

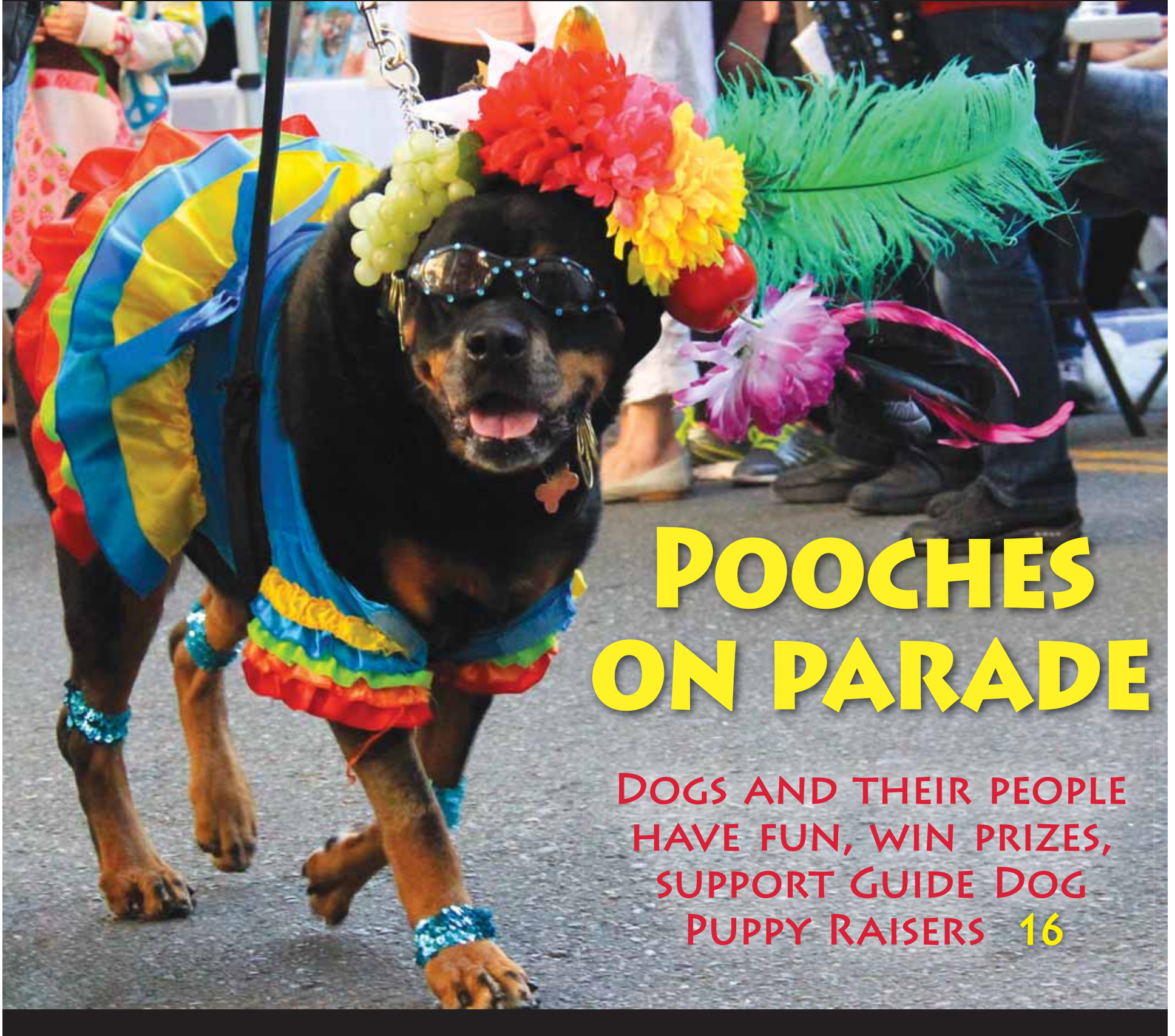
Pleasanton Weekly

BUYING
AND SELLING
PAGE 19



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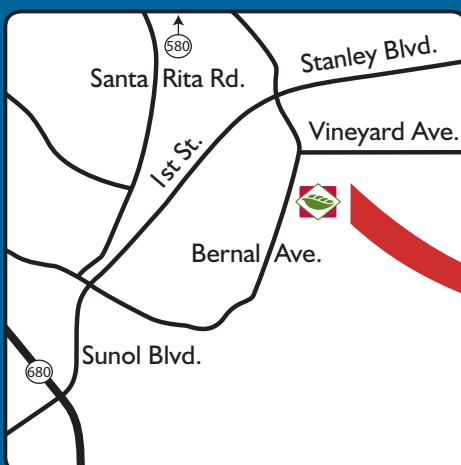
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AROUND PLEASANTON



By JEB BING

Good news for Pleasanton seniors

Pleasanton City Manager Nelson Fialho had good news to report this week that the Kottinger Place Redevelopment Task Force has approved a revised site plan for rebuilding Kottinger Place and Pleasanton Gardens. These two aging, subsidized affordable housing developments for qualified older residents will be torn down in phases and replaced with larger, upgraded apartment buildings that will house approximately 180 units, almost twice as many as are there now.

The task force's site plan approval is long overdue. It was 10 years ago that the discussions began over what to do with the half-century old housing units that lacked both adequate space, air conditioning and utilities for tenants. Complicating decisions is the fact that Kottinger Place is a U.S. Housing and Urban Development public housing project, and Pleasanton Gardens, located across Kottinger Drive, while also constructed with HUD funding, has been run as a nonprofit corporation. With most of the neighborhood concerns settled through collaboration and compromise, the city Planning Department will receive the full development application in late October following the City Council's approval of the new site plan, expected next month.

Upgrading, rebuilding or selling off the properties has been on the council's priority list for the last decade, but other priorities took precedence and then the 2007-10 recession curbed capital funds needed to undertake the project. Then, in a late hour vote by the five-member council just before the 2012 municipal election that saw a new mayor and two new council members elected, the "old" council moved the Kottinger Place/Pleasanton Gardens renewal project forward as kind of a final legacy. It approved a predevelopment analysis report, giving exclusive negotiating rights to Foster City-based Mid-Peninsula Housing, the developer, owner and manager of more than 90 properties with 25% senior communities.

MidPen, as the company is called, quickly called a meeting with the redevelopment task force to determine project priorities, and the momentum to move forward with the project has gained speed ever since. The result is this new site plan for a Kottinger Place development between Kottinger Drive and Vineyard Avenue, and including the aging Regalia House, which will also be razed. Current



JEB BING

Kottinger Place at 240 Kottinger Drive and Pleasanton Gardens, located across the street, will be torn down in phases and replaced with new, subsidized apartment homes for seniors. Final approval of the plan is scheduled for October.

development estimates for the two sites range from \$59 million to \$62.8 million with a city contribution from its senior housing fund of \$8.2 million.

New housing on both sites will be largely single story units with far more kitchen, bathroom and closet space than the units now have and with upgrades in electricity and plumbing, including air conditioning. Some of the buildings on what is now the Kottinger Place site will be two stories in height with a few rising to three stories, with elevators. When completed, the apartments will accommodate 180 tenants. The two sites will likely share a common name, yet to be decided, and be jointly managed under the auspices of the city. Social service aides and other senior-focused services will be housed in the new facility. Tenants, who range in age well into their 90s, will be able to stay in place during the reconstruction or move to temporary housing nearby at the developer's cost.

The new plan for rebuilding the two senior facilities is mercifully different and better than earlier proposals that called for closing Pleasanton Gardens and selling the site and building a multi-story, high density apartment building to replace the cottages at Kottinger Place. And, time is of the essence. Currently, there are 75 on the waiting list at Pleasanton Gardens. Demand for the subsidized housing is so high and turnover so relatively low, that even the waiting lists for these two complexes are only opened every several years, typically for a single day.

Even with the site plan approval, the long wait may not be over. Fialho said that after the council's final OK, the Planning Department will need to review the full development application, review the architecture, initiate federal environmental review and coordinate with HUD the approval and disposition agreements for the projects. ■

About the Cover

This rottweiler channels his inner Carmen Miranda to strut down Main Street during last week's Pooch Parade, which included a costume contest. Photo by Jenn Teitell. Cover design by Kristin Herman.

Vol. XIV, Number 29

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Streetwise

ASKED AT FIRST WEDNESDAY STREET FAIR DOWNTOWN

How are you best able to kick back and relax?



Lawrence Scharg

Veterinarian, owner, Pleasanton Veterinary Hospital

For me, I find that the best way to relax is to prepare and cook a big, fun meal for my family with lots of vegetables, including several varieties of tomatoes that I've grown in my own yard.

Carolyn Thorng

Very busy mom

I find that crocheting really relaxes me. I think it must have something to do with the repetitive motion. I learned to crochet many years ago and just love to crochet gifts for other people. Especially baby blankets because when I make those I tend to reminisce about when my own children were little.



Maureen Nokes

Realtor

We just love to walk into town from home, along the Arroyo del Valle, and then wander down to Café Main for a snack. The creek is full of wildlife and the level of the water, as well as the types of animals we see, changes all year round, so it is always interesting and different every time we do it.

Bobby Hernandez

Pleasanton police officer

After a hard, busy day at work, there is just nothing better in the world than to hang out with my wife. Sometimes some friends will join us, and that's great and relaxing, too.



Alice Helmey

Retired

When I need to relax, my favorite thing to do is to read mystery novels and to paint. I find these activities very enjoyable and calming.

—Compiled by Nancy, Jenny and Katie Lyness

PhotoGallery

Share your photos of sports,
events, travel and fun stuff at
PleasantonWeekly.com



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

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DIGEST

Free bus rides for students

Wheels bus rides are free for middle and high school students in the Tri-Valley from Sept. 9-22, including weekends, on all regularly scheduled routes. Students can simply board any Wheels bus and enjoy the ride.

The Try Transit to School program is in its 13th year to encourage students to try public transportation, a simple, eco-friendly way to get to and from school and around town.

New schedules and route maps will be available online starting Aug. 24. In addition, new bus books will be available at all public libraries and senior centers. Go to www.wheelsbus.com.

Homes needed for pets

Tri-Valley Animal Rescue has sent out a plea for folks to consider adding a new pet to their household, citing a dramatic decline in kitten, cat, dog and puppy adoptions this summer. A record number of animals are available, according to a press release.

The 2013 kitten season started late this year due to cool temperatures, according to the release, which resulted in a staggering number of kittens arriving at the East County Animal Shelter in Dublin late spring. Shelter animals are being euthanized due to lack of space.

TVAR supports the East County Animal Shelter, which looks to rescue groups to take animals they can't keep due to young age, lack of space or minor illnesses. For more information go to www.tvar.org, email contact@tvar.org, or call 519-9898.

Never clicked a mouse?

The Pleasanton Public Library is offering beginner's Internet and email classes for those who have never clicked a mouse, used email or surfed the net. The goal is to teach them, in a non-judgmental atmosphere, how to keep in touch with loved ones and access Internet sites all around the world.

The free classes are being held Tuesday and Thursday morning, with four one-hour classes in each series. Registration is required; call the reference desk at 931-3400, ext. 4.

The library is located at 400 Old Bernal Ave.

Driver who killed Dublin cyclist charged with murder

Cody Hall, 18, ordered held without bond

By GLENN WOHLTMANN

The Pleasanton teen who ran down and killed a bicyclist on Foothill Road on June 9 had his charges elevated to murder and was taken into custody in court Wednesday morning.

Cody Matthew Hall, 18, was led out of court in handcuffs after Superior Court Judge Hugh Walker ordered him held without bond. The murder charge was added by the District Attorney's Office, replacing an initial charge of vehicular homicide. Hall did not enter a plea.

The teen driver was charged in the death of Diana Hersevoort, 58; he still faces a charge of reckless driving causing bodily injury for striking her husband, Joe Hersevoort, who suffered a broken leg.

The Dublin woman was killed in the crash near Golden Eagle Way that occurred around 1 p.m. The police report said Diana Hersevoort was thrown from her bicycle and pronounced dead at the scene.

Hall, who graduated from Foothill High in June, faces 15 years to life on the murder charge and an additional three years and eight months for the reckless driving charge, according to Alin Cinteau, a former Sacramento County prosecutor now in private practice.

"He would have the possibility of parole," Cinteau said. He said he was surprised that the murder charge was added, calling it "very rare."

"In order to add murder charges, they would have to show some type of intent to kill," he said. "It would indicate they would try to prove the intent by implication."

Cinteau compared the addition of the charge to someone who kills another while driving drunk after having been previously convicted of DUI.



Cody Hall

"If they're drunk and they kill someone, the intent is implied," he said, adding the prosecution must have "strong evidence" that Hall knew his behavior could cause death.

Cinteau didn't think that social media posts by Hall, asking others to go on a "death ride," would be strong enough.

"I doubt that a jury would find that's intent to kill. There must be other evidence surrounding that (charge)," Cinteau said. "The defense would argue that a death ride could be just a scary ride or just a very fast drive."

He said, however, if Hall had prior convictions for moving violations that might be enough to warrant the more serious charge.

Cinteau said that the murder charge could give the prosecution "a certain amount of leverage to avoid a possible life sentence."

"That happens a lot," he said. "Ethically they

See HALL on Page 6



MIKE SEDLAK

Sharing the trail

Bicyclist Derek Lackhoff shares the Valley View Trail in Augustine Bernal Park with hikers, around 6:30 p.m. Aug. 8. Lackhoff, a Pleasanton resident and a pilot with Southwest Airlines, said he and his wife have a 2-1/2-year-old son and an 8-month-old daughter so he stays pretty busy — this was the first time he'd been on the Ridge in a year.

Pleasanton tests scores fall slightly

Other California schools see similar drops

By GLENN WOHLTMANN

Pleasanton Unified School District is one of many in California that showed declines in STAR test results, although locally, the decrease is mostly minor.

"I know in general our scores went down this year. There doesn't seem to be any large drops, nothing that overwhelmingly stands out," said Nicole Steward, the district's technology coordinator, adding most drops are 1% or 2%.

