

Pleasanton Weekly

Buying & Selling
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Serving at schools

Police act as mentors, first line of defense in campus emergencies

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Family Practice, Pleasanton

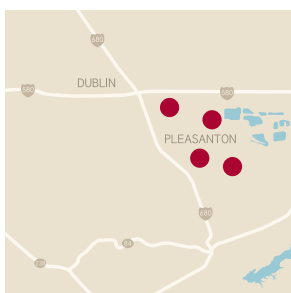


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AROUND PLEASANTON



By JEB BING

Houses or church site? Council to decide



JEB BING

Ponderosa Homes wants to replace Centerpointe Presbyterian Church's large dirigible-shaped sprung structure with new homes.

The City Council will decide at its meeting Tuesday night whether to rezone a church site for new houses in the midst of a drought emergency. Then it will also vote on a plan to raise water rates across the board for those whose homes are already built. It's by coincidence that the two issues come before the council at the same time, but both are vitally linked to the drought and the city's mandatory 25% water-use cutback.

Public protests over possible development on Pleasanton's East Side centered on the drought. Complaints continue to come in over apartment projects whose tenants will need more water in a city already facing short supplies.

Water shortages also will likely be an issue Tuesday as Ponderosa Homes seeks to rezone property at Valley Avenue and Busch Road owned by Centerpointe Presbyterian Church. The city already has approved use of part of the site by Montessori West, a private school that will add another building as it expands enrollment in preschool and kindergarten through sixth grades.

But the rest of the site, including the church's large dirigible-shaped sprung structure, would be rezoned and cleared under the Ponderosa plan for 20-25 houses with landscaped streets, new trees and front yards. The Pleasanton Planning Commission was only lukewarm to the plan, which at the time called for 27 homes.

After a 3 1/2-hour public hearing, three commissioners voted for approval, two abstained. The Rev. Mike Barris, pastor of Centerpointe, said the church is in the process of acquiring another site and needs to sell the site to finance the deal. In response, one commissioner suggested keeping the current zoning and letting Centerpointe sell the site to another religious organization.

But what organization would want it or could afford it? Several

Pleasanton churches, such as Centerpointe, already face mounting debts. Others, including Congregation Beth Emek and all of the major Christian denominations, have their own and adequate sanctuaries. CrossWinds in Dublin might have been interested, but it just moved into its new building next to the Outlet Mall in Livermore. Smaller congregations meeting in schools and office buildings here lack the funds to pay Centerpointe's cost.

Muslims might have the money and the need to build on the site. The Muslim Community Center of the East Bay, which is serving a growing population, meets in office space in Hacienda. Another Islamic group gained city approval several years ago for a small mosque on Dublin Canyon Road, near the Pleasanton Marriott, but that facility was never built.

Last month, a Pleasanton Weekly Town Square commenter responded to critics of Ponderosa' plan for houses there. "Sure," the Town Square commenter wrote, "maybe a church, mosque, ashram or temple would be interested to build there. But you miss the point. Any such campus would create traffic and noise during the week and weekend, at least a lot more than a dozen of houses would in that neighborhood. This campus was approved before the neighborhood there was even built, and now that people actually live there, a less impacting use would be better. And as far as the church bailing out, I understand they could not raise the money to build the new campus from their congregation so that is why they need to sell and relocate."

Yet with the council likely to approve water-rate increases Tuesday, Ponderosa may find the council and others opposed to the rezoning bid, putting concerns over the drought ahead of housing.

The council meeting will start at 7 p.m. Tuesday in the Civic Center, 200 Old Bernal Ave. ■

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About the Cover

Pleasanton police officers Michael Rossillon (left) and Marty Billdt talk in front of Pleasanton Middle School on Tuesday morning as students arrive for classes. As new school resource officers, Rossillon and Billdt said they've been making a point to get to know students to build trust. Photo by Meredith Bauer. Cover design by Kristin Brown.



By Robert Rosas

Special PLEASANTON WEEKLY Reader Offer

Breakthrough relief for back pain and sciatica

If YOU suffer from low back pain, according to National Institutes of Health, you are among four out of five Americans who will suffer from disabling back pain during their lifetimes.

Shooting, stabbing and burning pains from the low back, sometimes with additional pain through the buttocks and down the legs are all symptoms of a pinched nerve often called “sciatica”.

