

Pleasanton Weekly

**Staying
Dillon Strong**
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AROUND PLEASANTON



BY JEB BING

Tour Guinness distilleries without ever leaving Pleasanton



James Paxson, Hacienda's general manager.

Diageo, a consumer goods company with a portfolio of world-famous drinks brands with offices in Hacienda, has partnered with Google's Business View to offer a free virtual tour that allows people to see inside the walls of the famous Guinness Storehouse and four other distilleries, the No. 1 tourist attraction in Ireland. The tour includes all seven floors of the massive building, including the top-floor Gravity Bar, the highest bar in Dublin, Ireland. "People travel from all over the world to the Guinness Storehouse in Dublin and to our distilleries in Scotland to learn about the heritage and provenance of their favorite brands," said Venky Balakrishnan, Diageo's global vice president of digital innovation. "Google Business View brings the immersive experience of visiting these famous landmarks to people, regardless of where they are in the world."

Of course, Diageo PLC, which is headquartered in London, wants more people to tour some of its distillery operations, even if only virtually. The company makes its money by producing and distributing beverage alcohol with spirits, beer and wine brands. These include, besides Guinness, Johnnie Walker, Crown Royal, Buchanan's, Windsor and Bushmills whiskeys, Smirnoff, Ciroc and Ketel One vodkas, Captain Morgan, Baileys, Don Julio, Tanqueray and Guinness.

The company owns manufacturing production facilities across the globe, including maltings, distilleries, breweries, packaging plants, maturation warehouses, cooperages, vineyards, wineries and distribution warehouses.

Diageo's promotional efforts in the Tri-Valley are part of the company's effort to boost sales and its public image. The firm has faced headwinds in recent days according to market analyst Trefis, with its operating profits declining 11% on a year-on-year basis.

That's not surprising. Trefis reports that there's been a slowdown in the U.S. spirits market, economic stress in Russia, "anti-extravagance" measures in China and economic turmoil in Venezuela, which resulted in a 2% decline in volumes, particularly among global brands.

As a result, Diageo is becoming more innovative, appealing to consumer interests with flavor extensions and special events, such as its virtual tour for Tri-Valley consumers.

To learn more about Diageo at diageo.com, use Google to search for virtual tours of Guinness Storehouse and four single-malt scotch whiskey distilleries in Scotland: Cardhu, the Singleton of Glen Ord, Talisker and Lagavulin. Diageo has its Pleasanton offices at 4695 Chabot Drive.

Diageo is but one of the vibrant business activities seen this summer in Hacienda, a Pleasanton business park where growth and new product applications are topping the list of an economic rebound. More than a dozen new companies have settled into Hacienda since the beginning of the year.

"Tenant activity in Hacienda has been very good so far this year" said James Paxson, Hacienda's general manager. "Even with a slight increase in vacancy this last month, Hacienda's occupancy has increased by nearly two percentage points since the end of last year. Additional activity is expected before the end of the year."

Paxson said Hacienda has recently welcomed new tenants to the park. They include:

- Dr. Alex Anastasiou, a provider of adolescent and adult psychiatry, with an office at 5890 Stoneridge Drive, Suite 215.
- Ananda Bhavan, a new restaurant featuring authentic South Indian cuisine, at 4515 Rosewood Drive, Suite 700.
- Stanford Children's Health Bayside Medical Group, a provider of health services for children, at 5890 Stoneridge Drive, Suite 212.
- Solid Personnel, a recruiting and staffing firm, at 5933 Coronado Lane, Suite 201.
- Leisure Sports, designers, developers, owners and managers of high-end fitness resorts, at 4670 Willow Road, Suite 100.

Hacienda is the largest development of its kind in Northern California with more than 10 million square feet of existing mixed-use space occupied by some 660 companies that locally employ approximately 19,000 people. ■

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About the Cover

Interim schools superintendent Jim Hansen is set to lead the Pleasanton Unified School District through a transition period while district officials work to select the next permanent superintendent. Photo by Meredith Bauer. Cover design by Kristin Brown.

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Streetwise

ASKED AROUND TOWN

Do you believe in karma — the notion that if you put good (or bad) out into the universe, good (or bad) will come back to you?



Susan Shields
Retired

I do not believe in karma. I believe in doing good things because I want to do them and because it makes me feel good, and not because I have any expectation that my goodness will be reciprocated and/or that good things will come my way.



Emily Swanson
College student

I believe in karma. I know from my own personal experiences with people that when someone acts like a jerk a lot, they end up losing all of their friends and no one wants to be around them. On the other hand, when people are pleasant and good, others want to be around them.



Richard Tanning
Retired teacher

I don't believe in karma at all. I think that everything is a coincidence. You can do something great and something nice might happen to you in the future, but I don't think there is any cause-and-effect relationship. Similarly, if someone does something evil, I don't think anything bad that might happen to them in the future is the result of their earlier conduct.



Heidi Swanson
Retired systems engineer

I do believe in karma. I think happiness promotes happiness, so if I do things that make other people happy, good things that make me happy will come in my direction. My husband, on the other hand, does not believe in karma. His mindset is more that "no good deed goes unpunished."



Dave Inkman
Programmer

Well, it depends. I like the concept and I would certainly like to believe that what goes around comes around, but that really hasn't been my experience in life. Or that of my friends and family.

—Compiled by Nancy and Jenny Lyness

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

History Walk

Museum on Main is leading a stroll through time next Saturday (Aug. 29) with its free Pleasanton History Walk.

The 90-minute walk, departing from the downtown museum at 10 a.m., includes the old Town Hall, the Roxy Theatre, the site of the first hotel in Pleasanton and the oldest building in downtown.

The tour is appropriate for all ages, covers a distance of approximately one mile and is handicapped accessible. The walk is limited to the first 25 people in attendance.

For more information on tours or programs at Museum on Main, contact director of education Sarah Schaefer at 462-2766 or education@museumonmain.org. The museum is located at 603 Main St.

Fill the Boot

Livermore-Pleasanton Fire Department firefighters have raised \$6,880 for the fight against muscular dystrophy so far during their Fill the Boot campaign.

It began Monday with firefighters standing at the intersection of Bernal and Valley avenues in Pleasanton — at times in triple-digit temperatures — with boot in hand to collect donations from passing drivers, raising funds for the Muscular Dystrophy Association and generating awareness about the cause.

The second Fill the Boot collection day is set for this Tuesday at First Street and Las Positas Road in Livermore from 8:30 a.m. to 4 p.m. Last year, the firefighters union collected more than \$18,400 to help children living with muscular dystrophy.

Pet loss support

Hope Hospice and Valley Humane Society have teamed up to offer biweekly pet loss support group meetings in the Tri-Valley.

The group creates a safe place for people to describe the events that led to their pet's death, share photos and memories, ask questions about the grieving process and discuss ways to memorialize their beloved companion animal, organizers said.

The sessions, facilitated by licensed marriage and family therapist Michele Shimamura, are held on the second and fourth Monday of each month from 7-8:30 p.m. at the Hope Hospice offices, 6377 Clark Ave., Suite 100, in Dublin.

There is no fee to attend, but donations are welcome. Call 829-8770 to participate in a brief phone interview before attending the session. ■

Planning Commission, Ponderosa tangle over 27-home rezoning bid

Chairwoman Allen calls builder's actions 'disappointing' as plan heads to City Council

By JEB BING

The Pleasanton Planning Commission's approval of a plan by Ponderosa Homes to construct 27 houses on a Centerpointe Presbyterian Church site will be considered by the City Council next month.

The church needs to sell the site quickly in its effort to relocate.

The Planning Commission's approval wasn't easy nor was it quick, as the church had hoped. Nor was the decision unanimous, with two commissioners abstaining in the vote as a three-member majority moved the rezoning bid forward at the end of a 3 1/2-hour public hearing last week.

That vote followed an extraordinary

public confrontation with two executives of Ponderosa, one of Pleasanton's largest home builders.

At the Aug. 12 public hearing, Planning Commission chairwoman Nancy Allen said she was "disappointed" with Ponderosa's approach to gaining rezoning approvals, citing staff reports where the builder rejected "suggestions" by the city's staff planners to reduce the number of home sites.

She said the developer also did not provide substantial amenities in return for its request to increase density above the standard, as required of all developers.

The Rev. Mike Barris, pastor of Centerpointe, said the church is

in the process of acquiring another site and needs to sell part of the six acres it now occupies to Ponderosa by next month to finance the deal.

While acknowledging the urgency of the rezoning bid, Allen told Ponderosa's executives Jeff Schroeder and Pam Hardy that they should take their plan for the new homes back to city staff for reconsideration. If Ponderosa had brought its proposal before the Planning Commission earlier in an informal workshop discussion, her issues of concern might have been resolved in time to meet the church's financing deadline.

She was joined in abstaining

from voting on a motion to approve the plan by fellow planning commissioner David Nagler, who said that allowing Ponderosa to proceed could compromise the integrity of the commission in future considerations of rezoning applications.

Even so, three other commissioners — Gina Piper, Herb Ritter and Greg O'Connor — voted to approve the plan, sending the petition to the City Council for a final decision. In the meantime, Ponderosa representatives are expected to work with city staff one more time to see if there's a meeting of the

See **PLANNING** on Page 7



COURTESY OF NATIONAL PRO GRID LEAGUE

SF Fire team member Ashley Beaver and her teammates compete in a June match against Phoenix Rise in San Jose.

New sport on fire

Local Grid team SF Fire to compete at fairgrounds

Ashley Beaver readied herself, her face focused, and lifted a 140-pound barbell over her head. She set the weights down for the slightest second and did it again, five times in all.

And that was just a warm-up.

Beaver, a former Pleasanton CrossFit trainer, is part of a new professional sport that combines high-intensity workouts with the competitive atmosphere of a team sport. Called Grid, the co-ed sport launched in 2014.

Beaver and 13 other athletes are part of the San Francisco Fire team that trains out of a Pleasanton gym. The SF Fire will compete on Aug. 29 at the Alameda County Fairgrounds against the Los Angeles Reign.

Recent years have seen an advent of events that test athletes' speed, strength and creativity. Nationwide events like Mud Runs,

Spartan Races and CrossFit competitions are just a few of the ways functional fitness has permeated the athletic world, SF Fire chief operating officer Paul Southern said.

"Millions are participating in these types of events, races and throw-downs," he said. "But functional fitness can be a drag to watch. There are not many people that want to spend three days, or a day or even an hour, watching people work out unless they are supporting friends or family."

NBC Sports Network broadcast last year's season and the first four Grid matches in this season. While the channel won't show the match in Pleasanton, it will broadcast the semifinals and finals this fall and winter.

The sport is still in its infancy, so athletes are paid for the few weeks they compete. The average salary for about seven

weeks of work is \$10,000, with a combined team salary cap of \$200,000, Southern said. The total budget for SF Fire is \$750,000, including travel.

Each Grid team is made up of 14 team members — seven men and seven women — including one man and one woman who are 40 years or older. Coaches pick team members from a draft and often look for gymnasts, weightlifters and athletes who can do a bit of everything, Southern said.

He said he looks for "team players and good people that happen to be extraordinary athletes" when selecting SF Fire members.

Each of the 11 races are completed on a 50-foot-by-100-foot grid, and athletes move to different squares on the grid after each heat. Just one of the increasingly

See **GRID** on Page 6

Board OKs principal, administrator contracts

With start of year ahead, board hears update on summer school program

By MEREDITH BAUER

Two new elementary school principals are in place for the start of the school year next week after the Pleasanton school board approved all pending principal contracts Tuesday night.

The board approved Amador Valley High vice principal Sebastian Bull as principal of Donlon Elementary and Ann Jayne as Vintage Hills Elementary's new principal. Jayne previously worked as a vice principal in the Manteca Unified School District.

The board also formally approved contracts with new administrators who were previously appointed and had already started work this summer, including principals Elias Muniz Rodriguez (Hearst) and Shay Galletti (Fairlands), interim principal Jill Butler (Harvest Park), vice principal Lisa Hague (Hart), and interim vice principals Michael O'Brien and Suzanne Smith (half-time) at Pleasanton Middle School.



Ann Jayne



Sebastian Bull

See **SCHOOL BOARD** on Page 6

Zone 7 board to talk possible rate changes

Upcoming public meetings will discuss water rate study

BY MEREDITH BAUER

Zone 7 Water Agency will be discussing its preliminary findings from a cost-of-service study and possible adjustments to water rate pricing at three upcoming public meetings.

The meetings will discuss water rate changes for 2016, 2017 and 2018 in Pleasanton, Dublin, Livermore and other nearby areas whose water-service providers buy water from Zone 7.

The drought has prompted a need for water conservation. While the agency has been avidly encouraging conservation, the practice had an adverse impact on the water agency's revenue and reserves because of decreased water sales, according to Zone 7 officials.