Steward said many districts across the state saw STAR scores drop.

STAR (Standardized Testing and Reporting) tests were designed to show how well California students are performing on standards established for each grade by the state Board of Education. The STAR program includes four tests: the California Standards Tests, the California Modified Assessment, the Califor-

nia Alternate Performance Assessment, and the Standards-based Tests in Spanish.

The year-by-year comparison rates classes, not students.

In grades 2 through 11, the California Standards Tests cover English language arts and mathematics. In eighth grade, the test adds history and social science.

CST English scores for sixth- and eighth-grade students fell between 2012 and 2013, going from 90% of students in sixth-grade rated advanced or proficient to 86%, and dropping from 92% of eighth-graders ranked advanced or proficient to 83%.

In math, most elementary and middle school scores changed little between 2012 and 2013. While 86% of fifth-grade students were rated proficient or advanced, up from 81% in 2012, scores for sixth-grade students went from 84%

See SCORES on Page 9

New homes vs. old house on Council's agenda Tuesday

Ponderosa seeking reversal of Planning Commission's rejection

By JEB BING

The Pleasanton city planning staff and Ponderosa Homes will ask the City Council on Tuesday to allow the construction of 12 new, moderately-priced homes near the downtown district, replacing a closed, run-down old trailer park.

Ponderosa sought the same approval last month from the Pleasanton Planning Commission, but was turned down because it failed to include upgrading or tearing down a 1912 vintage home at the front of the property on Old Stanley Boulevard, near Main Street.

Ponderosa said it is acquiring the 2.1-acre parcel that was part of an estate left to a Lutheran Church foundation by the late Jerry Wagner, who owned the trailer park.

The house, which is occupied, is on the church-owned property and not part of Ponderosa's acquisition or responsibility, Ponderosa's president Jeff Schroeder told the Planning Commission.

At one time, however, Ponderosa planned to include the old house lot in its plans and would have built 14 homes.

After analysts examined the house and the cost of restoring it, demolishing it or moving it, Ponderosa reduced its development plan to 12 homes and excluded the lot from the new plans.

At Tuesday's meeting, the planning staff is expected to review in detail for the council the options for the site, including Ponderosa's plan for the 12 homes, along with demolishing the old house or restoring it and at whose expense.

The public hearing will start at 7 p.m. in the City Council chambers in the Civic Center, 200 Old Bernal Ave. ■

Picture this!

Amateur photographers will win cash, other prizes in Tri-Valley Photo Contest

The Pleasanton Weekly is on the hunt for the next Ansel Adams, the next Annie Leibovitz, or just the next person who points a camera and shoots something remarkable. If you have an eye — and a camera to go with it — enter the 2013 Tri-Valley Photo Contest.

The contest is open to anyone and everyone who lives, works or attends school in Pleasanton, San Ramon, Danville, Alamo or Blackhawk. Categories for entries are People, Pets and Animals, and Tri-Valley Images. The winners of the three categories from both the

Youth (16 and younger) and Adult divisions will get to enjoy prizes and some artistic fame.

Digital photos only will be accepted. Submissions must be in jpeg format, from 1MB to 3MB in size, and submitted to the Pleasanton Weekly by Sept. 27, 2013, along with an entry form and entry fee for each submission. Entry fee is \$15 for adults and \$5 for youths. The photographs must have been taken in the past five years, and must be original.

Submissions will be judged by three local professional photogra-

phers: Sue Evans of Photography by Sue Evans; Gina Reuschel-Coomber of Fireboxgirl Photography; and Christina Gray of Bella Luna Studios.

Winners will be notified by Oct. 18 and invited to a reception celebrating their achievements.

For more information or an entry form, go to www.pleasantonweekly.com/photo_contest.

Sponsors for the contest are Richard's Arts and Crafts in Livermore and Alamo, and The Frame Company and Art Gallery in Dublin. ■

HALL

Continued from Page 5

would have to prove (the charge) beyond a reasonable doubt."

Hall was driving 83 mph, more than twice the legal limit of 40 mph, court documents show. He was also passing another vehicle in a two-way, left-turn lane and across double yellow lines, those documents say.

Police said Hall lost control of his 2004 silver Dodge Neon when he attempted to pull back into his lane.

"Hall's vehicle continued northbound out of control, subsequently colliding with two bicyclists traveling northbound in the east bike lane of Foothill Road," according to a probable cause declaration filed with the court. "As a result of the collision with the two bicyclists, one bicyclist was severely injured and the other bicyclist was fatally injured."

Before the murder charge was added, Cinteau said Hall could have faced anything from five years

probation to nearly nine years in prison.

The Hersevoort family has hired A. Peter Rausch to represent them in a civil suit, which has not been filed. Cinteau said it's likely that the suit won't be filed until after the criminal case is decided.

"In my experience, most of the time the civil lawsuit is going to be filed after the resolution of the criminal case," he said. "It's much easier to proceed on a civil suit once a person has been convicted."

He said Rausch is likely to monitor the status of the criminal case to avoid any possibility of going beyond the statute of limitations.

Hall's next appearance, which will include a review of his no-bond status, is set for Monday.

Hall's father, Aaron, was ar-

rested after police served a search warrant looking for evidence in their investigation into the accident that killed Hersevoort. Late last month, Aaron Hall pleaded not guilty to felony weapons charges after police said they discovered two illegal assault rifles and "thousands of rounds of ammunition" in a gun safe at the Halls' home in the 4200 block of Echo Court.

The elder Hall was charged with possession of a firearm by a convicted felon, possession of an assault weapon, possession of ammunition by a felon, and possession of a non-narcotic controlled substance. Police said the safe also contained four Daytrana patches, a stimulant used to treat ADHD, that Aaron Hall had without a prescription.

Court records show Aaron Hall has two felony convictions from 1994, for assault with a deadly weapon and firing at an inhabited dwelling. A pretrial hearing on the new charges is set for Aug. 28. ■



Diana Hersevoort

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Musty tasting water concerns residents

Zone 7 says it's temporary, not harmful

BY DOLORES FOX CIARDELLI

Pleasanton residents may have noticed an earthy-musty taste and odor to their water starting in late July, but Zone 7 says not to worry: It's a temporary condition caused by warm summer conditions and does not affect drinking-water safety.

The same goes for its customers in Dublin, Livermore and the Dougherty Valley in San Ramon.

Zone 7 drinking water imported from the State Water Project and conveyed through the Delta can occasionally have an earthy-musty taste and odor by the time it reaches the tap, officials explained.

"Taste and odor problems during the warmer summer months are not uncommon for the numerous agencies that receive Delta-conveyed water," said Zone 7 General Manager Jill Duerig.

The harmless tastes and odors are caused by natural algal blooms that can occur when water is exposed to warmer temperatures and increased sunlight, she explained in a press release. Zone 7 removes the algae when it treats the water, but the taste

and odor may linger.

On July 29, Zone 7 began to work on the taste by further treating the imported surface water supplies with powdered activated carbon, which removes some of the taste- and odor-causing compounds. The water agency also is working with the state Department of Water Resources to blend this water with other sources to reduce the amount of algae.

But Zone 7 hastened to reassure its customers that the water is of significantly better quality than required by state laws.

"The taste and odor episodes do not affect the safety of drinking water," Duerig said. "Zone 7 is working hard to remove the taste- and odor-causing compounds and in the meantime wants to assure customers that the water meets all drinking water quality standards."

Zone 7 also plans to add ozone treatment to better remove these seasonal tastes and odors.

The next Zone 7 Board of Directors meeting is scheduled for 7 p.m., Wednesday, Aug. 21, at the Zone 7 Water Agency, 100 North Canyons Parkway in Livermore. ■

TAKE US ALONG

Sojourn in Spain: Bob and Claudia See pause in their jaunt around Pampaneira, Spain, to show their Pleasanton Weekly the sights.



On the other side of the world: Russ and Cathy O'Brien take a moment to read the Pleasanton Weekly with Angie and Ron Gianella at a park across from the Sydney Opera House in Australia.

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Pleasanton man, Cotati girl injured in carriage crash

Horse spooked at private event in Petaluma

A Pleasanton man and an 11-year-old Cotati girl riding in a horse-drawn carriage on Saturday afternoon were injured in a collision near Petaluma, police said.

Pleasanton resident James Crawford, 63, and his horse "Lady" were providing horse-drawn carriage rides at a family event at a home on East Washington Street, according to police.

Around noon, the 11-year-old was riding in the carriage on East Washington Street when the horse became spooked and took off running at full speed, police said. Crawford tried unsuccessfully to stop his horse, which steered into a city traffic sign, causing the man to be ejected, according to reports.

Crawford tried to hold onto the reins of the carriage and was dragged for several yards before losing his grip.

Meanwhile, 58-year-old Petaluma resident Martin Sessi was driving eastbound on East Washington Street when he saw Crawford get ejected from the runaway carriage, according to police. Seeing that the horse was running down the middle of the street

toward him with the girl in tow, Sessi pulled his Toyota Tundra out of the roadway.

Police reported that the horse ran past the front of the truck but the carriage collided with it head-on, stopping the carriage from being pulled into oncoming traffic.

The girl suffered minor to moderate injuries and was taken to a local hospital. Crawford was also treated for injuries that are not considered life-threatening, police Lt. Ken Savano said.

Savano said police are "very thankful that (Sessi) was paying attention and being an alert driver" and that his actions likely prevented the girl from suffering greater injuries.

After the collision with the truck, the horse broke free from its reins and ran into a nearby neighborhood. The animal was located a short time later with minor injuries and was being monitored Petaluma Animal Control officers, police said.

The collision remains under investigation.

—Bay City News

Police offer scam advice to seniors

Three new cons on the rise

By Glenn Wohltmann

Pleasanton residents in general and seniors in particular are being warned to watch out for three new scams that have surfaced in the area.

Pleasanton Community Service Officer Shannon Revel-Whitaker told a group at the Senior Center this week to be wary of anyone calling and asking for money or personal information of any kind.

Revel-Whitaker said one con, known as the grandparents' scam, has been used locally for about a year.

A caller claims he or she is the victim's grandchild in a foreign country and generally weaves a tale of being in an auto accident or another problem. The "grandchild" says that she or he needs money to get out of the trouble and pleads with the victim not to tell the parents.

The victim is asked to wire money, which can be picked up at any Western Union or similar agent in the world.

"They're very good at persuading you to do things, so don't ever, ever wire away money," Revel-Whitaker said. "Especially Western Union — once it's gone, it's gone."

Another lesser-known scam is centered around computers. A caller claims to be from the vic-

tim's Internet service provider or from Microsoft, telling the victim that there's a security problem or bug that needs to be fixed.

Revel-Whitaker said the scammer asks for the victim's IP (Internet Protocol) address.

"Once you've handed over the address, they can get access to your computer," she said. "No reputable company will ever call you and ask for information."

If in doubt, Revel-Whitaker told the group, get a number for the company from another source and verify that it is initiating the call.

That should be standard procedure for any request for information, she added, whether by call or email — check with the company purportedly asking for information by getting a number or email address from an outside source.

The third swindle detailed by Revel-Whitaker is known as the IRS scam. A caller claims to be from the IRS and says the victim owes money.

"You owe us some tax money and if you don't pay us that money, we're going to come and arrest you," is the line used by con men to snare their victims, Revel-Whitaker said.

She said the victim is asked to buy a prepaid debit card to get

money to the agency immediately.

Revel-Whitaker said the scammers usually suggest a debit card from Walgreens (known as a green dot card). As is the case with wiring money, the victim provides a code that the con artist can redeem anywhere.

She said that scam usually targets people from countries where the police are feared.

In one recent case, she said, the scam was stopped by a clerk at Walgreens who told the victim the IRS would never operate like that.

Revel-Whitaker also pointed out that telephone scams are difficult to investigate. She said the callers may show a local number but be based in another state or show a U.S. number but be operating outside the country.

"It's simply so cost intensive that we can't investigate it," she said.

Questions from those in attendance included what to do about door-to-door solicitors.

Revel-Whitaker advised people to respond without opening the door. That would let a would-be burglar posing as a salesperson know someone is home, and would also discourage an overly enthusiastic vendor who might literally put his or her foot in the door. ■

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California STAR Testing 2012-13

2013 English Language Arts

Test results by grade	6	7	8	9	10	11
Advanced	58%	63%	57%	58%	52%	51%
Proficient	28%	26%	26%	27%	29%	27%
Basic	12%	9%	14%	11%	13%	13%
Below Basic	1%	1%	2%	2%	4%	6%
Far Below Basic	0%	1%	1%	2%	2%	3%

2012 English Language Arts

Test results by grade	6	7	8	9	10	11
Advanced	67%	66%	66%	61%	56%	51%
Proficient	23%	26%	21%	24%	26%	25%
Basic	8%	7%	10%	11%	13%	16%
Below Basic	2%	2%	2%	3%	4%	5%
Far Below Basic	0%	0%	1%	1%	2%	3%

KRISTIN HERMAN

English language scores fell for some Pleasanton middle and high school classes between 2012 and 2013. Sixth-grade and eighth-grade scores went down 4%, although scores in eleventh-grade went up by 6%.

Source: California Department of Education

SCORES

Continued from Page 5

advanced or proficient to 79%.

History scores changed little for eighth- and 10th-grade students and improved from 79% advanced or proficient in 2012 to 83% in 2013 for 11th-graders.

Students in grades 5, 8 and 10, take CST tests on life sciences. Those tests showed a small bump in eighth-graders who are proficient or advanced and small downturns for fifth- and 10th-graders.

Starting in grade 9, students also take the CST for math and science courses. Biology scores were close for ninth- and 11th-graders in 2012 and 2013, but 10th-grade scores dropped from 76% advanced or proficient in 2012 to 68% in 2013.

Chemistry scores also remained close for 10th- and 11th-graders, although ninth-grade student

scores of proficient or advanced climbed from 75% in 2012 to 84% in 2013.