In severe cases, it can lead to muscle wasting, numbness and constant tingling down to the tip of the toes. Left untreated, the intense pain can rapidly wear you down and drain the joy out of life.

That is, until now...

Recent advances in the treatment of sciatica and lower back pain have led to the development and huge success of Non-Surgical Re-Constructive Spinal Care.

The excellent results of this treatment have been published in major medical journals. With success rates as high as 90% some back surgeons recommend their patients try this treatment first before having back surgery.

In Pleasanton, you can try Non-Surgical Re-constructive Spinal Care at Intero Chiropractic — the office of the man who is dedicated in helping hundred’s of people with low back pain and sciatica.

Dr. Hsieh and his team have helped numerous patients find relief from their agonizing back pain and sciatica.

According to Dr. Hsieh, “We use a combination of ultra-advanced technology, not found elsewhere in the Tri-Valley Area, for precisely diagnosing the cause of your low back pain and sciatica; and a unique program for reconstructing the damaged area causing the pain; this means superior long-term results for most people.”

Because the treatment is non-surgical, safe and easy, many patients report an almost immediate relief from their pain.

Your invitation for a comprehensive consultation and evaluation to pinpoint the cause of your low back pain and sciatica...

Pleasanton Weekly has teamed up with the spine therapy specialists at Intero Chiropractic, to help readers find relief from their persistent back and sciatic pain.

All you have to do to receive a thorough diagnostic evaluation with the most advanced technology in the world and a comprehensive easy to understand report on your state of health is **call (925)255-5805**.

Mention this article (CODE:BOS37SCID5) and Dr. Jerry Hsieh will happily reduce his usual examination fee by 60%. But hurry, due to obvious reasons — this is a time limited offer — with only 100 reader consultations available at this exclusively discounted rate.

My advice, don’t suffer a moment longer...

Find out if Non-Surgical Re-Constructive Spinal Care can help you, book a consultation with Dr. Jerry Hsieh and his team now by calling (925)255-5805, they are waiting to take your call today.

They actually treat the cause of your health problem, not just your symptoms.

That’s why hundreds of grateful patients tell them “You gave me back my life!”

Over the years, they’ve treated hundreds of patients with back problems and sciatica. The vast majority of them have enjoyed superior, lasting relief. In fact, many who’ve suffered and have tried other remedies have told them they gave them back their lives!

Call them now and get a full and thorough evaluation to pinpoint the cause of your problem at 60% off the normal cost of an examination!



Dr. Jerry Hsieh has dedicated in serving hundred’s of people with sciatica and says: I’ve never seen a treatment as effective as Non-Surgical Re-Constructive Spinal Care for patients with sciatica or lower back pain.

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You can even call on the weekend and leave a message on their answering machine to secure your spot as they promise to return all calls; and during the week they are very busy, so if they don’t pick up right away, please leave a message.

For obvious reasons they can’t help everyone at this reduced price, so please call soon to secure your special opportunity.

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Streetwise

ASKED AROUND THE VALLEY HUMANE SOCIETY’S ANNUAL PAWS IN THE PARK FUNDRAISER

Why do you love your dog so much?



Viviana Leon
Artist/interior designer

I love my dog so much because she is like a child to me. She fills my heart with joy and love every single day and makes my life very full and rich. I am so blessed to have her!



Carlos Avale
Engineer, Lawrence Livermore National Laboratory

My dog Moli is just a great source of joy in my life. She is very gentle and very sweet, and people think she’s still a puppy because she acts like one, even though she’s 8 years old. I wish I had her energy! She truly provides endless entertainment and companionship.



Samantha Erickson
Air Force/veterinary technician

Oh, there are so many reasons! My dogs are my children; they love me unconditionally and are always thrilled to see me, no matter what. What could possibly be any better than that?



Gayle Furukawa
Retired

I love my dog because he is wonderful company and enjoys spending time with me doing all of my favorite things. We especially enjoy taking trips to the ocean together, where we just sit and relax and stare at the crashing waves for hours at a time.



Diane Heinitz
Retired

I love my dog so much because he is a source of pure love and affection. He follows me everywhere I go, sleeps at the foot of my bed and shows real concern for me when he can see that I’m sick or injured. There aren’t too many people I can say that about!

