doing to improve their community, and we wanted to bring some of their ideas out to Pleasanton,” Shah said. “We got our friends and classmates involved by holding meetings at Foothill High School and communicating with them through social networks like Facebook.”

“West Oakland is known as a ‘food desert’ because of the lack of fresh food sources,” he continued. “The rate of diabetes and other health problems is high in West Oakland because people are forced to buy unhealthy fast food because it's the only affordable option. City Slicker Farms is fighting that problem by bringing fresh food to West Oakland through urban gardening.”

Naik said.

“By establishing our Green Initiative garden we hope to demonstrate that it is both easy and cheap to grow fresh produce in one's own backyard,” Shah added. “Buying produce from the supermarket can become expensive and increases one's carbon footprint, as the produce must be grown elsewhere and then shipped to the supermarket. Establishing one's own garden is far more sustainable.”

Using aluminum water bottles cuts down on the amount of plastic used in the community, they noted. Theirs sell for \$5.

“Our water bottles are an affordable alternative to constantly buying plastic water bottles, which when not properly recycled clog up landfills and release harmful toxins into the environment,” Shah said.

They donate proceeds from bottle sales to the City Slicker Farms.

Besides keeping up their community garden patch and selling water bottles, Naik and Shah, both seniors, are looking for new members for the Foothill club.

“We are trying to find more juniors to keep it going once we graduate,” Naik said.

“We hope that our classmates, teachers, friends, families and community will join us in our stand against food injustices in Oakland,” Naik concludes at the end of his video. “We must prove that we believe access to healthy food is not a privilege of the rich but a protected right of all the people.”

If they sell all of their aluminum bottles, it will raise \$1,650 for City Slicker Farms, said Naik. To buy a water bottle or for more information, email ptowngreeninitiative@gmail.com. ■



Auditions

VALLEY CONCERT CHORALE 2012-13 SEASON The Valley Concert Chorale, the Tri-Valley's premier chorus, will hold auditions by appointment for its 2012-2013 concert season on the following dates: Mondays, Aug. 27, Sept. 10 and 17. The new season will include the music of Gilbert and Sullivan, the annual Sing-It-Yourself Messiah and more. To schedule an appointment, call 462-4205.

Clubs

TRIVALLEY DEMS BBQ The TriValley Democratic Club barbecue, potluck, white elephant sale and silent auction is from 11:15 a.m.-3 p.m., Sunday, Aug. 26, at Emerald Glen Park, Tassajara Road and Central Parkway, Dublin. Speakers will be Assembly members Joan Buchanan and Mary Hayashi, State Sen. Mark DeSaulnier, Congressman Pete Stark and Congressional candidate Eric Swalwell. Cost is \$5. Call Sharon Goldberg at 831-8355 or visit www.trivalleydems.com/Calendar.htm.

Events

GNON MIXER AND YOU'RE INVITED GNON (Girls Night Out Networking) and A Touch of Health Day Spa invite you to join them from 5-8 p.m., Thursday, Aug. 23, at the spa, 377 St. Mary St., Pleasanton, for networking opportunities, drawings, socializing, food and fun. Cost is \$10 for members and \$15 for non-members. RSVP to gnoners@gmail.com by Aug. 21.

LUNCHEON FOR WIDOWED The Widowed Men and Women of Northern California would like you to join them for lunch at noon, Thursday, Aug. 23, at Chianti's Ristorante, 436 Main St., Pleasanton. Cost is your menu choice. RSVP to David by Monday, Aug. 20, at 833-7647.

Fundraisers

BROTHERS, BAR ROOMS AND BANDITS The Museum on Main is holding its annual fundraiser, Brothers, Bar Rooms and Bandits, from 6-10:30 p.m., Saturday, Sept. 15, at the Pleasanton Senior Center, 5353 Sunol Blvd. Return to Pleasanton of 1890s and enjoy gambling with friends and eating great food. Western attire encour-

aged. Cost of \$45 includes barbecue dinner, gambling chips and entertainment. Tickets available at Museum on Main, 603 Main St., Pleasanton, or call 462-2766.

FOOTHILL FOOTBALL BBQ KICKOFF FUNDRAISER Join the fun at the Foothill Falcon's 2012 annual Football BBQ. Come meet the coaches and the senior players on this fun-filled event. This adult-only evening will feature a delicious dinner with no-host bar, live music by JamFunkShus, with dancing, silent auction, drawings and more. 6-11 p.m., Saturday, Aug. 25. \$45 per person. Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton. www.foothillfalcons.org

TRI VALLEY DOUBLES CHAMPIONSHIPS Ruby Hill Golf Club, Castlewood County Club and Livermore valley Tennis Club are joining together to host a benefit tennis tournament with 100% of the entry fees going to the Valley Humane Society. The tournament, with play at all levels, will take place Labor Day weekend, Sept. 1-3, with divisions for men, women, mixed doubles and juniors at all levels. Visit www.trivalleydoubleschampionships.com.

Health

ANNUAL SENIOR'S DAY The Hindu Community and Cultural Center will be conducting a free Alternative Medicine Health Fair from 10:30 a.m.-1 p.m., Saturday, Aug. 18, at Shiva-Vishnu Temple Assembly Hall, 1232 Arrowhead Ave., Livermore. Seniors are invited to enjoy a day full of activities -- talent shows, games and lunch. Register by Aug. 15 to participate in the activities. Call 449-6255 or email suman1218@yahoo.com.

Lectures/ Workshops

KEYS TO EMOTIONAL WELL-BEING Pleasanton psychologist-author Dr. Joy Bodzioch, who has practi-

cal tools for enjoying consistent inner peace, joy and life fulfillment, will give a talk from 7:45-9 p.m., Monday, Aug. 20, at the Pleasanton Public Library, 400 Old Bernal Ave. She will share her upbeat look at ways to build self-esteem and healthier relationships while reducing stress and anxiety. Visit www.discoverjoyonline.com.

Miscellaneous

DISCOVERY SHOP HALF OFF The American Cancer Society Discovery Shop will have its Semiannual 50% off Sale from 10 a.m.-6 p.m., Friday, Aug. 17, and Saturday, Aug. 18, at 1987 Santa Rita Rd., Pleasanton. There will be store-wide savings of half off in both the main store and the furniture and home store. Everything is half off, including jewelry and furniture. Call 462-7374.

On Stage

SALLY STRUTHERS All in the Family's Sally Struthers will regale the audience with songs, stories and laughter in a rare intimate evening of entertainment. The event is from 8-10 p.m., Saturday, Aug. 18, at the Firehouse Arts Center, 4444 Railroad Ave., Pleasanton. Tickets are \$28-\$38. Call 931-4848 or visit www.firehousearts.org.