The agency began a cost-of-ser-

vice study earlier this summer to assess the current supply, demand and other factors that could affect how much wholesale water will cost in upcoming years.

The board selected Raftelis Financial Consultants to conduct the study. The cost of the study will not exceed \$100,000, the agency announced in July.

Zone 7's Board of Directors will address the issue in three upcoming meetings: a rates workshop on Aug. 26 at 4 p.m., a public meeting Sept. 16 at 7 p.m. and a public meeting Oct. 21 at 7 p.m.

The three meetings will take place at the Zone 7 Water Agency office, 100 North Canyons Parkway in Livermore. ■

SCHOOL BOARD

Continued from Page 5

Board members also signed off on the contract between the district and interim superintendent Jim Hansen, who began in the temporary role this summer after former superintendent Parvin Ahmadi resigned. The vote was 4-1 with Trustee Joan Laursen in dissent, who said she wanted to be consistent with her June vote.

"I voted 'no' on the appointment of the interim superintendent because I do not agree with the process this board used to select the candidate, which was neither transparent nor comprehensive. It was a difficult vote for me because Jim Hansen is a good friend and a wonderful man," Laursen said at the June 22 special meeting where Hansen was appointed.

"However, I cannot vote to expend public dollars on a candidate for interim superintendent who does not possess the qualifications for this job," she added.

Hansen spent nearly three decades as a teacher and school-site administrator in Pleasanton before retiring as Amador Valley High principal in 2013.

His one-year interim superintendent contract expires June 30, with a \$220,000 salary for that term. The district will be searching for a permanent superintendent in the meantime.

Several parents, teachers and district staff spoke Tuesday and praised Hansen's legacy during his time as an educator.

Trustees also unanimously approved a contract for the district's new interim assistant superintendent of human resources Dianne Howell, who replaced Bill Faraghan after he retired in June.

"Welcome to everyone who is new in our district and who is just in a new role in our district," board president Valerie Arkin said.

Most of Tuesday's meeting included housekeeping items.

With school starting next Tuesday, many of this year's contracts had to be approved for basic services — cafeteria food, custodial supplies, student teaching agreement and contracts for teachers who were recently hired at the district.

School district officials gave an overview of this year's summer school

TAKE US ALONG



Beach bound: Gary and Bev Howell ventured to Cuba with the Pleasanton Weekly and took a stroll in the Bay of Pigs.

To submit your "Take Us Along" entry, email your photograph to 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.

Wheels offering 2 weeks of free rides for students

Special promotion applies to all regular bus routes

Tri-Valley middle and high school students can ride free on all regularly scheduled Wheels buses during a two-week promotional period starting Sept. 7.

The annual "Try Transit to School" promotion is now in its 15th year.

"We're proud to offer a great transportation alternative for students in our annual promotion," said Don Biddle, LAVTA board chairman and a Dublin City Council member.

"We hope students and parents take advantage of this promotion and continue to ride Wheels

throughout the year," he added. "It's a hassle-free way to move around the Tri-Valley."

To take advantage of the promotion, students simply board a Wheels Bus and ride. No ticket or pass is required. The promotion ends Friday, Sept. 18.

For schedule information, the Wheels bus book is available on the Wheels website at www.wheelsbus.com and at key locations in the Tri-Valley as well as on board the buses. Information is also available by calling the Wheels Customer Service line at 455-7500. ■

—Jeb Bing

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GRID

Continued from Page 5

difficult heats requires athletes to lift weights, but each succession of reps uses heavier weights.

If Grid seems familiar, it's because it uses many of the same weightlifting exercises as CrossFit — lots of cleans and jerks. But don't be mistaken, the two sports are very different, Southern said.

Southern said CrossFit is meant to train athletes for "the unknown and unknowable challenges in life through constantly varied tests of fitness. Grid is known and knowable, and the time domains are predictable."

That is to say Grid has the same 11 races in each match, each race has set rules and the point of Grid is to use your team to its best ability

collectively, rather than trying to be a one-man exercise band.

Intrinsically, CrossFit exists as a competition to find the fittest athletes in the world. Grid's purpose is to be an exciting sport for fans to watch, but the sport just so happens to include people testing their physical limits by lifting large weights, running very fast and doing gymnastic feats.

One of the key differences between Grid and other functional fitness sports is that Grid is designed to be an exciting spectator sport, especially for children.

The sport also offers competitive athletes the chance to earn a partial income. Many SF Fire team members have full- or part-time jobs — one is a firefighter and some coach or run gyms — but some are full-time athletes.

"If you are an Olympic level athlete in gymnastics or weightlifting, can you make a living competing in your sport after 18? Probably not. But you can express your talents in front of the world and get paid travel, housing and a salary if you are good enough to be drafted into the GRID league," Southern said.

Since the sport includes women and men competing against each other, it shows young girls that working out isn't just for boys, SF Fire team member Alessandra Pichelli said.

"I've had little girls comment on how they wanted to be strong like us," said Pichelli, who's from Orinda. "It was so cool to tell them there's no limit to what they can do."

For tickets and other information about next weekend's event, visit Fire.NPGLtickets.com. ■

—Meredith Bauer

PLANNING

Continued from Page 5

minds on the concerns that Allen and Nagler raised.

Allen wasn't the only one disappointed. Hardy, a member of the Pleasanton Chamber of Commerce board of directors who appears frequently before both the Planning Commission and City Council on city building issues, said she was disappointed by the views voiced by Allen and Nagler.

Schroeder, who is senior vice president for land acquisition and planning at Ponderosa, agreed.

"We have worked with city staff extensively for over a year on all aspects of this plan," he told Allen. "We're not making a huge profit on this. We're trying to help the church which is in a contract to purchase another piece of property."

Schroeder added that to meet Allen's and city staff's demand, Ponderosa would have to reduce its plan by so many homes that it would be unprofitable to proceed. Without the commission's approval of the current land use plan, he suggested the company's deal with Centerpointe could be scuttled.

But Allen held her ground.

"I still want to see the number of homes reduced and I'm still concerned about the sidewalk plans," she said. "I want more trees, more parking."

Besides selling part of its site to Ponderosa, Centerpointe also plans to sell its former Sunday school and preschool building to Montessori West, which is a private school operator. Montessori already is using two of the church buildings with a license to enroll 120 children. Once it acquires the property, it plans to add a third building and expand the school operation to a total of 294 preschool and kindergarten through sixth-grade students.

Earlier, the city approved construction of a three-story, 13,968-square-foot building, which Montessori's plans to complete for its new elementary school, although the new school structure will have two stories instead of the three already approved.

Ponderosa executives appeared stunned by the harsh comments of Allen and Nagler, much of them resulting from a report by city staff planners Jenny Soo and Adam Weinstein.

Schroeder, a longtime friend of the Presbyterian church since it first acquired the prestigious site at the corner of Valley Avenue and Busch Road from Ponderosa in 2006, agreed to buy back the portion of the property not committed to Montessori so that the church would have funds to move to a less expensive meeting place.

As part of the deal, the church's large dirigible-shaped sprung structure will be removed to make way for the new homes.

Schroeder pointed out that the portion now planned for 27 homes is located next to three-story apartment buildings in a separate Ponderosa-developed parcel called The Gardens. It also borders on the busy four-lane Valley Avenue thoroughfare, next to the Iron Horse Trail which Ponderosa helped finance and build, and is a site that is probably more suited for more apartments, except that market has dried up.

Because the full six-acre site was planned for Centerpointe at a time when its congregation was growing, its configuration today with the already-built school and parking lots made it a more difficult area to convert for residential use.

Even though Ponderosa and city staff conferred over the plans, Planning Department manager Weinstein said in the report he presented to Allen and other commissioners last week that there wasn't much agreement on several issues.

Weinstein said one of the 27 homes is planned with only an 8-foot-deep rear yard, which he believes is too shallow. He believes Ponderosa's proposed streetscape would "benefit" from a 5-foot-wide landscape area between sidewalks and the backs of curbs. He said the entire proposed site layout "while functionally acceptable," is not optimal. He added that the proposed floor area ratios ranging from 33% to 69% should be lowered to a 56% maximum.

"But the applicant declined to incorporate this suggestion," Weinstein said.

Much of the Aug. 12 discussion centered on the overall plan for the church site. Without tearing down the school buildings and digging up the several parking lots, commissioners agreed that there probably isn't a way now to create a comprehensive and better plan.

The issue goes back to the city's 1996 General Plan for developing the old pumpkin patch that is now mostly occupied by the Ironwood community, a Ponderosa development. In 2002, the City Council approved the Ironwood plan that now includes 193 homes, 172 senior apartment units, another 110 homes for residents 55 and older in a gated community, a 2-1/2 acre public park and the six-acre church site.

In 2006, the plan was approved for Centerpointe church, a new name the Presbyterian Church of Pleasanton adopted in moving from its former site at 4300 Mirador Drive, which is now the home of St. Mary & St. John Coptic Orthodox Church.

The Presbyterian church originally was the first church built in Pleasanton at 118 Neal St., a church building that is still standing and is now the Lighthouse Baptist Church.

When it moved from Mirador and became Centerpointe, the city-approved master plan for the new Presbyterian complex at Valley and Busch included a 900-seat, three-story sanctuary (about 24,100 square feet), a three-story youth center/gymnasium (about 28,700 square feet), a one-story preschool building (constructed), a three-story classroom building (20,300 square feet including the existing building) and a two-story worship and education center (8,200 square feet) for a total of 81,410 square feet when completed.

The sprung structure was brought in at that time to accommodate the congregation until the buildings could be completed.

The residential plan contains fewer square feet, eliminates two large three-story structures and finishes the neighborhood with similar single-family homes.

As pointed out at the Aug. 12 Planning Commission meeting, Centerpointe and the Presbyterians will soon be moving to another site and a different congregational growth plan. ■



JEB BING

Centerpointe Presbyterian Church's large dirigible-shaped sprung structure at Valley Avenue and Busch Road would be removed as part of a bid by Ponderosa Homes to build 27 homes on the site.

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EDITORIAL

THE OPINION OF THE WEEKLY

Survey shows we like Pleasanton



Despite the drought and occasional triple-digit temperatures, most of us like living, working and doing business here. The results of a quality-of-life survey presented to the Pleasanton City Council Tuesday show most of us are ecstatic over our community, its resources, location in the Bay Area, economy and even its climate.

This according to the professional survey firm of Fairbank, Maslin, Maulin Metz & Associates (FM3). In fact, said Curt Below, the firm's vice president and chief operating officer, "Pleasanton is off the chart" in comparison with other California cities he surveys. The Santa Monica firm has specialized in public policy-oriented opinion research since 1981 and conducts similar surveys throughout the state.

This year's survey, conducted from June 3-15, is the fifth in a series that started in 1995. This year's survey was based on telephone interviews with 726 randomly selected Pleasanton voters, including an over-sampling of Latino and Asian voters, using questions and responses from previous surveys as a baseline and producing survey results with a +/- 3.7% accuracy, Below said. The survey addressed a variety of topics, including resident perceptions of issues ranging from quality of life, top concerns facing Pleasanton, attitudes toward city government and contact with city departments and facilities.

Among key findings of the survey were:

- Residents continue to express exceptionally high levels of satisfaction with the local quality of life, city services and sense of public safety.
- The drought and water issues are top concerns.
- Quick growth has emerged as a serious issue to nearly one-quarter of Pleasanton residents.
- In terms of specific services, the most important ones are related to public safety and the quality and supply of drinking water.
- Satisfaction levels are the highest for public safety, library services, parks and recreation facilities and sewer services.

Seven in 10 residents continued to identify Pleasanton as an "excellent" place to live, with 25% using the term "good" and 3% saying it's "fair" or "poor." Another 97% described the quality of life here as excellent, on par with recent surveys done in Manhattan Beach and Rancho Santa Margarita.

Residents also believe the city is an excellent place to raise children, with 75% using that term and another 23% saying "good." Also, 76% of those residents with children under 19 living at home described Pleasanton as an excellent place to raise a family.

And, the older we are, the more we like Pleasanton. For those over 65 years of age, 80% called the quality of life here excellent. That dropped to 71% of those between 50 and 65, and down to 59% between 18 and 29. "Pleasanton is a little too expensive for many in the younger age groups to appreciate," Below said.

He said safety is a major concern in the communities his firm surveys and that an impressive 88% of those surveyed in Pleasanton "feel very safe" here. Fewer than 1% told FM3 surveyors that they find the city "unsafe."

The pace of growth and the drought emerged in this year's survey as residents' top concerns. Nearly a fourth of those surveyed (24%) told FM3 that there's too much growth and development, a 14% increase from earlier surveys. Another 14% named the current water shortages and the drought as their major worries.

