

# Pleasanton Weekly

Home  
& garden

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VOL. XV, NUMBER 9 • MARCH 28, 2014

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Lynn Gyga  
Branch Manager



# AROUND PLEASANTON



By JEB BING

## Garbage rate increase Tuesday, and why

When Tony Macchiano and Bob Molinaro set up shop in 1969, they never dreamed that the small town of Pleasanton and its 12,000 population would grow to over 72,000 people 45 years later. Tony worked on a tractor, bulldozing garbage seven days a week while Bob hauled it away to a landfill just outside of town.

Times have changed. And although Tony and Bob still run the company, Pleasanton Garbage Service today utilizes some of the best technology available to refuse collectors in the country, even picking up containers at homes and businesses with natural-gas-powered trucks that are reasonably emission-free. In fact, it's these technologies and ongoing, stepped up environmental and regulatory requirements that are digging into PGS's profits while also forcing the company to seek expanded service areas.

So it's a concern that the decades of close, cooperative working relations with the city of Pleasanton — that has regularly approved a franchise agreement with PGS since June 1989 — is facing troubling times. Last week, the City Council rejected for a second year in a row PGS's bid for a double-digit rate increase, voting instead for a 7.8% hike effective next Tuesday, April 1, well below the 12.15% PGS said it needs for all of 2014. Macchiano and Molinaro were at the meeting and begrudgingly accepted the lower rate increase, but they'll no doubt be back to seek an upward adjustment.

It was also clear from comments made by Assistant City Manager Steve Bocian that negotiations with PGS, historically easy-going, have entered troubled waters. For the first time, City Councilwomen Cheryl Cook-Kallio and Karla Brown, who have joined Bocian and a consulting firm in PGS negotiations, said the disclosures by PGS and its allied contractors lacked the transparency the Pleasanton government needs to make contractual decisions. They also indicated a need to re-look at the PGS franchise, which expires in five years.

National public accounting and consulting firm Crowe Horwath recently audited, at the city of Pleasanton's request, financial information PGS made available. Although PGS made relevant financial data available, it was less forthcoming on how charges are calculated by firms such as Recycling & Resource Recovery Systems and others that carry waste and recycled materials

to other locations.

There was a material profit component in RRRS related-party charges that Crowe couldn't precisely determine through the information provided by PGS. Those charges affect how much PGS should be charging Pleasanton customers. As an example, Crowe said the \$145 per hour charged by RRRS is well above the \$100 an hour other carriers use to truck material to landfills.

In another finding, Crowe said repair and maintenance charges for PGS trucks appear to exceed industry averages. Crowe also examined PGS costs related to employee benefits, fuel and oil, taxes and licenses, even postage and office supplies. For the most part, Crowe found these expenses in line with industry standards, but still not sufficient to warrant the 12% rate increase PGS wants. It recommended 7.8%, and the council agreed.

Bocian and the two council representatives seemed most concerned with the lack of progress they made on discussing the PGS franchise. As a result, the council asked city staff to conduct a competitive process for a refuse provider after the PGS franchise expires in 2019.

Let's hope both sides can find a smoother road to travel.

Macchiano and Molinaro are longtime residents here, both are active in Pleasanton civic and professional organizations and frequently contribute their time and skills on projects that benefit the community. Macchiano, who had a construction and plastering business before moving here, worked on refurbishing the Palace of Fine Arts and the Bank of America building in San Francisco. He married Molinaro's sister and then joined in the purchase of the old Pleasanton Garbage Company. Active in the Pleasanton Lions Club, Macchiano is known for his famous barbecued chicken or steak dinners that he and the Lions Club offer frequently at community events.

During recent deliberations by the East Pleasanton Specific Plan Task Force, some consideration was given to helping PGS relocate its operations farther east on an extended Busch Road so that it might also seek service contracts with other cities, including Livermore. That could help PGS finance the millions of dollars it now spends on state-of-the-art equipment while also allowing it to keep lower collection rates in Pleasanton as demanded by the City Council. ■

### About the Cover

Pleasanton residents Gerry and Kathy Machi helped save a deteriorating 1890s home on Rose Avenue, preserving the crumbling cottage near the Alameda County Fairgrounds and restoring it to a well-designed representation of a bygone era. Photo courtesy of the Machis. Cover design by Shannon Corey.

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# Streetwise

ASKED AROUND TOWN

## What are your plans for spring break?



### Flor Fernandez

High school student

I plan to start working on some summer job applications, and to just chill with friends when my parents aren't bugging me about the applications.



### Prital Smita

Middle school student

We are not going anywhere far away. I'm looking forward to sleeping late every single morning, and spending time hanging out with my little sister and my friends.



### Sumit Rawap

High school student

I am heading on a plane to Massachusetts to visit some cousins who are going to take me around to check out some East Coast colleges, since I will be applying to colleges next year. Tops on my list are Columbia, NYU and Brown.



### Luis Arguello

Elementary school student

We are planning to do a few day trips, and to just hang around. Our day trips are going to be looking for the best pizza and ice cream in the Bay Area.



### Lori Gamer

Homemaker

My oldest daughter is a senior and heading off to college in the fall, so we are going on our final family trip for quite a while. We let her make the decision where to go, and so we'll be heading off to Disneyland Tokyo.

—Compiled by Nancy, Jenny and Katie Lyness

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Have a Streetwise question? Email [editor@PleasantonWeekly.com](mailto:editor@PleasantonWeekly.com)

The Pleasanton Weekly is published every Friday by Embarcadero Media, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566; (925) 600-0840. Mailed at Periodicals Postage Rate, USPS 020407. The Weekly is mailed upon request to homes and apartments in Pleasanton. Print subscriptions for businesses or residents of other communities are \$60 per year or \$100 for two years. Go to [PleasantonWeekly.com](http://PleasantonWeekly.com) to sign up and for more information. POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566. ©2014 by Embarcadero Media. All rights reserved. Reproduction without permission is strictly prohibited.

## DIGEST

### Bras for the Cause

Organizers of the annual Bras for the Cause Breast Cancer Walk hope this year to top the \$1 million mark in overall funds raised since the first walk nine years ago.

The 2014 event, produced by the nonprofit Tri-Valley SOCKS, is set to take place in downtown Pleasanton May 10 at 7 p.m. Participants wear decorated bras and walk six miles through town to raise money and awareness for the fight against breast cancer.

Proceeds will benefit four organizations: Axis Community Health, HERS Breast Cancer Foundation, the UCSF Helen Diller Family Comprehensive Cancer Center Breast Oncology Program and the ValleyCare Charitable Foundation Breast Cancer Program.

To register or learn more details, visit [www.trivalleysocks.org](http://www.trivalleysocks.org) or email [walk@trivalleysocks.org](mailto:walk@trivalleysocks.org).

### Candlelight vigil

Pleasantonians 4 Peace is sponsoring a candlelight vigil in front of the Museum on Main, 603 Main St., on April 9 at 7 p.m.

Participants will reflect on the human and monetary costs of war, honor servicemen and servicewomen who have sacrificed and develop ways of moving beyond military conflicts toward a more peaceful world, according to organizer Cathe Norman.

The group also plans to have a "peaceful war protest" April 23 from 5-6 p.m. at the corner of First and Neal streets. For more information, visit the P4P website, [www.Pleasantonian-4Peace.org](http://www.Pleasantonian-4Peace.org).

### Anniversary event

Gene's Fine Foods is celebrating two years under new management with an anniversary event, running from today through April 10.

The celebration will include various demos on Fridays and Saturdays, free lunch tomorrow and April 5, special sales and raffles. The prize drawings are set to feature \$50 store gift cards (nightly), a free rib eye strip steak (on April 5) and a 50-plus-inch flat-panel television (on April 10).

The store will also accept donations at the register for the Valley Humane Society the week of April 4. Gene's management will match contributions made during the week.

For more details, contact the store at 846-8220 or visit it at 2803 Hopyard Road.

### Corrections

The Weekly desires to correct all significant errors. To request a correction, call the editor at (925) 600-0840 or email: [editor@PleasantonWeekly.com](mailto:editor@PleasantonWeekly.com)

## New 177-unit, 4-story apartment complex OK'd

Housing project located on West Las Positas across from Hart Middle School

By JEB BING

The Pleasanton City Council has approved a developer's plan to build an apartment complex on West Las Positas Boulevard across from Hart Middle School with 177 units and buildings as high as four stories on the 6-acre site.

SummerHill Apartment Communities also will tear down a vacant one-story building now on the site that was built in 1984 and most recently occupied by clinical laboratories for SmithKline Beecham.

The site is located at 5850 W. Las Positas Blvd.

Kevin Ebrahimi, SummerHill's vice president of development,

said the four buildings planned in the high-density housing complex will feature "Spanish colonial style" architecture with soundwalls and two rows of trees on the backside along the Arroyo Mocho. The heavy screening is being included as part of the development to shade the apartments from homes along the other side of the arroyo.

Councilman Jerry Pentin cast the only vote against approving the development after others on the council refused to go along with his request that tenants in the apartment complex eventually be allowed access to the arroyo if a

hiking trail is built on the SummerHill south side. Currently, there's a trail on the north side and several nearby homeowners objected to giving the hundreds of tenants of the SummerHill complex access to arroyo across the way.

Besides being located on a heavily traveled thoroughfare, the new development will also be served by two Wheels bus stops in front. It will also feature recreation areas and open space for tenants, including a pool, spa, seating areas, a barbecue area and a children's play area with playground equipment.

Ebrahimi said the complex will

feature a large water fountain display on Las Positas, although, given the current drought situation, Mayor Jerry Thorne suggested holding that display off until better water conditions return.

Although the complex should have 27 affordable housing units, SummerHill has the option of paying \$2,300 per unit into the city's affordable housing fund instead of actually providing such apartments.

Ebrahimi said that all of the multi-story buildings will have elevators and that all of the ground-

See **APARTMENTS** on Page 7



JEB BING

### Thorne honored for work on behalf of veterans

Members of the Pleasanton Military Families Support Group have honored Mayor Jerry Thorne for his city and civic efforts on behalf of Pleasanton veterans and those now on active duty in Afghanistan. The group surprised the mayor at a recent City Council meeting with applause, compliments and the presentation of plaques and flags commemorating the sacrifices of Pleasanton soldiers and those who support them.

With his wife Sandi at his side, Thorne thanked the group, which he frequently joins at homecoming gatherings for returning service men and women.

"We can't begin to tell you how much it means to us and how touched we are," Thorne said. "We are truly blessed to be associated with such a dedicated group of fantastic people."

## Tri-Valley University president convicted

Federal jury finds Pleasanton woman guilty in visa fraud scheme

The founder and president of an online university based in Pleasanton was taken into custody Monday after a federal court jury found her guilty of 35 counts for running a visa fraud scheme.

Federal prosecutors alleged Tri-Valley University — which was run by Susan Xiao-Ping Su, 43, of Pleasanton — was a bogus, unaccredited venture



Susan Xiao-Ping Su

designed to rake in millions of dollars from foreigners who sought to obtain student visas so they could stay in the U.S.

In addition to visa fraud, Su was convicted of conspiracy, wire fraud, use of a false document, false statements to a government agency, alien harboring, unauthorized access to a government computer and money laundering.

Prosecutors said evidence at Su's three-week trial before U.S. Judge Jon Tigar showed she engaged in a two-year scheme to defraud the U.S. Department of Homeland Security by submitting fraudulent

documents in support of the university's petition for approval to admit foreign students.

The U.S. Attorney's Office said that after Su obtained that approval she fraudulently issued visa-related documents to student aliens in exchange for "tuition and fees."

Prosecutors said that in Su's petition for approval, she made material false representations to Homeland Security about Tri-Valley University's admission requirements, graduation requirements, administrators, instructors, class transfer-

See **VISA FRAUD** on Page 6

## 80,000 expected at Goodguys car show

32nd annual spring event opens tomorrow at Fairgrounds

As many as 80,000 fans are expected this weekend for the All American Get-Together by the Goodguys Rod & Custom Association at the Alameda County Fairgrounds in Pleasanton.

More than 3,000 classic cars, hot rods and custom cars will be here for the two-day event that starts at 8 a.m. tomorrow.

The 32nd annual event includes the sprawling car show, Goodguys' AutoCross racing program (a timed road course race track on the Fairgrounds blacktop), an expansive automotive swap meet and cars for sale. In addition, hundreds of vendor booths will be open during the show, along with specialty exhibits, food, entertainment, kids' games and a model car show, including free models while supplies last.

Over 150 Tri-Valley-based show cars have entered the event. The Pleasanton based "P-Town Push-rod" will again serve as the event's host club, working closely with the Goodguys event staff to ensure the gates operate as smoothly as possible. The Livermore based "Altamont Cruisers" will also be active participants in the event, showing a wide array of older hot rods and 1970s muscle cars.

Sedans and coupes from 1936 to 1972 are the theme of this spring's event, with these vintage, custom cars competing for the Goodguys 2014 Custom Car of the Year award. The winner will be crowned Sunday afternoon during the awards ceremony that will

See **GOODGUYS** on Page 8

## TV30 to launch 'Lucky Fan' contest

Prizes include meals,  
tickets, gift cards

Tri-Valley Television is offering viewers an opportunity to win free items by signing up to be a TV30 "Lucky Fan," starting next Tuesday.

"It's easy to do and it's free too," said Melissa Tench-Stevens, the system's executive director.

During the month of April, TV30 Lucky Fans will have a chance to win tickets to shows at the Firehouse Arts Center in Pleasanton. These will include Spring Fever on April 4, Pleasanton Chamber Players on April 6, "Broadway's Next Hit Musical" on April 12, and Jonathan Poretz "Ol' Blue Eyes and Friends" on April 13.

TV30 Lucky Fans could also win a \$25 gift card to Mario's French Dip in Livermore. The

station also is giving away tickets to upcoming productions at the Bankhead Theater in Livermore, including Circo Comedia on April 6, The Songs of Johnny Mercer on April 12 and the Jim Cullum Jazz Band on April 24.

Here's how it works. TV30 viewers can go to the Tri-Valley TV website to register to be a "Lucky Fan." There is no charge and the information will not be shared. TV30 randomly selects a winner at various times from the Lucky Fan registrations. The winner will be announced on the Tri-Valley TV Facebook page and on TV30. People can enter as many times as they want.

For complete rules or to register, go to [www.trivalleytv.org](http://www.trivalleytv.org) and click on the "Lucky Fan" icon located on that page. ■

—Jeb Bing

## IRS scam resurfaces in Pleasanton

Police have received multiple reports of the con

### PLEASANTON WEEKLY STAFF

The Pleasanton Police Department is warning people that a popular scam has once again begun surfacing in the area.

Known as the IRS scam, both Fremont and South San Francisco have recently been targeted. Pleasanton police now say they have received multiple reports of the con.

One local victim recently lost more than \$10,000 in the scam, buying multiple re-loadable cards in two separate transactions, according to police reports.

According to the IRS, the phone scam has become "pervasive" during tax season.

"This scam has hit taxpayers in nearly every state in the country," IRS Acting Commissioner Danny Werfel said in a statement.

In the scam, victims are contacted on the phone by a person who claims to be from the IRS.

Police say the person can be very convincing, often with the victim's personal information, including his or her name, address and date of birth.

The culprit tells the victim that he or she owes money due to a discrepancy from past taxes and unless the fines are paid immediately, the victim will be arrested. In order to avoid the penalty, the suspect demands that the victim go to a local store to purchase a re-loadable card.

Once the cards are purchased, the suspect asks for the card number and personal identification number to the reloadable card. With that information, cash that was loaded onto the card can be redeemed at stores, transferred to another account or withdrawn at ATMs.

In several recent cases in South San Francisco, fake agents contacted residents and said they owed

large amounts of money in back taxes, according to police.

The scammers threatened arrest if the victims did not make a payment using an untraceable, pre-loaded debit card with an access number, police said.

"If somebody unexpectedly calls claiming to be from the IRS and threatens police arrest, deportation or license revocation if you don't pay immediately, that is a sign that it really isn't the IRS calling," Werfel said.

The Pleasanton Police Department wants residents to know that's not how the IRS does business.

Agents do not ask taxpayers for confidential PINs, passwords or access information to credit card, bank or other financial accounts, IRS officials said.

Anyone who owes taxes or has a payment issue should call the IRS directly at (800) 829-1040. ■

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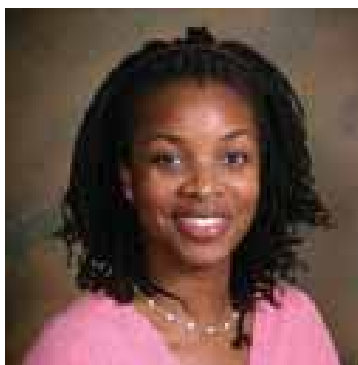
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## VISA FRAUD

Continued from Page 5

ability and intent to comply with federal regulations.