Sports

PJFL GOLF TOURNAMENT First-ever 2012 Pleasanton Junior Football League Classic Golf Tournament Friday, Aug. 24 at Sunol Valley Golf Course, 6900 Mission Rd., Sunol. Spend a day with friends and business associates and support PJFL at the same time. All registered participants will receive 18 holes of golf on the Cypress Course at Sunol, lunch and dinner. For more information and to register visit www.pjfl.com.

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. Looking for talented players to join their team. 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

EAST BAY STAND DOWN Volunteers are needed to give a "hand up" to men and women who have served honorably in military service and are now homeless. More than 1,000 volunteers with various skills and abilities are needed to support the operation of an East Bay Stand Down "tent city" at the Alameda County Fairgrounds from Thursday, Sept. 13, through noon, Sunday, Sept. 16. Volunteers must register by Aug. 31 at www.eastbaystanddown.org. Financial assistance is also greatly needed. Checks may be sent to Diablo Valley Veterans Foundation EBSD, P.O. Box 2133, Danville, CA 94526.

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CULTIVATING STUDENT SUCCESS

Las Positas College offers education plus other ingredients for a complete student life

Story and photos by Nicole Doi



LAS POSITAS COLLEGE AT A GLANCE

- 8,500 students
- 93 full-time faculty
- 220 adjunct faculty
- 147-acre campus
- 24 occupational associate degrees
- 17 transfer associate degrees
- 44 certificate programs
- 50.56% transfer rate
- Tuition for each credit hour: \$

Right: The Las Positas College soccer team practicing skills; athletes entering two-year colleges do compete with upperclassmen for spots on the field or in the pool.

Far right: President Dr. Kevin Walthers welcoming to the White House Hispanic Community Act held at the college July 26.

Deji Hastrup knew for almost 10 years he wanted to go to Las Positas College.

Hastrup is a student from Nigeria, and he attended LPC in the early 2000s then went to UC Davis.

"I watched my sister's success as she pursued her academic goals. She really set a good example for me. I wanted to follow in her footsteps," Hastrup says.

He has one more year before, in the fall, he hopes to transfer to the University of San Francisco's school of business.

Although his experience at Las Positas has been exactly what he imagined college to be, he says it's been better.

"I'm involved on campus and all of the activities. I really feel fulfilled at this point in my life," Hastrup says. He became a Student Senator after receiving letters from his peers.

"You come to college and go to class, but you also have to take advantage of the other activities. The student involvement with the student government and the many open-minded people who have helped me with my life. They've helped me to realize that it's a lifelong process. They've taught me so many things; they really push me to be a better person."

Whether it's been 10 years in the making or just a few hours, many have made the decision to attend Las Positas College. Set in the rolling hills of Livermore, the art campus has proven that it has many beautiful picturesque views to offer.

Students First

This week Las Positas is welcoming 8,500 students to campus as fall semester courses begin. While some students are embarking on their final studies at the College, others are beginning their first year.

Foothill graduate Karoline van der Zee is attending LPC for the first time this fall. Not having attended other colleges that had accepted her, she decided to pursue higher education at Las Positas.

"I hope to gain a nice relationship with my professors and classmates, along with doing the best in the classroom," shared van der Zee.

"I don't have an exact plan yet, but I'm looking forward to attending Las Positas. It's where I need to go to transfer to a school that I can't wait to attend."

With an extensive course catalog, Las Positas offers a wide variety of classes and programs.

"We may not have as many sections as other colleges, but the courses are there," said Las Positas President Dr. Kevin Walthers.

"We're not trying to compete with other colleges. Our goal here is to offer the students a quality education."



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so that they can be successful when they transfer. Our faculty is really dedicated to the idea of quality.”
The faculty’s commitment to quality is evident in the college’s mission statement: “Students first.” As state budget cuts force the college to cut sections, the faculty and staff at LPC have had to make adjustments.
“I try to add as many students as I can to my classes. If I have a chair, I’ll add them. I do what I can to make sure that the students are getting the best possible experience that I can offer,” said psychology professor and Director of Student Life Cynthia Ross.
The professors do not get paid for additional students, and with a 99% fill rate, Las Positas has almost reached its maximum capacity.
“We really have an outstanding faculty,” Walthers said. “They don’t get paid for their extra time, but they do it anyways because they see that it helps their students.”
In order to ensure that the students are receiving the resources and education necessary to accomplish their academic goals, faculty members have spent countless hours organizing outside activities for their students.
Additional office hours, coordinated study sessions and monthly pizza lunches with President Walthers provide students with opportunities to become involved with their education.
Student Trustee Kris Adhikari of Tracy explained that as a student he has seen the affects of the budget cuts, but it has not taken away from his educational experience.
“We’ve felt the budget pinch at certain times, but the faculty does a really good job to set us up for success,” Adhikari said. “LPC offers so much academic support. For me, the math center made all the difference.”
In order to maintain a level of academic excellence and to provide the students with the resources they need to be successful, the Las Positas College Foundation, the college’s fundraising branch, will begin to support additional sections of courses.
“I want to be able to remove roadblocks for the students so that they can reach their goals, whether that’s going to a UC or a CSU or pursuing a career. I want to clear the way so that they can go on to be successful wherever they choose to go,” Walthers said.
And successful they have been. In the 2011-12 academic year, LPC reported a 50.56% transfer rate, compared to the 40.7% statewide rate. The rates reflect the percentage of students who are successfully transferring to baccalaureate colleges or universities within six years. This past year, more than 500 students transferred to UCs and CSUs from LPC.

Tradition of Academic Excellence

Despite budget cuts, Las Positas College has maintained a level of academic excellence. Last year, more

than 1,000 transfer students from across the country applied for UC Berkeley’s Haas School of Business, and four of the 100 students accepted into the highly competitive undergraduate program were from LPC.
“At Las Positas, I have gained the ability to focus. Being a student that did not do as well as they would have liked in high school, Las Positas has been more or less a second chance at getting into a good university,” said Kyle Suchland, a Foothill alum and current student at LPC. “Las Positas gives students an opportunity to prove themselves as college students.”
Suchland chose to attend LPC because of its strong Firefighter/Emergency Medical Technician program.
“There are several programs in the state for EMT training, however, semester after semester LPC continues to prove themselves as one of the better ones,” he said.
Suchland explained that a third party exam is taken upon the completion of the EMT courses. The national average for passing the test on the first attempt is 70%, while LPC nears 93%.
“Taking a look at just this one program at Las Positas, it is evident that the college is ahead of the curveball when it comes to its educational standards,” Suchland said.
In order to ensure a quality education, the faculty undergoes yearly evaluations. In addition, each course’s syllabus goes through a reviewing process.
Walthers said courses at a four-year college may be more rigorous but students may also be receiving instruction from a graduate student. At Las Positas, they are receiving an education from highly qualified professors who do their best to provide the students with a unique “hands on experience.”