—Compiled by Nancy and Jenny Lyness

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

Lucky Fans

Tri-Valley Television is offering viewers an opportunity to win free show tickets by signing up to be TV30's "Lucky Fans."

All through October, viewers will have a chance to win tickets for events at the Firehouse Arts Center, Bankhead Theater and Vine Cinema & Alehouse.

Visit the TV30 website at www.tv30.org to register to be a "Lucky Fan." There is no charge, and the information will not be shared.

TV30 randomly selects a winner at various times from the "Lucky Fan" registrations. The winner will be announced on the Tri-Valley TV Facebook page and on TV30. Viewers can enter as many times as they want until they win. For complete rules, click on the "Lucky Fan" icon on the TV30 website.

Teacher of the Year

A Pleasanton Unified School District teacher is among the educators vying for this year's Alameda County Teachers of the Year award.

Amador Valley High educator Tony Dennis, PUSD's Teacher of the Year, is among 18 candidates in the running for the award, two of whom will be selected as the county's Teacher of the Year to proceed to the state competition, according to the Alameda County Office of Education.

The winners will be announced in a ceremony on Thursday at the Castro Valley Center for the Arts.

A PUSD teacher for 13 years, Dennis is the lead teacher of STEM-themed program Project Lead the Way at Amador Valley.

China tour

The Pleasanton Chamber of Commerce is hosting a nine-day tour of China next April at a cost of \$2,199 per person (double occupancy that includes round-trip airfare, all hotel accommodations and three meals a day).

Reservations for the April 2-11 trip are open to the public.

The tour includes a visit to Beijing and the Great Wall, Forbidden City and Tiananmen Square, and also to the Ming Tombs, Suzhou, Hangzhou and Shanghai. Participants will travel on deluxe tour buses with English-speaking tour guides. The cost of the trip includes admission to attractions, tours, airport taxes and round-trip transportation to and from San Francisco International Airport.

For more information, visit www.pleasanton.org or contact Kate at 846-5858, ext. 203. ■

Costco seen as potential buyer of Pleasanton development zone site

Johnson Drive being rezoned for 35-acre development

By JEB BING

Pleasanton planners moved a step closer last week to creating the city's first Economic Development Zone along Interstate 680's Johnson Drive frontage road that could offer up to 35 acres of space suitable for a new hotel or, possibly, a new Costco retail store.

Costco, long rumored as interested in the site, was mentioned during a public hearing by the city's Planning Commission even though the wholesale membership-only retailer has never said publicly that it might build here.

Gerry Beaudin, director of community development and head of the city planning department, said the city does not have a permit application at this time from Costco.

Even so, it's no secret that Costco representatives have expressed an interest in the site, previously dominated by a multistory Croxox Company office building that was torn down after the company moved into a six-building campus nearby. Much of the land around it also has been cleared in anticipation of a bid by a major hotel or retailer to develop the site, which includes properties from 7106 to

7315 Johnson Drive and 7035 and 7080 Commerce Circle.

In a staff report to the commission, associate planner Eric Luchini said the proposed Economic Development Zone "would designate opportunity sites that could be redeveloped with uses that would add value to the properties."

Throughout the public hearing, speakers referred to Costco as a potential developer of the site, claims that were not refuted by planning commissioners or Luchini.

Key obstacles to a Costco store at that location, or a large hotel, are the two-lane Johnson Drive

that is already crowded with traffic from businesses on Johnson Drive, including ClubSport Pleasanton, Valley Bible Church and the DoubleTree by Hilton Hotel and Federal Express.

Bill Wheeler, president and CEO at Black Tie Transportation, whose large inventory of limousines occupies a facility at 7080 Commerce Drive, a block east of Johnson Drive, told commissioners that his business already is severely impacted by traffic on Johnson and that more would cause

See **COSTCO** on Page 7



MEREDITH BAUER

Vintage Hills Elementary principal Ann Jayne poses in front of the school last month. Vintage Hills has been selected as a National Blue Ribbon School.

Vintage Hills named National Blue Ribbon School

Only PUSD school to receive honor this year

By MEREDITH BAUER

Pleasanton's Vintage Hills Elementary School has been selected for a prestigious National Blue Ribbon Schools Program award, an honor given based on student and teacher achievements.