During the trial, prosecutors said, three purported Tri-Valley University professors testified that they never authorized Su to use their credentials in connection with the university and multiple employees testified that the school had no requirements for admission or graduation and she routinely instructed her staff to fabricate transcripts.

The U.S. Attorney's Office said Su admitted and maintained student aliens in exchange for tuition and other payments.

Prosecutors said one of Su's convictions was for harboring two Tri-Valley University student-employees to help her in making the false representations to the Student and Exchange Visitors System, which the U.S. government uses to monitor student visas.

One of the harbored student employees testified that Su asked him to paint her house and to move furniture, prosecutors said.

The U.S. Attorney's Office said Su made nearly \$6 million through her operation of Tri-Valley University and engaged in seven money laundering transactions using proceeds to purchase commercial real estate, a Mercedes Benz and multiple residences, including a home on the Ruby Hill Golf Club, each in her name.

Prosecutors said authorities began investigating Su in May 2010 after they received a tip.

Erik Babcock, Su's attorney, couldn't be reached for comment. Su's sentencing is June 20.

—Bay City News Service

 **express**

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## APARTMENTS

Continued from Page 5

floor units will be constructed for access by disabled tenants, including those using wheelchairs.

A total of 304 resident and guest parking spaces will be provided on the site, including 130 in apartment building garages, 124 in covered carports and 50 in outdoor parking spaces.

At a Planning Commission public hearing on the project, attorney Patrick Kernan, a former Pleasanton school board member who was representing the district, said the school district and SummerHill had reached an agreement on payments the company will make to the district.

James Paxson, general manager of Hacienda — the business and residential property where the SummerHill apartments will be located — praised the design standards to be used in the project.

“This is a project we’re very proud to see,” Paxson said. “It follows on the heels of other good projects and will be an excellent addition to the (business) park.” ■



Architect's rendering of an apartment complex proposed to be built on West Las Positas Boulevard across from Hart Middle School.

KTGY GROUP, INC.

## Safeway named among 'most ethical' companies

### Organization cites firm's superior business practices

Pleasanton-based Safeway Inc. has been selected as one of 2014's "Most Ethical Companies" by the Ethisphere Institute.

This is the fourth time and third consecutive year that Safeway has been recognized by Ethisphere for its commitment to maintaining superior business practices.

"It is an honor to be included on the prestigious WME list and to be among businesses whose principles and practices uphold the highest standards of ethics and corporate social responsibility," said Larree Renda, Safeway executive vice president and chairwoman of The

Safeway Foundation.

"By establishing standards that go beyond basic norms and legal requirements, Safeway and the other WME businesses foster ideals and innovations that benefit their industries and communities," she added.

The Ethisphere Institute is an independent center of research, best practices and leadership that promotes best practices in corporate ethics and compliance, and enables organizations to improve governance, mitigate risk and enhance relationships with employees, business partners, investors and the regulatory community. For the past eight years, it annually selects companies from throughout the world for its prestigious "World's Most Ethical" list.

"Global economic and social challenges from anti-corruption to security and privacy are accelerating the need for companies and organizations to embrace ethics and governance as critical business imperatives," said Tim Erlich, CEO of the Ethisphere Institute.

Safeway, which is in the process of being acquired by Albertsons, has also been at the top of the US Greenpeace Supermarket Seafood Sustainability scorecard, a ranking of sustainability practices for grocers.

Last year, Safeway was named to the Dow Jones Sustainability Index North America for the fifth year in a row and to the Carbon Disclosure Project for the fifth consecutive year. ■

—Jeb Bing

## Corbett bill grants abbot's final wish

Allows his burial on grounds of Castro Valley monastery he founded

Special legislation initiated by Senate Majority Leader Ellen M. Corbett (D-East Bay) will allow Archimandrite Theodor Micka, who has been the abbot at the Holy Cross Monastery in Castro Valley since its founding, to be buried on the monastery's grounds.

Gov. Jerry Brown signed the bipartisan-approved bill this week that allows the special burial.

Due to the abbot's terminal illness, the monks at the Holy Cross Monastery requested that Corbett

assist in fulfilling the ailing religious leader's wish to be buried on the monastery's grounds. In order to expedite the request through the legislative process, Corbett introduced urgency legislation (SB 124) that granted this specified permission.

Holy Cross Monastery serves Orthodox Christians of all ethnic backgrounds and is the only orthodox monastery in the Bay Area. Along with the monks' daily prayers, it also offers weekly worship, baptisms, weddings and memorial services for Orthodox Christians in the region.

"I thank Governor Brown for signing SB 124 that will fulfill Abbot Theodor's final wish to be buried on the grounds of the mon-

astery that he helped found over three decades ago," Corbett said.

"Over the years, Abbot Theodor has dutifully served all those who have come to Holy Cross Monastery to visit, work, meditate, pray and celebrate," she added. "I am particularly pleased that the Legislature compassionately approved this bill with strong bipartisan support so that we could grant him this last wish to permanently remain at the monastery that Abbot Theodor so loved and served."

Students at the Stanford University Law School's Religious Liberty Clinic worked closely with the monastery to originally present and advocate for the special legislative request to Corbett. ■

—Jeb Bing



Ellen M. Corbett

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## Fair to extend hours, bring back July 4 fireworks

The 2014 Alameda County Fair will kick off June 18 with later hours and a nightly fireworks show after the fair's free concerts.

This year, with Independence Day falling on Friday, the fair plans to bring back its July 4 fireworks spectacular that day at 9:45 p.m.

Aptly themed "Taste the Red, White & Blue," the fair will offer new attractions and entertainment along with longer hours of 11 a.m. to 11 p.m. Tuesdays through Sundays through July 6.

LeAnn Rimes and Eddie Money will head the fair's concert lineup, plus other top-name acts such as Night Ranger and Creedence Clearwater Revisited.

As in past years, opening day attendees will be admitted for \$1 with rides also costing \$1. Regular admission is \$10, with lower rate of \$8 for seniors 62 and older and youths between 6 and 12 years old. Children under

6 years old will be admitted free of charge. Parking at the Fairgrounds costs \$8.

In addition to Independence Day fireworks, the Blues Festival will perform from 1-9 p.m. on July 4.

Also new this year will be the fair's "Food Snackdown," in which food vendors will offer their best new, original creations for a taste test, with live judging on June 24.

Returning fair favorites include horse racing, exhibits, animals, food, rides, games, pig races, kids' attractions and special events. A complete schedule is available on the fair's website, [www.alamedacountyfair.com](http://www.alamedacountyfair.com).

Additional information, previews, updates, contests and giveaways also can be found in the Pleasanton Weekly, Pleasanton Express, online at [www.pleasantonweekly.com](http://www.pleasantonweekly.com), and on Facebook, Instagram and Twitter.

—Jeb Bing

## Symphony potpourri — von Weber, Mozart, Dvorak

Concert includes guest musicians on violin, viola

Livermore-Amador Symphony's third concert of its 51st season, "A Potpourri of Favorites," will take place April 5 at the Bankhead Theater in Livermore. The concert begins at 8 p.m. with a talk on the music from 7-7:30 p.m. Also at the concert, education awards will be presented to four area high school students.

The program includes the Overture to "Oberon" by Carl Maria von Weber, Sinfonia Concertante for Violin, Viola and Orchestra by Mozart, and Dvorak's Symphony No. 9, "From the New World." Conducting will be Dr. Arthur Barnes, who is in his 50th and final season as music director of the symphony.

Carl Maria von Weber was a German composer and a reformer, whose work made a transition from classical to romantic music. "Oberon," an English opera, is about a fairy king, and the overture opens with three notes from Oberon's horn. The strings answer the call, then the woodwinds enter and the audience is ushered into the fairy world.

Mozart wrote the Sinfonia Concertante in 1779, a combination of a symphony and concerto that features one or more soloists and



PHOTO CREDIT

The Mozart program will feature Holly Barnes on the viola.

was particularly popular in Paris during the 18th century. For this composition Mozart called for the viola to be tuned higher than usual, which produces a brighter sound.

The Mozart piece will feature Kristina Anderson, who has been concertmaster of the Livermore-Amador Symphony since 2008, on violin. She began her orchestral career in the first violin section of the New Orleans Philharmonic and has

been concertmaster of the West Bay Opera Orchestra in Palo Alto, the Diablo Symphony and the Santa Cruz Symphony.

The Mozart will also feature Holly Barnes, currently assistant principal viola with the Boston Ballet Orchestra and director of the chamber music program at Phillips Academy in Andover, Mass. She has performed with the Boston Symphony, Boston Pops, Boston Lyric Opera and was a member of the New England String Quartet from 1988-1991. She is the daughter of music director Barnes.

The final piece by Dvorak, known to many as "The New World Symphony," was written in 1893 when the Czech composer was the director of New York City's National Conservatory of Music of America. He was influenced by African-American and Native American music, and he used Native American themes when he composed the 9th Symphony. In 1969, Neil Armstrong took a recording of "The New World Symphony" on the Apollo 11 mission for the first moon landing.

Find ticket information at [www.bankheadtheater.org](http://www.bankheadtheater.org) or call 373-6800. ■

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## GOODGUYS

Continued from Page 5

start at 3 p.m. The top five finalists will have their vehicles on display Sunday.

This year's field of contestants will be headlined by Rock and Roll Hall of Fame member, Metallica front man and Bay Area resident James Hetfield, who is entering his "Black Pearl". The car was built by hand, designed by Hetfield himself. It will join close to 50 other exotic custom cars in contention for the top prize with all the cars to be exhibited together inside the Young California building.

The Goodguys AutoCross racing track will be in action throughout both days. The racing competition is included with a general admission ticket.

The Goodguys show opens at 8 a.m. tomorrow and Sunday. General admission is \$17, with children



COURTESY GOODGUYS

More than 3,000 cars will fill the Alameda County Fairgrounds this weekend for the Goodguys 32nd All American Get-Together car show.

7-12 admitted for \$6. Fairgrounds parking is \$8.

Valley residents interested in displaying their own vintage show car can register at the show for \$60.

For more information, sign on to the Goodguys website at [www.good-guys.com](http://www.good-guys.com) or call 838-9876. ■

—Jeb Bing

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## Finding happiness after selling your business

Too many would-be golf partners still working?

BY GARY ALT

Three out of four business owners regretted their decision to sell their business just one year later, according to a study by PriceWaterhouse Coopers. That's a surprising statistic when you consider that a business owner can receive cash or stock equal to several years' worth of the company's revenue. If you didn't save enough for retirement while working, selling the business could provide more than enough in a single transaction.

It's also surprising because retirees have learned new ways to remain active and healthy. If you love to golf, there are more than 900 courses in California alone. So what's not to be happy about selling your business?

It turns out that selling a business brings challenges most owners didn't plan for. What didn't they foresee? Before we look at that, let's consider another fact: business owners are very happy.

Survey after survey confirms that there's a reason why owning your own business is part of the

American Dream. The overwhelming majority of business owners are very happy with their business and feel that they're happier than if they worked for someone else. (Note: if you're unhappy being a business owner, this should be a wake-up call for you to figure out what changes you need to make.)

It turns out that owners have it so good that it's hard to find the same level of satisfaction in retirement. If retiring isn't as satisfying as working, why is that? Let's look at some common issues that arise with business owners:

### Where's my money going?

Even if the selling price seemed like a lot of money, their lifestyle can require more money than they expected, especially after a few years of inflation. Once you stop adding to your investments and start withdrawing, you suddenly feel like you have to pinch pennies so you don't run out of money. This is especially important if the boundary between business and personal bank accounts was fuzzy at times. Knowing how much money you need to retire comfortably is an important consideration in knowing when to sell.

**Most of my friends aren't available**  
For many owners, their social

network includes the people they worked with and industry colleagues. They spent years developing their professional network and many of their colleagues are still working (so much for golfing every day!). This is especially important for women, who are natural social connectors in the community. After building a strong business network, how do you stay connected without the shared challenges and successes of running a business?

### How do I keep score?

Business owners are typically achievement- and action-oriented people. The success of their business provides inherent satisfaction to them. Once they sell the business, what drives them?

As part of your plan to sell your business, do some soul-searching to figure out how you're going to find the same level of satisfaction that you had while running the business. There are many more factors to consider beyond the valuation of the company, and good planning can help ensure your happiness long after the ink is dry on contract. ■

*Gary Alt is co-founder of Monterey Private Wealth in Pleasanton, and is a member of the Exit Planning Institute.*



Gary Alt

## TAKE US ALONG



**Team spirit:** Season ticket holders Trina and Tyler Lopez said farewell to Candlestick Park with their Pleasanton Weekly while rooting the San Francisco 49ers on to a victory against the divisional rival Seattle Seahawks.

To submit your "Take Us Along" entry, email your photograph to [srhodes@pleasantonweekly.com](mailto:srhodes@pleasantonweekly.com). Be sure to identify who is in the photo (names listed from left to right), the location, the date and any relevant details about where you took your Weekly.



## WEEKLY MEETING NOTICES

### Human Services Commission

Wednesday, April 2, 2014 at 7:00 p.m.  
Council Chamber, 200 Old Bernal Avenue

- Please visit our website at [www.cityofpleasantonca.gov](http://www.cityofpleasantonca.gov) for information regarding this meeting.

### Commissions and Committees Recruitment

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

#### Planning Commission

(Supplemental Questionnaire Required)

<http://www.cityofpleasantonca.gov/pdf/PlanningCommissionSupplementalQuestionnaire.pdf>

#### APPLICATION DEADLINE

THURSDAY, APRIL 3, 2014 at 5:00 p.m.

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](http://www.cityofpleasantonca.gov)**

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



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## Karen Hope Ornellas

February 4, 1941-March 20, 2014

Karen Hope Ornellas, a 48 year resident of Pleasanton passed away March 20, 2014 following a long battle with Cancer. She was born in Modesto, California on Feb. 04, 1941. She graduated from Hayward High School and worked for Mervyn's Department store in Dublin for 20 years. Karen also worked in the PNLL snack bar and was very active in her grandchildren's lives. She is survived by her husband of 48 years, Paul R. Ornellas, daughter Kelly Sleek (Todd) of Pleasanton and son's Mike Ornellas (Teri) of Pine Grove and Dan Wesley (Val) of Canada; beloved grandchildren Nicole Singleton, Travis and Tanner Sleek, Michelle, Paisley and Cassidy Ornellas, and Hannah, Chanyn, and Halle Wesley, and her precious Garrett Scherer.



A memorial service will be held at noon on Thursday April 03, 2014, at Lone Tree Cemetery in Hayward, 24591 Fairview Ave. A celebration of life reception will follow for family and friends at the Sleek residence.

PAID OBITUARY

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# Community Pulse

## POLICE REPORT

The Pleasanton Police Department made this information available.