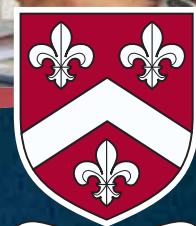
Student Life

With more than 30 active clubs, a student government, eight intercollegiate athletic teams, and a music and theater department, Las Positas offers a student life unique to the community college experience, faculty members say.
Half of LPC’s student body is 21 or younger, while two-thirds is 26 or younger. A younger student population, which resembles that of a traditional four-year college, allows students the opportunity to experience what Walthers calls the “added-stuffs.”
He explained that the “added-stuffs” are the clubs, activities and programs available to enhance a student’s experience. While those attending four-year colleges compete with upperclassmen for spots on the stage, in the pool and on the field, LPC students find themselves a part of the starting lineup their freshman year.
“The students get into leadership roles more quickly. I think that’s the biggest advantage. They have the chance to really develop some leadership skills,” said Walthers.

Director of Events Teshayna Mitchell, who is in her last year as a student, describes her experience with student government as life changing.
“I just thought I would be a part of the student body and that was it. I never really imagined that I could be the person I am today,” she said. “Being a part of student government has given me confidence in life.”
Mitchell hopes to change the lives of others as the Director of Events.
“I want the students to get more of an experience,” she said. “When you host events, it shows them that they don’t have to be at a four-year to get the ‘real’ college experience. Hopefully it encourages the students to become involved and maybe even join student government.”
Sydney Wagner, a member of the Women’s Swim Team, values the friendships that she has gained.
“Being on the team has definitely enhanced my experience at school,” she said. “It can be hard to make connections with other students on campus because we don’t live on campus. But by spending so much time working out and traveling together, the team has provided this opportunity.”
“Being a part of the team is also an excellent opportunity for students who have not competed competitively on a team before to have this experience,” she added. “The ability levels of the athletes range so that anyone can feel comfortable being a part of the team.”
As competition between transfer students continues to rise, Director of Student Life Ross expressed other benefits of becoming involved.
“It’s often a challenge to get students involved on campus at community colleges because they aren’t residence campuses. But I think that it is a good idea to get involved because transferring to four-years is so competitive,” Ross said.
With religious, special interest, cultural, honor society and sports clubs, students say it is easy to find something of interest. Las Positas College also offers intercollegiate men and women’s basketball, soccer, cross country, swimming and diving teams.
Whether it’s playing basketball, acting or cheering on the sidelines, Las Positas students are finding that they aren’t missing out on the “college experience.”
“If I want to stay on campus for 10-12 hours, I can. There’s always something going on,” said Adhikari.
Each year, students from near and far come to pursue a higher education at Las Positas College. Whether they are from Nigeria or the Tri-Valley, planning to transfer or get their two-year Associate in Arts degree, LPC is committed to providing a quality education where its students come first. ■

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New year brings changes for younger students

Higher student-teacher ratio, staggered reading, transitional kindergarten added

By **GLENN WOHLTMANN**

The new school year beginning Aug. 28 in the Pleasanton district will bring some changes, especially for younger children and their parents.

Among those changes: larger class sizes for grades 1 through 3.

Class sizes are moving to 30-1 for the first time in years, said Jane Golden, director of curriculum and special projects

"We had 20-1 for 12 years. Last year we had 25-1, this year we have 30-1. I really think its part of doing business in school in California right now," Golden said. "With funding being cut for all districts, teachers have had to adapt."

The district has had to adapt, too.

"We're moving instructional materials around, we're moving furniture, because teachers need more desks. In some classrooms we actually have to move computers out of classrooms because teachers need more desks," Golden said.

District Demographics

- Approximately 15,000 students
- 53.28% White
- 34.36% Asian
- 9.29% Latino
- 2.43% Black
- 0.65% Native American
- 9 Elementary Schools
- 3 Middle Schools
- 2 Comprehensive High Schools

— PUSD

The district handed out pink slips to 23 teachers as it moved to the higher student-teacher ratio.

Grades 1-3 will also see staggered reading schedules for the first time in years, with half going early and half staying late to give teachers smaller class sizes to emphasize reading. That caused an uproar among parents when it was announced in June.

"As far as I know, things have settled down," Golden said. "Kids Club (the district's own after-school program) sent out a survey to all elementary school parents in the district asking about their needs."

In addition, she said, "We met with all the childcare providers.

"Two meetings were held with childcare providers in our community to help them figure out the logistics of implementing the new schedule on their end. For example, van trips — that seemed to be one of their main concerns."

The district is also adding transitional kindergarten for the first time, bringing in those who are not quite old enough for regular kindergarten.

Golden said three classes were added, for a total of 90 new young learners.

"We're required by state ed code to provide the program for children born in November. Those children have all been registered and are ready to go. We have three classes and they're absolutely full — each has 30 kids," she said. "We've been able to let in all of the October-born children. Our waiting list is for September-born children, and we have about 17 of them."

Golden said the exact number may change as some of those scheduled for transitional

kindergarten drop out at the last minute, or if it's decided that some kindergartners need an extra year to develop skills.

The district, acting on the mission statement it adopted last year that its students "will make a better world," is also getting a jump on Common Core State Standards, which are set to take effect in the 2013-14 school year.

"These standards are rigorous, globally focused, and based upon the increasing demands of the 21st century workforce needs," said Odie Douglas, the district's new assistant superintendent of educational services. "We will work collaboratively with our instructional staff to make sure our core curriculum in

the areas of English, mathematics, science and social science is fully aligned with the Common Core State Standards and assessments by the beginning of the 2014-15 school year."

The new standards are to help American students compete on the world stage and have been adopted by 47 states. Golden said the new approach will be put into action gradually.

"We're taking this year and next year for training and reviewing our curriculum," Golden said. "Our model is to train teacher leaders at every school in the district, and then the principals and these teacher leaders will train the rest of the staff."

See **CHANGES** on Page 18

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Pleasanton Weekly • August 17, 2012 • Page 17

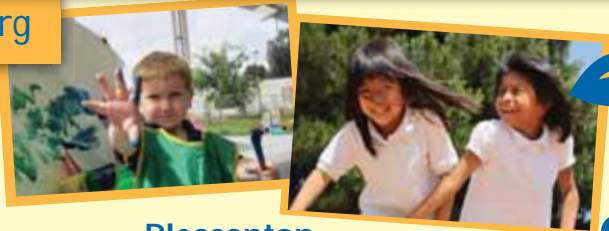


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CHANGES

Continued from Page 17

She said the standards will be less answer-based and more understanding-based. For example, a student could get the answer to a math question wrong but still get some credit for knowing the theory. Golden said Common Core will also mean more collaboration among students and less talking by teachers.