Physics scores for ninth-graders saw little change between 2012 and 2013, but for 10th- and 11th-graders, scores soared, from 68% proficient or advanced to 98% for 10th grade and from 79% to 87% for 11th grade.

Integrated/Coordinated Science scores saw some improvement. While no 10th- or 11th-graders scored advanced or proficient in 2012, 7% of 10th-grade students and 8% of 11th-grade students ranked proficient.

Algebra I showed both improvement and declines. Scores for seventh-graders were 98% advanced or proficient in 2012, and went to 99% in 2013. Tenth-grade scores remained close, but ninth-graders dropped from 26% proficient or advanced in 2012 to 21% in 2013. While no 10th- or

11th-graders scored advanced in 2012, 2% of 10th-graders and 5% of 11th-graders were proficient in Algebra I. In 2013, 1% of 10th-grade students ranked advanced and 9% were proficient. No 11th-graders were proficient or advanced in 2013.

Geometry scores fell between 2012 and 2013, with the exception of ninth-grade students, who saw a slight bump, from 65% to 68% proficient or advanced. Eighth-grade scores remained high, falling from 99% to 98% proficient or advanced, but 10th-grade scores dropped from 21% to 14%. For 11th-graders, 10% were rated proficient in 2012, and none ranked either advanced or proficient in 2013.

The school board will hear a complete rundown of STAR test results at a future meeting, Steward said. The board's next meeting is set for Aug. 20. ■

Testing 'security breach' more prank than cheating

District may require students to turn in cellphones for next year's test

BY GLENN WOHLTMANN

The Pleasanton school district is one of more than 200 districts statewide to have a security breach in STAR testing earlier this year.

While many of those security breaches were serious — in several cases, for example, students took photos of the test questions — the breach at Amador Valley High seemed to be more of a prank.

In all, 242 schools around the state had security breaches, according to Nicole Steward, the district's technology coordinator. Steward said the local breach was a minor one.

"A student took a picture of another taking the test," she said. It was considered a breach because it showed the test. She said the state "reviewed it and said there was no cheating related to it."

The district reported the breach to the California Department of Education, and Steward said she investigated it after it came to light when a student told a teacher and the teacher reported it to district administrators.

"The student was asked to remove the picture from their phone and from social media," she said. "We have to remember that students post everything onto their social media. To them, it's not a big thing."

Steward said other students posted pictures or words they made from filling in the dots on the cover or the test.

She said proctors are trained every year on test security.

"They also post signs during testing that says no electronics," Steward said, adding that teachers have decided on their own whether to allow students to keep their cellphones or to turn them in before a test.

"This year we'll probably be a little more strict with security, and we'll probably make sure that every teacher collects phones at the very beginning of the test period," she said.

Last year STAR test results were withheld by the state for two weeks because of similar security breaches. ■

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WEEKLY MEETING NOTICES

City Council

Tuesday, August 20, 2013 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- PUD 97, Ponderosa Homes – Consider introduction of an ordinance approving: (1) the rezoning of an approximately 2.1-acre site at 4202 Stanley Blvd from C-F (Freeway Interchange Commercial) District to PUD-MDR/OS-PH&S/WO (Planned Unit Development – Medium Density Residential/Open Space – Public Health and Safety/Wildland Overlay) District; and (2) a PUD Development Plan to retain or demolish the existing residence, to remove the 32 mobile home spaces and related accessory structures, and to construct 12 to 14 detached single-family homes

Human Services Commission

Wednesday, August 21, 2013 at 7:30 a.m.
Council Chamber, 200 Old Bernal Avenue

- Review of Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2012

Commission Vacancies Recruitment

The City Council is accepting applications for the following Commission Vacancies:

Committee on Energy & the Environment

Economic Vitality Committee

for the following groups:

- Business at Large
- Green Economy/Environmental Industry
- Medical Technology
- Residential Real Estate Developer

Youth Commission

Village High School (by fall 2013 freshman through junior)
Thomas Hart Middle School (entering 6th or 7th Grade by fall 2013)

City representative to the Alameda County Mosquito Abatement District

Applications are available at the City Clerk's Office, 123 Main Street, or on the City's website at

<http://www.ci.pleasanton.ca.us/pdf/newcommapp.pdf>

For additional information,

contact the Office of the City Clerk at (925) 931-5027.

If you are interested in serving on a commission or committee that has no current vacancies listed, you may register your interest in future vacancies by completing an interest card on our website at www.cityofpleasantonca.gov

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

Business News

Edited by Jeb Bing, jbing@pleasantonweekly.com



GOODGUYS

P-Town Pushrods car club members will work the car gates, organize special parking areas, staff the club's fundraising booth and help the Goodguys team scout potential award winners at the 27th annual Goodguys West Coast Nationals Aug. 23-25 at the Alameda County Fairgrounds.

27th annual Goodguys car show next weekend

West Coast Nationals at Fairgrounds from Aug. 23-25

Pleasanton streets will soon be rumbling again with the sights and sounds of vintage and restored cars when the 27th annual Goodguys West Coast Nationals comes to the Alameda County Fairgrounds from Aug. 23-25.

Presented by Goodguys of Pleasanton and Flowmaster Mufflers, this year's event looks to be one of the biggest ever, according to Harry Daviess, vice president of event operations for Goodguys.

"Preregistration numbers have been trending up for our events all summer with more pre-entries than ever, meaning we should fill the grounds to capacity," he said. "The West Coast Nationals has cars coming in from 27 different states."

The cars have come to Pleasanton for nearly three decades, some traveling from as far away as the East Coast to take in the sights and sounds of this traditional summer time Tri-Valley event, Daviess added.

Standing right alongside the Goodguys team as event organizers is the P-Town Pushrods car club. Founded locally by Rich Riley in 1994, the club has called Pleasanton home and served as host club for all Goodguys events at the Fairgrounds for the last 20 years. The

club has more than 150 members based both here in the Tri-Valley and abroad, including in Australia and New Zealand.

Pushrods members work the car gates, organize special parking areas, and staff the club's fundraising booth as well as help the Goodguys team scout potential award winners.

"We always have a great time with Goodguys in Pleasanton," said club member and liaison Doug Cabral of Tracy. "Being the official host club of the Goodguys West Coast Nationals allows us to stay active in the hobby, interacting with thousands of car guys as well giving back to the community."

In addition to serving as host club for Goodguys, the P-Town Pushrods have their own activities. They escort Livermore Veterans Hospital patients to the Goodguys events and serve them lunch. Each spring, the Pushrods organize a mini car show and barbecue lunch at the hospital. In addition, the club donates funds to Hope Hospice, the National Cancer Society, the Alisa Ann Ruch Burn Center and other local Tri-Valley based charities.

This year's show will be special for Pushrod member Cabral, a retired warehouse manager and Vietnam

Veteran who for the last decade has served as the main liaison to Goodguys. Last year, his drawing ticket won a customized 1971 Dodge Challenger, which will be presented to him at the weekend show.

"The economy is rebounding and we've seen near record numbers at several events so far this summer," Daviess said. "People love coming to Pleasanton because the hotels are clean and close by, the restaurants are great and the Fairgrounds is one of the nicest in the country."

"We get some of the nicest cars in the country here," he added. "It's our 'Crown Jewel' event."

While the event is open Friday through Sunday, Saturday, Aug. 24, will be the biggest day. That evening, Goodguys will crown "America's Most Beautiful Street Rod." One of the cars in contention, Ron Cizek's 1940 Ford from Nebraska, is valued at well over \$1 million. The weekend will conclude with Sunday's award ceremony.

Event hours are 8 a.m.-5 p.m. Friday and Saturday; and 8 a.m.-3 p.m. Sunday. General admission is \$18; youths 7-12, \$6. Fairgrounds parking is \$8. For more information, go to www.good-guys.com or call Goodguys at 838-9876. ■

Raley's donates \$75,000 to tornado victims

Contributions come from customers, employees

Raley's Supermarket in Pleasanton has joined with other Raley's-owned stores in raising nearly \$75,000 in employee and customer contributions for victims of last June's devastating tornado near Oklahoma City.

Raley's absorbed all administrative costs to ensure that 100% of the money raised through collection boxes at the stores will reach the Oklahoma victims.

The donations were split between the American Red Cross and the Salvation Army with each organization receiving a check for \$37,110.22 to be used in their relief efforts.

"Once again, when America is hit

with a tragedy, Americans respond, and the money generously donated by Raley's customers and employees will have a very positive impact on the lives of so many people trying to rebuild and recover," said Jennie Teel-Wolter, Raley's community relations manager.

Last May 20, a Category EF-5 tornado with winds topping 210 miles per hour touched down near Moore, Okla., for 39 minutes, cutting a 17-mile-long path of destruction that was more than a mile wide at its peak. Twenty-three people were killed and more than 375 people injured.

"A big thank you to Raley's and all of those who donated for their support," said Kathleen Weis, chief executive officer of the American Red Cross Capital Region. "We are humbled by the generosity demonstrated by the customers and employees of Raley's."

Major Bill Dickinson, Salvation Army divisional commander of the Del Oro Division, agreed.

"This is another great example of the incredible generosity of this community," he said. "This will go a long way to provide any assistance now and in the future to the families and individuals in Oklahoma." ■



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EDITORIAL

THE OPINION OF THE WEEKLY



Staples Ranch: Pleasanton's new east side gateway

After years of wrangling, development of the 124-acre Staples Ranch shown above is finally under way. This aerial photo by photographer Mike Sedlak shows the new Stoneridge Creek retirement community at the top of the still-vacant Staples land and the Livermore Premium Outlets below, just across El Charro Road at the I-580 intersection. The long-awaited extension of Stoneridge Drive slices through Staples to the left with the bridge over the arroyo almost finished. A formal community-wide celebration to open Stoneridge Creek and Stoneridge Drive will be held in October.

Troy Bourne, an executive of Continuing Life Communities, which is developing Stoneridge Creek, spent five years seeking City Council approval of the much needed retirement community where Pleasanton residents can now move to "age in place" without leaving their own hometown. Extending Stoneridge Drive took even longer as some on the City Council opposed the roadway and others expressed environmental concerns. Election of a new council and a change of heart by then Mayor Jennifer Hosterman finally cleared the deck for approval.

Staples Ranch might have looked much different if early proposals had been accepted. In 1997, KB Homes asked to build 311 homes on the site, but the plan was nixed due to safety concerns because part of the development would have been in the Livermore Airport flight path. In 2001, delays by Pleasanton planners in even considering a bid by IKEA to build one of its warehouse stores on Staples caused the Swedish furniture retailer to back away. Other proposals included a bid by the San Jose Sharks to build a two-story, four rink ice skating facility on 10 acres of Staples, which the Sharks eventually dropped, and a 36-acre auto mall to be built by the Hendrick Automotive Group, which the car dealer canceled. The site, at the corner of I-580 and El Charro, is still zoned for an auto mall, and two new dealerships are considering a similar plan, along with other developers who view Staples as a new and appealing commercial gateway to Pleasanton. ■



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POLICE BULLETIN

Public Storage robbed of cash, employee wallet and car keys

A holdup by a "homeless-type person" on Monday morning netted nearly \$4,000, according to police reports.

The robbery, at Public Storage in the 2500 block of Santa Rita Road, took place at about 10:55 a.m.

"The suspect entered the business and told the employee to give him what he wanted and he would not hurt her. The employee complied and surrendered her keys and wallet," a press release from the Pleasanton Police Department said.

Cash deposits and petty cash was also taken, according to reports. No weapon was displayed and the employee was not injured.

The suspect left on foot and was last seen running toward the Iron Horse Trail behind the business. Police checked the area but were unable to locate the suspect.

The holdup man is described as a white male in his 20s with blonde hair, 5 feet, 8 inches to 5 feet, 10 inches tall, weighing between 145 and 165 pounds. He was last seen wearing a baggy black hooded sweatshirt and baggy pants, with a beanie-style hat pulled over his face.

Anyone with information that could help in the investigation is asked to call the Pleasanton Police Department at 931-5100.

In other police reports:

- A call from a security company in the early morning hours of Aug. 10 led to the arrest of two people for prowling, a misdemeanor.

The call came in at about 12:53 a.m., and the security firm reported that surveillance cameras at a construction site showed two people in a locked area in the 5700 block of W. Last Positas Boulevard.

Gregory Glen Andresen 26, and Harshith Sadananda Malli 27, both of Pleasanton were arrested.

- Auto parts worth more than \$12,000 were reported stolen from the garage at a home in the 100 block of Trenton Circle between 11:30 a.m. and 12:37 p.m. Aug. 10. The parts, which include an \$8,000 crank shaft, a \$3,000 engine block, pistons, rods, ring bearings and an oil pump worth a total of \$1,560 were taken from an open garage.

- Ten bracelets and possibly other items were stolen in an Aug. 11 commercial burglary at Cardinal Jewelers in the 3000 block of Hopyard Road, reported at about 5:42 a.m. The front door of the jewelry store was smashed with a piece of concrete; the store was conducting an inventory to see what else, if anything, was taken.

Jewelry was also stolen in two Aug. 11 residential burglaries.

Rolex watches worth \$8,132 and \$1,324 were stolen in a break-in at a home in the 4100 block of Remillard Court, along with a display box worth \$500. The front door of the home had been forced open to provide entry in the burglary, reported at about 10:51 a.m.

The front door of a home in the 7600 block of Maywood Drive was also forced open in a break-in reported at about 9:59 p.m. The homeowner reported that jewelry and two laptops were stolen, but did not provide a list of exactly

what was taken or the value of the items.

- Three construction sites were hit by burglars in recent days. Lumber worth \$1,448 was stolen from a construction trailer in the 1000 block of Shotwell Court in a theft reported at about 11:01 a.m. Aug. 12.

Tile worth \$600 was stolen from a home under construction in the 1100 block of Finch Place sometime between 5:45 p.m. Aug. 9 and 2 p.m. Aug. 10, reported at 11:01 a.m. Aug. 12, and a grate was taken from another home in the 1100 block of Finch Place, reported at about 12:13 p.m. Aug. 12.