Although only 8% complained about traffic on city streets, more cited freeway congestion as their top concern. Comments in these categories ranged from "Pleasanton has become overcrowded for the geographical area" to "I grew up here when it was just a small town. Now there are way more issues as it is getting bigger that are taking away from the country small town it used to be."

When it comes to local government, 85% marked "excellent" and "good" on their survey form, saying the city provides adequate levels of services. Compared to other cities, Pleasanton scored a high of 85% of those surveyed saying they are satisfied with city government, well above



the 63% rating Fremont residents gave their city. Even though many residents griped about excessive growth, when asked if they are satisfied with quality of development, 81% said "yes."

"Overall attitudes about Pleasanton remain positive and have changed little since earlier surveys," Below told the council.

"The only issues demanding much attention are related to economic expansion, water, traffic congestion, growth and development." ■



Visit [Town Square at PleasantonWeekly.com](http://TownSquareatPleasantonWeekly.com) to comment on the editorial.



WEEKLY MEETING NOTICES

Planning Commission

Wednesday, August 26, 2015 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

• PUD-25, Greenbriar Homes Communities, Lund Ranch II

Applications for: (1) Planned Unit Development (PUD) Rezoning and Development Plan approval to construct 50 single-family, two-story homes and related improvements on the approximately 194.7-acre Lund Ranch II property located at 1500 Lund Ranch Road at the end of Lund Ranch Road; (2) Certification of the Final Environmental Impact Report (EIR) prepared for the project; and (3) Development Agreement to vest entitlements for the project.

• PUD-109, H. James Knuppe

Work Session to review and receive comments on applications for Planned Unit Development (PUD) Rezoning and Development Plan approval to rezone an approximately 0.39-acre site from the C-C (Central Commercial), Downtown Revitalization, Core Area Overlay District to a PUD District, Downtown Revitalization, Core Area Overlay District and to construct a new 2,204-square-foot, two-story commercial/office building and five new 2,104-square-foot, three-story attached residences at 273 Spring Street.

Bicycle, Pedestrian and Trails Committee

Monday, August 24, 2015 at 7:00 p.m.

Senior Center, 5353 Sunol Blvd

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

COMMISSION AND COMMITTEE RECRUITMENT
The City Council is accepting applications for vacancies on the following Commissions and Committees:

Civic Arts Commission
Housing Commission
Human Services Commission
Library Commission
Youth Commission
Middle School Member
Economic Vitality Committee
1 Member from each of the following categories:

Business at Large
Commercial Real Estate Development
Commercial Services Firm
Environmental Industry
Residential Real Estate Broker
Residential Real Estate Development

APPLICATION DEADLINE FRIDAY, SEPTEMBER 11, 2015

Apply at <http://www.cityofpleasantonca.gov/gov/depts/clerk/boards/application.asp>

The Mayor will conduct Interviews on Friday, September 25th

For additional information contact the Office of the City Clerk at (925) 931-5027

To explore more about Pleasanton,
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STAYING DILLON STRONG

Event to raise money for boy fighting way back from collapse



CONTRIBUTED PHOTO

Dillon O'Leary (center) with sister Ireland-Sky and dad Patrick.

The O'Leary family knows about gardening: It takes patience and nurturing for little seeds to grow to fruits and vegetables in their garden at home.

Now, says father Patrick O'Leary, they are applying this same patience as son Dillon-Patrick, 11, slowly recovers in Children's Hospital Oakland where he was admitted May 6 after becoming violently ill and collapsing at the start of a Pleasanton Foothill Little League game. Dillon, who was always healthy, played pitcher, catcher and third base for the Phillies, as well as basketball.

"He was ready to play a baseball game, and he came to me and said, 'Dad, my head is ready to explode,'" recalled Patrick O'Leary.

He started to the car with Dillon, picking him up and quickly driving the short distance home. Although Dillon was conscious, his dad could tell something was terribly wrong.

"I told him I loved him, and he told me he loved me," O'Leary remembered. "We pulled up to the place I lived, and I screamed for someone to call 9-1-1 immediately."

Dillon was airlifted to Children's Hospital, where he was tagged with the code name Borax 57 — a customary move for hospital officials to help track patients in the heat of an emergency.

Since then his parents, Patrick and Karina, have taken turns staying at the hospital along with his sister Ireland-Sky, 13.

Dillon is out of his induced coma, his father said, and continues to undergo medical procedures as he improves.

"They expect a great recovery, they just don't know how long — it may be weeks or months. But he's definitely there," O'Leary said. "He's starting to point for his sister. We have 'yes' and 'no' cards, and his eye tracking is becoming better."

He also noted how suddenly life can change.

"Hug your kids one more time," he advised other parents.

As friends and neighbors have rallied behind Dillon, Borax 57 has morphed into a superhero persona, and supporters gather under the banner of Dillon Strong.

The GoFundMe website "Prayers for Dillon" set up by his uncle, Richard Pawlasek, has raised more than \$41,000 from 453 donors, with contributions coming from individuals, groups and fundraisers. The Top Hatters motorcycle club was in downtown Sunol when members learned about a nearby lemonade fundraiser and invited the kids to set up at their event.

Next door neighbor Bree Gomes is in charge of a big fundraiser being held later this month, Aug. 30, at Barone's Restaurant in Pleasanton. Folks will bring their own picnics to enjoy. No-host bar available.

Fun will include a DJ and local "American



CONTRIBUTED PHOTO

Friends stay Dillon Strong with wristbands.

**'I tell people
that's why
we garden,
it teaches
us patience.
Dillon is
our garden
right now.'**

**Patrick O'Leary,
Dillon's father**

Show support

What: Dillon O'Leary Fundraiser — Dillon Strong, a gathering for celebration, community, hope and healing

Who: Friends of Dillon O'Leary

When: 3:30-7 p.m., Sunday, Aug. 30

Where: Barone's Restaurant, 475 St. John Street

Tickets: \$10 adults, \$8 children. Cabana rental for \$99 includes six tickets. VIP tickets are \$40, which include table reservation, meet and greet with Maddy Hudson and an autographed photo. 100% of the ticket sales go to the cause. Contact Bree Gomes for tickets at (510) 557-2079 or email blgomes@yahoo.com or purchase at door.

Other: Attendees will bring their own food. No-host bar available.

Idol" contestant Maddy Hudson. Comic artist Lawrence Iriarte will do live superhero sketches, including Borax 57. Tickets are \$10 for adults, \$8 for children, and there will be prize drawings. The full ticket price and raffle proceeds go toward Dillon's cause.

"We were able to get stuff donated from the Warriors and the Giants," Gomes said. "Lots of people are doing raffle prizes, and 100% of the proceeds are going to their extensive medical bills."

Gomes lives next door to the O'Leary family and said Dillon's absence is strongly felt.

"He used to play basketball at all hours, night and morning," she said. "The whole neighborhood has been hit hard with this."

Patrick O'Leary made the same point.

"This kid goes to Sunol Glen Elementary — there are only 280 kids there," O'Leary said. "He is missed. He has touched so many people's lives, he is amazing."



Dillon at Characterz Café and Coffee Roasterz.

O'Leary reported that doctors removed a blood clot from Dillon's cranium but have found no cancer, no tumors and no infectious disease. Although they have their hunches as to what happened, the illness will probably go down as undiagnosed, O'Leary said.

Even during their early vigil, Patrick and Karina made sure that Dillon's tube feedings were organic.

"We've been raising our kids on organic food, so it is the only thing we can advocate for our son," O'Leary said. "Good food heals. It's proven. I believe that's why our son is advancing."

Their organic eating habits don't preclude the family from eating occasional fast food or junky cereal, he

noted. "We have chocolate syrup in the house; we have fun," he said. "We're teaching the kids a good balance."

Patrick O'Leary gives updates on the Dillon Strong Facebook page.

"We want to thank God for the blessings he continually provides for us in this challenging time," he wrote recently. "We have been seeing improvements every day and his mind is starting to work with him and his body."

O'Leary said his years of gardening have been a good preparation for this time.

"I tell people that's why we garden, it teaches us patience," he said, as they feed and water the seeds, then the seedlings, then the fledgling plants. "Dillon is our garden right now." ■



CONTRIBUTED PHOTO

Top left: Tattoos prove the huge commitment of some friends and relatives to Dillon. Bottom left: Two moms being Dillon Strong. Right: Dillon O'Leary with mom Karina.

Mads Men to perform '60s hits



CONTRIBUTED PHOTO

International star Mads Tolling and his Mads Tolling Quartet will perform their diverse and entertaining production of popular TV and movie themes, as well as Top 10 hits, at 8 p.m. tomorrow at the Firehouse Arts Center. Selections will range from "The Pink Panther" and "Meet the Flintstones" to "Georgia on my Mind" and the theme from "Mission Impossible." Mads Tolling is hot off the acclaimed debut of his Violin Concerto with the Oakland East Bay Symphony. Reserved seats are \$15-\$25. Go to www.firehousearts.org, the box office, 4444 Railroad Ave., or call 931-4848.

Museum on Main gets wild

Everyone is invited to 7th Western fundraiser

Gamblers and bandits and wild women — oh my!

Step back in time at Museum on Main's seventh annual fundraiser, "A Wild West Evening: Brothels, Bar Rooms & Bandits," from 6-10 p.m., Saturday, Aug. 29, at the Pleasanton Senior Center.

The event features a return to Pleasanton of the 1890s when it was one of the most desperate towns in the West. Guests will rub shoulders with local characters from yesteryear such as Sen. George Hearst, Phoebe Hearst, John W. Kottinger, Leland Stanford and the ladies of the Women's Christian Temperance Union.

Tickets include a barbecue dinner and dessert, musical entertainment by Extended Roots, and chips for gaming tables, sponsored by the Pleasanton Lions Club. Additional chips and drink tickets for the no-host bar may be purchased at the event.

Live and silent auctions will feature themed baskets, sports memorabilia, getaways and more. Western attire is encouraged, but it's not the law.

Tickets, only available for those 21 and older, are \$50 per person. Visit the museum at 603 Main St., or call 462-2766. Cash, credit cards, checks and gold nuggets are accepted. ■

—Dolores Fox Ciardelli



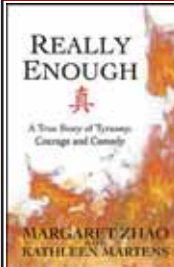
CONTRIBUTED PHOTO

Wild West fundraiser attendees dress for the 1890s.

Local Award-Winning Author Margaret Zhao

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Pleasanton interim schools superintendent Jim Hansen (second from left) helps Hart Middle School parent Della Hsiao find a computer lab during walk-through registration at the school Aug. 14.

School statistics

Here's a look at what else is new for PUSD in 2015-16, by the numbers:

- Five new principals started this year: Elias Muniz Rodriguez (Hearst Elementary), Shay Galletti (Fairlands Elementary), Sebastian Bull (Donlon Elementary), Ann Jayne (Vintage Hills Elementary) and Jill Butler (interim, Harvest Park Middle School).
- Three new vice principals, all at the middle school level: Lisa Hague (Hart), Michael O'Brien (interim, Pleasanton) and Suzanne Smith (interim half-time at Pleasanton).
- At least 42 teachers new to PUSD started this year.
- 14,790 students enrolled in PUSD this year. Last school year, the district had 14,763 students
- The district's operating budget (general fund) revenues for the 2015-16 year are projected at \$138.1 million, with expenditures estimated at \$130.6 million. Officials estimate the general fund will have a balance of about \$6.25 million at the end of the fiscal year.
- The district's high school graduation rate this past spring was 95.7%.

BACK ON CAMPUS

STORY AND PHOTOS
BY MEREDITH BAUER

Interim superintendent leads district through transition with start of school on horizon

Pleasanton's interim schools superintendent Jim Hansen admits he has a steep learning curve this year.

The former Amador Valley High principal stepped out of retirement and into the temporary role this summer, a short-term leader for a school district that has seen some unrest in the past few years.

"I know the town, I know the culture," Hansen, 64, said during an interview this summer. "I've been at almost all the schools in one capacity or another."

Hansen is no stranger to the Pleasanton Unified School District. An educator for 41 years, he spent nearly three decades as a teacher and administrator in Pleasanton, including serving as principal at Amador Valley and Harvest Park Middle School.

So, after Parvin Ahmadi announced in late May that she was leaving PUSD after five years to take a superintendent post in Castro Valley, Hansen was the school board's top choice for interim superintendent while the district spends the next year searching for a permanent replacement — who, Hansen said, won't be him.

Hansen is described by some in the district as a man of strong morals who exemplifies leadership and kindness. He said he's just a teacher at heart.

And whether it was during his time as a classroom teacher or as a principal, he said he tried to learn every student's name and a bit about their lives. "I really feel at any level of education that relationships are key," he added.

Pleasanton school board president Valerie Arkin said Hansen is a leader with integrity who "really does listen."

Board member Jamie Hintzke said he is a great pick for this time of transition.