### March 11

#### Bicycle theft

- 8:51 a.m. in the 3400 block of Andrews Drive

#### Residential burglary

- 6:54 p.m. in the 5700 block of Owens Drive

#### Auto burglary

- 3:49 p.m. in the 1000 block of Stoneridge Mall Road
- 5:47 p.m. in the 6200 block of Stoneridge Mall Road

#### Vandalism

- 7:14 a.m. in the 4300 block of Black Avenue; graffiti
- 8:49 a.m. in the 100 block of Junipero Street

#### Domestic battery

- 1:43 p.m. in the 1000 block of Nolan Court

#### Drug violation

- 3:52 p.m. in the 22700 block of Fourth Street

### March 12

#### Theft

- 8:26 a.m. in the 3500 block of Bernal Avenue; theft from auto
- 10:25 a.m. in the 5300 block of Owens Court
- 1:06 p.m. in the 1000 block of Stoneridge Mall Road; shoplifting
- 4:17 p.m. in the 2400 block of Raven Road
- 5:30 p.m. in the 2100 block of Valley Avenue; theft from auto
- 6:36 p.m. in the 1300 block of Stoneridge Mall Road; shoplifting

#### Drug violation

- 3:46 p.m. at the intersection of Valley Avenue and Greenwood Road
- 8:15 p.m. in the 4400 block of First Street
- 10:43 p.m. in the 5800 block of Laurel Creek Drive

### March 13

#### Theft

- 7:54 a.m. in the 3900 block of Promenade Way; auto theft:
- 9:04 a.m. in the 1500 block of East Gate Way; theft from auto
- 12:53 p.m. in the 2300 block of Stoneridge Mall Road; shoplifting
- 10:35 p.m. in the 1400 block of Stoneridge Mall Road; shoplifting

#### Alcohol violation

- 12:09 a.m. in the 6400 block of Owens Drive
- 8:04 a.m. in the 1000 block of Harvest Circle
- 12:06 p.m. in the 4200 block of First Street

#### Fraud

- 11:57 a.m. in the 7600 block of Chestnut Way

### March 14

#### Theft

- 7:03 a.m. in the 7700 block of Redbud Court; theft from auto
- 12:37 p.m. in the 1400 block of Stoneridge Mall Road; shoplifting
- 1:19 p.m. in the 1300 block of Stoneridge Mall Road; shoplifting
- 2:39 p.m. in the 1000 block of Stoneridge Mall Road; theft from auto
- 2:55 p.m. in the 1400 block of Stoneridge Mall Road; shoplifting
- 4:40 p.m. in the 1500 block of Stoneridge Mall Road; shoplifting
- 5:25 p.m. in the 4400 block of Entrada Drive; theft from auto

### March 15

#### Auto burglary

- 8:01 p.m. in the 1300 block of Stoneridge Mall Road; shoplifting
- 8:42 a.m. in the 8100 block of Arroyo Drive

#### Graffiti

- 9:50 a.m. at the intersection of First Street and Kottinger Drive
- 11:40 a.m. in the 4300 block of Black Avenue

- 12:41 p.m. at the intersection of Main Street and Del Valle Parkway

- 12:42 p.m. at the intersection of Hopyard Road and Del Valle Parkway

- 12:42 p.m. at the intersection of Bernal Avenue and Nevada Street

- 1:30 p.m. in the 4600 block of Bernal Avenue

- 6:51 p.m. in the 200 block of Kottinger Drive

- 7:56 p.m. in the 4100 block of Vineyard Avenue

#### Alcohol violation

- 4:1 a.m. at the intersection of Owens and Hacienda drives; DUI

- 6:25 p.m. in the 5500 block of W. Las Positas Boulevard

- 7:12 p.m. in the 2700 block of Hopyard Road; DUI

#### Drug violation

- 10:20 p.m. in the 800 block of E. Angela Street

#### Domestic battery

- 7:25 p.m. in the 3700 block of Eastwood Way

#### Weapons violation

- 12:29 p.m. in the 100 block of Santa Rita Road

### March 16

#### Threats

- 4:57 p.m. in the 5000 block of Carducci Drive

### March 17

#### Theft

- 7:33 a.m. in the 7000 block of Commerce Circle; theft from auto
- 9:16 a.m. in the 2800 block of Hopyard Road; shoplifting
- 12:36 p.m. in the 5700 block of Stoneridge Mall Road; theft from structure
- 1:50 p.m. in the 5400 block of Dudley Court; auto theft

#### Drug violation

- 8:05 a.m. at the intersection of Stanley Boulevard and Valley Avenue

- 8:50 p.m. in the 4800 block of Bernal Avenue

#### Vandalism

- 1:08 a.m. in the 6500 block of Singletree Way

- 1:36 p.m. in the 4500 block of First Street; graffiti

#### Alcohol violation

- 12:42 a.m. in the 800 block of Main Street

#### Weapons violation

- 8:07 p.m. in the 2100 block of Cascara Court

### March 18

#### Theft

- 9:39 a.m. in the 4500 block of Pleasanton Avenue; theft from auto

- 2:25 p.m. in the 5800 block of Owens Drive

- 9:35 p.m. in the 5500 block of W. Las Positas Boulevard; auto theft

#### Fraud

- 9:08 a.m. in the 5800 block of Stonecliff Vista Lane

- 1:46 p.m. in the 1500 block of Calle Enrique

### March 19

#### Theft

- 8:29 a.m. in the 4200 block of Silver Street; theft from auto

- 1:03 p.m. in the 2300 block of Stoneridge Mall Road

- 8:46 p.m. in the 1500 block of Stoneridge Mall Road; shoplifting

#### Residential burglary

- 10:12 p.m. in the 4600 block of Holland Drive

#### Embezzlement

- 10:07 a.m. in the 1000 block of Stoneridge Mall Road

### March 20

#### Theft

- 5:20 a.m. in the 900 block of Medeira Drive; theft from auto

- 8:25 a.m. in the 6100 block of W. Las Positas Boulevard; shoplifting

- 2:20 p.m. in the 1400 block of Stoneridge Mall Road; shoplifting

#### Embezzlement

- 9:53 a.m. in the 2200 block of Stoneridge Mall Road

#### Commercial burglary

- 7:01 a.m. in the 500 block of Main Street

### March 21

#### Theft

- 9:59 a.m. in the 5500 block of Springhouse Drive

- 10:18 a.m. in the 5100 block of Franklin Drive; theft from auto

- 3:38 p.m. in the 4500 block of Rosewood Drive; shoplifting

#### Residential burglary

- 9:44 p.m. in the 6000 block of Laurel Creek Drive

#### Fraud

- 8:01 p.m. in the 3400 block of Smoketree Commons

### March 22

#### Theft

- 1:26 p.m. in the 2300 block of Stoneridge Mall Road; shoplifting

- 4:03 p.m. in the 2200 block of Stoneridge Mall Road; shoplifting

- 4:10 p.m. in the 3300 block of Norton Way; theft from auto

- 5:34 p.m. in the 2100 block of Valley Avenue; theft from auto

#### Vandalism

- 12:53 p.m. in the 8000 block of Arroyo Drive

- 6:10 p.m. in the 2100 block of Valley Avenue

#### Battery

- 2:01 p.m. in the 4800 block of Bernal Avenue

### March 23

#### Theft

- 8:41 a.m. in the 4700 block of Willow Road; theft from auto

- 9:40 a.m. in the 5800 block of Parkside Drive; theft from auto

- 9:44 p.m. in the 4500 block of Rosewood Drive; theft from auto

#### Vandalism

- 9:34 a.m. at the intersection of Owens and Hacienda drives; graffiti

- 11:14 p.m. in the 4500 block of Chabot Drive

#### Battery

- 3:16 a.m. in the 3500 block of Whitehall Court

#### Fraud

- 1:43 p.m. in the 1200 block of Hearst Drive

#### Residential burglary

- 8:55 p.m. in the 4700 block of Holland Drive

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

Mailed at Periodicals Postage Rate, USPS 020407.

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

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

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## EDITORIAL

THE OPINION OF THE WEEKLY

# Changes ahead for Safeway, ValleyCare

Two major Pleasanton organizations — Safeway, Inc. and ValleyCare Health System — are undergoing operational and financial scrutiny that could affect their employees and the people they serve in Pleasanton. Safeway and Boise-based Albertsons have signed a definitive agreement under which Albertsons will acquire all outstanding shares of Safeway. The merger agreement, which has now been approved by Safeway's board of directors and Albertsons, controlled by Cerberus Capital Management, is likely to mean that Safeway headquarters and much of its corporate responsibilities will be relocated to Idaho.

As for ValleyCare, the ouster of longtime CEO Marcy Feit and the medical system's restructuring under newly named interim chief executive Scott Gregerson has unsettled those who thought ValleyCare would always be an independent medical center based in Pleasanton and serving the Tri-Valley. There are no indications otherwise at this time, but the move here by John Muir Medical Center in an alliance with San Ramon Regional Medical Center, the growing appeal of the Palo Alto Medical Foundation (PAMF) facility in Dublin and plans by Kaiser Permanente to build a major hospital on land it owns in Dublin are troubling for ValleyCare.

ValleyCare is facing stiff competition in an increasingly uncertain and costly health care market. A move to align ValleyCare more closely with UC San Francisco Medical Center or PAMF might make sense, and these negotiations could already be underway.

Beyond major concerns by salaried staff and hourly workers at both locations, the overall impact for Pleasanton in these two circumstances should be slight. ValleyCare, with its substantial investment in excellent patient care and technology, won't leave Pleasanton, although its headquarters staff could see some changes and possibly new offices elsewhere. Services, treatment and medical staff could even see improvements in a merger/affiliation/alliance with larger hospital groups. We may learn more at ValleyCare's annual meeting this summer.

Safeway's substantial headquarters operations on Stoneridge Mall Road and its Northern California offices at several other locations in Pleasanton could be moved. In the agreement to be finalized later this year, Safeway's recently named president and CEO Robert Edwards will have the same title and responsibilities at the combined company.

Bob Miller, already in Boise where he is Albertsons CEO, will become executive chairman. Cerberus Capital, a leading New York City investment firm that handles these kinds of transactions, sees the merger as a means "to implement operational best practices." That sounds like one headquarters team and location to us — in Boise.

But not to cry for Pleasanton. Clorox recently moved here and is expanding. Workday is expanding its workforce and building a six-story structure also on Stoneridge Mall Road to handle increased business. Several other large companies have sought major space in Pleasanton, some with little success because most available space is filled.

Safeway's architecturally appealing building next to BART and across from Stoneridge Mall, the city's tallest structure, could be sold as soon as it's vacated. In the meantime, the city's lucrative property taxes from this facility will continue to be paid until that happens. ■

## LETTERS

### Chamber does fantastic things for community

Dear Editor,

I want to thank the Pleasanton Chamber of Commerce for the wonderful evening of recognition at the 51st annual Community Service Awards. Your staff is outstanding, having had the opportunity to work next to them (or their parents) at many volunteer activities. Your Chamber members do fantastic things for our community and beyond.

It was such an honor to share the stage with the other recipients. Moreover, it is humbling to be among the names of so many respected past recipients.

I am especially thankful for the support of my wife Nancy, our children Jessica and James Brooks, Alex and Gabi, and Elyssa. The leadership and fellow volunteers of the

organizations for which I have had the opportunity to be a part of really deserve the recognition. These include CYO (Catholic Community of Pleasanton), Amador Valley High School Boosters, Special Olympics, Committees for the school district, Sports Council, and Neighborhood initiatives.

Additionally, city and school district staff deserve much credit. Personally, some incredible families have shared challenges that have made a difference for others.

Finally, I want to thank three special members of the audience representing those who we serve: elementary students Aidan, Logan and Joseph. We are blessed to have a community with such a serving spirit. Much of the energy for this is driven by the appreciation from all being served. Thank you all for thanking those who serve you.

**Greg Thome**

## YOUR TURN

The Pleasanton Weekly encourages comments on our coverage or issues of local interest.

Submit letters to the editor of up to 250 words and guest opinion pieces up to 500 words with a short bio to [editor@PleasantonWeekly.com](mailto:editor@PleasantonWeekly.com). Include your name, address and daytime phone number so we can reach you. We reserve the right to edit contributions for length, objectionable content, libel and factual errors known to us. Anonymous letters will generally not be accepted.

Submitting a letter to the editor or guest opinion constitutes a granting of permission to the Pleasanton Weekly and Embarcadero Media to also publish it online, including in our online archives and as a post on Town Square.

For more information contact Editor Jeb Bing at (925) 600-0840.

### What's your opinion?

Write a Letter to the Editor  
at [Editor@PleasantonWeekly.com](mailto:Editor@PleasantonWeekly.com)  
or put your opinion on Town Square  
at [www.PleasantonWeekly.com](http://www.PleasantonWeekly.com).

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CONTRIBUTED PHOTO

The Tri-Valley Rockets won three gold medals in basketball at the recent Special Olympics in Pleasanton.

## Rockets take home three gold medals

Volunteers help make Special Olympics a winning event

By **KEN MANO**

The Tri-Valley Rockets started out as a basketball team with a bunch of little kids a few years ago. These kids with developmental disabilities practiced once a week and participated in the Special Olympics basketball tournament each year in Pleasanton.

Most of these “kids” have now graduated from high school, but they’re still together and usually practice in January until the tournament in March. They now have three teams on three different levels and each won the gold medal in its level.

At the recent Special Olympics, the Tri-Valley Rockets participated in the two-day basketball tournament held at Amador Valley High School, Pleasanton Middle School and Harvest Park Middle School.

This was the 11th year that the Amador Valley Athletic Boosters hosted the Special Olympics events for basketball, track and volleyball. The original purpose of participating in Special Olympics was to give local athletes the opportunity to “give back” to the community. Since then, athletes, students, parents as well as other community organizations have volunteered to provide this service to the Special Olympics athletes.

Basketball had 65 teams participating from Monterey to Napa, and 420 volunteers from Amador Valley High School, Foothill High School, NCL, BTC, LDS,

Sai Baba and other community groups. Greg Thome, one of the active boosters from prior years, coordinated and scheduled 60 referees this year. Thome recently received a Distinguished Service Award from the Pleasanton Chamber of Commerce.

Opening Ceremonies were held each day with Kevin Johnson, senior director of Pleasanton Unified School District, and Jamie Hintzke, president of the PUSD school board, giving the welcoming addresses. The PUSD and AVHS support Special Olympics by providing the facilities for these events.

Many of the volunteers return year after year, with one lunch volunteer saying it was her sixth year. Others who volunteer have said this is a great family activity and they participate every year. Some high school volunteers have chosen special education and other special-needs fields because of the volunteer experience.

The Boosters continue to support Special Olympics by hosting the games, providing volunteers and T-Shirts for the volunteers, and running a snack bar for the track meet, donating the proceeds to Special Olympics.

The next events will be track and volleyball, hosted by the Boosters on May 3.

*Ken Mano is the Special Olympics Coordinator for the Amador Valley High School Athletic Boosters.*

## PREP LINE-UP

### March 28

- Baseball: 3:30 p.m., Amador vs. Livermore, home
- Boys Lacrosse: 7 p.m., Amador vs. San Ramon Valley, home
- Girls Lacrosse: 7 p.m., Amador vs. San Ramon Valley, away
- Boys Lacrosse: 7 p.m., Foothill vs. California, home
- Baseball: 4 p.m., Foothill vs. De La Salle, home

### March 29

- Boys Lacrosse: 6 p.m., Foothill vs. Oak Ridge, away
- Amador Track and Field: 8 a.m., PV Invite

### March 31

- Boys Volleyball: 6 p.m., Amador vs. De La Salle, away

### April 1

- Girls Lacrosse: 4 p.m., Amador vs. La Costa Canyon, away
- Softball: 4 p.m., Foothill vs. Granada, home

- Softball: 4 p.m., Amador vs. Carondelet, away

### April 2

- Baseball: 4 p.m., Amador vs. De La Salle, away
- Girls Lacrosse: 3 p.m., Amador vs. Coronado, away
- Baseball: 4 p.m., Foothill vs. Granada, home

### April 3

- Boys Lacrosse: 4 p.m., Amador vs. Foothill, away
- Girls Lacrosse: 5:30 p.m., Amador vs. Torrey Pines, away

### April 4

- Baseball: 4 p.m., Amador vs. Granada, away
- Boys Lacrosse: 5:30 p.m., Amador vs. Dana Hills, away
- Girls Lacrosse: 7 p.m., Amador vs. Poway, home
- Baseball: 4 p.m., Foothill vs. San Ramon Valley, away
- Amador/Foothill Track and Field: 9 a.m., Stanford Invitational

### April 5

- Boys Lacrosse: 6 p.m., Amador vs. Esperanza, away
- Amador/Foothill Track and Field: 9 a.m., Stanford Invitational

### April 8

- Boys Golf: 3:30 p.m., Amador vs. Livermore
- Boys Lacrosse: 7 p.m., Amador vs. Foothill, away
- Boys Tennis: 3:30 p.m., Amador vs. San Ramon Valley, home
- Boys Volleyball: 6 p.m., Amador vs. Monte Vista, home
- Boys Lacrosse: 7 p.m., Foothill vs. Amador, home
- Girls Lacrosse: 5 p.m., Foothill vs. Acalanes, away
- Softball: 4 p.m., Foothill vs. Livermore, home
- Boys Tennis: 4 p.m., Foothill vs. California, home
- Softball: 4 p.m., Amador vs. Monte Vista, home
- Boys Golf: 3:30 p.m., Foothill vs. De La Salle

### April 9

- Baseball: 4 p.m., Amador vs. Monte Vista, home
- Boys Tennis: 3:30 p.m., Amador vs. Foothill, away
- Baseball: 4 p.m., Foothill vs. Livermore, home
- Boys Tennis: 3:30 p.m., Foothill vs. Amador, home
- Boys Golf: 3:30 p.m., Foothill vs. San Ramon Valley

### April 10

- Boys Golf: 3:15 p.m., Amador vs. De La Salle
- Boys Tennis: 3:30 p.m., Amador vs. Livermore, away
- Boys Volleyball: 6 p.m., Amador vs. California, home
- Softball: 4 p.m., Foothill vs. Monte Vista, away
- Boys Tennis: 4 p.m., Foothill vs. De La Salle, away
- Foothill Track and Field: 4 p.m., De La Salle/Carondelet/San Ramon Valley Tri-Meet (EBAL)
- Amador Track and Field: 3:30 p.m., Monte Vista/Livermore
- Softball: 4 p.m., Amador vs. California, home
- Boys Golf: 3:30 p.m., Foothill vs. Granada



CONTRIBUTED PHOTO

## Phantoms show character at Founders Cup

The Pleasanton BUSC Phantoms made it to the semifinals and took third place in the recent Founders Cup Tournament, which featured 20 of the top teams in Northern California. The Phantoms qualified for the tournament by taking first place in the Pleasanton BUSC U14 League. Coach Bruce Torquemada said the key to the team’s success was its chemistry, teamwork and resolve, showing its heart and character as it battled through several injuries. Team members are (front, l-r) Ryan Singh, Dong Gi Lee, Jonathan “JB” Battaglia, Danny Lopez, Brendan Englert, Chase Godi and Gene Carns, and (back, l-r) Billy Hartwig, Daniel Hanna, Brian Matamet, Zack Hartley, Wil Gushurst, Cole Torquemada, Utku Erdin and coach Torquemada. Not pictured: Stan Lou and Blake Gibson.