- Two thieves made off with more than \$1,000 in alcohol in an Aug. 11 shoplifting from Safeway in the 6700 block of Bernal Avenue. The pair took 11 bottles of wine worth \$634 and nine bottles of miscellaneous alcohol worth \$450 at about 5:42 p.m. Both suspects were described as Asian men, 5 feet, 8 inches to 5 feet, 10 inches tall, weighing between 160 and 185 pounds. They drove off in a four-door Toyota Camry with faded baby blue paint.

- Three people reported being victims of felony frauds in recent days.

A resident of the 7800 block of Flagstone Drive reported 15 unauthorized transactions had been made through his checking account. One was for \$2,700 and 14 others dating to the end of March ranged from \$45 to \$80. The identity theft was reported at about 11:52 a.m. Aug. 13.

The credit card of a resident of the 6200 block of Homer Way was used to make three fraudulent charges totaling nearly \$2,000 in an incident reported at about 8:27 a.m. Aug. 11.

Nothing was taken in an attempt to cash fraudulent checks in the name of a resident of the 2900 block of Moreno Avenue in a fraud reported at about 3:23 p.m. Aug. 12.

- Christopher Harlod Pigeon, 32, of Fremont was arrested at about 11:57 p.m. Aug. 13 on a felony warrant in Alameda County for theft. Pigeon was arrested in the 1700 block of Santa Rita Road after a call about a suspicious person outside Walgreens.

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

—Glenn Wohltmann

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Broadway Plaza – between Macy's and Nordstrom

POLICE REPORT

The Pleasanton Police Department made the following information available.

Aug. 7

Theft

- 7:52 a.m. in the 6400 block of Stoneridge Mall Road; auto theft
- 2:28 in the 500 block of St. John Street; theft from structure
- 3:32 p.m. in the 700 block of Peters Avenue; bicycle theft

Vehicle tampering

- 8:23 a.m. in the 7500 block of Ivy Ct

Aug. 8

Theft

- 9:14 in the 4100 block of Vineyard Avenue; fraud

Burglary

- 7:53 p.m. in the 2700 block of Laramie Gate Circle; residential

Drug/alcohol violations

- 8:10 p.m. in the 3000 block of Chardonnay Drive; marijuana possession
- 11:16 p.m. at the intersection of Main Street and St. John Street; DUI

Aug. 9

Theft

- 10:30 a.m. in the 3900 block of Stoneridge Drive
- 2:56 p.m. in the 1100 block of Stoneridge Mall Road; shoplifting
- 5:44 p.m. in the 1700 block of Stoneridge Mall Road; shoplifting

Auto burglary

- 9:24 p.m. in the 1000 block of Stoneridge Mall Road

Vandalism

- 7:05 a.m. in the 5800 block of Parkside Drive
- 8:04 a.m. in the 3400 block of Hopyard Road; graffiti

Public drunkenness

- 10:09 p.m. at the intersection of W. Las Positas Boulevard and Payne Road

Aug. 10

Forcible Rape

- 4:25 p.m. in the 5100 block of Hopyard Road

Residential burglary

- 12:37 p.m. in the 100 block of Trenton Circle

Prowling

- 12:53 a.m. in the 5700 block of W. Las Positas Boulevard

Vandalism

- 7:55 a.m. in the 5800 block of Parkside Drive; graffiti

Alcohol violations

- 2:13 a.m. in the 300 block of St. Mary Street; bicycling under the influence of alcohol or drugs
- 10:24 p.m. at the intersection of Valley Avenue and Crestline Road; DUI

Aug. 11

Theft

- 8:27 a.m. in the 6200 block of Homer Way; fraud
- 5:42 p.m. in the 6700 block of Bernal Avenue; shoplifting

Burglary

- 5:42 a.m. in the 3000 block of Hopyard Road; commercial
- 10:51 a.m. in the 4100 block of Remillard Court; residential
- 9:59 p.m. in the 7600 block of Maywood Drive; residential

Aug. 12

Theft

- 9 a.m. in the 6400 block of Stoneridge Mall Road; auto theft
- 12:13 p.m. in the 1000 block of Shotwell Court
- 3:23 p.m. in the 2900 block of Moreno Avenue; fraud

Burglary

- 11:01 a.m. in the 1100 block of Finch Place; commercial
- 12:13 p.m. in the 1100 block of Finch Place; residential
- 11:01 a.m. in the 1000 block of Shotwell Court

Marijuana possession

- 4:53 p.m. in the 6000 block of Sterling Greens Circle
- 9:20 p.m. in the 600 block of Junipero Street
- 11:23 p.m. in the 5800 block of Owens Drive

Aug. 13

Theft

- 11:52 a.m. in the 7800 block of Flagstone Drive; fraud
- 3:14 p.m. in the 6700 block of Bernal Avenue; shoplifting

Battery

- 11:22 p.m. in the 1700 block of Santa Rita Road

WEDDINGS

Iddings-Howe

Betsy Iddings and Alec Howe, both 2005 graduates of Amador Valley High School, were married July 6 at Poppy Ridge Golf Course in Livermore.

Betsy is the daughter of Joan Parada of Pleasanton and Mitchell Iddings of Pine Grove. She earned a degree in education from University of Alabama in 2009 and is a fourth-grade teacher at Sleepy Hollow Elementary School in Orinda.

Alec, the son of David and Laurie Howe of Pleasanton, graduated from San Jose State University in 2009 and is the owner of Assembly Aces in Pleasanton.



KELLY BOITANO

The couple honeymooned in St. Lucia, and lives in Walnut Creek.

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

On top of the world



10-year-old joins
parents
in
mountain climbing
tradition



COURTESY KRISTINE CLEVENGER

Kristine, Owen and Marc Clevenger pose at the trailhead before beginning their strenuous hike up Mount Shasta.

BY JENN TEITELL

While many other boys were sitting at home playing video games this summer, 10-year-old Owen Clevenger was climbing the steep, snowy slopes of Mount Shasta with his mother, Kristine Clevenger.

The Clevenger family is no stranger to the outdoors. Kristine and her husband, Marc Clevenger, have climbed one mountain per year for 10 years, with a track record that includes Mount Rainier and Mount St. Helens in Washington. Owen, a soon-to-be fifth-grader at Hearst Elementary School, is the eldest of their three young children.

"I think he likes the trips because he likes to spend time with us. He also learns what it means to be tough and have a goal," Kristine said.

Kristine and Owen began mountain climbing together last year, when she and her husband felt that Owen was old enough to handle the strenuous climb and potential dangers of the activity. The two summited Mount Whitney, the highest peak in the continental U.S.

This year, joined by Marc, they set their sights on the more challenging Mount Shasta.

"Mount Shasta is different because it's more technical when you're climbing up snow," Kristine said.

To prepare for the daunting climb, Kristine encouraged Owen to train and build his strength. Though Owen plays baseball and often hikes with his parents and siblings, Kristine wanted to ensure that he would



Owen Clevenger, 10, smiles, having reached the top of Mount Shasta.

be ready for the difficult climb.

"I had him running a few times a week and going for hikes and practicing having a backpack when we hike," she said.

The Clevengers began their multi-day journey by camping at the trailhead near the car. The next day, they hiked four miles to Lake Helen and set up camp once more, waking up at 4 in the morning to summit the mountain before returning to their camp and car, putting an end to a "grueling day," Kristine said.

The hike was made more treacherous due to a lack of a snow, she said, and the Clevengers saw few fellow

climbers on the mountain. Those they did encounter were both surprised and impressed that Owen was making the climb with his parents.

"It's something you don't really enjoy as you do it because, in the thick of it, it's hard work," she said. "But when we got down after last year he said, 'I want to do another one for sure,' and, after this year, he was like, 'What is the next one we're going to do?'"

The two plan to climb another mountain next year, possibly Half Dome in Yosemite or Mount Rainier, which would be a "big step up," Kristine said. She also discussed the



Owen uses crampons, shoes designed to help their user scale snow, and an axe, which keeps him from slipping or falling, to make his way up Mount Shasta.

possibility of traveling as a family to scale mountains in South America or Europe, but she said Mount Everest is definitely out of the question.

Although her two other children, ages 8 and 4, are too young at the moment, Kristine hopes to bring them into the Clevenger climbing tradition one day and climb as a family. For now, though, she is happy to spend time bonding with

her oldest son.

"It's good because, having three kids, it's hard to spend quality time with just one of them. As he gets older, we can have good conversations and eat along the road and have good talks," she said.

Whether or not Owen continues climbing mountains as an adult, Kristine hopes he retains his "love of the outdoors." ■

ON THE TOWN



AMERICAN

Eddie Papa's American Hangout

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

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

Classes

ACE CODING Free programming classes open to all ages will be held at the Pleasanton Library from 3:30-5:30 p.m. every Wednesday, designed and run by Amador Valley High School students. Contact Daniel Huang at 858-3958 or daniel.huang87@gmail.com.

COMPUTER TUTORING Need help with downloading E-books from the library to your E-Reader, sending e-mail attachments, social networking, blogging, general Internet questions? Drop-in classes are from 6-8 p.m. Thursdays at the Pleasanton Public Library, 400 Old Bernal Ave. Call Mary Luskin at 931-3400, ext. 7. Free and open to all.

THURSDAY NIGHT TENNIS CLINIC Drop in or preregister for this clinic to help you with your tennis matches, from 6:30-8 p.m., Thursdays, now through Sept. 12, at Pleasanton Tennis and Community Park, 5801 Valley Ave. Cost is \$15-\$18. Call 931-3449 or go to www.lifetimetennis.com.

Clubs

BIKE PARTY PLEASANTON Bicycle riders of all ages, experience levels and bike types are encouraged to meet, ride and play together in the streets of Pleasanton the second Friday of each month. Riders meet at 7 p.m. For more information, go to facebook.com/bikeparty.pleasanton.

ROTARY CLUB OF PLEASANTON The Rotary Club of Pleasanton since 1965 has been a leader in the community in helping make Pleasanton a great place to live. It has a luncheon meeting from 12:15-1:30 p.m., every Thursday, at Hap's Restaurant, 122 W. Neal St., Pleasanton. Cost for lunch is \$17. For information, visit www.PleasantonRotary.org.

Concerts

ROGER GLENN LATIN JAZZ ENSEMBLE Roger Glenn, master multi-instrumentalist and entertainer on the flute, sax and vibraphone, will bring his Latin Jazz Ensemble to the Firehouse Arts Center on Friday, Sept. 6. Tickets are \$30. Contact Debbie Peck at 447-4300 or Alex Watson at 437-4204.

Events

BRUNCH IN PLEASANTON The Widowed Men and Women of Northern California invite you for a brunch at 12:30 p.m., Sunday, Aug. 25, at Oasis Grille, 780 Main St. RSVP to Ruby at 462-9636 or hskooog@comcast.net by Aug. 22.

CITY OF DUBLIN'S SPLATTER Come to Splatter, not your ordinary food, wine and art festival, from noon-8 p.m., Saturday, Sept. 21, at Emerald Glen Park, 4201 Central Pkwy., Dublin. Admission is free. Tasting Pavilion by Passport only. Passports, for \$25, are available online at www.dublinsplatter.com. Call 556-4500.

EAST BAY'S LONGEST RUNNING TRIATHLON SERIES Close to 800 first-timer and many-timer triathletes will be on hand for On Your Mark Events' 26th annual Tri For Fun Triathlon Series at 7 a.m., Saturday, Aug. 17, at Shadow Cliffs Regional Park, 2500 Stanley Blvd. Cost is \$65-\$73. Contact (209) 795-7832 or go to www.onyourmarkevents.com.

FIREMAN'S MUSTER Come to the Fireman's Muster on Saturday, Aug. 17, when antique and modern fire equipment roll onto Main Street for a fun day of demonstrations, contests and food. There will be a free pancake breakfast at 8 a.m. and a barbecue from noon-4:30 p.m. for \$10. Go to www.museumonmain.org.

FLEET FEET WOMEN'S 5K The Fleet Feet Women's 5K will be held at 8 a.m., Sunday, Aug. 18, at Shadow Cliffs Regional Recreation Area. This event benefits Girls on the Run and the Sandra J. Wing Healing Therapies Foundation. Registration is \$35 before Aug. 14 and \$40 after. Call 426-5576 or go to www.fleetfeetpleasanton.com.

GNON WANTS YOU! Girls Night Out Networking wants you to come for the fun of meeting other businesswomen such as yourself! Come to this great networking opportunity, from 5-8 p.m., Wednesday, Aug. 21, at Comerica Bank, 600 Main St. Cost is \$10 for members, \$15 for non-members. RSVP by August 19. Visit <http://gnontrivalley.com/rsvp.html>.

LUNCH IN SAN RAMON The Widowed Men and Women of Northern California invite you for lunch at noon on Thursday, Aug. 22, at Uncle Yu's Chinese Restaurant, 2005 Crow Canyon Pl. San Ramon. RSVP to Marsha at 830-8483 or hskooog@comcast.net by Aug. 19.

VIDEO GAME EVENT The American Cancer Society Discovery shop is having a Video game event featuring Playstation 2, Nintendo 64 with lots of games and more. Come

from 10 a.m.-5 p.m., Saturday, Aug. 24; and noon-5 p.m., Sunday, Aug. 25, at 1987 Santa Rita Road. Call 462-7374.

Exhibits

100 YEARS OF CALIFORNIA SOCIETY OF PRINTMAKERS The current exhibit, through Sept. 5, at the Harrington Gallery at the Firehouse Arts Center is "Celebrating 100 Years of the California Society of Printmakers." The exhibit features book arts, silkscreen, monotype and more. The arts center is located at 4444 Railroad Ave.

COURAGE UNDER FIRE Come to Museum on Main's Courage Under Fire, Fighting Fire in Pleasanton since 1880. Open 10 a.m.-4 p.m., now through Oct. 13, at 603 Main St. Contact the Museum at 462-2761 or curator@museumonmain.org.