"I think that Mr. Hansen is the perfect interim for right now. It's what the district needs right now. He has the skills to bring the community together because of his incredible moral fiber," she said.

District administration and the school board have received some criticism over its handling of two contentious issues in the past couple years: the ongoing legal challenge with former elementary school principal Jon Vranesh and the debate over whether to change the PUSD instructional calendar.

Some critics also think the district has a problem with retaining administrators, but Hansen argues most of that is natural turnover — people sometimes move and retire, after all, he rebutted.

"Granted there have been issues that have polarized different groups of people from others, but I think overall parents are happy with their children's schools and happy with their teachers," Hansen said.

"But to avoid such polarization, which does have an impact on trust, it is important to be as transparent as possible in the decision-making process," he added. "It's my job to mend those (relationships) and bring about some healing."

As the 2015-16 school year begins, the district remains entrenched in a legal battle with Vranesh, a former principal at

Walnut Grove Elementary, over his dismissal from the district amid allegations of inappropriate behavior.

There are also pending conversations about how to structure the district's instructional calendar going forward.

The school board approved in 2014 — and then retracted in January — a new schedule that changed the start and end date of classes and shifted around some vacation periods. Some parents addressed the board during various public meetings, saying they felt the calendar change was done too quickly and without enough public input.

Hansen said the district's human resources department will be reaching out this year to members of the community for input on the subject of a new calendar for the 2016-17 year.

He also said he planned to continue community councils started by Ahmadi that connect the district with the community, including one for faculty, one for parents and one for administrators.

Hansen said his major goals for this year are to support the district as its temporary leader, to guide the district in developing a process to select the next superintendent, to maintain positive relationships within the district with parents, students and other stakeholders, and in the short-term, to facilitate a smooth start to the school year.

The Common Core standards officially rolled out last year, and he thinks the groundwork done last year should carry over smoothly to the upcoming term, which starts with students coming back to campus on Tuesday.

To begin the official search process for a superintendent, district officials have indicated they will decide on the search criteria and method in September, and then make applications available by early 2016.

The district will also be undertaking some construction projects that Hansen will oversee, such as the upgrade of its wireless Internet system from 25 megabits per second to 252 megabits per second.

Hansen said it will help students and teachers get information faster on their laptops and mobile devices while in classrooms, especially since the district has received about 4,000 new Chromebooks for student use.

That project will cost about \$900,000, which is being paid with the interest received from a school fund created by the sale of property, money borrowed out of that fund that will be repaid with future years' interest and money from a special reserve fund for capital outlay. He said \$300,000 is expected to be returned to the district by the federal government.

Overall, he hopes he can be a role model for students, teachers and administrators by embodying the qualities he wants to see in a superintendent.

"Honesty, respect, responsibility, integrity and self-discipline; if we expect our kids to model these behaviors, we should, too," he said.

A teacher's teacher

Hansen didn't always plan on being a teacher. He grew up in Hayward and attended St. Joseph's High School Seminary. He was planning on attending the school's college seminary in Mountain View to become a Catholic priest.

But he changed his mind. Being a priest wasn't his path after all. Why?

"Because I met my wife," he said, smiling.

His wife Judy, who also spent her career in education, is a "marvelous teacher who I emulated."

He said they've spent many evenings during their 38-year marriage talking about their students and how to best care for them.

Hansen went to UC Berkeley for his undergraduate degree from 1969 to 1973 and later went on to St. Mary's College for his teaching credentials, San Francisco State University for a master's in educational technology and Cal State East Bay in Hayward for an administrative services credential.

He started his career at St. Clement Catholic Church in Hayward and spent 41 years in education.

He came to Pleasanton as the first English teacher at Village High School, teaching there from 1979 to 1985.

Hansen then became vice principal at Dublin High School from 1985 to 1988 when it was part of the Amador Valley Joint Union High School District before unification. In the Dublin district, he was also principal of Valley Continuation High School, Dublin High School and Wells Middle School.

In the 1990s, he returned to Pleasanton as principal of Harvest Park Middle School. In 2010, he was appointed principal at Amador Valley High.

After retiring from Amador in 2013, he was substitute vice principal at Foothill, Harvest Park, Hart and Walnut Grove.

During his time in education, he experienced the highs and lows of leadership. He saw Harvest Park recognized as a California Distinguished School, a National Blue Ribbon School and a National School of Character while principal there. He has seen his students at various schools honored for awards, and he's had to deal with expulsions and a scare where a child started drowning on a field trip but was rescued.

Mostly, he said, he taught and he learned. By learning about students' lives, they felt more comfortable coming to him with a problem.

"There's a sense that you do care, and the reality is you do care," he said.

He retired in 2013, but it didn't last long. His six-month foray into the non-working world took him to New York, Cancun, Hawaii and St. John, but soon enough he was back to Pleasanton.

"The funny thing is I'm a failure at retirement," he joked. "I realized I missed the day-to-day of it."

That being said, he still plans to return to retirement after his interim term ends next summer. His contract runs through June 30.

He said his primary focus, aside from running the district, is to assist in the search for a permanent superintendent.

"This will be fun, and I'm not going to treat it like a retirement job," he said.

Once a new superintendent takes over, he said, he'll be done working.

This time, for real. ■



Clockwise from top: Hansen shakes Foothill High sophomore Andy Peng's hand while the student was tabling at Hart Middle School's registration on Aug. 14. Hansen poses in front of a school in a photo taken about 40 years ago when he started teaching. (Photo courtesy of Hansen.) Hansen laughs with Hart parent Jolene Duffey after discovering his wife, Judy, taught Duffey in the fourth grade.

Pleasanton RADD athlete brings home gold

Local teams also earn bronze medals at softball competition

By JEREMY WALSH

Pleasanton resident Adam Pinney won a gold medal in the skills competition and two Pleasanton RADD (Recreational Activities for the Developmentally Disabled) softball teams earned bronze at the Special Olympics Northern California regional softball competition.

Nearly 40 teams participated in the event held last weekend at Heather Farm Park in Walnut Creek, according to RADD coach Kay King.

Pinney, 42, took first place in the individual skills competition, comprised of hitting the ball, running the bases, throwing and fielding, King said.

The RADD A team played back-to-back games in triple-digit temperatures on Saturday, losing the first game 11-4 and battling back for a 6-4 win in the second game to earn a bronze medal, King said. The RADD B team also competed in consecutive games amid sweltering heat and earned a bronze medal.

Next up for the RADD athletes is a floor hockey competition set for Sept. 22 at Harvest Park Middle



KAY KING

The Pleasanton RADD A softball team earned a bronze medal in regional competition last weekend in Walnut Creek.

School in Pleasanton.

King said RADD and Special Olympics officials encourage more adults with disabilities to partici-

pate. Those interested can learn more by visiting www.sonc.org or www.cityofpleasantonca.gov/gov/depts/cs/senior/radd.asp. ■

Seahawks standout stars at Junior Nationals

Pleasanton Seahawks swimmer Maxime Rooney blew away the field in the 200-meter freestyle with a new junior world-record time of 1:47.10 at the 2015 Phillips 66 National Championships in San Antonio, Texas.

The swim catapulted Rooney to 25th in the world and No. 3 in the nation, in addition to earning him a spot on the 2015 FINA World Junior Championship team, which competes in Singapore at the end of this month. He also made the junior national team and the national team.

Rooney had other notable swims at the national championships, held Aug. 6-10.

He posted a 10th-place finish in the 100-meter freestyle with a time of 49.36 — shaving 1.08 seconds off his best. He also finished the 200-meter butterfly in 20th place after being seeded 41st at the onset. ■

—Jeremy Walsh



CONTRIBUTED PHOTO

Maxime Rooney celebrates his record-setting time in the 200M freestyle.



CONTRIBUTED PHOTO

PNLL 12-year-old all-star team

The 12-year-old all-stars from Pleasanton National Little League made a second-place run during a season-ending regional tournament earlier this summer. Many of the boys have been playing together since they were 9 years old, manager Kevin O'Sullivan said.

Team members were (back row, left to right) manager O'Sullivan, Garrett Alsop, Spencer Oxe, Derek Whitworth, coach Tony Whitworth, Brent Friedman, Griffin Myer, Derek Nassar and coach David Alsop, and (front row) Parker Mapes, Lonnie Solomon, Wesley Sien, Jackson Cash, Brendan O'Sullivan, Declan Alsop. Not pictured: Jesse Madden.



CONTRIBUTED PHOTO

Rage U11 Orange win in Santa Cruz

The Pleasanton Rage U11 Orange team swept through the Santa Cruz Breakers Cup without giving up a goal en route to winning the tournament crown earlier this month.

Editor's note: A version of this photo appeared in last week's Pleasanton Weekly and inadvertently cropped out goalkeeper Elizabeth Fineberg. The Weekly regrets the error.



CONTRIBUTED PHOTO

Rage U12 Orange take Vacaville Shootout

The Rage U12 Orange team dominated the Vacaville Shootout earlier this month, scoring 19 goals without allowing a single one. They won the championship match 5-0 against the Santa Rosa Youth Lady Oaks on Aug. 9.

Team members were (back row, left to right) Alexa Ruiz, Kenna Asmussen, Olivia Martin, Analise Hernandez, coach Nina Cefalo, Sadie Brown, Kayla Cameron, Sierra O'Donnell and Carolijn Steele, and (front row) Erica Haley, Kayla Robertson, Kathryn Pearson, Ava Ricker, Tiana Cello, Ashleigh Garcia, Shay McIntyre and Jasmine Cochiasue.

Sports short

Young Pleasanton golfers missed the cut at USGA events this month: Noah Woolsey (+10) at U.S. Amateur and Miranda Wang (+11) and Kortnie Maxoutopoulos (+4) at U.S. Women's Amateur. Read full story at www.pleasantonweekly.com.

Calendar

WHAT'S HAPPENING IN OUR COMMUNITY • POST CALENDAR ITEMS AT PLEASANTONWEEKLY.COM

Book Clubs

GREAT BOOKS OF PLEASANTON The Great Books of Pleasanton book club meets at 7:30 p.m. the fourth Monday monthly at Towne Center Books, 555 Main St. Call Sadie at 846-1658.

Civic Meetings

SCHOOL BOARD The Pleasanton Unified School District Board meets at 7 p.m. on the second and fourth Tuesday monthly during the school year in the district office board room, 4665 Bernal Ave.

Clubs

PLEASANTON LIONS CLUB The Pleasanton Lions Club meets for dinner at 6:30 p.m. the second and fourth Tuesday of the month at The Regalia House, 4133 Regalia Court. The dinner fee is \$10. For more information please visit <http://pleasantonlionsclub.org>.

QUESTERS Questers is an international organization of lovers of antiques, collectibles and history who encourage preservation and restoration of historical landmarks. Members learn about antiques, share and view collections, visit historic sites, and help non-profits in restoration and preservation. We are seeking new members to join our local Amador chapter. Meetings are the fourth Tuesday of the month, Sept.-May. Contact President Rickie at 292-8123 or rjfgiono@comcast.net.

Concerts

‘MADS MEN:’ A CELEBRATION OF INSTRUMENTAL HITS FROM THE 1960’S MAD MEN ERA 2-time Grammy Award winning violinist Mads Tolling and his Quartet, Colin Hogan at piano, Sam Bevan on bass, Eric Garland on drums, will perform at 8 p.m. on Saturday, Aug. 22 at the Firehouse Arts Center. Featuring popular TV and movie themes, and Top 10 hits, from “The Pink Panther” to “Mission Impossible” to “Georgia on My Mind.” Tickets are \$15-\$25. Call 931-4848 or go to www.firehousearts.org.

CONCERT IN THE PARK: PUBLIC EYE Enjoy the Pleasanton Downtown Associations Concert in the Park series with Public Eye, high energy rock and roll, at 7 p.m. on Friday, Aug. 28 at Lions Wayside and Delucchi Parks. Sponsored by Agape Villages Foster Family Agency. Call 484-2199 or go to www.pleasanton-downtown.net.

Events

CALL FOR ARTISTS: ARTWALK LIVERMORE Calling for Artists for ArtWalk Livermore 2015, which will be from 11 a.m.-5 p.m. on Saturday, Oct. 10 in downtown Livermore. Apply at <http://www.livermoreperformingarts.org/bothwell-arts-center/art-walk.html>.

LIGHTHOUSE BAPTIST HONORS FIRST RESPONDERS Lighthouse Baptist Church will recognize Police, Fire,

EMS personnel, and other First Responders for their dedication and service to our communities at their annual First Responders Appreciation Sunday, from 10:30 a.m.-noon on Sunday, Aug. 30 at Lighthouse Baptist Church, 118 Neal St. Contact Carol Bryson at 846-7220 or carol.bryson@lbceastbay.com. Go to lbceastbay.com. The community is invited to help honor these heroes.