CONTRIBUTED PHOTO

## James captures state boys gymnastics title

Jonah James, a seventh-grader at Pleasanton Middle School, won Northern California All-Around State Champion honors earlier this month. James, 12, coached by Vince Miller, competed in all six boys’ artistic gymnastic events (rings, vault, high bar, parallel bars, floor and pommel horse), with more than 75 gymnasts ages 11-18. His West Coast Gymnastics Academy team also earned First Place Levels, 8, 9 and 10 honors. James was selected to represent his state at the USA Gymnastics Junior Olympic Regional Championships as one of six All-Stars next month in Phoenix, Ariz.

Spring 2014

# Home & garden

A special section  
by the Pleasanton Weekly



## Remaking history

Pleasanton couple  
create contemporary home  
from rundown  
19th century cottage

By Cathy Jetter | Photos by Gerry and Kathy Machi

Pleasanton history has recently been preserved and protected at 1015 Rose Ave.

Just across the street from the northeast corner of the Alameda County Fairgrounds racetrack, Gerry and Kathy Machi rescued a crumbling cottage and restored it to a beautiful representation of a bygone era.

Built around the time Pleasanton became an incorporated city in the 1890s, the Machis' Folk Victorian bungalow with Queen Anne-style detailing most likely served as a sunny vacation respite for Idaho rancher Lawrence Kidd, thought to be the first owner of the house.

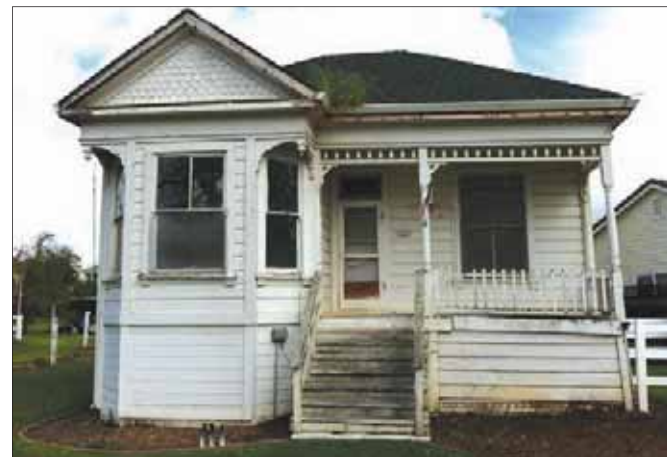
It makes sense that the original owner was involved with horses — from the

home's elevated front porch, the view of the oldest one-mile racetrack in the U.S. rivals those from the grandstand box seats found just across the oval dirt track. The Machis certainly appreciate the view from every angle of their wraparound porch.

"In the morning we watch the horses as they train," Kathy said. "The golf course views are great all day."

And there is not a better seat in Pleasanton come fair time. "On the nights when the fair puts on the fireworks show, they shoot them off from the center of the golf course," she continued. "We might have 30 or more friends over to watch. The location couldn't be better."

See **REMAKING HISTORY** on Page 14



Pleasanton residents Kathy and Gerry Machi completed extensive renovations at their new property on Rose Avenue, preserving and transforming the deteriorating cottage (below) into a modern family home (above).

## REMAKING HISTORY

Continued from Page 13

Location may be key in real estate but timing is everything, and the Machis were not ready to put their energies into figuring out the needs of a hundred-year-old house when they saw the Rose Avenue cottage initially come on the market in 2000.

It was not love at first sight, but Kathy said there was certainly a bit of infatuation.

"We were intrigued by the potential of the house, but with one son still living at home, it was just too much to take on," she explained. "Over the years we would drive by and see the 'for sale' sign go up and come down. The Rose Avenue house was always in the back of our minds."

The seesawing real estate signs were the result of a conflict between potential buyers, who saw the property and thought "tear down," and city planners, who were prepared to wait for someone willing to honor the history of the home in spite of its neglected condition.

The aging house had two bedrooms, one bathroom, a kitchen, a living area and a mudroom, and included an addition made around 1940 without use of studs for the extra 1,151 square feet. A five-foot-high, dirt floor basement ran the length of the house, making it 1 1/2 stories tall.

The Machis were already practiced at creating a dream home from nothing, having built a custom home in Golden Eagle where they lived with their three children for 18 years. When their youngest son left for college, the Golden Eagle house felt too big, and all the square footage and surrounding acreage became a liability rather than a pleasure.

The Machis sold the home and rented a renovated Victorian on Stanley Boulevard where Kathy fell in love with all the details that kept the house authentic. "Everything had been completely redone in this tiny house," she recalled. "It was too small for us to stay, but I loved the beadboard and the chair rail molding."

When the Rose Avenue house came back on the market in November 2011, the Machis were ready to make an offer. Rather than feel intimidated by what couldn't

be saved, Gerry and Kathy presented plans inspired by what they could preserve, and the city approved the \$350,000 purchase.

The list of projects the Machis undertook to turn 1,100 square feet of deteriorating wood and nails into an historical showplace could be considered intimidating.

After demolishing the 1940 addition, the original house had to be raised, placed on dollies and turned to better accommodate the property lines and allow 10 feet to be added to expand the master bedroom and the basement. Three feet of dirt was excavated from the basement to provide eight-foot ceilings for a "man cave," three additional bedrooms, an office and two more bathrooms for a total of 2,800 square feet of living space and a true two-story home.

Every step had potential stumbling blocks, yet the Machis tell none of the usual tales of trouble with the city and overblown budgets.

'And nearly 4,000 bricks rescued from the crumbling foundation became part of the exterior walkways and driveway curbing.'

— Gerry Machi

Gerry chalked that up to good planning, explaining that the key to making it all happen was due diligence and understanding exactly what was going to need to take place long before they finalized the purchase. "We spent a lot of time talking with our builder and our architect, so there were not too many surprises," he said.

The most challenging part of the project, according to Kathy and Gerry, was determining which details on the outside of the home could be saved and adapted to the new building codes.



The newly renovated Machi home on Rose Avenue includes an expanded back addition and garage.

"Much of the original detail on the front of the house, including the corbels above the windows and finial detail above the porch, were maintained," Gerry said. "And nearly 4,000 bricks rescued from the crumbling foundation became part of the exterior walkways and driveway curbing."

When the original materials couldn't be reused, aspects such as window details, crown molding and baseboards were patterned after the original finish details. The original studs, ceiling joists and floor joists were left in place and additional beams, "sister" joists and studs were added to give more stability.

The cost to rebuild their home was about \$170 per square foot, which is on the low end of what these projects normally cost, Gerry said, adding that most construction of this type runs around \$150-\$300 per square foot. The moving of the house and additional excavation costs were about 10% of the total budget.

Learning to navigate the utility companies and city building and planning departments was a little challenging, but the Machis were patient and with a little perseverance, things got done, they said.

"We were a little shocked that we had to pay PG&E \$4,100 to reconnect our gas and electric utilities when our builder dug all the trenches and ran all conduit and piping," Gerry said.

Kathy added that input from the Pleasanton Historical Association proved beneficial. "The one request they made was that we use turned posts downstairs where we had planned to save a little money by using plain posts," she said.



The remodeling and restoration got underway when the Machis tore down this 1940s addition to the house (shown in foreground).

Staying true to the design of the original house was the right choice, Kathy said, though the custom posts were significantly more expensive.

Though the house has been restored, the Machis are interested in learning more details about the history of the house, and they are hopeful local residents may be able to provide insight.

"While we were in the midst of renovating, an older gentleman pulled up and told us that he had visited his grandparents who lived in the house," Kathy recalled. "Unfortunately we were in the middle of pouring cement and we couldn't stop to talk just then. We asked him to come back, but we haven't seen him."

In December 2013, the Pleasanton Heritage Association recognized the Machis' achievements by

### Project details:

**General contractor:** Vito Traghi

**Architect:** Terry Townsend

**Civil engineer:** Darryl Alexander

**Structural engineer:** Steven Neef

**Design inspiration:**  
Houzz and Lowe's

**More photos:** - <https://sites.google.com/site/1015roseave/home>

awarding 1015 Rose Ave. with the Heritage Preservation Award.

It took 12 years for the Machis and the Rose Avenue house to come together, but just 13 months to take the house from eyesore to iconic reminder of how things used to be. ■



A panorama view of part of the basement during the renovations.

Spring is in the air, which means it's time to refresh indoor spaces to reflect the energy and optimism of the season.

The top home decor trends of spring 2014 take a fresh approach to traditional design elements to create an aesthetic that is fresh and full of life. The trends are easily accessible, so anyone can update their space with a few simple tips.

### Carpet

More homeowners are seeking the beauty, comfort and safety that carpet provides, making it a top flooring trend for spring 2014 and beyond. What types of carpet are popular?

"New soft fibers," said Vickie Gilstrap, director of design services for The Dixie Group, a top U.S. carpet manufacturer. "Consumers went away from wall-to-wall carpet, as hard surface flooring gained in popularity. Then, people began to miss the softness and warmth of carpet. Carpet absorbs sound, making homes quieter and traps dust at the base of the carpet fibers so that dust doesn't circulate in the room air. The soft fibers give us a reason to put carpet down again."

She is also seeing increased interest in "mixed-media" carpet styles — with high-luster and low-luster yarns used in the same carpet. Additionally, patterns are being featured on top of texture, giving a multidimensional appearance to flooring.

Not only stylish, carpet can be healthy, too. People with allergies or other sensitivities can choose carpet as a way to improve indoor air quality. A recent study supports previous findings that carpet, when effectively cleaned, traps allergens and other particles, resulting in less dust, dander and airborne contaminants escaping into the air.

### Color

Thoughtful use of color in home design is a top trend for 2014.



Careful use of textures and patterns can help highlight bedrooms and other interior spaces.

COURTESY BRANDPOINT

## From floor to fixtures

*Top spring home decor trends add style and personality*

"Colors are getting warmer," Gilstrap noted. "Taupe is the bridge color taking us from gray to browner tones. Warm pinks are returning, as well as warmer greens like moss and olive — even apple."

Keep in mind adding personality to a space through use of warm color doesn't necessarily require a complete interior overhaul. Consider incorporating spring colors using accent

pieces. It's easy to switch up pillows, throws or artwork without investing a lot of time or money. Plus it's a fun way to update the personality of your favorite spaces every season.

### Texture and pattern

This spring, more homeowners are using textures and patterns to make a visual statement through design. Strategic use of texture

and patterns can highlight certain interior spaces, manipulate the light within the room and influence scale. Blending both adds visual interest and helps homeowners create a unique space to call their own.

"Layering of pattern and texture — in floors, walls, upholstery, window treatments — gives a more individualized feel," Gilstrap said.

She suggests placing patterns on stairs or in hallways. If big and bold patterns aren't your taste, consider sticking to small, neutral patterns that can be a subtle way to add visual interest and design complexity to interior spaces.

### Lighting

Lighting plays an important two-pronged role: It makes a space functional and also helps define its design aesthetic. Adjusting the task lighting within a room can instantly make the space more livable and highlight the design motif. Another easy lighting update is purchasing new lamps or simply adding new shades to existing lamps — a great way to refresh a space with minimal cost.

Keep in mind, when selecting fixtures, there's no longer a need to avoid gold tones. "Gold is coming back. We are seeing more gold and copper and less silver," Gilstrap said.

Ornamental lighting is big this year with designers thinking outside the box when it comes to how and where these fixtures can be used. For example, dramatic chandeliers are no longer reserved for formal spaces such as the dining room or foyer. This spring, you can add a touch of elegance to any space by adding a stylish chandelier, plus it doesn't take up much design real estate space. Bedrooms, basements and bars are just a few unique areas where chandeliers can be featured.

— Brandpoint

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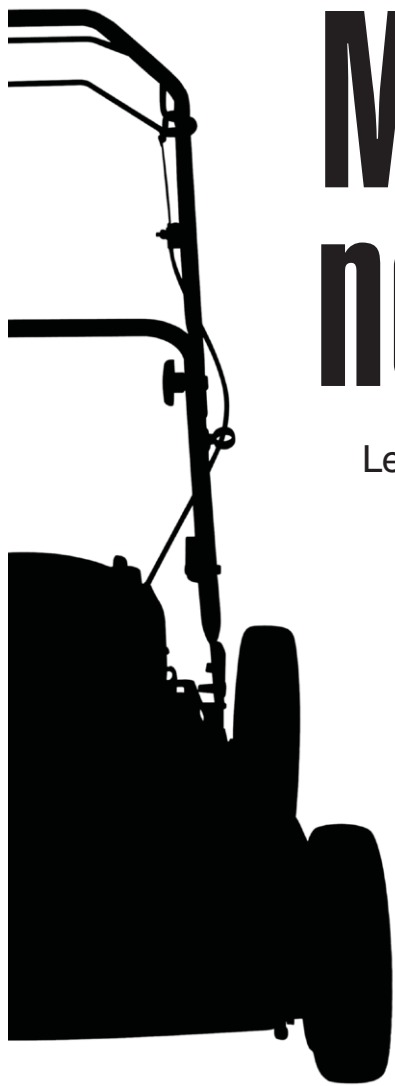
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# Mow no mo'!

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COURTESY BRINGING BACK THE NATIVES GARDEN TOUR

Dixie Finley's front yard in Livermore is ready to have its lawn removed via the sheet mulching method, with compost and woodchips ready in the driveway.

Dixie Finley, an expert animal tracker, had had enough of watering her lawn, and as a long-time observer of the natural world, she knew her turf didn't provide a habitat for wildlife. So it was with pleasure on a fall morning in 2012 that she welcomed a group of 30 shovel-bearing "Mow no Mo!" enthusiasts to her front yard in Livermore.

This group, comprised of folks from first-time homeowners to seniors and everything in between, spent a few hours removing her front lawn with a method called sheet mulching. They trenched along her driveway and sidewalk, then laid out cardboard, spread compost and shoveled a large pile of woodchips. After a few hours, Finley's grass was gone and she was ready for her new plants.

With design help from Kat Weiss of Kat Weiss Landscape Design and a nearly \$500 rebate from her water district, Finley purchased a variety of native plants, including California lilac, manzanita and sages, coral bells and seaside daisies.

"I'm just thrilled," she said, looking fondly at the native plants in her garden. "I love to sit out in the front garden, watching the birds. It's so peaceful."

Finley's water bill now hovers around \$30 a month. She said she is captivated by the beauty of her native plant garden and delighted with the bees, butterflies and birds it attracts.

Sheet mulching enriches the soil as it removes the lawn, using a biodegradable weed barrier — such

as recycled cardboard — over the grass, then compost and mulch to mimic the way layers of leaves build up on forest floors. Then trees, shrubs, perennials and annuals can be planted right through the sheet mulch.

Michael Johnson, a fly fisherman, said he thinks he has been using too much water on his lawn.

"I want to leave the water for the fish and plant natives that will provide food, shelter and nesting areas for wildlife," he said. "I attended a 'Mow no Mo!' workshop last year, and I'm confident that sheet mulching is the way to go," he said.

Johnson's front garden in Lafayette is the venue for the upcoming "Mow no Mo!" workshop, which will take place from 10 a.m. to 3 p.m. tomorrow. Participants will learn how to remove a lawn and select drought-tolerant plants as well as how to receive a lawn-removal rebate from the water district.