Fundraisers

COMEDY UNCORKED Eat, drink and laugh the night away at Comedy Uncorked, opening at 6 p.m., Friday, Aug. 16, at Retzlaff Winery, 1356 S. Livermore Ave., Livermore. Comedy Uncorked is a canned food drive and fundraiser for the Open Heart Kitchen. Cost is \$25. Contact Linda Mckeever at 846-9223 or executivedirector@openheartkitchen.com.

Health

WELLNESS LECTURE: GLUTEN FREE 101 Is gluten causing health issues for you? Wellness Coach Kim Rice walks you through the essentials of living a gluten-free lifestyle, 7-8:30 p.m., Tuesday, Aug. 20 at New Leaf Market. Preregistration required. Go to www.newleafpleasanton.eventbrite.com or call 621-7660, ext. 120.

Holiday

SECULAR ROSH HASHANA Tri-Valley Cultural Jews (TVJ) will hold a non-religious Jewish New Year observance at 7 p.m., Wednesday, Sept. 4. The hour-long child-friendly program of music and readings in English is followed by apples and honey. Suggested donation: \$10 per adult non-member. Also collecting food for the food bank. Contact reservations@Tri-ValleyCulturalJews.org.

Live Music

THE CLASSY CATS Enjoy a free concert of swinging jazz with Mark Russo and The Classy Cats, musicians known around the Bay Area, at 2 p.m., Sunday, Aug. 25, at the Pleasanton Library, 400 Old Bernal Ave. Call 931-3400, ext. 4.

Miscellaneous

FREE WINE TASTING Join Pat and Mike DeRose for a sampling of four premium wines by DeRose Vineyards from 5:30-7:30 p.m., Friday, Aug. 23 at New Leaf Markets, 3550 Bernal Ave. You must be 21+ to taste. Visit www.newleafpleasanton.eventbrite.com.

SEAFOOD EXTRAVAGANZA Buy fresh fish right from the truck, enjoy product demos and samples, and learn about sustainable seafood from 11

IN THE SPOTLIGHT



JEB BING

Kick back at Concerts in the Park

Only three weeks remain for families and friends to gather for the free summer concerts presented by the Pleasanton Downtown Association from 7-8:30 p.m. at Lions Wayside Park on First Street. Tonight Synaptic Gap will perform modern rock hits. Next week it's Magic Moments playing hits of the '50s and '60s. The last concert is Aug. 30, with Public Eye presenting its high energy rock 'n' roll.

a.m.-7 p.m., Friday, Aug. 16; and 11 a.m.-3 p.m., Saturday, Aug. 17, at New Leaf Community Market. Free sauteed prawns and wine pairing from 4-7 p.m. on Friday. Call (831) 464-7748 or go to www.newleafpleasanton.eventbrite.com.

WORLD WALK TO WELLNESS Pleasanton's World Walk to Wellness group meets at 8:30 a.m. each Saturday to chat and explore while getting exercise. Most walks last 90 minutes; all are free. To be on the list to receive information each Thursday about that week's walk, email walks@worldwalktowellness.org.

Seniors

HEALTHY COOKING CLASS Feeding the mind, body and soul. Join this monthly cooking series offered from 1:30-2:45 p.m. on the fourth Monday of the month, Aug. 26, Sept. 23 and Oct. 28, at the Pleasanton Senior Center, 5353 Sunol Blvd. Each month will be a new recipe that will be easy and healthy to prepare at home. Registration required. Call 931-5365 or go to www.pleasantonse-niorcenter.org.

PEDDLER SHOPPE AT THE SENIOR CENTER The Peddler Shoppe in the lobby of the Pleasanton Senior Center, 5353 Sunol Blvd., offers the handmade wares of talented local senior artisans. It's a great place to buy gifts. The Shoppe is staffed by volunteers and is open to the public 10 a.m. to 4 p.m. Monday through Friday.

PLEASANTON SOLE MATES - WALKING GROUP Do you love the outdoors and want a fun way to exercise? Walking is one of the easiest and most cost effective forms of exercise for adults. Join our weekly walking group from 8:45-10:15 a.m. Wednesday mornings at the Senior Center, 5353 Sunol Blvd. Walks are approximately 2-3 miles. Call for weekly walk destinations or come pick up a schedule. Free. 925-931-5365. www.pleasantonse-niorcenter.org

Sports

EAST BAY HILLS 5-DAY HIKE 2013 Hike East Bay trails from Orinda to Hayward, carrying only a daypack from 8 a.m.-7 p.m., Wednesday-Sunday, Aug. 28-Sept. 1. All gear shuttled between campsites. Meals and entertainment provided. Cost is \$55-\$60 a day. Contact 254-8943 or ebhills@ridgetrail.org.

GIRLS ONLY - GIVE HOCKEY A TRY Give hockey a try! Equipment and coaching are provided. Check it out from 3:30-6 p.m., Saturday, Aug. 17, at Dublin Iceland, 7212 San Ramon Road, Dublin. Contact Johanna Asher at 399-5263 or tvldhockey@gmail.com. Go to <http://www.ladybluedevels.org/>.

U.S. OPEN TENNIS MIXER Join a doubles mixer from 1:15-3:30 p.m., Sunday, Aug. 25, at the tennis park, 5801 Valley Ave. Bring your favorite dish and your "A" game. Participants will get a chance to win prizes and receive some giveaways. Cost is \$15 for residents, \$18 for non-residents. Recommended level 3.0 and above. Call 931-3449 or go to www.lifetimetennis.com.

Volunteering

FIREHOUSE ARTS CENTER VOLUNTEER ORIENTATION Firehouse Arts Center's award-winning volunteer organization is holding its Volunteer Program Orientation at 7 p.m., Monday, Aug. 19, at the Firehouse Theater, 4444 Railroad Ave. Many positions open. Must be 16 or older. Contact 931-4846 or jkoch@cityofpleasantonca.gov.

Workshops

STEPPING STONES ON YOUR GRIEF JOURNEY The death of a loved one is unlike any other loss. Join this workshop on your healing journey at 7:30 p.m., Thursdays, Sept. 12-Oct. 31, at St. Elizabeth Seton Church, 4001 Stoneridge Dr. Preregistration requested. One-time \$15 donation requested. Open to all. Call May Hagerty at 846-5377.

Graduating Seahawks head off to fresh waters

Rigorous schedule taught them life lessons, say swimmers

By ERIKA SIMONDS

The 12 graduating Pleasanton Seahawks say their passion for swimming has equipped them with life skills. They have certainly learned time management, juggling a rigorous weekly swim schedule of roughly 20 hours a week with academic excellence, family and friends.

Asked what they learned from the Seahawks, each swimmer had something insightful to say.

■ Maggie Woods: "It isn't just about getting best times, this sport has taught me how to stay dedicated, and how to work as hard as my body will physically allow." She will be swimming for St. Bonaventure.

■ Nick Johnston: "Persistence is essential for success. Everyone inevitably experiences failure during life; what determines your ability to succeed is your willingness to try again." Nick will be swimming for Brown University, majoring in chemistry.

■ Chris Fernainy: "Swimming taught me to push myself not only at the pool but in my everyday life." Chris will be swimming for UC Santa Cruz, studying biomedical engineering.

■ Cayla Jetter: "Through hard work

and dedication you really can see what you can do and reach your full potential." Cayla will be swimming for Texas A&M.

■ Abby McGuire: "Swimming has taught me to stay motivated and be a team player when it comes to encouraging my teammates to push themselves." Abby will be attending Villanova University, majoring in biology/pre-med.

■ Clayton Young: "This lesson of hard work leading to success has been one of the most valuable lessons I have learned." Clayton will be swimming for UC Santa Barbara.

■ Marissa Bergh: "What I gained most was a second family who would support me when I most needed it." Marissa will be swimming for Emory.

■ Jason Chen: "I think spending time with the team was the best part of swimming. Hanging out with people who have chosen the same path you have chosen is something special." Jason will be swimming for University of Michigan.

■ James Thompson: "I consider everyone I've swam with a best friend, because we are all hard workers and that's what has kept me motivated throughout the years." James

will be swimming for Dartmouth, studying biomedical engineering.

The Dolores Bengtson Aquatic Center is home to these swimmers. Swimming four mornings a week before dawn and six afternoons, they spend many hours together so when asked what they gained most, the answer was unanimous: a second family.

The departing swimmers eagerly shared their favorite memories. Some of those swimming at the Elite level recalled going as far as Dubai while others traveled to Southern California and throughout the U.S. Head Coach Steve Morsilli was also mentioned in many favorite memories.

"One of my favorite memories is when Steve promised us a 'great reward' if we swam fast enough in practice," recalled Nick Johnston. "After a grueling workout, he stood by his word and awarded each swimmer who did well with a shiny new penny."

"One of my favorite experiences was the 2012 U.S. Olympic Trials in Omaha, Neb.," Celina Li said. "It was an honor to compete against the top swimmers from across the United States." Celina will be swimming for UC Berkeley.



COURTESY SEAHAWKS

Twelve graduating Pleasanton Seahawks wear their new college shirts before they head off to swim for teams across the country.

"My favorite experience was the trip to Dubai. We were in a whole new environment and saw so many different faces in and out of the pool. We had fun in our hotel rooms, making turbans out of our shawls," Kirsten Brand recalled. Kirsten will be swimming for UC Davis.

Bernadine Martin will be swimming at UC Irvine.

These seniors participated in community service and were hon-

ored in many ways for their outstanding achievements, ranging from the President's Award for Academic Excellence, USA Swimming Scholastic All American, certificates for 4.0 GPAs, and more.

Coach Steve Morsilli says: "Believe you belong." These exceptional athletes believe they belong.

For more information about the Pleasanton Seahawks, visit www.pleasantonseahawks.org. ■

Perfect summer for bombers

The Pleasanton Foothill Little League 11-year-old all-stars (aka the Bernal Bombers) had a perfect summer of tournament baseball, going 14-0.

The team won all three tournaments it entered: Granada Little League, Dublin Little League and Danville Little League. The group of 11 boys pitched, played defense, swung the bat and played with energy all summer, outscoring their opponents by more than 100 runs, 140 to 39. Team members are (back row, l-r) Trevor Jackson, Jason Dormann, Coach Mike Ogolin, Manager Tony Battilega, Coach Jason Davis, Dylan Ogolin, Cory Steinhauer, Brett Davis, (front) Patrick Gallagher, Max Masajlo, Connor Currie, Joey Battilega, Demetre Aaron and Putty Basseer. Not pictured: Coach John Dormann.



Tournament champs

The Pleasanton Foothill Little League 10-year-old Tournament Team members were the undefeated champions in last month's Tassajara Valley Turn 'n Dirt Tournament. The team was 5-0 for the tournament and 8-1 for its first two tournaments in the summer season. Players are (front row, l-r) Holden Meyer, Jimmy Andre, Brian Wolfe, Matthew Wiggins, Rohan Patil, (middle) Peter Yu, Sam Miller, Brandon Overcash, Shelby Hendershaw, Connor Sullivan, (back) Coach Casey Overcash, Manager Mike Sullivan and Coach Wiley Hendershaw.

Calling all amateur photographers!



Tri-Valley Photo Contest is now underway!

Open to anyone who lives, works, or attends school in Pleasanton, Dublin, San Ramon, Danville, Alamo or Blackhawk

Digital submissions only!

Entry deadline Sept. 30, 2013

Entry fee per submission: \$15 for adults; \$5 for youth

Categories: People, Pets & Animals, Tri-Valley Images

Cash prizes, gift certificates and framing for first- and second-place winners in each category in the two divisions!

Entry form and information:

PleasantonWeekly.com/photo_contest

Sponsors



POOCHES ON PARADE

DOGS AND THEIR
PEOPLE HAVE
FUN, WIN PRIZES,
SUPPORT GUIDE
DOG PUPPY RAISERS

BY JENN TEITELL

As the sun began its slow descent toward the horizon, the Pleasanton sign over Main Street grew brighter, casting a glow over those at last week's First Wednesday Street Fair. The sweet smell of kettle-corn filled the mild summer air. Meandering down both sides of Main Street, crowds browsed the various booths, and teens gathered in groups on the sidewalk, talking loudly over the live music.

At 7 p.m., the throng parted and turned its attention to the hundreds of dogs strutting their stuff in the 16th annual Pooch Parade. Some pranced regally beside their owners while others strained at their leashes, leaning toward the outstretched hands of observers. Many were in vibrant costumes, but others wore nothing, having entered the "Cute Enough As Is" category.

All had one thing in common: They and their owners were raising money for the nonprofit Tri-Valley Guide Dog Puppy Raisers, a group that rears canines for Guide Dogs for the Blind in San Rafael.

"The importance of the event is to raise awareness of what guide dogs do and what they are and to put

on an event for the dog owners in the community," said Club Leader Ellen Aguirre. "There's always a need for guide dogs. There will always be a visually impaired community."

This year the parade raised approximately \$3,000 for the charity, but raising awareness in the community was more important than the money, said Aguirre.

The Aug. 7 event began with registration and judging at 5:30 p.m. at Lions Wayside Park on First Street. Dog-owner duos paid a fee of \$10 to participate, and all proceeds benefited the Guide Dog Puppy Raisers. Dogs performed tricks at 6:30 p.m., and the parade began 30 minutes later. After touring Main Street, dogs and owners gathered back at the park at 7 p.m. to hear winners from the seven categories announced.

Afterward some of the participants drifted back toward the festivities on Main Street. Others headed for home, satisfied with the Dog Days of Summer and pleased to have contributed to a worthy cause. ■



The Dog Days of Summer and its popular Pooch Parade included canines large and small, dressed to delight and prancing proudly.

PHOTO

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MIKE SEDLAK

Pooches and their people gather at Lions Wayside Park to line up to parade up and down Main Street.

AND THE WINNERS ARE...