TRI-VALLEY CULTURAL JEWS 10TH ANNIVERSARY CELEBRATION Come and meet your local Secular Humanistic Jewish community from 10:30 a.m.-noon on Sunday, Aug. 30 at Bothwell Arts Center, 2466 8th St., Livermore. We'll teach some easy Jewish songs and dances, tell a story, and talk about being part of a cultural Jewish community. All are welcome. Please RSVP. Free to TVCJ members and children, \$15 for adults. Contact Judith Seid at 485-1049 or judithseid@aol.com.

TRI-VALLEY HEALTH INITIATIVE CITY OF DUBLIN HEALTH FAIR Come to the Dublin Health Fair from 9 a.m.-1 p.m. on Saturday, Aug. 22 at Dublin High School, Student Union Building, 8151 Village Parkway, Dublin. Door prizes, children's activities, children's health screenings and immunizations. DUSD students can sign up for a chance to win a gently used laptop. For information and volunteer opportunities, go to dublin.ca.gov.

WILD WEST EVENING Enjoy a Wild West Evening, an annual fundraiser for guests to step back in time to a wilder, less genteel Pleasanton that was full of gamblers, bandits and wild women, from 6-10 p.m. on Saturday, Aug. 29 at the Pleasanton Senior Center. With BBQ dinner, music, auction and libations with gambling tables. Sponsored by the Pleasanton Lions Club. Call 462-2766 or go to <http://www.museumonmain.org/>.

Exhibits

INSIDE AND OUT: PLEIN AIR AND STUDIO WORKS See “Inside and Out,” featuring works by seven Bay Area artists who paint together for inspiration and challenge, from Aug. 5-Sept. 12 at the Harrington Art Gallery at Firehouse Arts Center. Pieces are begun outdoors and completed in studio. Call 931-4849.

SPECIAL ART EXHIBITS: WILLIAM RUSHTON AND VICTORIA VEDELL Enjoy two unique exhibits, the dense oils of William Rushton and the atmospheric landscapes of Victoria Veedell. Rushton's pieces will be on display now-Aug. 26 in the Grand Atrium Lobby, and Veedell's will be on display now-Sept. 5 in the main floor gallery. Contact the Gallery Director at 931-4849 or JFinegan@cityofpleasantonca.gov.

Film

‘MOST LIKELY TO SUCCEED’ For most of the last century, entry-level jobs were plentiful and college was an affordable path to a fulfilling career. That world no longer exists. This feature-length documentary examines the history of education,

revealing the growing shortcomings of our school model in today's innovative world. From 3:30-6 p.m. on Monday, Aug. 24 at the Pleasanton Library. Free. Contact Uyen Kry at uyen@girlsinnovate.org. Register at www.mltsppleasanton.eventbrite.com.

Fundraisers

DILLON O'LEARY FUNDRAISER AT BARONE'S Join for an afternoon of fun and support for Dillon O'Learly from 3:30-7 p.m. on Sunday, Aug. 30 at Barone's Restaurant. Picnic style gathering, everyone encouraged to bring some delicious food and have fun. Full bar provided, please no outside beverages. Featuring Maddy Hudson, American Idol contestant, and Lawrence Irlarte, film producer and comic artist, and a DJ. Tickets are \$10 for adults, \$8 for kids. All proceeds will be used for unpaid medical expenses, anything left will be donated to Oakland Children's Hospital. Contact Bree Gomes at (510) 557-2079 or blgomes@yahoo.com. Go to gofundme.com/u8zm73c.

FABULOUS FINDS The American Cancer Society Discovery shop is requesting donations for the Fall Jewelry Event “Fabulous Finds” on Sept. 18-20. Take a moment to clean out your jewelry box and donate earrings, bracelets, pins, necklaces, and rings to benefit a worthy cause. Call 462-7374.

LIVERMORE-PLEASANTON FIRE FILL-THE-BOOT FOR MDA The Livermore-Pleasanton Fire Department need your help to spread the word for their “Fill-the-Boot” event for the Muscular Dystrophy Association, an organization that raises money to help children fight a number of illnesses related to muscular dystrophy, from 8:30 a.m.-4 p.m. on Tuesday, Aug. 25 at the intersection of First St. and Las Positas Road in Livermore.

LOBSTER CLAMBAKE Join for the Lobster Clambake from 5:30-10:30 p.m. on Saturday, Sept. 12 at Wente Vineyards in Livermore. Honoring 2015 Arts Champion of the Year, Hon. Scott Haggerty. Authentic New England style lobster clambake, Wente wines, live music, live and silent auctions and more. Tickets are \$175. Benefiting the Bankhead Theater and Bothwell Arts Center. Cal 373-6800 or go to livermoreperformingarts.org/clambake.

MOONLIGHT IN THE VINES. A CELEBRATION TO BENEFIT SUNFLOWER HILL Enjoy an evening under the stars from 6-10 p.m. on Saturday, Sept. 26 at McGrail Vineyards and Winery in Livermore. With live music, dancing, fabulous food, award-winning wines, bocce ball, silent auction, raffles and more. All proceeds go to help further our mission of creating an intentional community for special needs adults. Tickets are \$90 before Sept. 1, \$100 after, and include appetizers and three glasses of wine. Go to <http://sunflowerhill.org/events/moonlight-in-the-vines/>.

PIZZA FUNDRAISER FOR OAKLAND'S ‘OUT OF THE DARKNESS WALK’ Come to a pizza fundraiser for Oakland's “Out of the Darkness Walk,” benefit-

PET OF THE WEEK

TRI-VALLEY ANIMAL RESCUE



Adorable Annie

Annie is a young adult who will make a wonderful companion with her fun personality and loyalty. She loves to zoom around the yard, play with her toys and chase bubbles. Annie had part of one ear surgically removed, but physical perfection is overrated. Annie was pulled into foster care and is waiting for her forever person or family. For more info and to see her video, visit www.TVAR.org.

ing the American Foundation For Suicide Prevention, from 4-8 p.m. on Thursday, Aug. 27 at Mountain Mike's, 5424 Sunol Blvd. #8. Support team “For Our Love of Tricia Shnookums Martin.” Make sure to mention “Out of the Darkness” when purchasing pizza. Raffle prizes.

PTSCA BBQ The Pleasanton-Tulancingo Sister City Association annual BBQ fundraiser will be from 5:30-11 p.m. on Saturday, Aug. 22 at the Pleasanton Senior Center. Featuring Tony Machiano's famous “Lickity Spit” BBQ dinner, live and silent auctions, music and dancing. Advance ticket purchase recommended. Tickets are \$40. For details and tickets, go to www.ptsca.org.

Seniors

FREE MEMORY SCREENING FOR SENIORS Caring Solutions is sponsoring free memory assessment on the fourth Thursday of the month at the Dublin Senior Center, 7600 Amador Valley Blvd. Call 556-4511 for a 30-minute appointment. Preregister by the Monday prior to reserve an appointment. Informational materials are available at the Senior Center.

SAGE CAFE Enjoy a nutritious meal from 11:45 a.m.-1 p.m. Monday-Friday at the Pleasanton Senior Center's Sage Cafe. Daily offerings include soup, salad, and your choice of a hot entree or sandwich for \$3. Call 931-5365.

WOODSHOP DROP-IN HOURS The Woodshop at the Senior Center is open for self-directed projects. Participants are required to take a safety course with test prior to using equipment. The test is 30 minutes. The shop is open from 9 a.m.-noon Mondays, Wednesdays, Thursdays, and Fridays. Cost is \$5.50 for residents, \$6.50 for non-residents. Call 931-5365.

Sports

JOIN YOUTH TRACK AND FIELD CLUB FTC track club is taking registrations for the fall season (Sept.-Dec.) and will begin practices on Sept. 8. FTC is a U.S. Track and Field (USATF) member club for kids 7-18 from any school. We compete in USATF sanctioned meets and accept athletes of other sports who want additional training. Contact Jorge Quero at 209-7520 or jquero@ftctrackclub.

com. Go to www.ftctrackclub.com.

Support Groups

BREAST CANCER SUPPORT GROUP The American Cancer Society Breast Cancer Support group meets from 7:30-9 p.m. on the second and fourth Tuesday of every month at LifeStyleRx, 1111 E. Stanley Blvd., Livermore. Call 833-2784 or visit www.valleycare.com.

GRIEF WORKSHOP The death of a loved one is unlike any other loss. Join this group and let us accompany you on your healing journey, at 7:30 p.m. the second and fourth Thursday of the month at St. Elizabeth Seton Church. No registration required. All are welcome. Call Mary Hagerty at 846-5377.

MOTHERS WITH A PURPOSE Mothers With a Purpose meets at 7 p.m. on the second and fourth Thursday of the month at the Foothill High School Library. Mothers with a Purpose was formed by local moms to offer support to families affected by addiction. Visit www.motherswithapurpose.org.

SEXUAL ASSAULT SUPPORT GROUP Tri-Valley Haven offers a Sexual Assault Support Group from 5:30-7 p.m. on Wednesdays in Livermore. This group provides a safe space for survivors of sexual assault to speak openly about their experiences. Attendees must call ahead to sign up. No drop ins. Call 667-2727.

TRI VALLEY SUPPORT GROUP FOR FIBROMYALGIA, LUPUS AND ALL FORMS OF ARTHRITIS This group meets from 6:30-8 p.m. on the fourth Monday of every month at the Groves at Dublin Ranch in the Clubhouse, 3115 Finnian Way, Dublin. It hosts special speakers like doctors or specialists. For more information, call JoAnne at 875-0960.

Volunteering

VOLUNTEER FRONT DESK RECEPTIONIST The Pleasanton Senior Center is looking for receptionists to answer telephones, schedule appointments and help with special projects. Shifts are Monday-Friday 8:30 a.m.-12:30 p.m. and 12:30-4:30 p.m. Stop by the Center for an application or call 931-5369 for more information.

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Bulletin Board

115 Announcements

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Thinking of adoption? Talk with caring agency specializing in matching Birthmothers with Families Nationwide. LIVING EXPENSES PAID. Call 24/7 Abby's One True Gift Adoptions. 866-413-6293. Void in Illinois/ New Mexico/Indiana (AAN CAN)

Pregnant?
Considering adoption? Call us first. Living expenses, housing, medical, and continued support afterwards. Choose adoptive family of your choice. Call 24/7. 1-877-879-4709 (CalSCAN)

Most Likely to Succeed
Most Likely to Succeed is a new feature-length documentary, screened at Sundance this year, which examines the history of our country's school model and its growing shortcomings in today's innovative world. Join us for a free screening at Pleasanton Library on Monday 8/24/15, 3:15pm. More info at www.girlsinnovate.org. Also screening at Fremont Library on Saturday 8/29/15.

130 Classes & Instruction

Airline Careers
begin here - Get started by training 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
Start Here - Get trained as FAA certified Aviation Technician. Financial aid for qualified students. Job placement assistance. Call Aviation Institute of Maintenance 866-231-7177. (Cal-SCAN)

Community Bible Study Women's
at Valley Bible Church 7106 Johnson Drive Pleasanton. We'll study 1&2 Corinthians. Our class runs Sept. 10 - May 12th Thursdays 9:30-11:30am. Children's Program too. Contact Sherri 925-399-5074 sherri.cbs@gmail.com

152 Research Study Volunteers

Hot Flashes?
Women 40-65 with frequent hot flashes, may qualify for the REPLENISH Trial - a free medical research study for post-menopausal women. Call 855-781-1851. (Cal-SCAN)

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245 Miscellaneous

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751 General Contracting

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Real Estate

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Public Notices

995 Fictitious Name Statement

WINEOPS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 507664
The following person(s) doing business as: WINEOPS, 6726 PASEO CATALINA, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Marlene O. Baca, 6726 Paseo Catalina, 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: Marlene O. Baca. This statement was filed with the County Clerk of Alameda on 07/28/2015. (Pleasanton Weekly, Aug. 7, 14, 21, 28; 2015)

PLEASANTON WEEKLY;
PLEASANTONWEEKLY.COM;
TRIVALLEYVIEWS.COM;
DANVILLESANRAMON.COM
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 507952-955
The following person(s) doing business as: PLEASANTON WEEKLY; PLEASANTONWEEKLY.COM; TRIVALLEYVIEWS.COM; DANVILLESANRAMON.COM, 5506 SUNOL BLVD., SUITE 100, PLEASANTON, CA 94566-7779, is hereby registered by the following owner(s): Embarcadero Media, 450

Cambridge Ave., Palo Alto, CA 94306. This business is conducted by a Corporation. Registrant began transacting business under the fictitious business name(s) listed herein 02/15/2009. Signature of Registrant: Peter C. Beller, VP and CFO. This statement was filed with the County Clerk of Alameda on 08/05/2015. (Pleasanton Weekly, Aug. 14, 21, 28, Sept. 4; 2015)