Even as the district moves toward those more rigorous standards, two of its schools are in "program improvement," which means federally mandated requirements to bring up test scores. Pleasanton Middle School has to raise scores for special education students and English learners, and Valley View Elementary has to boost scores language scores for English learners and Hispanic students.

PMS has begun scheduling extra learning time before and after school, and some of its students will have block scheduling, giving up an elective for extra instructional time. Valley View teachers will be getting three days of intensive instruction on a new program about to be implemented there.

Meanwhile, elementary and middle schools are still raising money to add hours that were cut for tech positions, said Bill Faraghan, assistant superintendent of human resources.

He said schools will continue to raise funds during walk-through registration.

"At this point, no one has added any additional hours over the base for the library media assistants or site technology specialist positions," he said.

No one is challenging the three incumbent school board members whose terms are up this year, so the district will save the \$200,000 budgeted to participate in the November election.

But state funding is still up in the air for the upcoming year, according to Luz Cazares, assistant superintendent of business services.

"November is going to be the next major data point for us," Cazares said. That's when two state measures designed to increase funding for schools will be on the ballot.

"We planned for taxes not passing," Cazares said. "November feels like a long way away, but we're ready for it when it comes." ■

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Breakers Cup champs

The RAGE U13 Premier Girls Soccer team entered the U14 Division of the Breakers Cup in Santa Cruz for an added challenge and then came away with the Tournament Championship after defeating the Los Gatos United Wildcats in thrilling 2-1 final. This continues a streak that includes being Spring League Premier Champs, Nor Cal Cross-Regional Premier Champions and RAGE Juniors Tournament Finalists.

Team members are (back row, l-r) Sydney DeVor, Sayler Bagnall, Natasa Copic, Makenzie Farro, Coach Stephanie Wieger, Lauren Russell, Kathryn Lee, G'Ana Losson, Samantha Dukes, (middle) Claire Wong, Nikki Lee, Taylor Noval, Molly Murphy, Lilly Ryan, Tami Kwong, (front) Sophia Pearson and Terra McHone. Not pictured: Mary Clifford.

Seahawks soar at Far Western Championships

Tri-Valley Aquatics swim personal bests

The Pleasanton Seahawks Swim Team swam to a first-place team finish at the Far Western Championships in San Jose on Aug. 1-5, competing against the Tri-Valley Aquatics and others from throughout the state, Nevada, Arizona and Canada.

Special highlights from the Pre-Junior group include new PRTs by Alex Ren and Nicole Stiles. In addition, Nicole swam in the 10 and under girls 200 free relay that set a new team record. From the Pre-Senior group, the 11-12 girls of Sofia Barrera, Alexandra Hernandez, Nja Zuniga, and Miranda Heckman finished in the top 10 for their three respective relays. Heckman finished eighth in the 400 free and 1500 free and sixth in the 800 free.

For the 11-12 boys, the 200 and 400 medley relay of Jonah Cooper, Timothy Yao, Drew Kobayashi and Christopher Jhong finished second in both races. In the 200 and 400 free relay, Jonah Cooper, Drew Kobayashi, Christopher Jhong and Wolfgang Lachance also swam to second in both races.

Individually, Jonah Cooper was the second place high point winner for 11-12 boys by placing first in two of his races, second in two, third in three, and fifth in the 800 free. Christopher Jhong also helped contribute to the points by placing seventh in the 200 back and fifth in the 100 back.

For the Tri Valley Aquatics, Stephanie Doi and Thomas Gjerde led the team in best times, with three each. Stephanie Doi swam personal bests in the 100 and 200 free, and the 100 fly. Gjerde took

down his own personal records in the 50 and 100 free, and 200 fly. Jordan Reznick took off six seconds from his 400 free, which he'd already dropped in a few weeks earlier at JOs. Nicole Doi had two best times, in the 100 and 200 free.

Meanwhile, Maria Carlson and Natalie Tang were representing TVA

in Edmonton, Canada, as part of the Pacific Swimming North American Challenge Cup Team. Carlson had two best times throughout the meet (50 free, 200 breast), and took home bronze medals in both the 100 breast and 4x100 medley relay. Tang also had two best times, in the 100 and 200-meter backstrokes. ■



Local runners dominates at national championships

Annaka Green of Pleasanton, Megan McCandless and Cat Kiser were among the winning members of Oak Hill Racing, which was dominant at the U.S. Junior Olympic National Track Championships held recently in Baltimore, Md. Green finished second in the 1500-meter with a time of 4:41.10. Julia Bounds won the 3000, followed closely by Lauren Jacobs in third, McCandless in fifth and Kiser in sixth. Bounds' time of 10:10.45 was the fastest time run in the United States this year.

"To have four runners finish in the top six was way beyond our expectations," said Coach Kevin McCarthy. "Their hard work all season really paid off."

Bounds, Kiser and McCandless teamed up with Chase Worthen to win the 4 x 800-meter relay; their time of 9:46.17 was 18 seconds ahead of second place. The boys were paced by Matt Salazar, who finished sixth in the 1500-meter with 4:19.39 and eighth in the 3000-meter with 9:24.31.

"Every day was very hot and very humid," said Coach McCarthy. "I am amazed at how fast our team ran in these conditions."

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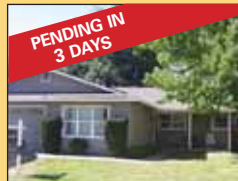
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Regulatory process hampering recovery, home builder tells Congress

New reforms should not limit consumer financing options, says association chairman

By JEB BING

The National Association of Home Builders (NAHB) told Congress in a hearing last month that an unwieldy federal regulatory process is hampering the housing and economic recovery.

"Housing serves as a great example of an industry that would benefit from smarter and more sensible regulation," NAHB Chairman Barry Rutenberg, a home builder from Gainesville, Fla., told the House Committee on Oversight and Government Reform.

For example, the Dodd-Frank Act required significant changes to mortgage lending practices, including an "ability to pay" provision that requires lenders to establish that home buyers have a reasonable chance of paying back the loan at the time that a mortgage is written. The law states that certain high-quality, low-cost loans known as qualified mortgages (QM) are presumed to meet this standard.

The new QM standard, which is currently being developed by the Consumer Financial Protection Bureau, will define the mortgage market for years to come, Rutenberg said. For that reason, NAHB supports regulatory changes aimed at more rational lending practices, greater lender accountability and improved borrower safeguards.

"However, it is critical that such reforms are implemented in a manner that causes minimum disruption to the mortgage lending process," he cautioned. "New reforms should not limit consumer financing options, increase the cost of financing or reduce the availability of mortgage credit."