PUPPY FUN

1. Jojo (Cindy Juarez)
2. Rex (Linda Johnson)
3. Jack (Heather Roberson)

SENIOR POOCHES (8 YEARS AND OLDER)

1. Willie, 18 (Margo Olsen)
2. Lucy, 15 (Cherie Dyle)
3. Savannah, 8 (Kim Taylor)

CUTE ENOUGH AS IS (UNDER 30 LBS.)

1. Kiki (Stacey Scott)
2. Bailey (Kim Larkworthy)
3. Jack (Heather and Jim Roberson)

CUTE ENOUGH AS IS (OVER 30 LBS.)

1. Myrna (Ami Peterson)
2. Murphy (Pam O'Connell)
3. Kodiak (Pete May)

MOST CREATIVE COSTUME (POOCHES ONLY)

1. Ava (Darlene Inzerilla)
2. Poe (Kathy Kellman)
3. Luna (Maria Deleo and Alyssa Camacho); Daphne (Savina and Liana Deleo)



MIKE SEDLAK

The annual Pooch Parade is a chance for dog owners to use their imaginations to put together coordinated costumes for the team.

BEST TEAM OUTFIT (HUMAN AND POOCH)

1. Ginger (Annika Jernstedt)
2. Gretzky (Monica Chinn)
3. Newby (Katherine Mahon)

BEST TRICK (POOCHES OF ALL AGES)

1. Bella (Lara Garza) — beg, walk, pick-pocket, jump through arms
2. Fiona (Kathy Kellman) — sit up,

beg, speak, roll over, put toys in bucket, get kleenex, play piano

3. Buffy (Diana Kimbrough) — sit pretty, rollover, spin, jump

OLDEST POOCH

Willie, 18 (Margo Olsen)

FARTHEST POOCH

Justice (Cassie Pickett) from Rancho Mirage



JENN TEITELL

The event gives owners the chance to show off their dogs, as well as contribute to a good cause.

LOVE PUPPIES? VOLUNTEER

The Tri-Valley Guide Dog Puppy Raisers group is looking for volunteers. Those interested can become a puppy raiser, which entails fostering an 8-week-old puppy until it is 15 to 16 months old; teaching it basic obedience and manners; housebreaking it; and socializing it with the outside world. Others, who might not be able to make such a large commitment, can become puppy sitters or club volunteers. Visit www.trivalleyguidedogs.org.



MIKE SEDLAK

The winners in the different categories pose for pictures to commemorate their success in the fun event. Winners' names are listed above.

PHOTOS BY JENN TEITELL

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115 Announcements

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BLACK ROCK ENTERPRISES FICTITIOUS BUSINESS NAME STATEMENT
File No.: 480926

The following person(s) doing business as: BLACK ROCK ENTERPRISES, 2843 HOPYARD ROAD SUITE 141, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Sharon Kay Irizarry, 6318 Hansen Dr., Pleasanton, CA 94566. This business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Sharon Kay Irizarry. This statement was filed with the County Clerk of Alameda on 07/24/2013. (Pleasanton Weekly, Aug. 2, 9, 16, 23, 2013)

THE HEALING JOURNEY FICTITIOUS BUSINESS NAME STATEMENT
File No.: 481258

The following person(s) doing business as: The Healing Journey, 3950 Valley Ave. Suite B, Pleasanton, CA 94566, is hereby registered by the following owner(s): Kathryn Lorenz, 4100 Suffolk Way, Pleasanton, CA 94588. This business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Kathryn Lorenz. This statement was filed with the County Clerk of Alameda on 08/02/2013. (Pleasanton Weekly, Aug. 16, 23, 30, Sept. 6, 2013)

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Buying & Selling

REAL ESTATE



INSIDE

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Millennials buying homes at rapid pace

Buyers under 32 are giving a powerful boost to the long-run housing demand

By JEB BING

Millennials are more confident than any other age group that their recent home purchase was a good financial investment, according to a study by the National Association of Realtors.

In its "Home Buyer and Seller Generational Trends" analysis of 2013 data, the NAR reevaluated the generational differences of recent home buyers and sellers. It found that while eight out of 10 recent buyers considered their home purchase a good financial investment, the number was even higher, 85%, for younger buyers under the age of 32.

"Home ownership is an investment in your future, and is how many younger American families begin to accumulate wealth," said Paul Bishop, NAR vice president of research. "The oldest of the Millennial generation are now entering the years in which people typically buy a first home, and despite the recent downturn, home ownership still matters to them."

"The sheer size of the Millennial generation, the largest in history after baby boomers, is expected to give a powerful boost to long-run housing demand, though in the short-term, mortgage accessibility and student debt repayment remain challenges," Bishop added.

The study found that the largest group of recent buyers was Generation X Americans, those born between 1965 and 1979, who comprised 31% of recent purchases, followed closely by Millennials, sometimes called Generation Y, those born between

1980 and 2000, at 28%.

Percentages of recent home purchases among prior generations were significantly lower. Some 18% were Younger Boomers, those born between 1955 and 1964; 14% were Older Boomers, Americans born between 1946 and 1954; and 10% were from the Silent Generation, those born between 1925 and 1945.

The median age of Millennial home buyers was 28, their median income was \$66,200 and they typically bought a 1,700-square-foot home costing \$165,000. The typical Gen X buyer was 39 years old, had a median income of \$93,100, and purchased a 2,100-square-foot home costing \$235,000.

The previous living arrangement of recent buyers varied greatly across the generations. Among Millennials, 65% rented an apartment or house and 22% lived with their parents, relatives or friends. More than half of all Baby Boomer and Silent Generation buyers owned their previous residence.

The study found that older generations of home buyers prefer more recently built homes. Millennials typically bought homes built around 1986, nearly a decade older than the homes typically bought by the Silent Generation.

Younger buyers had a tendency to stay closer to their previous residence, often staying within 10 miles, whereas older buyers moved longer distances, typically more than 20 miles from their previous home.

Younger buyers were more likely to buy in an urban or central city area than older buy-

ers, with 21% of Millennials buying a home in an urban location compared to only 13% of Older Boomer and Silent Generation buyers.

The reason for buying a home also varies across the generations. Younger buyers most often cited the desire to own a home of their own whereas older buyers wanted to be closer to family and friends. When it comes to factors influencing neighborhood choice, younger generations cited convenience to jobs, affordability of homes and quality of the school district. Older generations placed higher importance on convenience to family and friends and healthcare facilities.

When it comes to a home's green features, younger buyers placed higher importance on commuting costs than older generations who placed higher importance on a home's energy efficient features and living in an environmentally friendly community.

Millennials tended to make more compromises with their home purchase than any other generation. Millennials most often conceded on the price and size of the home, lot size, distance from job and style of home, whereas nearly half of Older Boomer and Silent Generation buyers made no compromises on their recent home purchase.

As the age of recent buyers increases so does the rate of owning more than one home. Among Millennials, 8% own more than one home, which could include either a vacation home or investment property, compared to 21% of Gen X-ers, 28% of Younger Boomers, and 27% of Older Boomers, and 26% of the Silent Generation.

Home buyers of all ages often begin the home buying process by looking online for properties for sale. However, the frequency of use of the Internet to search for homes decreases as age increases. Ninety percent of Millennials frequently used the Internet to search for homes compared to less than half of Silent Generation buyers. Younger generations of buyers were also more likely to find the home they purchased through the Internet while older buyers most often learned about the home they purchased from their real estate agent.

Buyers of all ages gain many benefits from working with a real estate professional. Among the age groups, younger buyers are more likely to want an agent's help understanding the home buying process, presumably because many are buying a home for the first time. Younger buyers were most often referred to their agent by a friend, neighbor or relative whereas older buyers were increasingly likely to work with the same agent

See **MILLENNIALS** on Page 22

About the Cover

This young family is happy about its new home in Pleasanton, recently purchased through the Moxley team of Alain Pinel Realtors. The National Association of Realtors reports that 85% of Millennials, those under the age of 32, consider buying a home a good investment. Photo by Tyler Moxley.

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MILLENNIALS

Continued from Page 21

they previously used to buy or sell a home.

When it comes to choosing an agent, reputation was important to buyers of all ages; however, younger buyers more often cited an agent's honesty and trustworthiness as the most important factor compared to older buyers who most often cited the agent's knowledge of the neighborhood, perhaps because older buyers tend to move further distances and may have less familiarity with the area.

The median down payment for Millennials was 5%, considerably less than older generations of buyers whose down payment ranged from 8% for Gen X buyers to 22% for Silent Generation buyers. Younger buyers who financed their home purchase most often relied on savings for their down payment whereas older buyers were more likely to use proceeds from the sale of a primary residence.

"An interesting finding is that Older Boomers and Silent Generation buyers found the mortgage application and approval process more difficult than expected compared to younger buyers," said Bishop. "This underscores the ongoing challenges that many credit worthy home buyers face with today's tight credit standards."

The largest group of recent home sellers was from Generation X, comprising 30% of recent sales, followed by Younger Boomers (21%), Older Boomers (21%) and the Silent Generation (19%). As the age of sellers increased, the share of married and unmarried couples declined and the percentage of single female home buyers increased, from 4% among Millennials to more than 17% among Boomer and Silent Generation sellers, perhaps due to death or divorce.

Like buyers, older sellers tend to move greater distances, and are more likely than younger generations to move out of the state or region. While younger buyers typically moved to larger, higher priced homes, the data shows a clear trend of downsizing to smaller, less expensive homes among the Older Boomer and Silent Generations.

Typically the older the seller the longer the tenure in the home. While Millennials had been in their previous home for about five years, Gen X-ers stayed eight years, Younger Boomers owned their home for 11 years, Older Boomers stayed for 13 years, and the Silent Generation kept their previous home for 15 years.

The reasons for selling a home also varied among the generations. Younger buyers were more likely to move to accommodate job relocation or a desire to upgrade to a larger home. In comparison, older buyers were often looking for a smaller home due to retirement and because upkeep was too difficult due to health or financial limitations, or to be closer to family or friends.

When it comes to negotiating, older sellers are often more willing to reduce their home's asking price but are less likely to offer buyer incentives such as home warranty policies or assistance with closing costs.

Of sellers working with real estate agents, the study found that older generations of buyers are more likely to use full-service brokerages in which agents provide a broad range of services. While more than two-thirds of Millennials used full-service brokerages, they were more likely than other generations to choose limited service, such as through a discount brokerage, or minimal service such as simply listing the home on a multiple listing service, presumably because they have less equity in their home. ■

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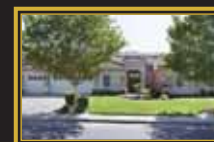
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So many centennials

Realtor Code of Ethics celebrates 100 years

BY BILL HICKMAN

The year 1913 was memorable indeed! Coin collectors will relate to the first minting of Buffalo or Indian Head nickels. When paying our federal income taxes we can recall that the 16th Amendment to the Constitution was enacted, creating the Internal Revenue Service. 1913 also saw enactment of the 17th Amendment, providing for popular election of U.S. Senators. The first sedan-type car, a Hudson, was presented, and the National Women's Party was formed. Jesse Owens, Rosa Parks and Gerald Ford were born. Our focus here is on yet another significant event from 1913, adoption of the first Realtor Code of Ethics.

Only those real estate agents who belong to the National Association of Realtors can lay claim to the title "Realtor." Members of NAR are required to adhere to the Code of Ethics, which is divided into three sections: Duties to clients and customers, duties to the public, and duties to other Realtors. This article will concentrate on the first two sections. In our daily lives, we will frequently hear people say that someone else's behavior is unethical without establishing a definition or frame of reference for the term "ethics." For Realtors, conduct is held to be unethical if it violates one or more of the seventeen articles of the Code.



Bill Hickman

■ **Duties to Clients and Customers:** Understandably, more than half of the articles in the Code pertain to clients and customers. Under these, Realtors must protect and promote the interests of their clients while still having a duty to treat all parties to the transaction honestly. Realtors shall not undertake to provide professional services concerning a property or its value where they have a present or contemplated interest unless such interest is disclosed to all affected parties. In a transaction, Realtors shall not accept compensation from more than one party without the informed consent of all. Realtors shall assure that all agreements related to real estate transactions are in writing. There are more provisions in this section of the Code but we will move on for the sake of brevity.

■ **Duties to the Public:** Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin or sexual orientation. The services which Realtors provide must conform to reasonably expected standards of practice and competence. Realtors shall be honest and truthful in their real estate communications and shall present a true picture in their advertising, marketing and other representations. A requirement of the Code that causes much reflection due to the voluminous paperwork involved in a transaction is that Realtors shall not engage in the unauthorized practice of law.

People will sometimes be puzzled by situ-

ations that arise in real estate and may question whether they are being treated properly by a Realtor. The first step should usually be to contact the Realtor directly and discuss concerns. The next step is to speak to the Realtor's broker or office manager. If concerns remain, we as Realtors have programs to assist people in understanding their rights. Please remember that we only have control over those who are members of NAR and subject to the Code of Ethics. Of course, if non-members, or Realtors too for that matter, violate the law, they are subject to discipline by the California Department of Real Estate, but that subject is beyond the scope of this article.

■ **Ombudsman:** This is a program offered by the California Association of Realtors and also by many local Realtor associations. The ombudsman provides a neutral sounding board for both Realtors and non-Realtors and can advise people on course of further action if necessary. Most importantly, people will feel that they have been heard.

■ **Ethics Advocate:** Many local Associations offer a mechanism to assist those who feel a need to file a formal ethics complaint against a Realtor but are not cognizant of the process. Ethics Advocates are neither lawyers nor parties to a complaint but may assist the complainant in every aspect other than giving direct testimony. EA is part of a comprehensive program designed to upgrade professionalism, streamline the complaint process and to get at wrongdoers in our



THINKSTOCK

profession.

The Realtor Code of Ethics was adopted on July 29, 1913, but we are celebrating the centennial all year long. I hope that this article provides some degree of clarity on expectations that we have of people in our profession. I am a Realtor and I live by the Code.

Bill Hickman is a licensed Real Estate Broker, serving as the Professional Standards Chairman for the Bay East Association of Realtors. In a prior life, Bill was a U.S. Navy Officer for 26 years. He has held a Real Estate License for 25 years and can be reached at 254-9573.