Vintage Hills was awarded as an Exemplary High Performing School, a designation given to schools that are among their state's best based on student testing scores and graduation rates, U.S. Secretary of Education Arne Duncan announced Tuesday morning.

"This award reflects the dedication, pride and multiple efforts of our teachers, staff and community to meet the needs of all our students," said Vintage Hills prin-

cipal Ann Jayne in a statement.

The school will be recognized in a national ceremony in November in Washington, D.C., and a school-wide celebration will take place Nov. 12, Jayne said.

In all, the National Blue Ribbon Schools Program honored 285 public and 50 private schools with awards this year. Other designations were the Exemplary Achievement Gap Closing Schools (which excelled at helping students from disadvantaged backgrounds succeed) and the Exemplary Improving Schools (which honors schools where 40% of enrolled students are from disadvantaged backgrounds and demonstrate the most progress in

improving student achievement).

Vintage Hills was the only Pleasanton Unified School District school recognized. In the nearby San Ramon Valley, Neil Armstrong Elementary School in San Ramon was honored as a National Blue Ribbon School. In Dublin Unified, James Dougherty Elementary School was selected for the designation.

Vintage Hills, located at 1125 Concord St., recently went through a leadership change with new principal Ann Jayne taking the reins this school year after former principal Melissa Theide moved to Castro Valley's school district to become director of human resources. ■

HEAD OF THE CLASS

Butler boosts Harvest Park

Former PUSD vice principal steps into new role as interim principal

By MEREDITH BAUER

Starting her career in a district with fewer resources, new Harvest Park Middle School interim principal Jill Butler remembers spending time off work scouring used bookstores for reading material for her students.

When she arrived in Pleasanton nearly three decades ago, she brought two things with her: an appreciation for the resources in the city and the understanding that students from all walks of life can excel.

"I truly believe there's no child that doesn't want to succeed," she said. "It's our job as educators to help unravel that web around them."

Originally from Iowa, Butler started her teaching career in Southern California after college. She taught in the Port Hueneme School District in Ventura County for four years in a limited English-speaking school before moving to the East Bay to begin teaching in Pleasanton in the mid-1980s.



Jill Butler

See **PRINCIPAL** on Page 6

Law firm attacks Pleasanton Weekly on Twitter

News organization says nothing its blog stated was factually incorrect or defamatory

BY MEREDITH BAUER

The Los Angeles law firm of Geragos & Geragos has taken to Twitter to call the Pleasanton Weekly a “journalistic disgrace” for failing to publish information contained in one of the firm’s press releases.

The firm — represents the family of John Deming Jr., who was shot and killed by Pleasanton Police Officer Daniel Kunkel on July 5 — demanded a retraction of a blog post made on Sept. 14 by Pleasanton Weekly publisher Gina Channell-Allen.

In a letter to the Weekly, lawyers Mark Geragos and Ben Meiselas requested the Weekly remove the blog post and apologize.

Bill Johnson, CEO of the newspaper’s parent company Embarcadero Media, responded that the paper would not remove the content or apologize because nothing contained in the blog post was factually incorrect or defamatory.

The firm’s lawyers then took their objections to a public forum last week by tweeting and linking to the correspondence, and saying on Twitter, “this so-called ‘newspaper’ is a journalistic disgrace” and “#pleasantonweekly helps #police coverup murder of unarmed teen.”

Channell-Allen’s blog explained to readers why the Pleasanton Weekly wouldn’t be running a news article on a toxicology report provided by the firm that stated there were “no positive findings” of drugs in Deming’s body on the night he was fatally shot. Her blog stated she made the decision in part because of the “timing and the piecemeal manner with which the Deming family attorneys appear to be releasing information to the media.”

She stated the toxicology report had been sent to various media days before Urban Shield, a first-responder training conference for

local police that includes SWAT, anti-terrorism and massacre-prevention training, was set to begin in Pleasanton.

Channell-Allen explained the firm had paid for the third-party toxicology report and an autopsy report but had chosen to only release the toxicology report. Since the official autopsy and toxicology reports haven’t yet been released by the county, Channell-Allen said the Weekly would await the county’s reports and then publish a story on both versions.

She also raised the question of whether toxicology tests are able to detect some new club drugs, such as “bath salts.” She cited a report in Forensics magazine in which a toxicologist explained the difficulty of testing for this particular drug.