Overly restrictive rules for the forthcoming QM standard will prevent creditworthy borrowers from entering the housing market even as owning a home remains an essential part of the American dream, added Rutenberg.

Another key factor in housing's current depressed state has been an ongoing lack of acquisition, development and construction lending.

"Our members are caught in an 'argument' between banks and federal regulators, who take turns pointing fingers at one another when we try to determine who is to blame for the serious lack of lending to

the construction sector," Rutenberg said.

Regardless of who is at fault, with many housing markets now showing signs of recovery, Rutenberg said it is essential that Congress works with regulators and financial institutions to encourage banks to provide sound construction loans so that builders can construct viable home building projects in communities across the land that want and need them.

"Restoring the flow of credit to home builders will not only help to put America back to work, it will help provide badly needed tax revenues that local governments need to fund schools, police, firefighters and other public services," he added.

Meanwhile, changes to the Environmental Protection Agency's Lead: Renovation, Repair and Painting (RRP) rule have constrained small businesses in the home building and remodeling industry. The final rule, which went into effect on April 22, 2010, requires renovation work that disturbs more than six square feet in a home built before 1978 to follow new lead-safe work practices supervised by an EPA-certified renovator and performed by an EPA-certified renovation firm.

"Poor development and implementation by the EPA has resulted in excessive compliance costs and has hindered both job growth and energy efficiency upgrades," said Rutenberg.

In 2010, the EPA removed the "opt-out" provision in the RRP rule that allowed remodelers working in a home built prior to 1978 to forego more expensive work practices according to the owner's wish if no children under the age of 6 or pregnant women were living in the home.

By removing the opt-out provision, the EPA more than doubled the number of homes subject to the RRP, and the agency has estimated this will add more than \$500 million in compliance costs to the remodeling community in the first year alone, without making young children any safer.

Moreover, the EPA has not approved reliable lead testing kits, and in many cases consumers are needlessly paying additional costs for work practices that are unnecessary, he added. ■



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JUST LISTED

7676 Fair Oaks Dr, Pleasanton

This open-floorplan Westside single-story features 3br, 2ba and is fully updated with a gorgeous island kitchen and stone baths, hardwood floors, vaulted ceilings, dual pane windows, French sliders, new hardware/fixtures, new carpet/fresh paint and much more! Beautiful yard, perfect for entertaining. Side yard access as well. Listed at \$596,000

MY JUNE/JULY PLEASANTON LISTINGS:

- 4128 Pleasanton Ave Listed at \$898,000 - **SALE PENDING!**
- 435 E. Angela Listed at \$598,000 - **SALE PENDING!**
- 803 Bonde Ct Listed at \$765,000 - **SALE PENDING!**
- 1535 Kolln St Listed at \$589,000 **SALE PENDING W/ MULTIPLE OFFERS!**
- 4432 First St Sold at \$932,500 **PENDING IN 7 DAYS**
- 911 Kottinger Dr Sold at \$845,000 **PENDING IN 5 DAYS W/ MULTIPLE OFFERS**
- 439 Bonita Ave Sold at \$645,000 **PENDING IN 12 DAYS**
- 418 Del Sol Ave Sold at \$755,000 **PENDING IN 4 DAYS W/ MULTIPLE OFFERS**
- 4550 Entrada Ct Sold at \$745,000 **PENDING IN 2 1/2 WEEKS**

MIKE CAREY, Broker

925.963.0569 Cell • 925.846.0506 Office

Prudential California Realty 4725 First St. #150, Pleasanton, CA 94566



Prestigious BONDE RANCH!

4999 MIDDLETON PLACE, PLEASANTON

Offered at \$1,475,000

This is what everyone wants! Very spacious 4 bd, 3.5 bath with HUGE bonus room, beautiful cook's kitchen, lots of windows and light, vaulted ceilings, lush PRIVATE yard, sparkling pool and SPA, end of cul-de-sac, and backs to open space!

NOT YET ON MLS

www.robinmiles.net



Robin Miles, JD | Partner
Empire Realty Associates
(925) 998-3098
Robin@robinmiles.net
DRE# 00831116

Buying & Selling

OPEN HOMES THIS WEEKEND

Blackhawk

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

Danville

4 BEDROOMS
5054 Blackhawk Dr \$2,389,000
Sun 1-4 J. Rockcliff Realtors Inc 855-4000
121 Siena Pl \$698,000
Sun 2-5 Alain Pinel Realtors 314-1111

5 BEDROOMS

504 Blackstone Ct \$724,000
Sat/Sun 1-4 Keller Williams Realty 855-8333

Dublin

5 BEDROOMS
7900 Shannon Ct \$995,000
Sun 1-3 J. Rockcliff Realtors 251-2500
6893 Penn Dr \$589,950
Sat/Sun 1-4 J. Rockcliff Realtors Inc 855-4000

Livermore

3 BEDROOMS
4892 Rhonda Lane \$598,000
Sun 1-4 Coldwell Banker 847-2200
5279 Roxanne Ct \$450,000
Sun 1-4 Coldwell Banker 200-3600

4 BEDROOMS

1801 Marini Lane \$745,000
Sun 1-4 Coldwell Banker 847-2200
1545 Yukon Place \$929,950
Sun 1-4 Weiner McDowell Group 251-2585
942 Finovino Ct \$1,098,000
Sat/Sun 1-4 Gail Boal 577-5787

5 BEDROOMS

3030 Picholine Dr \$919,000
Sun 1-4 J. Rockcliff Realtors 667-2100

852 Old Oak Rd \$947,900
Sun 1-4 Coldwell Banker 847-2200

Pleasanton

2 BEDROOMS
1431 Groth Circle \$539,500
Sat/Sun 1-4 Blaise Lofland 846-6500

3 BEDROOMS

6876 Rayland Court \$554,950
Sun 1-3 Dave & Sue Flashberger 463-0436
7676 Fairoaks Drive \$596,000
Sat/Sun 1-4 Mike Carey 963-0569

4 BEDROOMS

1010 Lamb Ct \$649,000
Sat/Sun 1-4 Blaise Lofland 846-6500
456 Montori Ct \$995,000
Sun 1-4 Fabulous Properties 202-6898
5802 Arthur Drive \$800,000
Sun 1-4 Fabulous Properties 980-0273
1315 Montrose Pl \$1,459,000
Sun 1-4 Doug Buenz 463-2000
2388 Willet \$779,000
Sat/Sun 12:30-3:30 Jennifer Branchini 463-6113

5 BEDROOMS

7230 Clubhouse Drive \$2,089,000
Sun 1-4 Keller Williams Tri-valley 397-4200

San Ramon

4 BEDROOMS
135 Fallbury Ct \$885,000
Sun 1-4 Doug Buenz 463-2000
203 Forest Creek \$549,900
Sun 1-4 Jennifer Branchini 463-6113
1119 Vista Pointe Circle \$535,000
Sun 1-4 Carol Beck 699-4658