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Heather Kelly

8185 Arroyo Drive - Pleasanton - \$285,000
Hard to find single level at Laguna Vista. Updated kitchen with new appliances and crown moldings. New carpet, paint and blinds. Newer heater and A/C. Call Heather for details at 323-2025.



Al Zielske

342 Chris Common #102 - Livermore - \$199,000
Nice end unit with large bedroom and inside laundry. Updated kitchen. Balcony overlooks grassy tree area. All appliances included. Call Al for details at 998-2201.



Open Sat & Sun 1-4

Gina Piper

1771 Greenwood Road - Pleasanton - \$800,000
Beautifully updated Pleasanton Valley home. Fantastic location! Crown molding, wood flooring, wainscoting. Large kitchen with granite counters and tile flooring. Large living and family room. Award winning schools, walk to parks, schools and shopping! Entertaining backyard with stone patio and surround sound. Call Gina for details at 200-0202.



Open Sunday 1-4

Claudia Colwell

5168 Independence Drive - Pleasanton - \$1,170,000
Wonderful open floorplan with cozy living room, spacious formal dining room with cathedral ceilings & lots of windows for natural light. Expansive kitchen with granite counters and tile backsplash, gas stove, dual oven, & pantry. Updated baths with granite and tile. Nice backyard with pool (solar). Walking distance to downtown! Call Claudia for details at 323-5031.



Connie Cannella

4457 Linda Way - Pleasanton - \$789,000
Private Retreat in the Heights. Rarely listed home with redesigned kitchen & baths. Dining Area with built in cherry-wood shelving. Recessed lighting, crown molding. Refinished (mostly original) hardwood floors. Separate cottage/office, (285 ft) not included in quoted footage - for use as possible guest room. Call Connie for details at 323-5055.



Open Sat & Sun 1-4

Anju Bhatia

6708 S Mariposa Lane - Dublin - \$649,000
NEVER LIVED-IN. Gorgeous 4 bedrooms, 3.5 baths. Over \$40k in beautiful upgrades including granite kitchen, stainless steel appliances, triple zone ac, upgraded carpet/tile/laminate flooring throughout. Corner lot with \$10k premium/green views. Highly rated Dublin High School, convenient to 580/680, BART. Call Anju for details at 577-2658.



Katie Moe

6805 Payne Court - Pleasanton - \$649,000
NEW PRICE! Move right in! This charming home in Val Vista is close to parks and schools! With no rear neighbors and a beautifully landscaped backyard, this home offers so much! Clean and well-maintained with an open and functional floor plan! Not to be missed!!! Call Katie for details at 216-9083



Katie Moe

4431 Seminole Way - Pleasanton - \$420,000
This home is not to be missed! Close to shopping, parks, schools and transportation. With thoughtful updates, laundry in the unit, open and bright living space and 2 covered parking spaces right out the back gate! Call Katie for details at 216-9083.



John Manos

7032 Tory Court - Dublin - \$600,000
Corner lot, possible side yard access, located on a cul-de-sac. Laminate floors, several ceiling fans. Dual pane windows. Furnace, A/C, and oven all have been replaced. Newer electrical panel. Fruit trees in side yard. Nearby schools K-12, easy access to I/580/680, BART, and other transportation. Call John for details at 699-8649.

SALES AT A GLANCE

Dublin (June 25-July 1)
Total sales reported: 33
Lowest sale reported: \$235,000
Highest sale reported: \$1,300,000
Average sales reported: \$651,682

Livermore (June 25-July 1)
Total sales reported: 26
Lowest sale reported: \$190,000
Highest sale reported: \$1,100,000
Average sales reported: \$529,962

Pleasanton (June 25-July 1)
Total sales reported: 25
Lowest sale reported: \$144,000
Highest sale reported: \$2,550,000
Average sales reported: \$965,800

San Ramon (July 17-24)
Total sales reported: 28
Lowest sale reported: \$217,000
Highest sale reported: \$1,330,000
Average sales reported: \$834,500

Source: California REsource

PAID ADVERTISEMENT

More Homeowners in a Position to Sell Their Home as Prices Rise and 'Underwater' Mortgages Decline

By Will Butler

Rising home prices over the past couple of years are reducing the number of homeowners who are "underwater" in their mortgage, bringing more potential sellers off the sidelines to take advantage of the robust housing market.

Being "underwater" or "upside down" on a mortgage means that homeowners owe more on their loans than their properties are worth. The result is that these homeowners can find it extremely difficult to sell their property, especially if they're trying to buy another home.

Underwater mortgages grew during the recession and the housing downturn. According to CoreLogic, which tracks underwater mortgages nationwide, more than one out of

every four homeowners nationwide owed more on their home than it was worth in 2010.

But that trend is changing quickly, and homeowners who thought they were underwater might be surprised to learn they no longer are.

So if you've been thinking about selling your home, this may be a good time to make your move and take advantage of this strong seller's market. Your home may have more equity than you think.

Contact a Coldwell Banker agent today at 510-608-7600 to find out how we can help!

Will Butler is the Managing Broker of Coldwell Banker Northern California's Pleasanton office
 BRE#00499631



Julia's Recent Listing Stats



Address	List Price	Sold Price	Amount over Asking!
7703 Cottonwood Lane Pleasanton	\$599,000	\$675,000	\$76,000
3147 Catawba Court Pleasanton	\$669,000	\$690,000	\$21,000
5029 Forest Hill Drive Pleasanton	\$1,049,000	\$1,075,000	\$26,000
5204 Iris Way Livermore	\$376,000	\$380,000	\$4,000
4718 Pheasant Court Pleasanton	\$650,000	\$701,000	\$51,000
7131 Valley Trails Drive Pleasanton	\$650,000	\$720,000	\$70,000
7109 Valley Trails Drive Pleasanton	\$749,000	\$770,000	\$21,000
1844 Chestnut Street Livermore	\$299,000	\$311,000	\$12,000
6828 Corte Salcedo Pleasanton	\$775,000	\$795,116	\$20,116
1598 Bluebell Drive Livermore	\$429,000	\$432,000	\$3,000
920 Pamela Place Pleasanton	\$1,198,000	\$1,215,000	\$17,000
2761 Sanderling Way Pleasanton	\$1,049,000	\$1,072,000	\$23,000

Be Sure to Talk with Me About the Next Steps in Getting the Best Price for Your Home!

Julia Murtagh

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3698 CHILLINGHAM CT
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COMING SOON

2125 CAMINO BRAZOS
 DEL PRADO, PLEASANTON

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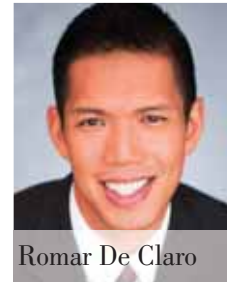
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8132 UTAH ST
CITY VIEWS! \$275,000
2 BR 1 BA Hrdwd Flrs.Formal Din Rm;Updated Kit Cabinets;2 yr old roof/gutters;dual pane windows. 925.847.2200

SANTA CLARA COUNTY
11000 DEL PUERTO CANYON ROAD
GOT HORSES, DIRT BIKES, ATV'S \$1,499,950
4 BR 2 BA Lots of trees.2 bass ponds.Well & Spring water systems.Has separate artist/craft cottage. 925-575-1735

SUNOL
900 KILKARE RD
FANTASTIC OPPORTUNITY! \$465,000
Lot/Land.Rarely available 3.2 acre (approx).Lot close to Downtown Sunol. 925.847.2200

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Julia Murtagh

925.997.2411

jmurtagh@apr.com

JuliaMurtagh.com

DRE #01751854

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to Your Front Door"***



ALAIN PINEL
REALTORS

**RECENT SELLER
REVIEW**

All I can say about Julia Murtagh's ability to sell a home is WOW! We had lived in our home over 20 years and were overwhelmed with the amount of cleanup that would be required to get our house to market. Her top priority in selling our home was to get us "top dollar." She made us timelines, provided professional contacts, and assisted in all our difficult decision making. Julia will take you by the hand and stay by your side through every step of selling your home. Thank you Julia for helping us receive \$21K over asking price!

—The Terry Family

Please see more reviews of Julia on



***Providing leadership, knowledge
and support every step of the way***



Watch video reviews from happy buyers and sellers at www.juliamurtagh.com

COMING SOON



Great family home on the west side of Pleasanton, close to high school and elementary schools.
4 beds, 2.5 baths, 2267 sq. ft. on a court.
Call Julia for more information.
OFFERED AT \$849,000

JUST LISTED



7988 Applewood Ct, Pleasanton
A must see family home on just under .5 acre on the west side. The home is 2243 sq. ft., with 4 beds, 2.5 baths. Enjoy a court location, a flat park-like backyard, walk to schools, and the "Highland Oaks" cabana. Completely upgraded and ready to move in! **LISTED FOR \$869,000**

PENDING



2761 Sanderling Way, Pleasanton
Birdland home with 5 beds, 3.5 baths with a full downstairs suite. Beautiful pool and large backyard.
LISTED FOR \$1,049,000



620 Belem Ct, San Ramon
Twin Creeks home on the end of a court. 2518 sq. ft., 4 beds, 3 baths, on 5. acre, pool, spa, views.
LISTED FOR \$1,095,000

JUST SOLD



1036 Rhine Way, Pleasanton
Beautiful Vintage Hills home sits on .26 of an acre and backs to open space. 3016 sq. ft. home has 4 beds, 3 baths and a huge family room
SOLD FOR \$1,041,036



920 Pamela Place, Pleasanton
Wonderful family home in "Bonde Ranch" with 4 beds, with a full bed/bath downstairs, bonus room, large master suite, and a great floorplan.
SOLD FOR \$1,215,000



3737 Nicole Avenue, Pleasanton
A stunning property in the "Carriage Estates" on just over 1/2 acre with a salt water pool and rock fountain. 3210 sq. ft. with 4 beds, 3 baths.
SOLD FOR \$1,661,000

DISTRESSED SELLERS

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

There are incentives and programs to help this transition. I have helped many sellers through this process. Please call me and or review my dedicated website.

www.JuliaHelpsDistressedSellers.com



PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

For an online version with mapping or to list your open home go to: www.PleasantonWeekly.com/real_estate

Alamo

6 BEDROOMS

100 Bridges Court \$2,750,000
Sun 1-4 Coldwell Banker 837-4100

Blackhawk

3 BEDROOMS

305 Live Oak Drive \$925,000
Sun 1:30-4 Alain Pinel Realtors 314-1111

3462 Silver Maple Drive \$949,000
Sat/Sun 1-4 Fabulous Properties 519-8226

Castro Valley

3 BEDROOMS

17712 Chateau Court \$759,000
Sun 11-3 Coldwell Banker 847-2200

Danville

4 BEDROOMS

104 Club Terrace \$1,010,000
Sun 1-4 Coldwell Banker 935-7100

Dublin

4 BEDROOMS

10758 Inspiration Circle \$979,000
Sat/Sun 1-4 Blaise Lofland 846-6500

6708 S Mariposa Lane \$649,000
Sat/Sun 1-4 Anju Bhatia 577-2658

Pleasanton

2 BEDROOMS

8185 Arroyo Drive \$285,000
Sun 2-4 Heather Kelly 323-2025

3 BEDROOMS

3541 Norton Way \$499,000
Sat 1-4 Tim McGuire 462-7653

7828 Chestnut Way \$749,900
Sat/Sun 1-4 Andy Poryes 963-8871

4269 Chapman Way \$725,000
Sun 2-4 Dave and Sue Flashberger 463-0436

7808 La Quinta Court \$979,000
Sun 1-4 Moxley Team 600-0990

4 BEDROOMS

920 Montevino Drive \$1,299,000
Sun 1-4 Melissa Pederson 397-4326

323 Neal Street Call for price
Sun 1-4 Fabulous Properties 980-0273

4876 Merganser Court \$969,000
Sat/Sun 1-4 Tim McGuire 462-7653

6315 Inglewood Drive \$637,000
Sun 2-4 Dave and Sue Flashberger 463-0436

1771 Greenwood Road \$800,000
Sat/Sun 1-4 Gina Piper 200-0202

5168 Independence Drive \$1,170,000
Sun 1-4 Claudia Colwell 323-5031



2621 Sanderling Way \$899,950
Sun 1-4 Joel and Cindy Engel 824-4678

809 Sunset Creek Lane \$1,669,000
Sun 1-4 Doug Buenz 463-2000

5 BEDROOMS

1533 Rose Lane \$1,595,000
Sun 1-4 Alain Pinel, Realtors 251-1111

1441 Via Di Salerno \$2,499,000
Sun 1-4 Anita Ramchandani 351-6212

2661 Rasmussen Court \$1,230,000
Sun 1-4 Moxley Team 600-0990

3616 Nicole Ave \$1,948,000
Sun 1-4 Moxley Team 600-0990

6 BEDROOMS

6059 Sycamore Terrace \$1,598,000
Sun 1-4 Liz Venema & DeAnna Armario 413-6544

San Ramon

3 BEDROOMS

207 Ramon Place \$699,000
Sat/Sun 1:30-4 Coldwell Banker 837-4100

6110 Lakeview Circle \$789,999
Sun 1:30-4 Alain Pinel Realtors 314-1111

Pleasanton Market Update: Inventory Continues to Climb

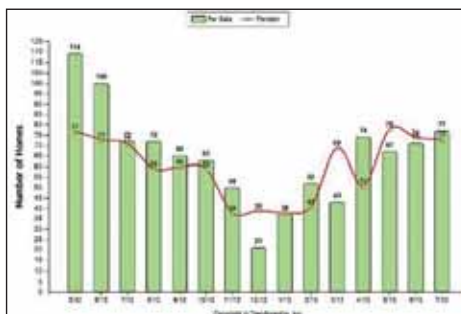
Inventory levels are climbing in Pleasanton. While inventory remains at historically low levels, it has increased a little for three straight months, the first time that has happened in over two years. Inventory was even higher than a year ago, another phenomenon not seen here in over two years. Homes priced under \$1 million have been the leading engine for inventory. Demand remained strong across market segments, although there have been fluctuations within segments.