"Not only will we be using a lot less water once the lawn is gone, but we'll be receiving a significant rebate from EBMUD for removing the grass," Johnson said. ■

### Sheet mulching magic

**What:** "Mow No Mo!" hands-on workshop

**Who:** Coordinated by Bringing Back the Natives Garden Tour

**When:** 10 a.m. to 3 p.m., Saturday, March 29

**Where:** Lafayette

**Cost:** \$30

**Register:** Required, at [www.bringingbackthenatives.net/select-tours](http://www.bringingbackthenatives.net/select-tours)



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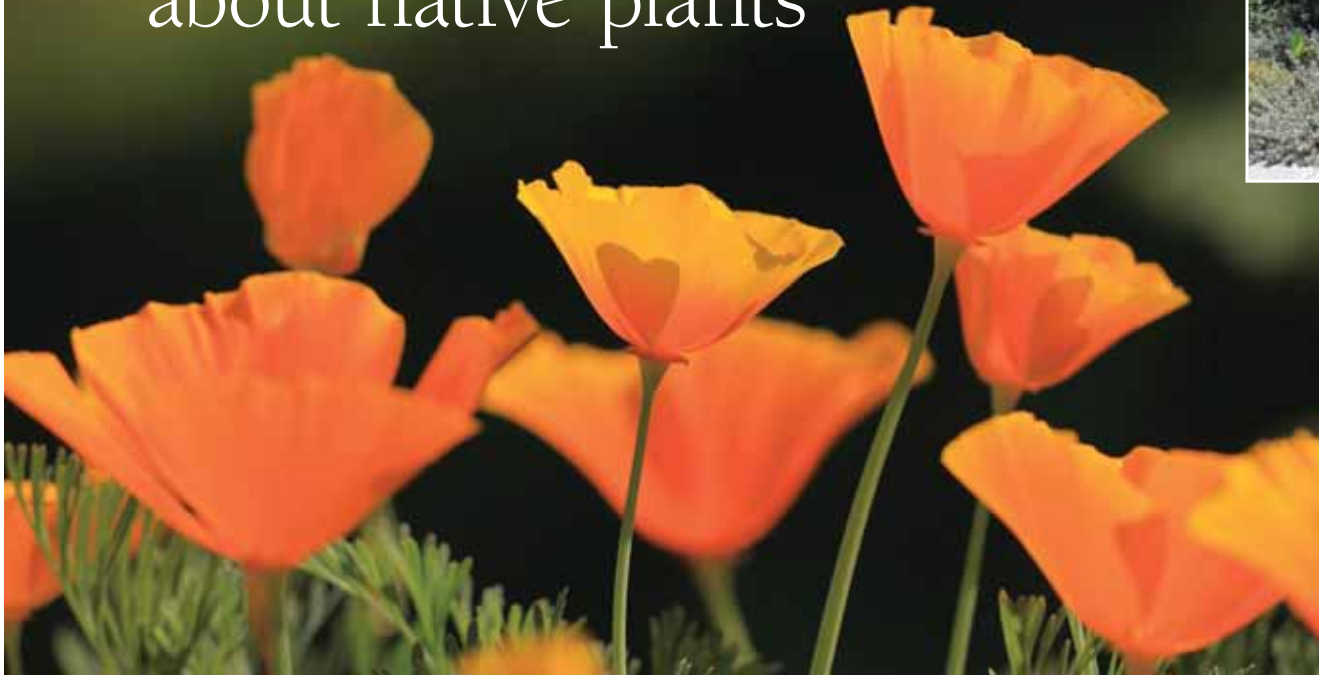
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# Tour & learn about native plants



COURTESY BRINGING BACK THE NATIVES GARDEN TOUR

New to the garden tour, Janis Turner's yard in Livermore features native shrubs.

10th annual  
'Bringing Back the  
Natives Garden Tour'  
includes Music  
in the Gardens

**BY DOLORES FOX CIARDELLI**

More and more homeowners are discovering the joys — and lower water bills — of yards filled with native plants rather than lawns and other vegetation that require a lot of care. The 10th annual Bringing Back the Natives Garden Tour takes place this year from 10 a.m. to 5 p.m. on May 4.

The free, self-drive tour will include low-maintenance gardens in Alameda and Contra

Costa counties that have 60% or more native plants, showcasing a variety of gardens, from large parcels in the hills to small lots in the flats.

Visitors will be able to learn how to select and care for California native plants, lower their water bills, design a low-maintenance garden, attract butterflies, birds and bees, and garden without using pesticides. More than 40 garden talks are scheduled at select gar-

dens, as well as plant sales and workshops.

To celebrate the tour's 10th anniversary, a Music in the Gardens feature has been added with Appalachian dulcimer, lutes, flutes, banjos, guitars, Renaissance and folk music, and the a cappella Berkeley Community Chamber singers.

Although no Pleasanton homes are on the tour this year, there are two in Livermore. The others are located throughout the East Bay.

This is an excellent chance to see what plants work in environments similar to your own, as well as to talk to the homeowners and get references for landscapers and designers.

Preregistration for the tour is required at [www.bringingbackthenatives.net](http://www.bringingbackthenatives.net), and more than 6,000 people are expected. The website also has a list of the homes and their special features, and information about gardening and nurseries that specialize in native plants. ■

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## Classes

**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 5-6:30 p.m. Tuesdays at the Pleasanton Public Library, 400 Old Bernal Ave. Call Mary Luskin at 931-3400, ext. 7. Free and open to all.

**MICROSOFT EXCEL 7 CLASSES** Microsoft Excel is one of the hottest skills needed for job advancement. Gain skills for career advancement, learn formatting and more. Beginner's will be Wednesday, April 2; Intermediate will be Thursday, April 17; Advanced will be at the Pleasanton Library. Call 931-3400. Free and open to all.

## Clubs

**LIONESSE CLUB** The Livermore Lioness Club welcomes new members at its regular monthly meeting on the first Tuesday of each month, at 6:30 p.m. A \$2 to \$5 donation is requested. Participating in the many activities of the group is a great way to meet local people. Lioness is a service club which helps many worthy causes in our community. Call 443-4543.

**PLEASANTON COMMUNITY TOASTMASTERS** Learn the art of public speaking in a fun-filled and supporting environment. Meetings from 7:30-9 p.m. every Tuesday at The Clubhouse, 4530 Sandalwood Drive. Attend meetings as a guest at no cost. Call 395-1234 or go to [www.pleasantontostmasters.com](http://www.pleasantontostmasters.com).

**PLEASANTON MOTHERS CLUB** The mission of the Pleasanton Mothers Club is to provide a social, supportive, and educational outlet for moms and their families in the local community. They offer a variety of activities, children's playgroups, special interest groups, and more. For information visit [pleasantonmothersclub.org](http://pleasantonmothersclub.org). Contact membership@pleasantonmothersclub.org.

**PLEASANTON NEWCOMERS CLUB** This club is a great way for new and established residents to make new friends. It meets for coffee on the first Wednesday of every month and for lunch on the second Wednesday of every month. The group has activities like hiking, walking, Bunco and more. Visit [www.pleasantonnewcomers.com](http://www.pleasantonnewcomers.com). Contact [Info@PleasantonNewcomers.com](mailto:Info@PleasantonNewcomers.com) or 215-8405.

**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. Cost for lunch is \$17. For information, visit [www.PleasantonRotary.org](http://www.PleasantonRotary.org).

**ROTARY CLUB OF PLEASANTON NORTH** Pleasanton North Rotary

invites anyone interested in making a difference. The membership includes 65 professionals, business owners, executives, managers and community leaders. The club meets from 12:15-1:30 p.m. Fridays at the Hilton Hotel, 7050 Johnson Drive. Call 556-2333 or visit [www.pnr-rotary.org](http://www.pnr-rotary.org).

**TRI-VALLEY EVENING ROTARY** Tri Valley Evening Rotary invites people who live or work in Pleasanton, Livermore and Dublin that wish to give back to the community and the world. Meetings are 6-8 p.m. every Thursday at Castlewood Country Club Grill. RSVP to [info@trivalleyRotary.org](mailto:info@trivalleyRotary.org).

**TRI-VALLEY SUCCESSFUL THINKERS** Business networking doesn't have to cost a fortune. In the past five years Successful Thinkers networking groups have become commonplace with the emphasis is getting to know, like and trust the person you are referring. Join this group for lunch from 11:30 a.m.-1:30 p.m. every Tuesday at On the Border, 4940 Dublin Blvd., Dublin. Cost is \$15. Contact David at [david@WealthByStrategy.com](mailto:david@WealthByStrategy.com). Reservations required. Go to <http://www.meetup.com/Tri-Valley-Successful-Thinkers/events/167625022/>.

**VIRTUALLY SPEAKING TOASTMASTERS** Virtually Speaking Toastmasters club meets from noon-1 p.m. every Thursday at Electrical Reliability Services, 6900 Koll Center Parkway, Suite 415. Everyone is welcome to come see what a positive change Toastmasters can make in their confidence. Call 580-8660.

## Concerts

**'CARMINA BURANA' AT THE BANKHEAD THEATER** Enjoy "Carmina Burana" from 3-5 p.m. on Sunday, March 30 at the Bankhead Theater, 2400 First St., Livermore. With Beethoven's "Choral Fantasy" and Brahms's "Four Songs for Women's Chorus, Two Horns and Harp." Tickets are \$25-\$38. Call 373-6800 or go to <http://www.livermoreperformingarts.org>.

**BACH PERFORMS J.S. BACH AND GLENN GOULD** Bay Area Classical Harmonies performs J.S. Bach's Cantatas No. 4 and 182, "Jesu, meine Freude" and more at 7 p.m. on Saturday, April 5 at Lynnewood United Methodist Church, 4444 Black Ave. Tickets are \$20, \$15 for seniors and students. Call (510) 868-0695 or go to <http://www.bayareabach.org>.

**BO BICE RETURN TO COUNTRY VALUES TOUR** Bo Bice, the 2005 American Idol finalist now has gold records, a chart-topping single, an amazing personal journey, and a passion for giving back with his music. Don't miss this country boy at 8 p.m. on Saturday, April 5 at the Firehouse Arts Center. Tickets are \$35-\$45. Call 931-4848 or go to [www.firehousearts.org](http://www.firehousearts.org).

**PAULA COLE AT FIREHOUSE ARTS CENTER** Grammy Award-Winning singer-songwriter of "I Don't Want to Wait" will perform at 8 p.m. on Friday, March 28 at the Firehouse Arts Center. Cole's emotionally deep, thrilling live performances are her trademark. One performance, no opener. Tickets are \$28-\$38. Call 931-4848 or go to [www.firehousearts.org](http://www.firehousearts.org).

**PERGOLESI 'STABAT MATER'** As one of Pergolesi's most celebrated sacred works, the "Stabat Mater" has been described as the most perfect and touching duet to come from the pen of any composer. Soprano Margaret Secour, contralto Katherine McKee, organist Michael Secour and the Amador Valley High School String Quartet will perform this piece at 4 p.m. on Sunday, April 6 at St. Clare's Episcopal Church. Free will offering. All are welcome. Call (415) 722-0488.

**PLEASANTON COMMUNITY CONCERT BAND PRESENTS 'RHAPSODIC CELEBRATION'** See "Rhapsodic Celebration" at 2 p.m. on Sunday, March 30 at the Firehouse Arts Center. Featuring rhapsodies for Solo Euphonium and Clarinet; as well as guest harpist Anna Lorenz Playing "España Rhapsody" and Sousa Marches. The show is free, donations appreciated. Call 846-5897 or go to [www.pleasantonband.org](http://www.pleasantonband.org).

**STRINGFEVER AT FIREHOUSE ARTS CENTER** Fresh from London, the four Broadbent gents of Stringfever, all world-class musicians, come together in a high-energy, high-jinx filled show at 8 p.m. on Friday, April 4 at the Firehouse Arts Center. Tickets are \$18-\$28, and available by calling 931-4848 or going to [www.firehousearts.org](http://www.firehousearts.org).

## Events

**ANNUAL CFA ALLBREED CAT SHOW** Over 200 cats and kittens will be on display and competing for Best in Show from 10 a.m.-5 p.m. on Saturday and Sunday, April 5-6 at the Alameda County Fairgrounds. Watch the antics of Feline Agility Competition. Rescue groups will have loving cats for adoption. Arts, crafts, gifts and gadgets for sale for cats and cat lovers. Proceeds go to health research. Tickets are \$9 for adults, \$5 for seniors and children under 10. Call (510) 332-5898 or go to [www.crowcanyoncatclub.org](http://www.crowcanyoncatclub.org).

**AXIS APRIL FOOLS' 5K RUN/WALK** Come out for healthy fun and giggle your way through the Hacienda Business Park from 8:45 a.m.-noon on Sunday, April 6. For individuals, families and teams. Costumes are encouraged! Register online at [www.axisaprilfools5k.org](http://www.axisaprilfools5k.org). For more information, call 462-1755 or go to [www.axishealth.org](http://www.axishealth.org).

**BEER TASTING AND SUDSY SUPPER** Find "hoppiness" at the Beer Tasting and Sudy Supper from 5:30-9 p.m. on Sunday, April 6 at St. Bartholomew's Parish Hall, 678 Enos Way, Livermore. Sample craft beers

from Livermore's breweries to the music of Queen of Hearts and The Mellotones Jazz Band. Tickets are \$25 in advance, \$30 at the door, \$15 for kids and include a pub supper and a tasting mug. For reservations contact [beertasting@comcast.net](mailto:beertasting@comcast.net).

**BUNJO'S COMEDY ALL STAR SHOW** See this hilarious show from 7:30-9 p.m. on Saturday, April 4 at The Winemakers Pourhouse, 2241 First St., Livermore. Featuring some of the best comedians from the Bay Area and beyond. Cost is \$10. Call 264-4413 or go to [www.bunjoscomedy.com](http://www.bunjoscomedy.com).

**GLITZ AND GLAMOUR** Donations Wanted! The American Cancer Society Discovery Shop in Pleasanton is requesting donations of women's accessories, costume and fine jewelry for its annual jewelry event "Glitz & Glamour." The event will be held April 25-27. Donations are accepted from 10 a.m.-6 p.m. Monday-Friday, 10 a.m.-5 p.m. Saturday, and noon-5 p.m. Sunday.

**GOODGUYS 32ND ALL AMERICAN GET-TOGETHER** The Goodguys All American Get-Together will be from 8 a.m.-5 p.m. on Saturday and Sunday, March 29-30 at the Alameda County Fairgrounds. See over 3,000 cool cars and trucks of all years, makes and models on display! Plus vendor exhibits, AutoCross racing, free kids games, and the Custom Car of the Year contest! Tickets are \$17 for adults, \$6 for kids. Call 838-9876 or go to [www.good-guys.com](http://www.good-guys.com).

**MT. DIABLO IRIS SOCIETY SHOW AND PLANT SALE** The Mt. Diablo Iris Society Show and Plant Sale will be held from noon-5 p.m. on Saturday, March 29, at Alden Lane Nursery, 981 Alden Lane, Livermore. The show is free and open to the public. For more information call Mary Sindicic at 606-0355.

**THE HIKE FOR HOPE** Gather your family and friends for this memorial hike and fundraiser that supports the vital work of Hope Hospice. Join from 8:30 a.m.-noon on Saturday, May 10 at Del Valle Regional Park in Livermore. Registration fee is \$30 through April 24; \$40 on or after April 25. Go to [TheHikeForHope.com](http://TheHikeForHope.com).

## Fundraisers

**6TH ANNUAL WINE TASTER** Join a relaxing afternoon of wine tasting and a silent auction to benefit the Leukemia and Lymphoma Society, from noon-4 p.m. on Sunday, April 13 at Purple Orchid Wine Country Inn and Spa, 4549 Cross Road, Livermore. Blood cancers affect us all, your support will save lives! Special music performance by The Playthings. Tickets are \$35. Call 413-7788 or go to [Winehike2014.ticketleap.com](http://Winehike2014.ticketleap.com).

**ANNUAL AUTHOR'S TEA** Local author Margaret Zhao will discuss her book "Really Enough," a true story of tyranny, courage, and comedy from

noon-3 p.m. on Saturday, April 5 at DSA Hall, 6689 Owens Drive. Cost is \$20. Proceeds go to P.E.O. Philanthropies which supports opportunities of higher education for women. Raffle and book signing after tea. Reserve by April 1. Contact Gena at [genagatlin@att.net](mailto:genagatlin@att.net).

**BINGO NIGHT** Dublin High School Music Boosters Presents Bingo from 7-9 p.m. every Tuesday at Dublin High School, 8151 Village Parkway, Dublin. Must be 21 and over to play. Cost is 3 cards for \$3, 6 cards for \$6, 10 cards for \$9. Join the fun!

**BLUE STAR MOM 4TH CHARITY GOLF TOURNAMENT** Join in supporting Blue Star Moms at their Charity Golf Tournament from 10 a.m.-7 p.m. on Friday, April 25 at Callippe Golf Course. Entry fee is \$200 and includes a Mobile Pro Shop, green fee and Cart, lunch and dinner, and much more. Call 426-6666 or go to [www.playcallippe.com](http://www.playcallippe.com).

## Health

**DIABETES SELF MANAGEMENT CLASSES** This 7 week series will teach you how to manage your diabetes with exercise, healthy eating (including the foods you love) and medications, and answer all your questions about living with diabetes. Open to all adults with type 2 diabetes or pre diabetes, the class runs from 1:30-3:30 p.m. Thursdays, April 4-May 22 at Carlow Court. Call (408) 768-3763 or go to <http://www.acphd.org/diabetes.aspx>.

## Kids & Teens

**1776-ERA KIDS MARCHING BAND YAPS** The Young American Patriots Fife and Drum Corps, a 1776-era band, meets from 6:30-8 p.m. every Friday for rehearsal. Kids learn instrumental music, fife and drum with a Berkeley-trained drum instructor and 3-time US National Champion fife instructor. Free to try, \$7 per hour after. Contact Jason Giaimo at 484-0265 or [yaps1776@aol.com](mailto:yaps1776@aol.com). Go to [www.YoungAmericanPatriots.com](http://www.YoungAmericanPatriots.com).