Find more open homes at
pleasantonweekly.com/real_estate/

For advertising contact
Andrea Heggelund at 925-600-0840 x110

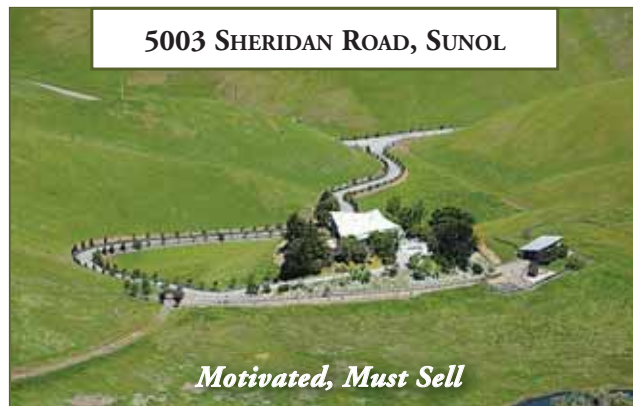
7924 SPYGLASS COURT, PLEASANTON



Delightful two story home reflects quality, craftsmanship and pure delight. Stunning interior architecture. Gourmet kitchen, gleaming hardwood-like laminate floors. Serene and private rear deck boasts breathtaking views of the mountains. Perfect for entertaining or just relaxing.
Offered at \$899,000

1/100 acre estate with 360 degree views & only 3 minutes to the Hwy 680 on-ramp! At the end of a 1/2 mile tree lined driveway you will find this home with 5,033 sq feet with 5bd/4ba with separate 20X40 modular for storage or caretaker and 600 sq ft "pole barn" perfect for your RV. Call for details, too many to list!
Offered at \$3,999,000

5003 SHERIDAN ROAD, SUNOL



Motivated, Must Sell

1818 SANNITA PLACE, PLEASANTON



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

I have successfully established myself in the Elite Property community since 1987. With my marketing experience, real estate expertise, community knowledge and full support of my team, I can provide you with the best possible professional real estate service that you deserve. Marathon service at its best!

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THESTONEBERGERTEAM.COM

Sherri Stoneberger
Marathon Service with Results



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#193 Top Producing Agent
by Transaction Volume In The Nation



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510-504-7177
SherriRE@aol.com

DRE#0926053



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Open Sun 1-4

Jennifer Branchini

203 Forest Creek – San Ramon– \$549,900
Beautifully appointed 4 bedroom townhouse in the secluded Canyon Park community. Gourmet kitchen with newer appliances, granite counters, breakfast bar and access to serene patio. Newer wide plank Pergo flooring, all new fixtures and fresh two toned paint throughout. Approx 1908 sq feet with indoor laundry and 2-car attached garage.



John Manos

441 Jensen St.– Livermore– \$ 324,999
Neat and clean 3 bedroom. Features Side Access with covered Carport, plus enclosed patio room (not included in square footage). Spacious yard with gunite pool, and separate enclosed spa. Not far from downtown Livermore and freeway access.



Chris Kamali

764 S K St. - Livermore- \$ 699,950
Live In One Of Livermore's Finest! Southside Single Story Custom Built Home Situated Between Livermore's Wineries & Downtown. Tastefully Updated With Granite Counters, Recessed Lighting, New Paint & Carpet. High End Brazilian Hardwood Deck w/Built In BBQ & Fix-Ins!



Rosie Yandell

5117 Liveoak Ct.- Pleasanton – \$ 799,000
Spectacularly upgraded home kitchen with free-form granite island, high-end stainless appliances, & gas cooktop; gorgeous engineered wood floors, newer windows, decorator paint colors, lower level wheelchair accessible, two master suites each w/upgraded bath. Huge yard and side yard access.



Adam Golden

9733 Thunderbird Dr.– San Ramon- \$799,000
Nicely updated home with one full bedroom and bath downstairs. Massive lot with pool and spa and tons of entertaining space. 4 additional bedrooms and two more full baths. Gated front courtyard and 3 car garage. Walking distance to schools and community parks.



Open Sun 1-4

Carol Beck

1119 Vista Pointe Cir. –San Ramon- \$535,000
Welcome to Vista Pointe! Desirable gated community with spa, pool and clubhouse. You will be greeted at a private gated entry to the home with lush landscaping. Open floor plan with all bedrooms upstairs. Landscaped backyard with fruit trees.



Open Sat & Sun 12:30-3:30

Jennifer Branchini

2388 Willet –Pleasanton- \$ 779,000
Updated Holiday model featuring 4 beds/2 baths with cherry cabinetry & granite counters in kitchen, dual paned windows, updated hall bath with soaking tub & rain style shower, heated tile flooring w/access to rear yard. Spacious yard with spa.



Cindy Gee

337 Yearling Ct.– Pleasanton– \$ 2,149,000
Gorgeous Executive Custom in Oak Tree Farm boasts an Open Floorplan. Great Location! Highly Upgraded, Cherry cabinets, Wood Floors, Wine cellar and bar! Office with fireplace/patio, Sparkling Pool, Private Yard! 5 bed 4.5 bath, Huge Granite Island/kitchen open to Expansive Family Room, Much more!!

Coldwell Banker

#1 IN CALIFORNIA



LIVERMORE

Open SUN 1 - 4

1801 MARINI LANE

GORGEOUS HOME IN DUNSMUIR \$745,000

4 BR 3 BA Hrdwd Flrs.2 bdrms on main flr.Gourmet Kit.w/refrigerator included.Newer paint & carpet. 925.847.2200



LIVERMORE

286 MICHELL STREET

GREAT STARTER/INVESTOR HOME! \$350,000

4 Bed, 2 Bath Single Story.Open Kit area.Located in Leland Heights Neighborhood.Home has great potential 925-847-2200



PLEASANTON

4059 CREST CT.

VAL VISTA CHARMER! \$535,000

3 BR 2 BA Formal Liv/Fam Rm w/Fireplace.Remodeled Kit,Mstr w/2 Closets.Remodeled Ba.Bckyrd landscape 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

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

34552 PUEBLO TER

LUXURY TOWNHOUSE-PENDING!

\$380,000

2 BR 2.5 BA Liv Rm w/Freplce,Kit w/Brkfst Bar,2 Mstr Stes w/Balconies,1 Car Garage/ Bckyrd Patio 925.847.2200

LIVERMORE

2479 CHARDONNAY WAY

BEAUTIFUL ESTATES HOME

\$1,187,000

5 BR 3.5 BA pl/spa/putting green in bckyrd,1/3 acre lot,2 bds down,master w/freplce,loft area upstairs 925.847.2200

Open SUN 1 - 4

852 OLD OAK RD

SOUTH LIVERMORE HOME!