The firm refused to provide the full autopsy report, which could have corroborated the claims in the toxicology report.

In his Sept. 18 letter, attorney

Geragos refuted the claims of the blog, calling the Weekly “a shrill propaganda arm for Pleasanton PD.” He said the company that had completed the toxicology — NMS Labs — provided fair results regardless of who is paying them, claimed that bath salt compounds were tested for in that toxicology and were not detected and claimed that the firm’s intention wasn’t to draw attention to Urban Shield but to fulfill a request for information from the Weekly.

The Pleasanton Weekly contacted the Geragos firm on Sept. 10 to receive a copy of the toxicology report that had been released to other media but not provided to the Weekly. The toxicology report was dated Aug. 24, but the date on the press release was Sept. 9. The title of the press release was “John Deming Jr.’s toxicology: No positive findings as Pleasanton set to host Operation Urban Shield,” with the last five words underlined.

In its letter to the Weekly, the firm also criticized the paper for not publishing personnel information the firm released related to Officer Kunkel and his past employment, which the Weekly has been unable to independently verify. ■

PRINCIPAL

Continued from Page 5

She taught at Alisal and Vintage Hills elementary schools before she started at Pleasanton Middle School in 1996. She taught for 16 years as a language arts and history teacher and served as chair of the Language Arts Department from 2000-2013.

Butler moved into an administrative role when she became vice principal at Pleasanton Middle School in 2013 and worked there for the past two school years. She was appointed as interim principal at Harvest Park as of July 1, replacing former principal Ken Rocha who was appointed director of education for Pleasanton’s middle and high schools.

Her interim term ends June 30, and she plans to apply to become the school’s permanent principal. A hiring decision is expected in time for the start of the 2016-17 school year.

Butler said she became an educator out of a desire to help children, especially those who were dealing with tough situations in their home lives that permeate into the classroom.

“It breaks my heart when I see kids struggle,” she added.

She said she aims to promote a positive work environment since her attitude affects teachers, whose attitudes affect students. She said if your words come from the heart, kids can tell and know you really care.

As vice principal at Pleasanton Middle School, Butler said she was able to improve her leadership skills to the point where she’d be able to step into a principal role seamlessly.

She commended the city’s PTA volunteers who have long supported Harvest Park and have provided invaluable resources and volunteer hours to help the school have a successful year.

“The partnerships here are really strong,” she said.

Butler said the school year had a smooth start due to the veteran staff members and strong teachers.

“I just want to move them forward from here and continue their good work,” she added.

A San Ramon resident, Butler and her husband have a blended family with five children total. When she isn’t working, she said she’s spending time with her family at the beach or traveling to an Oakland A’s game. She said she loves interior design — as shown by her colorful, organized office — and dotes on her three toddler grandchildren whenever possible.

She earned her bachelor’s degree from Cal State Long Beach and earned her master’s degree in educational leadership from Cal State East Bay. She is a doctoral candidate at Cal State East Bay and will defend her dissertation this spring to earn her Doctorate in Educational Leadership. She also holds teaching and administrative credentials.

Butler earns an annual salary of \$142,624 as interim principal of Harvest Park, which is located at 4900 Valley Ave. ■

Pleasanton native earns Girl Scouts’ highest honor

Annie Cai, a 2015 Amador Valley High grad, has been named a National Young Woman of Distinction by the Girl Scouts of the USA.



BY JEREMY WALSH

Pleasanton native Annie Cai is set to be honored in New York on Wednesday after being named one of 10 National Young Women of Distinction, the highest recognition bestowed by the Girl Scouts of the USA.

Cai, now a UC Berkeley freshman, received the honor for her Gold Award project last school year. With her “Imaginarium” project, she designed a career development conference for young students to

help them turn their creative ideas into formal business plans.

“I wanted to inspire entrepreneurial creativity in the younger generation so that they can not only set up innovative businesses, but also then better our society in terms of gender equality, domestic policy and socioeconomic standards,” Cai, a 2015 Amador Valley High graduate, said in a statement.

Held at her high school, the all-day conference drew 30 middle school

students who wanted to invent and develop new business concepts.

And with the guidance of business professionals in attendance, the students transformed their brainstorm sessions into detailed proposals with an operations breakdown, financial budget and marketing plan. The young participants then presented their plan publicly to a panel of judges.