**M.O.M'S READING TIME: TEDDY BEAR HUGS** Preschoolers and their families are invited to meet at the Museum on Main for a free monthly reading program with books and crafts! This month's theme will be Teddy Bear Hugs at 10 a.m. on Wednesday, April 9. Free Admission, donations are always appreciated. No reservations required. Large groups or playgroups please contact Museum on Main in advance. Call 462-2766.

**SHAKE YOUR SILLIES OUT** Shake out those sillies at 10:30 a.m. every Wednesday and Thursday mornings at the Golden Apple Learning Store, 4807 Hopyard Road. If you're 2 to 5 years old and want to sing, dance, and hear a story, come join the fun! Weekly themes with crafts or games included. Call 460-5163.

## Miscellaneous

**FREE TOUR: WASTEWATER TREATMENT AND WATER RECYCLING PLANTS** Learn how 10 million gallons of Tri-Valley wastewater is treated every day from 1:30-3 p.m. on Wednesday, April 9 at DSRSD Regional Wastewater Treatment Facility. Find out about rewarding careers in the water industry. Free and open to adults and children 7 years and up. Call 875-2282 or go to <http://www.dsrdsd.com/Education/tourrequest.html>.

**FRIENDS OF THE LIBRARY ONLINE BOOK SALE** Did you know you could buy books from the Friends of the Library at Amazon.com? The Friends have a year round magazine and paperback book sale in the library and have two major book sales a year. To buy books, visit [www.amazon.com/shops/pwnfriends](http://www.amazon.com/shops/pwnfriends) or call Nancy Bering at 462-4368.

**VFW-AL COFFEE AND DONUTS** Every Saturday morning from 7:30-9 a.m., the VFW and American Legion host coffee and donuts for all veterans at the Veterans Memorial Building, 301 Main St. All veterans are welcome. Visit [www.vfwpost6298.com](http://www.vfwpost6298.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](mailto:walks@worldwalktowellness.org).

## On Stage

**AVENUE Q SCHOOL EDITION** "Avenue Q" School Edition is a laugh-out-loud musical send-up of Sesame Street in a world where humans and puppets collide. The show runs at 7 p.m. on Thursday and Friday, March 27-28; 2 p.m. and 7 p.m. on Saturday, March 29; and at 11 a.m. and 3 p.m. on Sunday, March 30 at Livermore High Theater, 600 Maple St., Livermore. Tickets are \$10 and available at <http://avetvypa.bpt.me/>.

## Recreation

**PLEASANTON RUN FOR EDUCATION** Mark your calendars for the 2nd Annual Pleasanton Run for Education from 7:30-10 a.m. on Sunday, April 13. Races include a half marathon, 5K, and Kid's Challenge all starting and finishing at the Alameda County Fair Grounds. Cost is \$72 for half marathon, \$42 for adults for 5K. Proceeds benefit Pleasanton Partners in Education programs. Contact Jeff at [ppie.jeff@gmail.com](mailto:ppie.jeff@gmail.com).

## Seniors

**BRAIN MATTERS** Enjoy a morning of fun while learning how to keep your brain active and your memory sharp. The class is held from 10-11:30 a.m. the first and third Fridays of every month at the

Pleasanton Senior Center, 5353 Sunol Blvd. Word games, puzzles, challenging activities, reminiscing and more, geared to help you age-proof your mind. Cost \$1.75 for resident and \$2.25 for non-resident. Call 931-5365 or visit [www.pleasantonseniorcenter.org](http://www.pleasantonseniorcenter.org).

**COMPUTER CLASSES FOR SENIORS** Pleasanton Public Library hosts Computer Classes for Seniors including Beginning Internet on the first Wednesday and Thursday of every month; Beginning E-mail on the second Wednesday and Thursday of every month; Open Practice on the third Wednesday and Thursday of every month; Advanced E-mail on the fourth Wednesday and Thursday of every month, at the Adult Computer Area in the library, 400 Old Bernal Ave. Computer classes are designed for mature adults. Registration is required; call 931-3400.

**MILLS LINE DANCE SOCIAL** DJ Millie Dusha will play tunes from the classic oldies at the Mills Line Dance Social from 2-4 p.m. on the first Thursday of every month at the Dublin Senior Center, 7600 Amador Valley Blvd. All levels of dancers are welcome. Cost is \$3. Call 556-4511.

**TRANSCRIBING FOR YOU** Transcribing for You has volunteers that will transcribe and print your letters to be sent. The service is located at the Dublin Senior Center, 7600 Amador Valley Blvd, Dublin, from 9 a.m.-4 p.m. Cost is \$1.50. Call 556-4511 for an appointment or email [seniorctr@ci.dublin.us](mailto:seniorctr@ci.dublin.us).

**WORDS IN BLOOM** Words in Bloom is a writers workshop for seniors from 9 a.m.-noon on the first and third Thursday of the month at the Pleasanton Senior Center. Everyone has a story, come and share yours. Share your legacy with your loved ones, and learn to create a new story from your imagination along the way. Cost is \$1.75 for residents, \$2.25 for non-residents. Call 931-5365 or go to [pleasantonseniorcenter.org](http://pleasantonseniorcenter.org).

## Spiritual

**'ACCESSING THE STOREHOUSE OF RICHES'** This presentation is for people of every faith about accessing one's creativity, and will be held at 7:30 p.m. on Monday, March 31 at Unity of Tri-Valley's Gathering Place, 7567 Amador Valley Blvd., #120, Dublin. \$10 suggested love offering. Contact Jean Horne at (510) 962-6950 or [Jean@EdenWellspring.com](mailto:Jean@EdenWellspring.com).

**'LIVING WITH AN UNTETHERED HEART AND SOUL'** "Living With an Untethered Heart and Soul" will be presented by Rev. Kathy Zavada at noon on Sunday, March 30 at Unity of Tri-Valley, 9875 Dublin Canyon Road, preceded by the sermon at 10 a.m. discussing Michael Singer's book "The Untethered Soul" and music based on that book. \$20 suggested love offering. Call 829-2733 or go to [www.trivalleyunity.com](http://www.trivalleyunity.com).

**PROGRESSIVE CHRISTIAN WORSHIP**

## PET OF THE WEEK



VALLEY HUMANE SOCIETY/V. KELLY

### Say bonjour to Bianca

Bianca, a lively 6-year-old toy poodle mix, is looking for her forever famille. She's a petite sweetheart with enough love to last toujours. Find Bianca at Valley Humane Society, 3670 Nevada St. in Pleasanton, Tuesdays through Saturdays from 10 a.m. to 4 p.m. For more information, call 426-8656 or visit [valleyhumane.org](http://valleyhumane.org).

Lynnewood United Methodist Church at 4444 Black Ave. offers a friendly congregation of all ages and ethnicity. Worship at 9 or 10:30 a.m. on Sundays with Sunday school at 10:30 a.m. and childcare at both services. Contact Rev. Heather Hammer at 846-0221 or [office@lynnewood.org](mailto:office@lynnewood.org). Go to [www.lynnewood.org](http://www.lynnewood.org).

**TELLING YOUR STORY CONFERENCE** Telling Your Story is a faith-based conference designed to equip, energize and train women to share their redemption story, from 9 a.m.-4 p.m. on Saturday, April 5 at Valley Community Church. Through a variety of formats, including art, drama, social media, creative writing, dance, songwriting and public speaking, women will be empowered to share their stories and the power of Christ. Cost is \$35. Call (916) 416-9676 or go to [www.TYSConference.com](http://www.TYSConference.com).

**WEEKLY LDS BIBLE STUDY** Church of Jesus Christ of Latter-day Saints hosts a weekly bible study from 7:30-8:30 p.m. every Wednesday at the church, 6100 Paseo Santa Cruz. Refreshments served. For information, call 305-9468.

**WOMEN'S FAITH GROUP BIBLE STUDY** Women's Faith Group meets at 10 a.m. every Wednesday at Faith Chapel Assembly of God, 6656 Alisal St., for a time of bible study and fellowship. There is no charge. Bring a friend or come make one. Call 846-8650 or go to [fcpleasanton.org](http://fcpleasanton.org).

## Support Groups

**CHRONIC PAIN SUPPORT GROUP** This is a safe place to speak openly about your experience of pain and to learn ways of coping with it. Meetings are 12:30-1:30 p.m. the first and third Mondays monthly at Asbury Methodist Church, 4743 East Ave., Livermore. Call 447-1950.

**GAMBLERS ANONYMOUS** Gamblers Anonymous helps people who have a gambling problem to return to happy and productive lives. If you want help for you or someone you love, meetings are 7:30-9 p.m. every Friday at Lynnewood United Methodist Church, 4444 Black Ave. in Room 8. Call the helpline at 1-(855)-222-5542 or visit the website at [www.gamblersanonymous.org](http://www.gamblersanonymous.org).

**NATIONAL ASSOCIATION FOR MENTAL ILLNESS (NAMI)** NAMI Tri-Valley Parent Resource and Support Group meets twice a month for parents with children to age 17 diagnosed or suspected of having bipolar or other mood disorders. It meets from 7-9 p.m. the first and third Tuesdays of each month at Pathways To Wellness, 5674 Stoneridge Drive, Suite 114, Pleasanton. The group is drop-in, no registration required and is free. For more information contact Suzi Glorioso at 443-1797 or email [glorios4@comcast.net](mailto:glorios4@comcast.net).

**OVEREATERS ANONYMOUS** This 12-step support group for people with eating behavior problems meets at 7 p.m. Tuesdays at St.

Bartholomew Episcopal Church, 678 Enos Way, Livermore; and at 7:30 a.m. Saturdays in the Middle School Room at The Unitarian Universalist Church, 1893 North Vasco Road, Livermore. Free with donations accepted toward room rent. No weigh-ins. Call Nora at 337-9118.

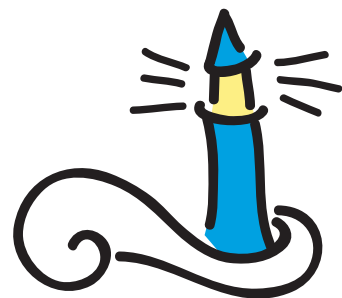
**PLEASANTON MILITARY FAMILIES SUPPORT GROUP** Formed in 2003 this group provides support and comfort to the Pleasanton families whose loved ones are deployed in the combat zones of Afghanistan and Iraq. The group has monthly meetings and other events such as "pack outs" of comfort and care items for deployed members of the armed forces. The group also sponsors the Yellow Streamer program on Main Street where streamers are displayed with the name, rank and branch of service of Pleasanton military personnel. Learn more at [www.pleasantonmilitaryfamilies.org](http://www.pleasantonmilitaryfamilies.org).

## Volunteering

**VOLUNTEERS NEEDED FOR AMERICAN CANCER SOCIETY DISCOVERY SHOP** Got time? Like to decorate? The American Cancer Society Discovery Shop and Home Shop need volunteers who would like to give back in their community just a few hours a week. These opportunities are fun, flexible, and range from merchandisers to cashiers. Volunteering your time saves lives! Contact Janice Butzke at 462-7374 or <http://www.cancer.org/myacs/california/area-highlights/pleasanton>.

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Fogster.com offers FREE • postings online and the opportunity for your ad to appear in print to more than 80,000 readers. You can log on to fogster.com 24/7, and your online ad starts immediately. •Some ads require payment.



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**BULLETIN BOARD**

## 115 Announcements

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## 130 Classes & Instruction

**Africa-Brazil Work Study**  
Change the lives of others while creating a sustainable future. 6, 9, 18 month programs available. Apply today! www.OneWorldCenter.org (269) 591-0518 info@OneWorldCenter.org (AAN CAN)

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begin here - Get trained as FAA certified Aviation Technician. Financial aid for qualified students. Job placement assistance. Call Aviation Institute of Maintenance 800-725-1563 (AAN CAN)

## Airline Careers

begin here - Get FAA approved Aviation Maintenance Technician training. Job placement and Financial assistance for qualified students. CALL Aviation Institute of Maintenance 888-242-3382 (Cal-SCAN)

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Any Car/Truck. Running or Not! Top Dollar Paid. We Come To You! Call For Instant Offer: 1-888-420-3808 www.cash4car.com (AAN CAN)

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## 235 Wanted to Buy

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Don't throw boxes away-Help others. Unopened /Unexpired boxes only. All Brands Considered! Call Anytime! 24hrs/7days (888) 491-1168 (Cal-SCAN)

## 245 Miscellaneous

**DirectTV**  
2 Year Savings Event! Over 140 channels only \$29.99 a month. Only DirectTV gives you 2 YEARS of savings and a FREE Genie upgrade! Call 1-800-291-0350 (Cal-SCAN)

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Our website has become the place residents turn to for breaking local news, to post their own stories and photos, and to discuss news and events in the community. Can't find your copy of the weekly? Find the digital version online under **Print Edition**.

**EMPLOYMENT**

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**Sales: Make Your Own Schedule**  
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train and work for us! Professional, focused CDL training available. Choose Company Driver, Owner Operator, Lease Operator or Lease Trainer. Call 877-369-7126 www.CentralTruckingJobs.com A (Cal-SCAN)

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**LEGALS**

## 995 Fictitious Name Statement

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FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 488412  
The following person(s) doing business as: INTELLIGENT'S LIMO SERVICE, 1139 CONCANNON BLVD. APT. #27, LIVERMORE, CA 94550, is hereby registered by the following owner(s): Najib Asef, 1139 Concannon Blvd. Apt. #27,

Livermore, CA 94550. 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: Najib Asef. This statement was filed with the County Clerk of Alameda on 02/25/2014. (Pleasanton Weekly, March 7, 14, 21, 28; 2014)

**ENTITLEMENT URETHANE**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 488135

The following person(s) doing business as: ENTITLEMENT URETHANE, 2595 TANAGER DRIVE, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Bently Anderson, 2595 Tanager Drive, 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: Bently Anderson. This statement was filed with the County Clerk of Alameda on 02/20/2014. (Pleasanton Weekly, March 7, 14, 21, 28; 2014)

**BUTTERFLIES PAUSE PUBLICATIONS**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 488274

The following person(s) doing business as: BUTTERFLIES PAUSE PUBLICATIONS, 4533 SHEARWATER ROAD, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Oasis Solutions, Inc., 4533 Shearwater Road, Pleasanton, CA 94566. This business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Deborah M. Richard, President. This statement was filed with the County Clerk of Alameda on 02/24/2014. (Pleasanton Weekly, March 14, 21, 28, April 4; 2014)

**HOPYARD AUTO SERVICE**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 489086

The following person(s) doing business as: HOPYARD AUTO SERVICE, 2991 HOPYARD ROAD, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Felipe Chua, 1970 Southwest Expressway, Apt. #4, San Jose, CA 95126. 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: Felipe Chua. This statement was filed with the County Clerk of Alameda on 03/12/2014. (Pleasanton Weekly, March 21, 28, April 4, 11; 2014)

**GOING AMERICAN FAB**  
FICTITIOUS BUSINESS NAME STATEMENT  
File No.: 489183

The following person(s) doing business as: GOING AMERICAN FAB, 11582 MANZANITA LANE, DUBLIN, CA 94568, is hereby registered by the following owner(s): Leroy Richardson, 11582 Manzanita Lane, Dublin, CA 94568. 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: Leroy Richardson. This statement was filed with the County Clerk of Alameda on 03/14/2014. (Pleasanton Weekly, March 28, April 4, 11, 18; 2014)

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  - Discover local businesses
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## New mortgage rules protect against risky loans

Borrowers must show they can repay mortgage over time

By JASON ALDERMAN

Good news for people shopping for a mortgage and for current homeowners facing foreclosure because they can no longer afford their home loan.

New mortgage regulations drafted by the Consumer Financial Protection Bureau recently took effect, and they provide a slew of new rights and protections for consumers.

One cornerstone of the new mortgage rules is that lenders now are required to evaluate whether borrowers can afford to repay a mortgage over the long term, that is, after the initial teaser rate has expired. Otherwise, the loan won't be considered what's now referred to as a "qualified mortgage."

Qualified mortgages are designed to help protect consumers from the kinds of risky loans that brought the housing market to its knees back in 2008. But obtaining that designation is also important to lenders because it will help protect them from lawsuits by borrowers who later prove unable to pay off their loans.

Under the new ability-to-pay rules, lenders now must assess and document multiple components of the borrower's financial state before offering a mortgage, including the borrower's income, savings and other assets, debt, employment status and credit history, as well as other anticipated mortgage-related costs.

Qualified mortgages must meet the following guidelines:

- The term can't be longer than 30 years.
- Interest-only, negative amortization and balloon-payment loans aren't allowed.
- Loans over \$100,000 can't have upfront points and fees that exceed 3% of the total loan amount.