LPMS; LEARN AND PLAY; LAPMS; LEARN & PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS FICTITIOUS BUSINESS NAME STATEMENT
File No.: 507282-8

The following person(s) doing business as: LPMS; LEARN AND PLAY; LAPMS; LEARN & PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS, 4511 PERALTA BLVD., FREMONT, CA 94536, is hereby registered by the following owner(s): LEARN AND PLAY MONTESSORI PERALTA, INC., 4511 PERALTA BLVD., FREMONT, CA 94536. 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: Harpreet Grewal, Secretary. This statement was filed with the County Clerk of Alameda on 07/17/2015. (Pleasanton Weekly, Aug. 14, 21, 28, Sept. 4; 2015)

LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS FICTITIOUS BUSINESS NAME STATEMENT
File No.: 507244-50

The following person(s) doing business as: LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS, 11900 SILVERGATE DRIVE, DUBLIN, CA 94568 is hereby registered by the following owner(s): LEARN AND PLAY MONTESSORI SILVERGATE, INC., 11900 SILVERGATE DRIVE, DUBLIN, CA 94568. 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: Harpreet Grewal, Secretary. This statement was filed with the County Clerk of Alameda on 07/17/2015. (Pleasanton Weekly, Aug. 14, 21, 28, Sept. 4; 2015)

LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS FICTITIOUS BUSINESS NAME STATEMENT
File No.: 507303-9

The following person(s) doing business as: LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS, 40803 FREMONT BLVD., FREMONT, CA 94538, is hereby registered by the following owner(s): LEARN AND PLAY MONTESSORI IRVINGTON, INC., 40803 FREMONT BLVD., FREMONT, CA 94538. 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: Harpreet Grewal, Secretary. This statement was filed with the County Clerk of Alameda on 07/17/2015. (Pleasanton Weekly, Aug. 14, 21, 28, Sept. 4; 2015)

LPMS; LAPMS; LEARN AND PLAY; LEARN & PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS FICTITIOUS BUSINESS NAME STATEMENT
File No.: 507289-95

The following person(s) doing business as: LPMS; LAPMS; LEARN AND PLAY; LEARN & PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS, 35699 NILES BLVD., FREMONT, CA 94536, is hereby registered by the following owner(s): LEARN AND PLAY MONTESSORI NILES, INC., 35699 NILES BLVD., FREMONT, CA 94536. 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: Harpreet Grewal, Secretary. This statement was filed with the County Clerk of Alameda on 07/17/2015. (Pleasanton Weekly, Aug. 14, 21, 28, Sept. 4; 2015)

LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS FICTITIOUS BUSINESS NAME STATEMENT
File No.: 507296-302

The following person(s) doing business as: LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS, 37220 MAPLE STREET, FREMONT, CA 94536, is hereby registered by the following owner(s): LEARN AND PLAY MONTESSORI MAPLE, INC., 37220 MAPLE STREET, FREMONT, CA 94536. 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: Harpreet Grewal, Secretary. This statement was filed with the County Clerk of Alameda on 07/17/2015. (Pleasanton Weekly, Aug. 14, 21, 28, Sept. 4; 2015)

BAMIT; MONTESSORI TRAINING; MONTESSORI TRAINING CENTER FICTITIOUS BUSINESS NAME STATEMENT
File No.: 508053-055

The following person(s) doing business as: BAMIT; MONTESSORI TRAINING; MONTESSORI TRAINING CENTER; 35699 NILES BLVD., FREMONT, CA 94536, is hereby registered by the following owner(s): BAY AREA MONTESSORI TRAINING, LLC, 35699 NILES BLVD., FREMONT, CA 94536. This business is conducted by a Limited liability company. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Harpreet Grewal, Secretary. This statement was filed with the County Clerk of Alameda on 08/07/2015. (Pleasanton Weekly, Aug. 21, 28, Sept. 4, 11; 2015)

LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS; LEARN AND PLAY MONTESSORI FICTITIOUS BUSINESS NAME STATEMENT
File No.: 508057-063

The following person(s) doing business as: LPMS; LAPMS; LEARN & PLAY; LEARN AND PLAY; LEARN AND PLAY MONTESSORI SCHOOL; LEARN AND PLAY MONTESSORI SCHOOLS; LEARN AND PLAY MONTESSORI, 35699 NILES BLVD., FREMONT, CA 94536, is hereby registered by the following owner(s): LEARN AND PLAY MONTESSORI SCHOOL, LLC, 35699 NILES BLVD, FREMONT, CA 94536. This business is conducted by a Limited liability company. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Harpreet Grewal, Secretary. This statement was filed with the County Clerk of Alameda on 08/07/2015. (Pleasanton Weekly, Aug. 21, 28, Sept. 4, 11; 2015)

997 All Other Legals

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SCOTT DISANTO
Case No.: RP15780093 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SCOTT DISANTO. A Petition for Probate has been filed by: LAUREN GINOCCHIO and MARTIN DISANTO in the Superior Court of California, County of ALAMEDA. The Petition for Probate requests that: LAUREN GINOCCHIO and MARTIN DISANTO be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take any actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on Sept. 1, 2015 at 9:30 a.m. in Dept. 201 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King, Jr. Way, Berkeley, CA 94704. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: /s/ Robert G. Zelenka, 64 West Santa Clara Street, San Jose, CA 95113 (408)295-7701 (Pleasanton Weekly, Aug. 14, 21, 28; 2015)

Builder confidence rises in August

Highest ‘confidence level’ reading since November 2005

By JEB BING

Builder confidence in the market for newly built, single-family homes in August throughout the U.S. rose one point to a level of 61 on the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI). This is the highest reading since November 2005.

“The fact the builder confidence has been in the low 60s for three straight months shows that single-family housing is making slow but steady progress,” said NAHB chairman Tom Woods, a home builder from Blue Springs, Mo. “However, we continue to hear that builders face difficulties accessing land and labor.”

“Today’s report is consistent with our forecast for a gradual strengthening of the single-family housing sector in 2015,” said NAHB’s chief economist David Crowe. “Job and economic gains should keep the market moving forward at a modest pace throughout the rest of the year.”

Derived from a monthly survey that NAHB

has been conducting for 30 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as “good,” “fair” or “poor.” The survey also asks builders to rate traffic of prospective buyers as “high to very high,” “average” or “low to very low.”

Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

Two of the three HMI components posted gains in August. The index measuring buyer traffic increased two points to 45 and the component gauging current sales conditions rose one point to 66. Meanwhile, the index charting sales expectations in the next six months held steady at 70.

Looking at the three-month moving averages for regional HMI scores, the West and Midwest each rose three points to 63 and 58, respectively. The South posted a two-point gain to 63 and the Northeast held steady at 46. ■

HOME SALES

This week’s data represents homes sold during June 19-July 24

Pleasanton

- 661 Abbie Street** J. & J. Thomas to R. & D. Barraza for \$1,425,000
- 4055 Alvarado Street** D. & T. Butler to R. & V. Iftikhar for \$850,000
- 3225 Arbor Drive** D. & S. Leonard to L. Yang for \$1,207,500
- 8006 Arroyo Drive #4** L. & S. Dingman to K. Miller for \$325,000
- 4791 Augustine Street** A. Qureshi to M. & T. Carey for \$691,000
- 5614 Belleza Drive** Rodriguez Trust to S. Ryu for \$671,000
- 8031 Bethel Lane** Wirk Trust to Nasiri Trust for \$1,640,000
- 2873 Brezza Court** Smith Trust to GGD Oakdale for \$3,300,000
- 4244 Brindisi Place** A. Lee to A. Barzin for \$1,949,000
- 3849 Brockton Drive** Z. Texeira to B. Liddell for \$412,000
- 1464 Brookline Loop** Civic Gateway to H. & A. Aepala for \$1,328,000
- 1465 Brookline Loop** Civic Gateway to M. Pendbhaje for \$1,304,000
- 7520 Canyon Meadow Circle #A** K. Gobbi to P. Venkata for \$450,000
- 7750 Canyon Meadow Circle #B** B. Ford to N. & E. Wijesekera for \$465,000
- 883 Chateau Heights Court** S. & D. McKibben to M. & L. Fields for \$1,885,000
- 6937 Corte Monterey** Ravi Trust to R. Rajbanshi for \$1,015,000
- 6162 Corte Trancas** Chandramouli Trust to K. & M. Fitzgerald for \$659,000
- 7729 Creekside Drive** Neelakantam & Paul Trust to G. & Y. Mostitsky for \$670,000
- 1032 Crellin Road** Aafedt Trust to D. Tang for \$965,000
- 674 Crystal Court** L. & C. Taylor to Y. Tang for \$1,287,000
- 4605 Del Valle Parkway** K. Breedlove to A. Nainani for \$952,000
- 3205 East Ruby Hill Drive** Siegel Trust to J. Singh for \$2,250,000
- 419 Ewing Drive** C. Gorenberg to H. Huang for \$1,190,000
- 4324 Fairlands Drive** T. York to Y. Fan for \$706,000
- 7666 Flagstone Drive** R. & P. Madan to D. & T. Elson for \$1,195,000
- 2081 Foxswallow Road** Talai Trust to J. Park for \$1,175,000

- 2146 Foxswallow Road** J. & M. Ladue to Coonce Trust for \$975,000
- 5252 Genovesio Drive** X. Xian to M. Kannembath for \$875,000
- 4052 Ghiotti Court** T. Nguyen to R. Pillai for \$650,000
- 3432 Gravina Place** Libert Trust to S. & C. Kang for \$1,600,000
- 5184 Independence Drive** C. Kuo to S. Palepu for \$1,400,000
- 3443 Kamp Drive** A. & E. Corbishley to J. Zhang for \$1,159,000
- 3637 Kamp Drive** J. & C. Wright to F. Chen for \$865,000
- 975 Kolln Street** Takens Trust to Dale Trust for \$850,000
- 3029 Leger Court** Sobrero Trust to R. Nguyen for \$1,029,000
- 6776 Melody Court** R. Lahti to X. Yao for \$712,000
- 3971 Mt. Rainier Court** Martin Trust to S. Soe for \$1,035,000
- 219 Napier Court** D. Pilch to D. Chen for \$1,655,000
- 5293 Northway Road** M. & M. Kazi to K. Han for \$935,000
- 31 Rogers Lane** Pleasanton 10 to V. & E. Gutlapalli for \$740,000
- 1256 Royal Creek Court** S. Gevarter to S. Varakala for \$1,605,000
- 5441 San Jose Drive** G. & B. Haas to R. & J. Ford for \$756,000
- 5848 San Juan Way** S. Lu to J. & D. Kalra for \$1,250,000
- 6835 Siesta Court** T. Janes to L. Fay for \$779,500
- 3008 Staples Ranch Drive** Elson Trust to S. Kundilepurayil for \$901,000
- 7357 Stonedale Drive** R. Yang to A. & P. Gawande for \$625,000
- 7365 Stonedale Drive** B. & M. Parker to M. Ayush for \$650,000
- 1071 Sycamore Creek Way** J. & D. Derosé to Madrigal Trust for \$2,475,000
- 541 Tawny Drive** M. & W. Hiraoka to K. Reid for \$610,000
- 3047 Tonopah Circle** S. So to I. Omarali for \$500,000
- 2707 Turnstone Drive** Moon Trust to J. Moniz for \$1,300,000
- 3786 Vine Street** Pleasanton 10 to D. Dharani for \$710,000
- 3833 Vine Street** C. Tiedemann to K. & W. Moxley for \$460,000