“We made sure that we didn’t change their dreams, but merely revised the way that they organized and presented those dreams,” Cai said. “This way, we only amplified their creative inventions; we didn’t crush them.”

While at Amador Valley, Cai also helped start a new campus-based store overseen entirely by student staff, organize a monthly speaker panel of business professionals and inspire a TEDx event around leadership, which the school plans to hold in the future, according to Girl Scouts of Northern California officials.

“Annie’s vision and execution for Imaginarium is a remarkable achievement, and we are so proud to honor the incredible work which earned her this distinction,” said Marina Park, CEO of Girl Scouts NorCal. “Annie exemplifies the type of thoughtful analysis and leadership from our local Girl Scouts who are fortunate to gain intimate access to the culture of innovation that is unique to Northern California.”

Cai and the other Young Women of Distinction received \$5,000 scholarships from the Kappa Delta Foundation and the Girl Scouts of the USA. For more information on the award program and the recognition ceremony, visit www.girlscouts.org. ■

ALL ABOUT WINE

2015

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POLICE BULLETIN

Man killed in Pleasanton highway crash

A man who died in a crash last Saturday morning on Interstate 680 in Pleasanton has been identified as Patterson resident Javier Rodriguez, 44, according to officials with the Alameda County coroner's bureau.

The crash occurred at about 6:22 a.m. on southbound I-680, south of Stoneridge Drive, California Highway Patrol (CHP) officials said.

A person driving a water truck was slowing because of traffic and Rodriguez failed to notice the slowing truck, CHP officials said. Rodriguez crashed a 2007 Nissan into the back of a 1989 Peterbilt, which trapped him in the Nissan where he died, according to CHP officials.

Rodriguez was traveling at a high rate of speed before he crashed, CHP officials said.

Both drivers were wearing their seat belts, according to CHP officials. The officials said they made no arrests.

In other police reports:

- Four residents who spent their evening working out at 24 Hour Fitness returned to their cars last week to find they had been broken into.

An unidentified person smashed the windows of four cars in the parking lot at the 4700 block of Willow Road in Pleasanton outside the gym be-

tween 9:20-11:24 p.m. on Sept. 24, according to Pleasanton police.

The thief took a bag with a stethoscope, gray scrubs and three pairs of sunglasses from a Volkswagen Jetta, a backpack containing a calculator, notebook and a calculator from a 1993 Mazda and a bag that belonged to the car owner's mother from a third car. Another car did not report any stolen items, police stated.

As of Monday, no suspects had been identified and no arrests had been made.

- A Pleasanton home was burglarized on Sept. 25 while the homeowners were away at dinner.

Between 4:45-9:05 p.m., an unidentified person propped backyard lawn furniture on the back wall of the home on the 3600 block of Huff Court and used it to climb to a second-story alcove. From there, the person shimmied along a ledge to an open second-floor window and got inside by removing the screen, Pleasanton police stated.

When the homeowners returned from running errands and having dinner, they saw the master bedroom had been ransacked, and \$1,000 in jewelry (including sentimental items) and a \$500 PlayStation were reported missing, police said.

As of Monday, those responsible had not been identified and no arrests had been made. ■

—Meredith Bauer

TV30 needs student sportscasters

High schoolers in sophomore to senior years are eligible

By JEB BING

Are you an aspiring TV broadcast reporter? Here is a way to gain some on-camera experience.

TV30 is looking for several high school students in Pleasanton, Dublin and Livermore to report sports-related stories from Tri-Valley high schools as needed throughout the year.

These are volunteer positions for students currently in sophomore through senior grades. The

segments will be produced by Tri-Valley Community Television and air on TV30.

"The student reporter will work with a TV30 producer and our crew," said Melissa Tench-Stevens executive director at Tri-Valley Community Television. "We are excited to offer this opportunity to students and look forward to seeing them on TV30 in this capacity."

How to apply: Visit the Tri-Valley TV website at www.tv30.org

and click on the "High School Reporter" icon. Fill out the form, tell TV30 why you think you would be a good reporter for your school, attach a photo and hit submit. Selected candidates from Amador Valley, Dublin, Foothill, Granada, Livermore and Valley Christian high school will be contacted by TV30.