\$947,900

5 BR 3 BA Like New!Large Chef's Kit,Dual Staircase,3 Car grg.Landscaped.Exceptional Home & Location! 925.847.2200

5403 CARNEGIE LOOP

BEAUTIFUL HOME W/POOL & SPA \$789,000

6 BR 4 BA Open Flr Plan.Gourmet Kit w/granite &

island,SS appl., Hrd Wd Flr s, Lrge Mstr, Pool & Spa. 925.847.2200

5464 MAYBECK LN

CRAFTSMAN STYLE HOME!

\$705,000

4 BR 3 BA Hrdwd Flrs. Formal Dining rm.Downstairs bd rm or office. Lrge Mstr w/views.Private backyard! 925.847.2200

Open 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

Open SUN 1 - 4

5279 ROXANNE CT

GREAT CURB APPEAL!

\$450,000

New Carpet, New Kit Flrs, Remodeled Baths w/tile & granite, Formal Liv. Side Yard Access! 925-200-3600

PLEASANTON

3335 PRAIRIE DRIVE

FOOTHILL KNOLLS BEAUTY!

\$995,000

4 BR 3 BA Incredible upgrades! Gorgeous, Private

backyard w/pool & spa. 1 bed & 1 bath on main flr. 925.847.2200

3346 SANTA RITA ROAD

GREAT TOWNHOME!

\$245,000

2 BR 1.5 BA Private Location. Dual Pane Windows & Crown Molding. SS Appl.Upstairs Balcony. 925.847.2200

DUBLIN

11741 SOLANA DR

GORGEOUS UPGRADES-WEST DUBLIN \$610,000

4 BR 2.5 BA Marble Flrs.Remodeled Eat-In Kit w/ Granite.Dual Pane Windows.Lrge Bckyrd w/side yrd access 925.847.2200

FREMONT

34435 BENEDICK LANE

SOLD! SOLD! SOLD!

\$555,000

3 BR 2.5 BA Upgraded, Clean, Modern!Dual Pane Windows, New Careteng,New Countertops, New Roof! 925.847.2200

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

PLEASANTON REAL ESTATE OVERVIEW

MARKET VIEW

Avg. Listing Price **+\$934,551**
\$1,998,872
 Week ending Jul. 24 **+87.8%**
 week over week

Median Sales Price **+\$49,000**
\$669,000
 April - June 2012 **+7.9%**
 year over year

124 Homes for Sale
8 Open Homes
552 Recently Sold
181 Foreclosures

25 for sale properties
\$1,246,754 average price
25 sold properties
\$875,100 average price



MARKET TRENDS

The median sales price for homes in Pleasanton, CA for Apr. 2012 to Jun. 2012 was \$669,000 based on 316 home sales. Compared to the same period one year ago, the median home sales price increased 7.9%, or \$49,000, and the number of home sales increased 30%. There are currently 124 resale and new homes in Pleasanton on Trulia, including 8 open houses, as well as 181 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Pleasanton CA was \$1,998,872 for the week ending Jul. 24, which represents an increase of 87.8%, or \$934,551, compared to the prior week.

Pleasanton Listing Prices

Number of Bedrooms	Week Ending Jul. 24	week over week	Week Ending Jul. 17	Week Ending Jul. 10	Week Ending Jul. 3
2 bedrooms	\$210,169	-11.7%	\$238,070	\$197,784	\$217,100
3 bedrooms	\$493,318	+1.3%	\$487,093	\$524,697	\$567,893
4 bedrooms	\$947,346	-2.8%	\$974,540	\$1,023,632	\$1,039,760
All properties	\$1,988,872	+87.8%	\$1,064,321	\$1,057,626	\$1,119,275

SOURCE: TRULIA.COM — AUGUST 2012

The latest from The 680 Blog

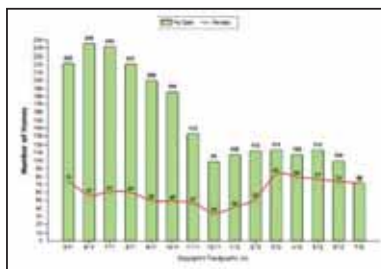
Market Update: Inventory hits 7 Year Low

The inventory of single family detached homes in Pleasanton fell again in July, with only 76 homes actively listed. We have to go back to March 2005 to find inventory this low. Demand remained strong, evidenced by July being the fifth consecutive month with more than 70 sales pending. There have been 386 sales pending here since February, compared to 315 for the same period last year, a 23% increase. The inventory of homes during the most recent five months has averaged 101 homes, 48% less than the 196 averaged during the same period a year ago. Sales of homes priced between \$1 million and \$2 million were particularly strong, while inventory fell the most for homes price under \$1 million.

Overall, inventory fell 28% to 72 homes at the end of July, compared to 100 at the end of June. Pending sales were fairly steady, falling only two in July to 72. Pleasanton had only 1.0 months of inventory relative to pending sales at the end of July, compared to 1.4 months at the end of June. Multiple offers are common on well-priced properties, especially in the lower end.

Low inventory levels of homes priced under \$1 million are taking

their toll on sales in this segment. Pending sales of homes priced under \$1 million fell 38% in July to 36, from 53 during June. The inventory in this segment fell 17% to 50, from 60 at the end of June. By comparison, there were 157 homes for sale in this price range during July 2011. Only 50% of Pleasanton's inventory was priced below \$1 million at the end of July, compared to 70% a year ago. 69% of Pleasanton's pending sales were in this price range during July, which was not changed much from 69% last year. Less than ¼ of a month's inventory was available at the end of July, down >> [Go to www.680homes.com](http://www.680homes.com) to read the rest of this article.



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 REALTORS

Doug Buenz

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 Direct
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680Homes.com

CA DRE# 00843458

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



OPEN SUN 1-4

Stunning luxury home with 4 BR plus office & bonus room, 4 1/2 baths, exquisite granite & stainless kitchen. Luxurious master suite, and private 1/3 Acre lot backing to vineyards with views! **\$1,459,000**
1315 Montrose Place



JUST LISTED!