Source: California RSource

OPEN HOMES THIS WEEKEND

Castro Valley

2 BEDROOMS			
2276 Farley St.	\$479,000		
Sun 1-4	Coldwell Banker	847-2200	

Dublin

2 BEDROOMS			
3290 Maguire Way	\$535,000		
Sat/Sun 1-4	Gina Piper	200-0202	

5 BEDROOMS			
5636 Cedar Crest Terrace	\$990,000		
Sun 1-4	Moxley Team	600-0990	

Livermore

3 BEDROOMS			
1166 Hillcrest Ave.	\$849,950		
Sat/Sun 1-4	Paal Salvesen	(415) 937-7225	

1323 Spruce St.	\$525,000		
Sat/Sun 1-4	Karen Crowson	784-6208	

4779 Cross Road	\$2,099,800		
Sun 1-4	Coldwell Banker	847-2200	

2887 Hoya Commons	\$765,000		
Sat/Sun 1-4	Coldwell Banker	847-2200	

4 BEDROOMS			
1113 Heather Lane	\$699,000		
Sun 1-4	Fabulous Properties	519-8226/980-0273	

2285 Minerva Court	Call for price		
Sun 1-4	Fabulous Properties	519-8226/980-0273	

5576 Jacqueline Way	\$725,000		
Sat/Sun 1-4	Cindy & Gene Williams	918-2045	

632 Dover Way	\$835,000		
Sun 1-4	Coldwell Banker	847-2200	

Pleasanton

3 BEDROOMS			
173 Sylvia Circle	\$725,000		
Sun 1-4	Fabulous Properties	519-8226/980-0273	

524 Neal St.	\$850,000		
Sat/Sun 1-4	Andrea & Earl Rozran	858-4198	

3908 Mt. Rainer Court	\$800,000		
Sun 1-4	Dave & Sue Flashberger	463-0436	

4 BEDROOMS			
4833 Funston Gate Court	\$888,000		
Sun 1-4	Louise Davis	200-2457	

78 Castlewood Drive	\$1,599,000		
Sat/Sun 1-4	Tim McGuire	462-7653	

7455 Ginger Court	\$909,000		
Sat/Sun 1-4	Doug Buenz	621-0680	

1966 Paseo Del Cajon	\$1,035,000		
Sat/Sun 1-4	Tim McGuire	462-7653	

2737 Daisy Lane	\$655,000		
Sat/Sun 1-4	Coldwell Banker	847-2200	

5 BEDROOMS			
2902 Victoria Meadow Court	\$1,719,999		
Sat/Sun 1-4	Anni Hagfeldt	519-3534	

838 Sunny Brook Way	\$2,079,000		
Sat 2-5/Sun 1-4	Blaise Lofland	846-6500	

3708 Raboli St.	\$2,599,999		
Sat/Sun 1-4	Coldwell Banker	847-2200	

6 BEDROOMS			
3891 Hot Springs Court	\$1,199,900		
Sat/Sun 2-4:30	Janna Chestnut	876-6105	

Find more open home listings at pleasantonweekly.com/real_estate



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5011 Forest Hill Drive, Pleasanton

Upgraded and sophisticated Mediterranean style property located in Forest Hill Estates. Enjoy 3,400 sq.ft. of living space on .25 of an acre. This home is the perfect combination of family living and entertaining. There are 5 bedrooms and 3 full bathrooms, including a full bed and bathroom downstairs. The exterior has been professionally landscaped, California style, to maximize views, entertaining, outdoor dining and gardening. Conveniently located near award winning schools, Stoneridge Mall, BART, large parks, and quick access to both 580-680.
\$1,469,000



4436 Desertwood Place, Pleasanton

One of the largest lots in Highland Oaks, West Pleasanton. .40 acres on a Court with a resort style backyard w/pool & outdoor kitchen. Upgraded 1696 sq. ft. home has 4 BD/2 BA. Solar panels are owned with all electric for home & pool. Walk to award winning schools, mall, BART, and dog park.
MULTIPLE OFFERS - SOLD FOR \$975,000



17 Greens Lane, Pleasanton

Great Views and great location in Castlewood. This 4 bedroom, 3.5 bath home sits on .39 of acre. There is a private master suite and great open kitchen / living room.

SOLD FOR \$1,500,000 (REPRESENTED BUYERS)



251 Loma Alta Avenue, Los Gatos

Charming family home in downtown Los Gatos. Enjoy this light and bright 3 bed, 2 bath home with 1861 sq ft. of living space. There is a nice floor plan with 2 bedrooms downstairs and a master suite upstairs. There is lush landscaping, with beautiful views of surrounding hills.
REPRESENTED BUYERS - SOLD FOR \$1,715,000



1036 Rhine Way, Pleasanton

Beautifully upgraded Vintage Hills home with an excellent floor plan for family living and entertaining. This 4 bedroom, 3 bath home has 3016 sq ft on a 11,511 sq ft. lot. Remodeled kitchen & baths with stunning views from almost every room in this home.
MULTIPLE OFFERS - SOLD FOR \$1,398,000

COMING SOON

Nice home located in Del Prado neighborhood. This 2,206 sqft home has 4 bedroom & 3 baths, with one bed and bath downstairs. Nice, private back yard on a quiet street.

Call Julia for more information.

SELLER REVIEW

“Our experience with Julia as our realtor for our sale of our home in Pleasanton was stellar. She has a very professional manner, always available, and her attention to detail had her above all the rest in her field. She knows the market, can assist with the right crafts (persons) to get what you want updated so your home can be more marketable. Simply put, she’s the right person for the job!”

– Wagner Family - July 2015

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838 SUNNY BROOK WAY, PLEASANTON

Desirable Largest Upgraded Hillstar Model on Quiet Secluded Street in Bridle Creek, built by Greebriar Homes, Premium .30 Acre Lot with Private Rear Grounds that Includes Recently Upgraded Landscaping, Pool/Spa & Rock Waterfall. View of Pleasanton Ridge, Front Porch Sitting Area, Five Bedrooms (Downstairs Suite), Formal Private Office (Possible 6th), Bonus Room (Home Theater Option), Approximately 4,455 Square Feet Spacious, Spacious Family (Great) Room, Large Gourmet Kitchen with Granite & SS Appliances, Crown Molding, Upgraded Wood Flooring, Three Car Garage, Award Winning Schools, Walk to Downtown, Convenient Commute Access to South Bay/ Silicon Valley/East Bay. For a Private Showing call the Blaise Lofland Real Estate Group and for more information visit 838sunnybrookway.com

PRICE AS \$2,079,000



1871 ZENATO PLACE, PLEASANTON \$2,395,000

Custom Home in Ruby Hill on .80 Acre Premium Lot at the Top of Vineyard Bordered Zenato Place. On Quiet Court Protected by Oak Studded Hills Behind the Property. Exceptional Location Provides Privacy, Views and is Convenient to the Nearby Clubhouse, Pool & Tennis Courts. Generous Professionally Landscaped Grounds, Includes: Outdoor Pavilion, for Poolside Entertaining, with Fireplace, Flat Screen Television and Kitchenette, Newly Refinished Mini Tech Pool/Spa and a BBQ Area. Five Bedrooms (Downstairs Master), Hobby/Upstairs Office Room, Four and a Half Bathrooms and Bonus/Game Room. Approximately 5,320 Square Feet. Oversized Four Car Garage Including Detached Boat/Workshop/Extra Large Garage (4th). For a Private Showing Contact the Blaise Lofland Real Estate Group. For More Information and Photos Visit 1871zenato.com.



260 EAGLE COURT, ALAMO \$2,860,000

Gorgeous Stone Valley Oaks Home with Quiet Hilltop Court Location and Panoramic Views! Private .57 Acre Lot is Adjacent to Oak Studded Hills. Includes: Main House—5214 Square Feet with Five Bedrooms, 5 ½ Bathrooms, Bonus Room and Library/Office. Detached Guest House is 400 Square Feet and a Four Car Garage is Included. This Property is Beautifully Landscaped with In-Ground Pool & Spa. The Location is Excellent and Within Desirable School Attendance Areas. For a Private Showing Call the Blaise Lofland Real Estate Group. For More Information and Photos Visit 260eagle.com

Offered at \$2,860,000



3379 MONAGHAN STREET, DUBLIN \$599,888

"The Courtyards at Dublin Ranch Villages" Rare Desirable Napoli Model with 3 Bedrooms, 3 Bathrooms and 1679 Square Feet. Each Bedroom has a Walk-In Closet and it's Own Adjacent Bath. Like Single Family Home with 2-Car Standard Garage and Front Porch & Balcony Facing Street. Kitchen has New Kenmore Stainless Steel Appliances, Granite Countertops, Cherry Cabinets and a Breakfast Bar. This Home Also Offers a Gas Fireplace in the Family Room, Laundry Room, Theater Surround Sound Speakers in Living Room Area, Speaker Wiring in All Bedrooms and a Security Alarm System. The Community Features Include a Clubhouse, Pool, Spa and Fitness Room. Centrally Located Near Many Amenities Including Award Winning Schools (Kolb Elementary), Parks, BART Station, San Francisco Premium Outlet Malls, Stoneridge Regional Mall, Hacienda Crossings, Shops at Waterford. This Home and Location Has So Much to Offer! Don't Miss it! For a Private Showing Call the Blaise Lofland Real Estate Group and for More Information or Photos Visit 3379monaghan.com



4376 2ND STREET, PLEASANTON SOLD AT \$1,465,000

The Blaise Lofland Real Estate Group represented the buyers in the purchase of this beautiful downtown home. This historic residence offers three bedrooms, three bathrooms, 2,623 square feet (of which 540 sq. ft. is a partially finished attic and 120 sq. ft. is an unfinished basement). This home has been restored from an old train depot. It has also been expanded and remodeled throughout with new plumbing, electrical, and HVAC. The custom kitchen offers granite counters, stainless steel stove and hardwood floors. In addition there is a detached oversized three-car garage and a 120 square foot utility building. Enjoy the wrap around porch on the private 1/4 acre lot, which is just a short walk to Main Street! This home and property is truly one of a kind and special!



118 SELBY LN. #6, LIVERMORE SOLD AT \$635,000

Blaise represented the buyer in the purchase of this upgraded condo! This home offers three bedrooms, three and a half baths and is 1,548 square feet. Each of the bedrooms includes an attached bath with one located on the main level. Built in 2013, the home includes upgraded wood floors, crown molding, recessed lighting, and custom paint throughout. The kitchen offers custom back-splash, expansive island, stainless steel appliance and recessed lights. This model also includes an attached two car garage and private patio. Great location with community amenities including a pool, gym and clubhouse. What a great opportunity!



2753 WHEATMAN COURT, PLEASANTON SOLD AT \$829,500

Upgraded 3 Bedroom, 2 ½ Bathroom Single Family Detached Home with 1536 Square Feet in Stoneridge Place. Property is in Excellent Condition and is in a Preferred Quiet Location. Remodeled Kitchen with Refinished Cabinets, Stainless Steel Appliances and Quartz Countertops, Updated Bathrooms, New Downstairs Carpet, New Windows Upstairs, Finished Two Car Garage, Located Near Award Winning Mohr Elementary School & Park. Just Minutes to San Francisco Premium Outlet Mall, the BART Station, ACE Train, Downtown Pleasanton and the Livermore Valley Wine Country. Enjoy the Community Pool too! For a Private Showing Call the Blaise Lofland Real Estate Group. For More Information and Photos Visit 2753wheatman.com

Expect Better!



Meraj Khan

6257 Byron Ln. – San Ramon – \$ 735,000
Gorgeous East facing home with a premium lot, great views of hills & trails! This upgraded home features light and bright interiors, upgraded KitchenAid SS appliances, gorgeous tile flooring, granite counter top, water softener and tastefully finished entertainment center and library shelves.



Adam Golden

4059 Cassata Pl. – Dublin – \$ 849,000
Wonderful Tassajara Creek-Riva home with 3 bedrooms and 2.5 baths. New hardwood floors, new carpet and new interior paint. Open floorplan with large living room for entertaining. Kitchen has granite tile countertops. The backyard has been recently redone and is low maintenance.



The Mia & Beverly Team

4259 Fitzwilliam St. – Dublin – \$ 559,000
Lovely Dublin Ranch townhouse. Granite counter tops in kitchen and pendant lighting over large island. Large cozy family room with fireplace and patio. Spacious master suite with walk-in closet. Litigation has been settled in The Courtyards.



Rosie Yandell & Kent Rocca

741 Hattan Dr. – Livermore – \$ 519,999
Great opportunity for first-time home buyers or investors! This house is move-in ready with new carpet and tile flooring, new baseboards, and a fresh coat of paint inside. The vaulted ceiling in the living/dining room gives a feeling of expansiveness. DP windows, leased solar among green features.



Meraj Khan

3968 Knightsbridge Way – San Ramon – \$ 1,390,000
Gorgeous, stunning and lavishly upgraded Windemere home features an open floor plan, large sized gourmet kitchen, formal living, formal dining, cozy family room, 2 downstairs bedrooms with baths, spacious loft, large sized Master bedroom suite and large backyard for entertaining!



Open Sat & Sun 1-4

Gina Piper

3290 Maguire Way – Dublin – \$ 535,000
BEST location in complex b/c of direct access to street w/ a park across. Large 2 car garage w/ interior access. Granite counters & so many upgrades. Spacious bedrooms. Park in garage or street right outside the unit (which makes this a very favorable location in comparison to others)



Open Sat & Sun 1-4

Andrea & Earl Rozran

524 Neal St. – Pleasanton – \$ 850,000
This single level, beautifully updated 3 bedroom, 2 bath home features a large private lot. The gourmet kitchen has custom cabinetry, granite counters, a 5 burner gas range, breakfast bar and large dining area. Other upgrades include hardwood flooring, a remodeled master bath, Milgard windows, recessed lighting, furnace/air conditioner and laundry/mud room.