Overall, the inventory of single family detached homes increased six units in July, from 71 at the end of June to 77 at the end of July, a 9% rise. 72 properties were actively listed at the end of July 2012. Pended sales fell by only one home during July to 73, on par with the 71 that pended in July 2012. About one month of inventory was available relative to pended sales at the end of July, little changed from June or a year ago.

42 homes priced under \$1 million were on the market at the end of July, of increase of nine units (27%) from 33 at the end of June. 36 homes were listed in this price range a year ago. Pended sales slightly from 53 during June to 51 during July, compared to 49 a year ago. Inventory relative to pended sales increased to 0.8 months at the end of July from 0.6 months at the end of June. Homes in this segment ac-

counted for 55% of Pleasanton's inventory at the end of July and 70% of pended sales during the month.

Homes priced between \$1 million and \$2 million was the only segment that saw an increase in pended sales in July, increasing from 12 during June to 16 during July. Inventory in this price range increased by one unit, to 20 at the end of July. That drove inventory relative to pended sales down to 1.3 months at the end of July from 1.6 months at the end of June. 26% of Pleasanton's inventory and 22% of its pended sales were in this price range. >> Go to www.680homes.com to read the rest of this article.



Doug Buenz

The 680 Group

Office
925.251.1111

Direct
925.463.2000

680Homes.com

CA DRE# 00843458



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



809 Sunset Creek Lane
Exquisite Bridle Creek home with 4 BR plus office & bonus room, 4 BTHS, 4 car garage, hardwood floors, and .28 Acre private lot with pool, spa, & views!
\$1,669,000



Elegant custom home with 5 BR plus office & loft, 5 1/2 BTHS, hardwood floors, granite & marble, hand painted murals, and private .47 Acre lot backing to open space!
\$1,879,000



Luxurious single story home in the Castlewood area featuring 4 BR, 4 BTHs, gourmet kitchen, 7+ car garage, and a private almost 3 acre lot with sweeping views!
\$2,450,000



Gorgeous Laguna Oaks home with 5 VR, 3 BTH, large granite & stainless kitchen, hardwood floors, luxurious master suite, vaulted ceilings, and a large .30 Acre lot with BBQ & covered patio!
\$1,468,000



Custom home on incredible 70 acre site on top of the Pleasanton ridge with sweeping views of oak studded canyons. 3 BR, 2.5 BTHs, guest house, 7 car garage, and more!
\$2,620,000



Stunning Sycamore Heights former model home with 5 BR, 4.5 BTHs, spacious granite/stainless kitchen, custom wood work & trim, and private yard with panoramic views of the Pleasanton Ridge!
\$1,729,000



apr.com | PLEASANTON | 900 Main Street 925.251.1111



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For a Real Estate Agent with an in-depth knowledge of both the area and market, call Blaise Lofland!

HANSEN HILL

OPEN SAT & SUN 1-4



10758 INSPIRATION CIRCLE, DUBLIN

Just Listed! This beautiful, model like upgraded home sits on a private lot with views. This floor plan is spacious and open with raised ceilings. The gourmet kitchen offers granite counters, island, and a gas range. Additionally, this newer home offers a spacious separate formal dining room. The master suite is expansive with walk in closets, an oversized tub and separate stall shower. The property has upgraded landscaping and the rear yard offers a large patio, a spacious grass area and a dog run. Call for more information!

OFFERED AT \$979,000

BRIDLE CREEK

AVAILABLE!



831 SUNSET CREEK LANE, PLEASANTON

Just listed! This highly sought after location offers views of the Pleasanton Ridge and Mt. Diablo on a private approximate 12,131 square foot lot. Four bedrooms plus a bonus room, three bathrooms. The open floor plan with volumed/coffered ceilings offers a gourmet kitchen and expansive master suite. The expansive and professionally landscaped rear yard offers several fruit trees and raised garden beds. Close to schools and library, walking distance to downtown Pleasanton and quick access to 680. Call for more information!

OFFERED AT \$1,549,000

MOHR PARK

PENDING IN 5 DAYS!



2226 KAMP COURT, PLEASANTON

Just listed! Quiet court location, this beautiful home offers four bedrooms and upstairs plus room/office, three and a half bathrooms and is approximately 3,099 square feet. The formal dining room and living room offers vaulted ceilings and high windows with lots of natural light. The private lot offers a newer Pebble Sheen pool with mosaic inlays, waterfall, solar heat and quality Jandy pool equipment. Rear yard also offers a spa, outdoor shower and cabana/patio. Close to schools and Nielsen Park! Call for more information!

OFFERED AT \$1,269,000

WALNUT GLEN ESTATES

SOLD!



2556 WILDE AVENUE, PLEASANTON

Blaise represented the buyer in the purchase of this expanded single level home with upstairs bonus room in Walnut Glen Estates. The premium estate lot includes a private rear yard with a pool, spa and sports court offering a resort-like experience. The open floor plan includes vaulted ceilings and a gourmet kitchen that opens to the family room. Walking distance to award winning schools and parks!

OFFERED AT \$1,599,000 AND SOLD FOR \$1,665,000

SOUTH LIVERMORE

SOLD!



1141 RIESLING COURT, LIVERMORE

Blaise represented the buyer in the purchase of this custom built home. This home offers vaulted ceilings and an open floor plan as well as refinished hardwood floors throughout. Kitchen offers a gas range and views of the beautiful rear yard. Master suite is spacious and offers dual closets and vaulted ceilings. Master bath has an oversized tub and separate stall shower. The beautiful and spacious rear yard includes a stamped concrete and covered patio perfect for entertaining.

SOLD FOR \$775,000

SYCAMORE HEIGHTS

SOLD!



5731 DAKIN COURT, PLEASANTON

Newer Summerhill home on premium private lot in Sycamore Heights. Secluded location with private backyard and panoramic views! Professionally landscaped! 5BD, 4.5BA, activity/hobby room, 4,021 sq. ft. Lots of custom woodwork, including fully wrapped windows, wainscoting and built-ins. Gourmet kitchen open to large family room includes granite counters and stainless steel appliances. Large master suite, spacious bathroom with large tub and separate shower. Great location, walk to downtown and neighborhood park! Less than 5 minutes to Castlewood Country Club. Don't miss this one!

SOLD FOR \$1,729,000

DANVILLE

SOLD!



752 TURRINI DRIVE, DANVILLE

Remodeled, upgraded single level on a premium .35 acre lot with in-ground pool and outdoor kitchen. Four bedrooms, three baths, 3,114 square feet, side yard access and three car garage with extra workshop area. Upgraded gourmet kitchen with granite counters and stainless steel appliances. Remodeled bathrooms with custom tile flooring. Spacious family room, living room and master suite. Separate studio in rear yard with sink. Beautiful views of the ridge and a ten minute walk to Downtown. Great schools!

SOLD FOR \$1,300,000

RUBY HILL

SOLD!



4355 CAMPINIA PLACE, PLEASANTON

Gorgeous custom single level on .60 acre premium lot in desirable Ruby Hill private gated community. Beautiful views of surrounding hills and vineyards. Five bedrooms, three bathrooms, custom gourmet kitchen with granite slab countertops. Extensive crown molding, Brazilian cherry hardwood flooring, expansive master suite. Completely finished three car garage. Beautiful grounds include mature professional landscaping, built-in BBQ, viewing/sitting area, large covered patio and extensive lawn area. Ruby Hill community amenities include country club, golf course, swimming pool, tennis courts, dining and greenbelt.

SOLD FOR \$1,450,000

SOUTH LIVERMORE

SOLD!



1210 SANTORINO COURT, LIVERMORE

Blaise represented the buyer in the purchase of this beautiful South Livermore home located next to Independence Park. Large five bedroom, four and a half bath, 4,149sf. house with Brazilian wood, tile and carpeted floors. Large kitchen with granite, cherry cabinets and Wolf appliances. Spacious family room, full bath/bed 1st floor, large master suite with sitting area. Three car garage all on a spacious 12,686sf. lot located in a small private court location.

SOLD FOR \$1,055,000





KELLER WILLIAMS

TRI - VALLEY REALTY



4 YEARS IN A ROW



Sold

1124 Piemonte Drive, Pleasanton
Beautifully updated Ruby Hill home overlooking Fairway 2. 6 BR, 4.5 BA among 6060 sqft. Remodeled gourmet kitchen and baths, formal LR/DR, main level master suite, executive office and bonus room.
Sold for \$2,353,000



Liz Venema & DeAnna Armario

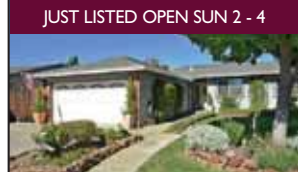
REALTORS® LIC # 01922957 and 01363180
925.413.6544 925.260.2220

Liz@ArmarioHomes.com DeAnna@ArmarioHomes.com
ArmarioHomes.com

Open Sun 1-4



6059 Sycamore Terrace, Pleasanton
Brand new custom home upgraded throughout! 6 beds, 4 baths among 4027 +/- sq. ft. with 2 fireplaces and a 3 car garage.
Offered at \$1,598,000



JUST LISTED OPEN SUN 2 - 4

4269 Chapman Way, Pleasanton
Simply stunning in every way! Wonderful one level home with gleaming hardwood floors, gourmet granite kitchen with pantry. Spacious great room overlooking the beautiful patio and backyard. Too many upgrades to list. Offered at \$725,000



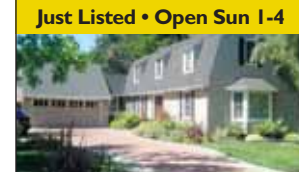
Dave & Sue Flashberger

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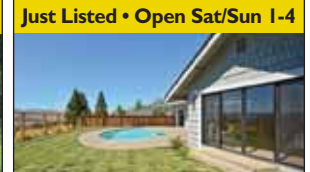
PRICE INCENTIVE OPEN SUN 2 - 4

6315 Inglewood Drive, Pleasanton
Beautiful 4 bedroom, 2 bath home. Sunny kitchen with granite slab counters, stainless steel appliances and tile floors. Wonderful step down family room with cozy fireplace. Large living room and spacious master bedroom. Lots of upgrades.
Offered at \$637,000



Just Listed • Open Sun 1-4

323 Neal Street, Pleasanton
4 bed/2.5 bath, 2,567 sq ft on 16,884 sq ft lot, 2 car garage, pool, amazing backyard, walk to downtown. Call for price



Just Listed • Open Sat/Sun 1-4

3462 Silver Maple Dr, Blackhawk
3 bed/2 bath, 2,412 sq ft on 11,328 sq ft lot, 3 car garage, pool & in-ground spa. Million \$\$ views! \$949,000

Come visit us this weekend and check out these Fabulous Properties!

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Donna Garrison, REALTOR®
925-980-0273

Susan Schall, REALTOR®
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www.FabulousProperties.net CA Lic#s 01735040, 01713497

IT'S NOT JUST THE WEATHER THAT IS HOT OUT THERE!

Thinking of moving? Need a larger home or smaller home? Moving out of the area? The market is still HOT, HOT, HOT!

This may be the time to make a move! Please call me for information on the market and a no obligation market analysis of your home!



Gail Boal

REALTOR® LIC # 01276455

925.577.5787

www.gailboal.com

SOLD! Represented Buyer



Absolutely gorgeous, meticulously maintained home with high end upgrades throughout including full custom tile floors. Beautiful custom stone work in all bathrooms. Kitchen features granite counters, stainless appliances, and faux-finished cabinets. Open kitchen/family room with custom fireplace. You won't be disappointed!
Sold for \$1,260,000



Dennis Gerlt

Broker Associate LIC # 01317997

925.426.5010

www.buytrivalleyhomes.com

PENDING w/ Multiple Offers



2134 N. Donovan Way
Largest Model in Windermere with 5th optional bedroom. Full bath and bedroom downstairs, many upgrades.

Wondering if you should SELL or stay?

Call Dorothy for FREE confidential consultation. Investors, this is the time to net your highest profit. \$

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Dorothy Broderson

REALTOR® DRE #01779623

925.963.8800

YellowBrickRoadHOMES.com



Open Sun 1-4

920 Montevino Dr, Pleasanton
4 Bedrooms - 3 Bathrooms - 3,439 sq ft - Formal Living Room
Formal Dining Room - Beautiful Kitchen - Amazing 270 Bottle Wine Closet
Large Flat Backyard - Small Vineyard - Grass - Patio
Offered at \$1,299,000



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Melissa Pederson

REALTOR® LIC # 01002251

925.397.4326

melissapedersonhomes@gmail.com

www.melissapederson.com



COMING SOON!

5583 Stacy Court Livermore

Beautiful stunning property, 4 bedrooms, 3 baths, 3 car attached garage with side access. 2137 sq ft. home on a 13,754 sq ft lot. Outdoor living at its finest. Pool with large deck, room to roam. Kitchen & family room combo with semi-formal dining room. Exclusive listing — call agent for private showings.

Offered at \$780,000

Call Gene & Cindy for details. 510-390-0325

Cindy and Gene Williams

REALTORS® LIC # 01370076 and 00607511

925.918.2045

www.williamsteam.net



Beautiful 4 bedroom, 3 bath home with 1 bedroom and full bath downstairs, huge loft area, approx. 2,823 sq ft, gourmet kitchen with granite, center island & tile floor with a 3-car garage in Mountain House. **\$448,888**



Mike Chandler

REALTOR® LIC #01039712

925.426.3858

MikeChandlerkwrealty.com



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Andrew Greenwell

Team Leader/CEO

AGreenwell@kw.com

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"We are enjoying home ownership for the first time and are so grateful that we found our KW Agent to help us. Their insight, excellent negotiations, and knowledge of the Tri-Valley was amazing! Thank you for being there for us during the entire process."

— Janice & Ryan Spuller