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**



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**



apr.com | PLEASANTON | 900 Main Street 925.251.1111

9480 BLESSING DR, PLEASANTON
LOCATED IN THE PRESERVE



This 193+/- acre privately owned land, known as Blessing Ranch, offers privacy and views. Close to 580/680 interchange. For more information contact the Moxley Team.
\$4,000,000

2020 MARTIN AVENUE, PLEASANTON
LOCATED IN MOHR/MARTIN ESTATES



SOLD
4 BD/office, 3 BA 3,107sf. + 1,100sf. guest home or optional 6 car garage on a 24,963sf. lot. Updated gourmet kitchen. Rear yard offers a pool, bocce court, fire pit & spacious grass area.
SOLD AT \$1,450,000

1363 BRIONES CT, PLEASANTON
LOCATED IN IRONWOOD ESTATES



SOLD
5 BD, 4.5 BA, 4,205sf. on a 10,829sf. lot. Newly constructed home offers an open floor plan, vaulted ceilings, upgraded kitchen, spacious bonus room, and a pebble tech pool & spa.
SOLD AT \$1,400,000

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1479 IRONGATE DR, PLEASANTON
LOCATED IN IRONWOOD ESTATES



SOLD
4BD, 3.5BA, 3,182sf. on a 10,690sf. lot. Newly constructed, single level highly upgraded throughout. Three car garage; spacious and private rear yard.
OFFERED AT \$1,285,000; SOLD AT \$1,285,000

365 MIRAMONTE LN, LIVERMORE
LOCATED IN AMBER RIDGE



SOLD
4 BD, 2.5 BA, 2,553sf. on a 10,698sf. lot. This beautiful home offers an open floor plan with vaulted ceilings. The kitchen is highly upgraded. The rear yard is spacious & peaceful.
OFFERED AT \$645,000; SOLD AT \$650,000

885 KOLLN STREET, PLEASANTON
LOCATED IN JENSEN NEIGHBORHOOD



3BD, 2BA, 1,728sf. on a 6,000sf. lot. Single level close to downtown and schools. Great backyard for entertaining - pool, spa, covered patio, fireplace and outdoor speakers.
\$595,000

SOLD



**841 KOLLN ST, PLEASANTON
JENSEN NEIGHBORHOOD**
3 BD, 2 BA, 1,160sf. on a 6,500sf. lot. This charming single level is open & welcoming. Spacious rear yard kept private with ivy covered fences. Close to schools, shopping & downtown!
**OFFERED AT \$545,000;
SOLD AT \$545,000**



**3456 PALERMO WAY
LOCATED IN AMALFI AT SORRENTO
DUBLIN RANCH**
2 BD, 2.5 BA, 1,435sf. newly constructed condo. This end unit offers 3 patios with amazing views, as well as the Upgraded Entertainment package. Condo also features attached two car garage, pool, spa, fitness center & more! **\$466,500**



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DANBURY PARK

OPEN SAT & SUN 1-4



1431 GROTH CIRCLE, PLEASANTON
Premium location, two bedroom, two bathroom, approximately 1345 square feet, extensively upgraded single level home with open floor plan, adjacent to park. Kitchen has new granite countertops and stainless steel appliances. Bathrooms are upgraded with granite countertops, new plumbing fixtures and hardware. Vaulted ceilings, new window blinds, new tile flooring, private atrium area, & upgraded landscaping. Conveniently located near Downtown, Mission Plaza Shopping Center, Amador Shopping Center, The Aquatic Center, and Amador Valley Community Park.
OFFERED AT \$539,500

PLEASANTON VALLEY - "BIRDLAND"

SOLD



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

HIDDEN OAK

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**

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**

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 AND SOLD FOR \$1,399,000**

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**

CUSTOM HOME

JUST CLOSED



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. **SOLD FOR \$1,130,000**

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

PLEASANTON 900 Main Street





3 YEARS IN A ROW!



KELLER WILLIAMS
TRI-VALLEY REALTY

#1 OFFICE
IN PLEASANTON
IN VOLUME
AND SALES



3105 Chardonay Drive, Pleasanton
Vintage Hills Beauty! 4 BD, 2.5 BA, 2,494 sq ft home with Incredible master suite w/fireplace, balcony, large 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 \$878,000**



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



JUST LISTED — Open Sun 1-3

6876 Rayland Court, Pleasanton
Simply Stunning 3 bdrm, 2 bath, one level home on a quiet court. Beautiful granite kitchen with large island and dining area. Charmingly updated bathrooms. Step down family room with cozy fireplace. Walk to schools, parks and shopping. Offered at \$554,950



Dave & Sue Flashberger
REALTORS®, GRI, CRS, SRES
925.463.0436
www.SoldinaFlash.com

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and demand is high,
making this a great time to sell your home!*

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Pending in 4 days

2190 Raven Road, Pleasanton
Single story in popular Birdland neighborhood. Open & sunny floor plan with 4 bedrooms and 2 bathrooms. 1871 +/- sq. ft. Hardwood floors, RV Access, and corner lot. Walking distance to schools. **Offered at \$699,000**



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



OPEN HOUSE SATURDAY & SUNDAY 1-4PM

942 Finovino Court — Pleasanton Heights!
Over 3400 sq ft- recently remodeled, 4 bed, 3 bath. Call Gail for more information!



Gail Boal
REALTOR® DRE # 01276455
925.577.5787
www.gailboal.com



5750 Belleza Drive, Pleasanton
Gorgeous end-unit loaded with upgrades! Kitchen w/ laminate floors, new stainless appliances, convection micro. Living rm built-in wood cabinets & gas fireplace. Full driveway for extra parking. Remodeled baths incl. marble master bath. CA closet organizers, marble entry, long driveway. This home is a "10+". **Offered at \$429,000**



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



Coming Soon!

7516 Interlachen Avenue, San Ramon
Lovely San Ramon Neighborhood!
4 Bedrooms, 2 baths, 1710 sq ft. Hardwood floors in Kitchen, Family room, Breakfast area and Living room. Conveniently located close to 680, schools and shopping! **Offered at \$575,000**



Lisa Sterling & Natalie Kruger
REALTORS® DRE # 01012330 and 01187582
925.980.9265 925.847.7355
www.krugergroup.com



OPEN SUN 1-4

NEW LISTING in Premia in Ruby Hill — 456 Montori Ct.
Lovely setting for this 2,680 sqft. home, 4 bedrooms, (or 3 bed. + office), 3 full baths. Newly updated baths, new carpet, new paint, private backyard. **Offered at \$995,000**



Fran & Dave Cunningham
925.202.6898
www.RubyHill.net
DRE #01226296 DRE#00930892



Open Sun 1-4

5802 Arthur Dr., Pleasanton
4 bed/2.5 bath, 2185 sq. foot on .20 acre. Walk to parks, schools, grocery. Parkside single story with gorgeous pebble tech pool, completely remodeled kitchen, crown molding, Milgard® windows, wood floors. **Offered at \$800,000**

The Fabulous Properties Team
Donna Garrison & Susan Schall



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

www.FabulousProperties.net



“KW Associates closed **19% more homes** per Agent in 2011. While other Agents remain constant or retract, ours thrive!” *Source: RealTrends Data, 2011*

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