If the loan has an adjustable interest rate, the lender must ensure that the borrower qualifies at the fully indexed rate (the highest rate to which it might climb), versus the initial teaser rate.

Generally, borrowers must have a total monthly debt-to-income ratio of 43% or less.

Loans that are eligible to be bought, guaranteed or insured by government agencies, such as Fannie Mae, Freddie Mac and the Federal Housing Administration, are considered qualified mortgages until at least

2021, even if they don't meet all qualified mortgage requirements.

Lenders may still issue mortgages that aren't qualified, provided they reasonably believe borrowers can repay and have documentation to back up that assessment.

New, tougher regulations also apply to mortgage servicers, the companies responsible for collecting payments and managing customer service for the loan owners. For example, they now must:

- Send borrowers clear monthly statements that show how payments are being credited, including a breakdown of payments by principal, interest, fees and escrow.

• Fix mistakes and respond to borrower inquiries promptly.

• Credit payments on the date received.

• Provide early notice to borrowers with adjustable-rate mortgages when their rate is about to change.

• Contact most borrowers by the time they are 36 days late with their payment.

• Inform borrowers who fall behind on mortgage payments of all available alternatives to foreclosure (e.g., payment deferral or loan modification).

With limited exceptions, mortgage servicers now cannot initiate foreclosures until borrowers are more than 120 days delinquent (allowing time to apply for a loan modification or other alternative), start foreclosure proceedings while also working with a homeowner who has already submitted a complete application for help, or hold a foreclosure sale until all other alternatives have been considered.

For more details on the new mortgage rules, visit [www.consumerfinance.gov/mortgage](http://www.consumerfinance.gov/mortgage).

Bottom line: People should never enter into a mortgage (or other loan) that they can't understand or afford. But it's nice to know that stronger regulations are now in place to help prevent another housing meltdown. ■

Jason Alderman directs Visa's financial education programs.



Jason Alderman

## SALES AT A GLANCE

This week's data represents homes sold during Feb. 21-March 6

**Dublin (Feb. 21-28)**

**Total sales reported:** 12  
**Lowest sale reported:** \$420,000  
**Highest sale reported:** \$1,189,999  
**Average sales reported:** \$806,750

**Livermore (Feb. 21-28)**

**Total sales reported:** 24  
**Lowest sale reported:** \$350,000  
**Highest sale reported:** \$1,600,000  
**Average sales reported:** \$713,021

**Pleasanton (Feb. 21-28)**

**Total sales reported:** 15  
**Lowest sale reported:** \$380,000

**Highest sale reported:** \$1,835,000  
**Average sales reported:** \$830,333

**San Ramon (Feb. 28-March 6)**

**Total sales reported:** 18  
**Lowest sale reported:** \$400,000  
**Highest sale reported:** \$1,210,000  
**Average sales reported:** \$756,444

**Sunol (Feb. 21-28)**

**Total sales reported:** 1  
**Lowest sale reported:** \$1,040,000  
**Highest sale reported:** \$1,040,000  
**Average sales reported:** \$1,040,000

Source: California REsource

## OPEN HOMES THIS WEEKEND

### Alamo

#### 6 BEDROOMS

**100 Bridges Court \$2,599,000**  
 Sun 1:30-4 Coldwell Banker 837-4100

### Brentwood

#### 4 BEDROOMS

**215 Brushwood Place \$449,000**  
 Sun 1-4 Gail Boal 577-5787

### Danville

#### 5 BEDROOMS

**25 Macomber Road \$2,750,000**  
 Sun 1-4 Alain Pinel Realtors 314-1111

### Dublin

#### 3 BEDROOMS

**11420 Cresta Lane \$684,500**  
 Sun 1-4 Keller Williams Tri-Valley 397-4200

**3395 Araldi Lane \$719,000**  
 Sun 1-4 Alain Pinel Realtors 314-1111

### Livermore

#### 3 BEDROOMS

**2245 Del Monte \$519,950**  
 Sun 1-4 Alain Pinel Realtors 314-1111

#### 5 BEDROOMS

**2324 Wedgewood Way \$1,474,950**  
 Sat/Sun 1-4 Alain Pinel Realtors 251-1111

**894 Trinity Hill Lane Call for price**  
 Sun 1-4 Cindy and Gene Williams 918-2045

### Pleasanton

#### 2 BEDROOMS

**308 Adams Way \$899,000**  
 Sat/Sun 1-4 DeAnna Armario and Liz Venema 260-2220

#### 3 BEDROOMS

**6824 Corte De Flores \$879,000**  
 Sat 1-4 Sharon Robinson 301-3728

**7 Twelve Oaks Drive \$1,650,000**  
 Sun 1-4 Tom Fox 872-1275

#### 4 BEDROOMS

**505 Tannet Court \$729,000**  
 Sat 12:30-3:30/Sun 1:30-4 Alain Pinel 251-1111

**638 Abbie St. \$1,259,000**  
 Sun 1-4 Rich Novotny 989-7639

**2295 Westbridge Lane \$1,569,000**  
 Sun 1-4 Doug Buenz 463-2000

**803 Bonde Court \$1,019,500**  
 Sat 12-3/Sun 1-4 Blaise Lofland 846-6500

**2018 Foxswallow Road \$875,000**  
 Sun 1-4 Moxley Team 600-0990

**2018 Foxswallow Road \$875,000**  
 Sun 1-4 Moxley Team 600-0990

**2018 Foxswallow Road \$875,000**  
 Sun 1-4 Moxley Team 600-0990

**3423 Torlano Place \$2,449,000**  
 Sun 1-4 Keller Williams Tri-Valley 397-4200

**773 Rolling Hills Lane \$2,195,000**  
 Sun 1-4 Moxley Team 600-0990

**733 Vineyard Terrace \$1,750,000**  
 Sun 1-4 Moxley Team 600-0990

**733 Vineyard Terrace \$1,750,000**  
 Sun 1-4 Moxley Team 600-0990

**733 Vineyard Terrace \$1,750,000**  
 Sun 1-4 Moxley Team 600-0990

**2858 Vernon Way \$1,098,000**  
 Sat/Sun 1-4 Alain Pinel Realtors 314-1111

**2858 Vernon Way \$1,098,000**  
 Sat/Sun 1-4 Alain Pinel Realtors 314-1111

**400 Old Ranch Court \$1,050,000**  
 Sat 1-4 Louise Davis 200-2457

**PENDING \$1,198,000**  
15 Stone Creek Place, Alamo

**SOLD \$1,531,000**

2577 Arlotta Place, Pleasanton

**SOLD \$1,469,000**

8005 Regency Drive, Pleasanton

### Are You Thinking of Selling Your Home?

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Inventory & Interest Rates Are Low!!

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*Cindy Gee*

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**CINDY GEE**  
Realtor/Notary, GRI, CalBRE #1307919

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# Windermere REAL ESTATE



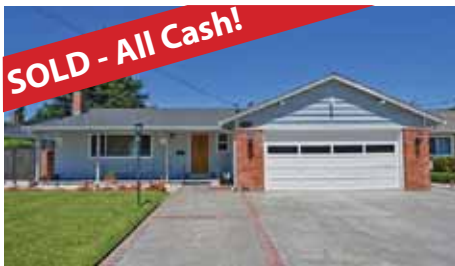
**SOLD in 7 days**

**506 Athena.**  
Beautiful! Light & Bright End unit. Largest model and private location. Completely remodeled throughout.



**SOLD in 10 days**

**122 Accolade**  
Spacious living areas. New plush carpeting. Tile floors. Freshly painted interior. Master suite w/ walk-in closet.



**SOLD - All Cash!**

**1922 Evergreen**  
Desirable Single Story Rancher. Beautiful entry with gleaming Italian marble. Sparkling pool. Large lot w/ side yard access for boat/RV



**SOLD in 8 days**

**440 Sutcliff**  
New stainless appliances. Plush fawn carpeting. Travertine floors. Sparkling pool. Private & quiet court location.

**We Have Buyers!!! We Need Your Listings!**



**Warren Oberholser**  
**REALTOR**® BRE#01861944  
(925) 551-3040  
(925) 980-4603  
warren@TheDemarinisGroup.com



**John DeMarinis**  
**REALTOR**® BRE#01378667  
(925) 551-3040  
(925) 984-0550  
john@TheDemarinisGroup.com



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**DOUG BUENZ**  
& THE 680 GROUP

Alain Pinel Realtors

*680Homes.com*

925.463.2000

Doug@680Homes.com



**COMING SOON**

**Walk to Mohr School!**  
5 BR + Bonus Room, 3 Baths  
Beautiful home with pool in prime cul-de-sac location!  
\$1,150,000



**OPEN SUN 1-4**

**Almost New Custom**  
4 BR + office/den, 3 1/2 BTH  
Exquisite one story shows like a model with views!  
\$1,569,000  
2295 Westbridge Lane



**PENDING SALE**

**Golf Course Location!**  
6 BR plus loft, 5 1/2 BTH  
Incredible detail, custom finishes throughout.  
\$1,879,000

**Recent Sales:**

Moss Tree Way	Sold for \$1,745,000
Stony Brook Lane	Sold for \$1,325,000
Sycamore Road	Sold for \$2,150,000
Sunset Creek Lane	Sold for \$1,540,000
Tudor Ct	Sold for \$1,562,000
Sprucemoor Lane	Sold for \$1,317,000
Toltec Circle	Sold for \$961,000
Avocado Ct	Sold for \$625,000
Zenato Pl	Sold for \$1,250,000

**What My Clients Say**

"Doug's marketing really made our home stand out, and he expertly captured the essence of our home and packaged it in a unique and powerful way that made our home come alive. We highly recommend him."

— Russel M

**When is the Best Time to Put Your Home on the Market?**

This is perhaps the most common question from sellers...When is the BEST time to put our home on the market? In many parts of the country, especially in cold weather climates, this is a question that has seasonal implications. In those

**% of Closed Sales by Quarter for the Tri-Valley**

Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2010	19.5%	31.0%	25.2%	24.4%
2011	20.7%	28.2%	27.1%	24.1%
2012	20.4%	29.7%	25.7%	24.2%

areas, it is certainly easier to sell a home in the warm weather months of Spring and Summer, so that is when most homes come on the market. But here in California, there isn't a season where there is 3 feet of snow on the ground, at least in the Bay Area. So weather is a non-issue here in terms of the optimal time to put your home on the market.

The other factor that tends to come up is schools. Many people assume that most buyers are only interested in moving once the school year is out in the summer. Indeed, that can be a factor with some buyers, but certainly not all buyers. This line of thinking would indicate that the best time to put your home on the market is May through July. And if this were true, we would logically see a large percentage of home sales in the 2nd and 3rd quarters of the year. However, if you look at this graph of closed sales by quarter for 2010 - 2012, you can see that while there is a slightly higher percentage of sales in the 2nd quarter, in general sales are fairly evenly distributed throughout all 4 quarters of the year. This suggests that schools have some impact on buyers and their timing, but not nearly as great as you might think. **Go to [www.680homes.com](http://www.680homes.com) to read the rest of this article.**

**Planning a Move?**

If you are considering a move in the New Year, give me a call. With over 25 years experience in the Pleasanton real estate market, I can help you get where you want to go.. wherever that is for you. Call me today!

BRE #00843458



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### DOWNTOWN

**OPEN SATURDAY 12PM-3PM & SUNDAY 1-4PM**



**JUST LISTED**

#### 803 BONDE COURT, PLEASANTON

Upgraded and Remodeled Throughout! Panoramic views!  
 Countless improvements have been made to this property since just 2012! The beautiful 11,220 square foot lot offers a backyard that has been upgraded with new stone walkways and professionally landscaped with Pinot Noir vineyard. The interior of this four bedroom, two bathroom, 2,056 square foot house, has been upgraded with custom hardwood floors (refinished in 2014), crown molding, upgraded baseboards and it is freshly painted! Remodeled kitchen and bathrooms! Master bathroom in 2014 with Travertine natural stone shower & floors, custom cabinetry, new sinks & hardware, etc. Quality upgrades with no detail spared in this premium location near Downtown with easy access to southbound 680 commute and just a short walk to Main Street!

**OFFERED AT \$1,019,500**

### KOTTINGER RANCH

#### 3750 SMALLWOOD COURT, PLEASANTON

Beautiful panoramic views of Mt. Diablo & the Pleasanton Valley! This custom home built by Westbrook Homes is located on an 18,084 square foot private, elevated lot. This well designed, open floor plan offers a formal Dining Room, formal Living Room, as well as a full bedroom, adjacent bathroom & bonus room on the first floor. The remodeled gourmet kitchen offers stainless steel appliances, granite counters & a custom tile backsplash. 5 bedrooms, 4.5 bathrooms total, this 4,748 square foot home also has 3 remodeled bathrooms & other upgrades throughout including, crown molding & new carpet! The expansive rear yard includes an in-group pool/spa, outdoor BBQ entertainment area & large patio & lawn area. Great home for entertaining! Neighborhood Community Center! Walk to Vintage Hills Elementary & Downtown!

**OFFERED AT 1,829,000**



**PENDING!**



#### 322 GARDEN COMMON, LIVERMORE

Charming Townhouse in West Livermore! This three bedroom, two and a half bath, 1,519 square foot townhome offers an open floor plan and a living room with vaulted ceilings and high windows for natural light. The updated kitchen has stainless steel appliances, solid surface countertops and oak cabinets. Brand new carpet and new interior door hardware throughout. New private cement patio with storage closet and shed. There is a one car attached garage and addition reserved parking spot. Great location!

**OFFERED AT \$419,500**

**PENDING!**



#### 5718 DALTON CREEK WAY, PLEASANTON

Highly Upgraded 4,434 Square Foot Home in Like-New Excellent Condition! The gourmet kitchen includes stainless steel appliances, granite slab counters, generous cabinets & a spacious eating area. Each of the five bedrooms offers a private adjoining full bathroom; one of which is on the main level. An optional office/sixth bedroom has been converted into a wine tasting room with beautiful custom built-in cherry cabinets. This 12,400 square foot professionally landscaped lot includes a private back yard, Pebble Tec Pool, outdoor BBQ/Entertainment area and generous lawn area.

**OFFERED AT \$1,799,000**

**SOLD!**



#### 255 RACHAEL PLACE, PLEASANTON

Single Level condo, ground floor unit (no stairs) with attached one car garage and spacious rear yard! This two bedroom, two bath condo is 937 square feet home with a large back yard including patio, deck and garden area. The kitchen offers brand new stainless steel appliances. Central air and heat, fireplace, newer carpet, upgraded baseboards, dual pane windows. Desirable Downtown Pleasanton!

**OFFERED AT \$419,500 AND SOLD AT \$421,000**





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## DOWNTOWN 4625 2ND STREET, PLEASANTON

This Expanded Remodeled Custom Victorian Home on a Double Lot Provides a Unique Opportunity to Both Own and Enjoy Classic Queen Anne Architecture on Historic Tree Lined Second Street, and still be able to enjoy the Conveniences of a Large Remodeled Modernized Family Home in the Heart of Downtown Pleasanton

- Expanded Remodeled Victorian Home (\$600k in 2004)
- Premium Downtown Location (1 1/2 blocks off Main)
- Double Corner Lot (Corner Half Purchased in 1996)
- Large Historic Custom Pleasanton Residence
- Queen Anne Architecture
- Current Design By Famed Architect Charles Huff
- Design & Attention to Detail Supervised by Theresa Aimar
- Classic Large Wrap Around Porch & Turret
- Approximately 5,782 Square Feet\*
- Six Bedrooms
- Plus Den/Office (Nursery/Guest-Off Master)
- Five Full Bathrooms
- Powder Room & Utility Room Off Kitchen
- Three Fireplaces
- Large Modern Gourmet Kitchen (Main)
- Full Basement Area (960 Sq. Ft.)
- Wine Cellar Room (Terracota Cooling Sleeves)
- Root & Utility Cellar
- Expansive 2nd Story Entertainment Deck (900 Sq. Ft.)
- Views of Pleasanton Ridge
- Private Rear Yard
- Four Car Garage Parking (Finished 3-Car & Separate 1 Car)
- RV Parking - Optional In-Laws/Guest/Au Pair Quarters
- Walk to Schools K-12!