Claudia Colwell

4159 Torrey Pine Way – Livermore – \$ 527,995
HUGE PRICE REDUCTION! Cozy home features custom tile floors, living room with high ceiling, picture window & wood FP. Freshly painted kit w/ gas stove & d/w, opens to large eating area w/ slider to covered patio. Master w/ slider to backyard & full bath w/ walk in shower. Large yard w/ possible RV access.

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1550 FINLEY RD.
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3 BED, 2.5 BTH, 1.62 AC,
BARN, POOL, SHOP
\$1,429,500

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DUBLIN
10647 MCBRIDE LN
TURN KEY CONDO-CAL HIGHLANDS \$640,000
3 BR 2.5 BA Kit w/brkfst bar.Hrdwd flrs & marble in
bathrooms.Mstr ba upgraded.Loof w/cabinet space.
Rachael San Miguel, CalBRE #01933117 408.502.2274



LIVERMORE
4779 CROSS ROAD
EXCEPTIONAL LAND/LOCATION \$2,099,800
3 BR 2 BA 84+ approx ACRES. Barn/Shop. Holding pens.
Flat acreage. Loading ramp. Single level home.Views.
Kay Stromgren, CalBRE #00890095 925.847.2200



DUBLIN
10841 MC PEAK LANE
CAL-HIGHLANDS TOWNHOME! \$610,000
3 BR 2.5 BA End unit w/plenty of light! Spacious flrpln
w/separate liv/din/fam rm areas. 2-car garage.
Suzanne Bieser, CalBRE #01355940 925.847.2200



PLEASANTON
3708 RABOLI ST
STUNNING RUBY HILL ESTATE \$2,599,999
5 BR 4 full BA + 2 half Corner lot.Guest rm w/Ba. Custom
tile, gourmet kit, hrdwd flrs. Lrg dining rm.Views from mstr
Bimla Sabhlok, CalBRE #00939221 408.445.5157

BRENTWOOD

216 TWILIGHT COURT
QUAINT COURT LOCATION \$372,500
3 BR 2 BA Upgrades: Hardwood floors, Tile floors,
Covered Patio, Gazebo. Close to shopping, schools, Parks
Sandra Burt, CalBRE #01205844 925.847.2200

CASTRO VALLEY

2276 FARLEY STREET
MOVE RIGHT IN! \$479,000
2 BR 1 BA Bonus room Refinished hardwood floors.
Fresh paint. New roof. Sun-splashed yard. Close to BART.
Laurie Pfohl, CalBRE #00866660 925.847.2200

LIVERMORE

4221 LAS POSITAS ROAD
PRIVATE COUNTRY PROPERTY \$1,650,000
4 BR 2.5 BA Spacious home. Inside Urban Growth
Boundary.Agricultural Residential Zoning.
Nancy Terpening, CalBRE #00380392 925.847.2200

632 DOVER WAY
BEAUTIFULLY UPDATED & SPACIOUS \$835,000
4 BR 2.5 BA Large rooms+Den w/wet bar. Chef's
kitchen w/granite & island. SS Appl. Great location!
Lucy Lizarraga, CalBRE #01393413 925.847.2200

2887 HOYA COMMONS
SOLAR POWERED DETACHED HOME \$765,000
3BD/ 2.5 BA w/4th bd option/loft. Premium corner
lot w/views of pool, club house & hills.
Lucy Lizarraga, Cal BRE#01393413 925-984-1518

HAYWARD

2535 LAKEPORT DRIVE
BEAUTIFUL CONTEMPORARY HOME! \$725,000
3 BR 2.5 BA Master BD/BA dwnstrs.A Bonus RM/
BD.Hrdwd flrs,Tile&More.A Gem loc cls to activities.
Virginia Hoato, CalBRE #01781539 925.847.2200

MOUNTAIN HOUSE

503 WEST CACION COURT
GORGEOUS HOME W/UPGRADES \$590,000
4 BR 3 BA Distressed wood floors. Granite counters.
SS Appliances. Plantation shutters. Custom paint.
Must See!
Sean Leggat, CalBRE #01280186 925.847.2200

PLEASANTON

131 HAPPY VALLEY ROAD
ENJOY PLEASANTON COUNTRY LIFE! \$1,500,000
8.6 ac Excl Area-Castlewood & Happy Valley. Idl
homesite,Vineyard, Orchrd, Rnchg, Horses & More!
Chris Steele, CalBRE #01494936 925.847.2200

4036 PAGE COURT
GREAT COURT LOCATION! CALL FOR PRICING!
4BD/ 2 BA Living room. Family room w/fireplace.
Newer roof. Updated furnace/AC. Close to schools
& shopping.
Mike Riley, Cal BRE #00374197 925-847-2245

2737 DAISY LANE
SOUGHT AFTER REDBRIDGE COMMUNITY \$655,000
4 BR 3.5 BA Beautiful Single Family Home located
in the Sought after community of Redbridge.
Laurie Pfohl, CalBRE #01280186 925.847.2200

460 POMBO SQUARE DR.
NEWLY REMODELED HOME! \$375,000
4 BR 2.5 BA Washer, Dryer, & Refrig Stay. Granite
counters. SS appl. Securty sys. Beautiful pool w/
waterfall.
Suzan Gladieux, CalBRE #01245705 925.847.2200

541 POMBO SQUARE DRIVE
MOVE IN READY!! \$370,000
4 BR 2.5 BA Vaulted ceilings in Living Room. Updated
Kitchen w/SS Appliances. Family Room w/Fireplace.
Landscaped Backyard
Suzan Gladieux, CalBRE #01245705 925.847.2200

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**GOLF COURSE LOT
OPEN SUNDAY 1-4**



1113 Heather Lane, Livermore

Large updated home on golf course 1,962 SF
4 BR / 3 BA / \$699,000

**NEW LISTING
OPEN SUNDAY 1-4**



2285 Minerva Court, Livermore

Single story resort styled living
3,740 SF / 4BR / 3.5 BA / \$1,685,000

CUSTOM ENGLISH COUNTRY MANOR



3099 East Ruby Hill Dr., Ruby Hill

Stunning custom overlooking 12th fairway
7,070 SF / 5 BR / 4.5 BA / \$3,000,000

VINEYARD ESTATE

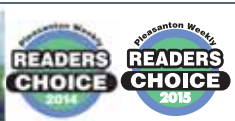


7795 Cedar Mountain Road, Livermore

Live among winemakers w/producing vineyard
6,671 SF / 7 BR / 6 BA / \$3,750,000

LUXURY VIEW HOME SITES

4108 and 4112 Foothill Road, Pleasanton
Gorgeous view lots in luxury gated neighborhood.
All utilities underground and to site.
2.2 Acre for \$1,488,000 and
7.3 Acre for \$1,888,000



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JUST SOLD



468 S. Clovercrest Ln San Ramon

Sold for \$710,000

JUST SOLD



601 S Blackbrush Ln San Ramon

Sold for \$770,000

2902 Victoria Meadow Ct., Pleasanton

OPEN SAT/SUN 1-4



Beautiful 5 bedroom/ 2.5 bathroom custom home in a private court. This 3716 Sq. Ft. home features a gourmet kitchen w/professional appliances, hardwood floors, gas fireplaces, 2 back patios, hot tub and much more! Close to Livermore Wine country, award winning schools and downtown. Open this weekend! Offered at \$1,719,999

'Coming soon' Wonderful opportunity to own a home on 1/3 acre in Springtown. Close to schools, easy access to freeway and shopping.

Growing up the daughter of a Broker, I admit to having high expectations from an agent. Anni met them all. While selling my townhouse in San Ramon, I especially appreciated her 'get it done' attitude and her ability to forge through the hundreds of tiny obstacles that present themselves when selling an occupied investment property - all without looping me into the minutia, which is exactly what I wanted. I most admire Anni's people skills. She can effectively manage a wide variety of personalities, even those that are challenging, with finesse. I highly recommend Anni.

—Brandie Young.

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Anni Hagfeldt
(925) 519-3534

anni@venturesir.com

LIC#01491116



OPEN SAT/SUN 1-4



7455 Ginger Ct

Opportunity Knocks! Wonderful 4 BR, 3 BTH home on Cul-de-sac needs cosmetic upgrades throughout
\$909,000

COMING SOON



Cul-de-Sac Location

Upgraded 3 BR, 2 BTH single story in prime location with hardwood floors and upgrades throughout
\$739,000

CUSTOM HOME



829 Oak Manor Ct

Fabulous 5 BR + Bonus Rm & Office on premium .69 Acre wooded cul-de-sac lot with gate
\$2,099,000

PENDING SALE



860 Sycamore Road

Luxury home, 6200 sq ft 5 BR + bonus, office & loft on premium private flat .93 Acre lot with outdoor kit
\$2,599,000

Pleasanton Market Update

The Pleasanton real estate market appears to be in summer snooze mode. It appears that everyone has gone to the beach. Inventory is down and there isn't as much urgency amongst buyers. We're just kind of drifting along. Perhaps many people are waiting to see what happens with interest rates, which are nearly certain to go up before too long, barring something to jar the economy onto a different path. Will inventory ever return to pre-2012 levels? This autumn should be interesting.

The inventory of homes for sale in Pleasanton took a pretty big drop in July, from 108 at the end of June to 85 at the end of July. That's a 21% decline. July was also off the level of a year ago, when 92 homes were on the market. Sales also declined in July, with pending sales falling from 78 during June to 70 during July. July, however, did have 12 more pending sales than did July 2014. Closed sales took a precipitous dive, falling 34% in July. 67 sales closed in July, compared to 101 in June and 80 a year ago. Interestingly, properties were on the market for fewer days in July (15) ... Go to www.680homes.com to read the rest of this article.



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ANOTHER NEW LISTING! OPEN SUNDAY, AUGUST 23 FROM 1-3 PM



3908 MT. RAINIER CT., PLEASANTON
Stunning remodel! 3 bdrm, 2 bath, one level home. Quartz kitchen with hardwood floors and stainless steel appliances. Stunning granite bathrooms. Sparkling pool that's beautifully landscaped. 2 car garage, plus large detached workshop with side access! **PRICED AT \$800,000**



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New to the market! Gorgeous 2 bedroom, 2 bath Dublin Terraces condo! 2 story, 1298 sq ft. Live the life with fitness center, pool & spa. BART and freeway access close by! **OFFERED AT \$498,000**

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7 STEPS TO SELLING A HOME

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2. The Cost of Selling
3. Price
4. Location
5. Condition of Your Property
6. Staging
7. Assembly

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5576 JACQUILINE WAY, LIVERMORE
Beautiful 4 bedroom, 2.5 baths, 1,858 sq feet of living space. Remodeled gourmet kitchen. Private backyard with in ground Pool. Lot size: 9,001 sq ft. Side yard access with RV. **OFFERED AT \$725,000**



4415 SUTTER GATE AVE, PLEASANTON
Beautiful single-story 4 bedroom and 2 full bathrooms, Attached 2-car garage. Built in 1980. Approximately 2,172 square feet of living space. Situated on a 6,901 square foot lot. **OFFERED AT \$979,000**

**Thinking of moving up or downsizing?
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COME ON IN



PLEASANTON \$2,350,000

788 Vineyard Terrace | 6bd 7ba
Kris & Tyler Moxley 925.251.1111
By Appt



PLEASANTON \$2,079,000

838 Sunny Brook Way | 5bd 5ba
Blaise Lofland 925.251.1111
Sat 2:00-5:00&Sun 1:00-4:00



PLEASANTON \$1,599,000

78 Castlewood Drive | 4bd 2(1)ba
Tim McGuire 925.251.1111
By Appt



PLEASANTON \$1,599,000

1420 Chadbourn Ct | 5bd 3(1)ba
Tim McGuire 925.251.1111
By Appt



PLEASANTON \$1,199,900

3891 Hot Springs Ct | 6bd 4ba
Janna Chestnut 925.251.1111
Sat&Sun 2:00-4:30



PLEASANTON \$1,150,000

4972 Mohr Ave | 4bd 2(1)ba
Kat Gaskins 925.251.1111
By Appt



PLEASANTON \$1,035,000

1966 Paseo Del Cajon | 4bd 2.5ba
Tim McGuire 925.251.1111
Sat&Sun 1:00-4:00



HAYWARD \$995,000

122 Carrick Cir | 5bd 4ba
Martin Group, Sally Martin 925.251.1111
By Appt



DUBLIN \$799,000

5138 Newington Ct | 3bd 2(1)ba
Mark Kotch 925.251.1111
By Appt



LIVERMORE \$525,000

1323 Spruce St. | 3bd 2ba
Karen Crowson 925.251.1111
Sat&Sun 1:00-4:00



LIVERMORE \$458,000

3155 Golden Crest Cmn | 2bd 2ba
Linda Futral 925.251.1111
By Appt



DUBLIN \$368,467

3385 Dublin Blvd #202 | 2bd 2ba
Jo Ann Luisi 925.251.1111
By Appt

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