\*(960 Sq. Ft. Basement is included in total square footage, but not official GLA-gross living area)

*Call for price or more information*

PLEASANTON 900 Main Street



HOME SALES

This week's data represents homes sold during Feb. 21-March 6

Dublin

**5627 Applegate Way** M. & S. McMillan to D. Silverstein for \$920,000  
**7908 Bristol Road** Irvin Trust to A. Arada for \$650,000  
**8781 Davona Drive** Franz Trust to J. & S. Mann for \$650,000  
**8815 Edenberry Street** J. Bermudez to B. Bermudez for \$420,000  
**4373 Lee Thompson Street** Taylor Morrison of California to A. Basharmal for \$875,000  
**3980 Millbury Court** N. Halteh to A. & P. Gaid for \$790,000  
**8120 Mulberry Place** J. Chen to X. Ou for \$549,000  
**1682 North Terracina Drive** D R Horton to X. Wang for \$1,158,000  
**4841 Piper Glen Terrace** S. Kaushik to R. & A. Kulkarni for \$940,000  
**3755 Rimini Lane** K. & A. Mojica to S. Gorthi for \$690,000  
**11228 Rolling Hills Drive** Olson Trust to E. Thomas for \$850,000  
**6208 Woodvale Terrace** L. Lai to J. & P. Patel for \$1,189,000

Livermore

**1869 3rd Street** B. Bancalari to N. Foss for \$500,000  
**2493 4th Street** Garaventa Trust to G. Ricci for \$350,000  
**1977 Altair Avenue** Bens Trust to K. Olsson for \$1,099,000  
**1072 Bluebell Drive** Blue Bell Properties to C. Poon for \$550,000

**2823 Bresso Court** Fendel Trust to C. & M. Bennett for \$1,015,000  
**3088 Bridle Court** M. Bergerson to J. & K. Fejfar for \$643,500  
**1373 Buckhorn Creek Road** B. & L. Eisenbise to M. Callahan for \$824,500  
**2834 Carmen Avenue** S. & M. Palmer to J. Freitas for \$630,000  
**4023 Emerson Drive** S. & N. Ralston to R. & C. Federighi for \$811,000  
**1225 Hansen Road** Sebbo Trust to Lommerin Trust for \$1,200,000  
**479 Hummingbird Lane** S. & R. Black to A. Schaeffer for \$580,000  
**5289 Kisa Court** A. & A. Aguirre to T. & V. Murphy for \$615,000  
**5349 Lenore Avenue** A. Koponen to S. Ingwerson for \$425,000  
**67 Medina Street** B. Evilsizer to Mccurdy Trust for \$640,000  
**760 North N Street** L. Shepherd to D. Taylor for \$400,000  
**829 Olivina Avenue** Bay Capital to A. & M. Espiritu for \$495,000  
**3927 Princeton Way** Mcculley Trust to M. & M. Lewis for \$560,500  
**1008 Redondo Way** D. Mitchell to G. Fredianelli for \$475,000  
**788 South Livermore Avenue** K. Carney to R. Polis for \$565,000  
**1210 Spring Valley Common** E. Faizyar to B. Hurd for \$350,000  
**879 Tolentino Court** D. & A. Shaffer to Morrisroe Trust for \$1,600,000  
**2311 Vintage Lane** M. Orton to C. & L. Grotte for \$1,510,000  
**1468 Wilton Road** G. Srour to T. George for \$600,000  
**1120 Wynn Circle** M. & M. O'Connor to D. & E.

Everett for \$674,000

Pleasanton

**4244 Brindisi Place** Taylor Trust to A. Lee for \$1,835,000  
**7650 Canyon Meadow Circle #E** B. Hersom to J. Domville for \$411,000  
**5989 Corte Espada** N. Jira to B. Daggy for \$750,000  
**589 East Angela Street** C & F Trust to Facingbay Enterprises for \$667,500  
**4058 Francisco Street** R. & K. Stumpf to J. Li for \$839,000  
**1687 Holly Circle** Tjogas Trust to R. Batra for \$770,000  
**7301 Joshua Circle** Beck Trust to C. Beck for \$681,000  
**5970 Knoll Woods Court** J. & H. Hwang to Kant Trust for \$1,190,000  
**2923 Liberty Drive** A. Mamidi to N. Shivaram for \$683,000  
**1808 Rosetree Court** A. Girardin to S. Witters for \$874,500  
**4862 Saginaw Circle** K. Vitaldevara to G. Wang for \$380,000  
**5680 San Antonio Street** J. & J. Maduell to D. & J. Smethers for \$800,000  
**897 Sunset Creek Lane** L. Zaiss to S. Banning for \$1,540,000  
**4344 Valley Avenue #C10** Fernandez Trust to R. Narayanan for \$514,000  
**4051 Vineyard Avenue** Curtner Trust to F. Flores for \$520,000

San Ramon

**2010 Bayporte Way** J. Chen to J. & F. Tsang for \$761,000  
**1760 Blakesley Drive** I. Kogan to T. & H. Lee for \$795,000

**7145 Briza Loop** T. O'Connor to Z. Li for \$660,000  
**9955 Broadmoor Drive** Bickford Trust to M. & D. Dellenback for \$790,000  
**6382 Byron Lane** S. & M. Rahmani to H. Ye for \$680,000  
**1815 Cedarwood Loop** S. Kudelka to S. Rodrigues for \$708,000  
**3847 Crow Canyon Road** M. Phillips to W. & S. Frainier for \$470,000  
**3091 Hastings Way** J. & C. Stranutu to L. Vaka for \$1,210,000  
**2212 Joree Lane** A. Ostomel to Fong Trust for \$625,000  
**4039 Marblehead Drive** Healing Trust to M. & K. Patel for \$1,110,000  
**2687 Marsh Drive** S. Sica to M. & J. Phillips for \$585,000  
**123 Metairie Place** Pagni Trust to V. Dhakshinamoorthy for \$705,500  
**526 Santander Drive** Solina Trust to K. By for \$955,000  
**312 Skyline Drive** Krause Trust to M. Cordell for \$402,000  
**1657 Star Jasmine Drive** Greenleaf Properties to A. Hampapur for \$1,089,000  
**9993 Windsor Way** P. Roberts to O. Rodriguez for \$720,000  
**6963 Wisteria Street** Coppolo Trust to A. Munif for \$400,000  
**109 Woodland Valley Drive** H. & V. Vonsosen to L. Chen for \$950,500

Sunol

**980 Killcare Road** G. & B. Riner to N. & S. Sethi for \$1,040,000

Source: California REsource



8327 Regency Drive, Pleasanton

This elegant home in Pleasanton's lovely & sought after Laguna Oaks neighborhood offers a spacious 4592 sq. ft. floorplan designed for easy living or formal entertaining. Soaring ceilings in the entry, living & dining rooms; grand staircase with unique stainless steel balusters; 6 Bedrooms + Office + 3 Full baths + Powder Room & 3 fireplaces. Redesigned with contemporary style & flair throughout, some of its features are: custom cabinetry, slab granite & designer tile accents, center island kitchen, 6 burner gas range, & so much more. Very private .46 acre lot has outdoor kitchen area, soothing spa and waterfall feature, play area, huge sideyards & manicured landscaping. Call for an appointment to view this beautiful home.



Offered at \$2,088,818



**Phyllis Catania, CRS**  
 Re/Max Accord  
 5950 Stoneridge Drive  
 Pleasanton, CA 94588

**Direct: 925.456.7810**  
**e-Fax: 866.680.0802**  
**e-Mail: phylliscatania@comcast.net**  
**Web: www.phylliscatania.com**

# Tri-Valley

## Real Estate Directory

**Darlene Crane,**  
 Real Estate Mortgage Advisor  
**OPES ADVISORS**  
**925-699-4377**  
 dcrane@opesadvisors.com  
 www.darlenecrane.com  
 NMLS 30878 License 00907071  
 349 Main Street #203, Pleasanton

**Dennis Gerlt** REALTOR®  
 Broker/Owner  
**Gerlt Real Estate Services**  
**direct: (925) 426-5010**  
 email: gerltrealestate@gmail.com  
 www.dennisgerlt.com  
 CA LIC# 01317997

**Janice Habluetzel**  
 REALTOR®  
 Re/Max Accord  
**phone: (925) 699-3122**  
 www.JaniceTheRealtor.com  
 BRE# 1385523

**Susan Skuramoto**  
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**Serving the greater Bay Area**  
**for over 20 years with integrity**  
**cell: (408) 316-0278**  
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 REALTOR®  
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**direct: 650.740.8465**  
 www.karenlinrealtor.com  
 email: karenlin2010@gmail.com  
 BRE# 01892718

**To advertise in the**  
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**online and email advertising.**

# MOXLEY REAL ESTATE TEAM

**JUST LISTED**  
OPEN SUN 1:00-4:00



**773 ROLLING HILLS LANE**  
PLEASANTON

Located in the Chateau - 5 BD, 4.5BA, Office, 4,952 Sq.Ft. w/ 812 Sq.Ft. Carriage House - 1 BD, 1BA w/ full kitchen. Main level offers an elegant entry, office just off the entry and a Bedroom with full bath. Private yard with amazing views of the surrounding hills - elegant pool w/ waterfall, spa, private courtyard & spacious grass area.

**OFFERED AT \$2,195,000**

**JUST LISTED**  
OPEN SUN 1:00-4:00



**733 VINEYARD TERRACE**  
PLEASANTON

Located in Vineyard Terrace - 5 BD, 5 BA, 4,000 Sq.Ft. Custom, single level nestled at the end of a private road & offering incredible views of the valley. Chef inspired kitchen offers granite counters, custom built cabinets and a farm sink. Master suite offers vaulted ceilings, views of the yard and a large his/her walk-in closets.

**OFFERED AT \$1,750,000**

**PENDING**



**1124 DONAHUE DRIVE**  
PLEASANTON

Located in Ironwood - 4BD + Loft, 3.5 BA 2,922 Sq.Ft. on a 5,500 Sq.Ft. lot. Bed & full bath on main level, 3 car garage. Large kitchen w/ nook, island & workstation overlooking great room. Master suite w/ retreat, separate vanity, walk-in closet. Private backyard w/ large patio, arbor & BBQ area.

**OFFERED AT \$1,145,000**

**COMING SOON**



**593 DEL SOL AVENUE**  
PLEASANTON

4 BD, 3.5 BA, 2,169 Sq.Ft on a 10,659 Sq.Ft. lot. Main level offers a Bedroom and Full Bath, Formal living, dining and family room plus a bonus / media room/office. Large 2 level deck off kitchen/family room overlooking large grass area and offering amazing views. Open design, modern amenities and wood flooring throughout main level.

**JUST SOLD**



**575 DEL SOL AVENUE**  
PLEASANTON

Best un-obstructed view in Downtown Pleasanton - 3 BD, 2.5 BA, 2,266+/-sf. Updated kitchen w/ custom cherry cabinets, island and nook. Formal living & dining room of entry. Large deck off kitchen offering privacy & relaxation. Master suite offers large closet and vaulted ceilings.

**JUST SOLD AT \$930,000**

**JUST LISTED**  
OPEN SUN 1:00-4:00



**2018 FOXSWALLOW ROAD**  
PLEASANTON

Located in Birdland Neighborhood 4 BD, 2 BA, 1,923 Sq.Ft. on a 7,214 Sq.Ft. lot. Formal living, dining and family room. Kitchen offers a large breakfast nook, recessed lighting and opens to dining room. Master suite offers a large retreat, access to backyard, 2 closets & remodeled bath w/ large walk-in shower.

**OFFERED AT \$875,000**

**JUST SOLD**



**3583 BALLANTYNE DRIVE**  
PLEASANTON

Located in Pleasanton Meadows. 4 BD, 2.5 BA, 2,126 Sq.Ft. on a 6,500 Sq.Ft. lot. Updated throughout, granite counters & cherry cabinets in kitchen, tile floors throughout main level, generous storage. Living room opens to kitchen/nook and backyard. Yard offers mature landscaping, spa and private patio.

**JUST SOLD AT \$850,000**

**COMING SOON**



**437 AMADOR COURT**  
PLEASANTON

Located close to Downtown - 4 BD, 2.5 BA, 2,012 Sq.Ft. plus detached 400 Sq.Ft.+/- detached in-law unit, on a 14,414 Sq.Ft. lot. Large & private yard w/ creek! Main living area offers a family room w/ "open beam" vaulted ceilings and access to a large redwood deck overlooking the yard.

**PENDING**



**4701 SANDALWOOD DRIVE**  
PLEASANTON

Located in Highland Oaks - Charming single level, updated throughout, 4bd/2ba, formal living, fireplace, corner lot next to Lydiksen elementary, park & community pool. Side yard access, sheds, covered patio and more!

**PENDING AT \$699,000**



**KRIS & TYLER**

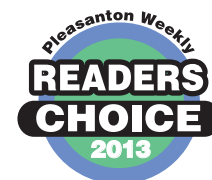
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# KELLER WILLIAMS

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OPEN SAT/SUN FROM 1-4PM



308 Adams Way, Pleasanton

Absolutely charming single story located within walking distance to Downtown. Updated 2 BR, 1 BA among 1025 +/- sq. ft. Hardwood floors. Huge 13,000+ sq. ft. lot offers potential to expand home or add in law unit. Beautiful backyard deck and detached 2 car garage. **Offered at \$899,000.**



**DeAnna Armario & Liz Venema**  
REALTORS® LIC # 01363180 and 01922957  
925.260.2220 925.413.6544  
DeAnna@ArmarioHomes.com Liz@VenemaHomes.com  
ArmarioHomes.com

OPEN SUNDAY 1 - 4PM



New Listing! 215 Brushwood Place, Brentwood

4 bed/2.5 baths Huge lot!! Private backyard. Beautifully remodeled!  
**Offered at \$449,000**



**Gail Boal**  
REALTOR® LIC # 01276455  
925.577.5787  
www.gailboal.com

SOLD!



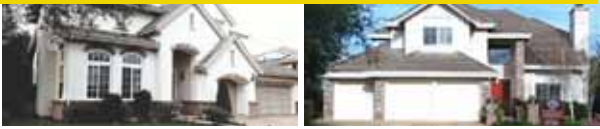
1219 Locust Street

Updated and Overflowing with Charm!  
3 Bedrooms and 2 Bathrooms  
1412 sqft on a 7,339 sqft lot

**Jill Denton** REALTOR® LIC #01804876  
925-998-7747 — jill@jilldenton.com  
JillDenton.com



COMING SOON!



Sought after Ruby Hill Ascona  
3,447 sq. foot luxury home with  
main level master. Coming in  
April.

Gorgeous Ruby Hill Premia 2800  
sq. foot home with premium lot  
and beautiful swimming pool.  
Coming in early April.

**FABULOUS PROPERTIES**



**Donna Garrison, REALTOR®** 925-980-0273  
**Susan Schall, REALTOR®** 925-519-8226

www.FabulousProperties.net CA Lic#s 01735040, 01713497, 01395362

ANOTHER PENDING SALE



6718 Menlo Court, Pleasanton  
Splish Splash! You will love this sparkling  
pool and the beautiful home that comes  
with it! 3 bdrm, 2 bath with almost 1500  
sq ft. Wonderful kitchen with breakfast  
bar! **\$695,000**

COMING SOON!



Beautiful one level Pleasanton home with  
4 bedrooms, 2 baths and a wonderfully  
expanded family rm with vaulted ceilings  
new carpet and paint!  
**Priced in the mid \$700,000's**



**Dave & Sue Flashberger**  
REALTORS®, GRI, CRS, SRES

925.463.0436 | www.SoldinaFlash.com

Open Sun 1-4pm



7 Twelve Oaks Drive, Pleasanton  
Westside Architectural Jewel. Your own  
Shangri-La in this private, serene setting  
with 270 degree view of Mt. Diablo and  
Valley Terrain. One acre+, 3457 sq ft,  
3 frip, soaring floor to ceiling windows.  
RV garage. A Must See!  
**Priced to sell at \$1,650,000**

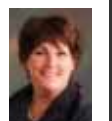
**Tom Fox**  
Broker Associate  
LIC # 00630556  
925.872.1275  
www.TomFox.com  
Tom@TomFox.com

New Listing!  
Open 1-4pm



400 Old Ranch Ct., San Ramon  
Warm Welcoming Custom, Court  
Location, Large Private Yard No imme-  
diate rear neighbors 5 bedroom, 3 baths  
3 car garage 3400 sq ft, 2 fireplaces,  
Large Master with remodeled bath  
Balcony with views of Western Hills—A  
must See!!! **Offered at \$1,050,000**

**Louise Davis**  
Broker Associate  
LIC # 00551850  
925.200.2457  
www.LouiseDavis.com



Views, Views!



Views of the San  
Ramon Valley, 4  
bedrooms, 2.5 baths,  
2 car garage in Deer  
Ridge, San Ramon. 1  
bedroom is currently  
an office. Over sized  
formal dining room  
& living room, 2 fire-  
places, central heat &  
air conditioning, roof  
is new in the last few  
years. Pool and spa.  
**Priced at \$1,025,000**



**Colleen McKean, CRS**  
REALTOR® LIC #00868205  
925-847-8880  
www.colleenmckean.com



6569 Inglewood Drive, Pleasanton  
Located in Val Vista!  
4BD, 2BA, 1490 Sq. ft.  
Recently Remodeled  
**Rent \$2900**



Spring Street  
Located in Downtown Pleasanton  
1BD, 1BA 600 sq. ft.  
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10,957 sq ft. Corner Lot.  
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