The deadline to apply for this first round of reporter openings is midnight this Sunday. ■

COSTCO

Continued from Page 5

unacceptable delays to the service he offers customers.

To cope with traffic concerns, Luchini said that a portion of the Park and Ride lot at Johnson and Stoneridge drives would be cut back and the two 90-degree curves eliminated. Johnson would be widened to four lanes to the ClubSport entrance and the I-680 ramps would be widened to accommodate increased traffic. Customers of a large retailer on the new Economic Development Zone site could use both the I-680/Stoneridge Drive access lanes or those farther east at I-580 and Hopyard Road.

Besides the potential uses of the new economic zone site by a hotel or large retailer such as Costco, city planner Adam Weinstein said other uses with full build-out could include other retail establishments and continued recreational uses, such as Club-

Sport. Existing uses in the project area would be "grandfathered" and could continue operating until redevelopment activities are proposed for specific parcels.

Fed Ex would not be affected by the new economic zone, although Weinstein said it could build a multistory building on its site if additional space is needed.

With development, the project area could contain up to 509,990 square feet of occupied building space, a net increase of 285,302 square feet over what's there now. Costco stores range in size from 73,000 to 205,000 square feet with the average size of 143,000 square feet.

Another key obstacle for Costco or any similarly large development will be the cost of site improvement, which could be in the millions of dollars.

City Manager Nelson Fialho said no taxpayer funds would be used to develop the site. Costco has initially resisted funding improvements beyond its own property and

Caltrans has not committed any funds to improving freeway access. Still, all of those issues "are negotiable," according to developers, who acknowledged that a Costco warehouse store could provide huge sales taxes for Pleasanton.

Ultimately, the project with a retail store such as Costco would cost \$50 million including at least \$10 million for improvements to Johnson Drive and access lanes on I-680.

Costco, which has warehouse stores in Livermore and Danville, operates 671 warehouses with 474 locations in the U.S.

An Environmental Impact Report for the Johnson Drive Economic Development Zone is now available for public review at the Pleasanton Civic Center with public comments due by Oct. 30.

It's expected that no commitments will be made by potential developers of the site until after the EIR is approved by both the Planning Commission and City Council early next year. ■

TAKE US ALONG



Marking papal visit: Ken Cook brought the Pleasanton Weekly on a trip to the top of Kinich Kak Moo, a Mayan/Itzi temple pyramid overlooking the Santuario de Nuestra Senora de Izamal, site of the 1993 papal visit in Mexico. Almost all of the buildings in Izamal, as well as many other nearby towns, were painted the Vatican City yellow.

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COURTESY OF TV30

President of the Alameda County Fair Association Richard Sealana (left) with TV30 Summer Campers Stephen Klesser and Sika Lonner.

Students star in TV30's 'Tri-Valley Youth View'

Program provides on-air interviewing, technical experience

By JEB BING

A new edition of Tri-Valley Youth View, a one-hour special TV program produced by middle school and high school students who attended TV30's Summer Camp, is currently airing on Tri-Valley Television's channels 28 and 30 as well

as on the station's website at www.tv30.org.

For the seventh summer, the community broadcasting system offered two sessions of Summer Camp. Twelve Tri-Valley "campers" participated in the five-day camp. This new episode represents the work of students who attended the August session.

"The students research and write questions, work the cameras and direct this program," said Melissa Tench-Stevens, executive director of Tri-Valley TV. "It is a unique experience not found anywhere else in the Bay Area."

"Several past campers have gone on to careers in broadcasting after spending time in our camps," she added. "We are very appreciative of the high profile guests that gave their time to be with the students on these episodes."

The hands-on TV Camp provides an introduction to the technical and talent aspects of studio and field production. The programs are written and produced by students from sixth grade to their senior years in high school.

Guests on the episode now airing include iGate executive director Brandon Cardwell, Alameda County Supervisor Nate Miley, general manager of El Monte RV Don Price, general manager of Pleasanton Garbage Service Gina Cardera, from PIXAR Animation Studios Dovi Anderson and Richard Sealana, president of the Alameda County Fair Association.

The program is available anytime via video on demand at www.tv30.org by clicking on the banner at the top of the page. It is also broadcasting on Comcast TV30 and AT&T U-Verse. Current times for Tri-Valley Youth View programs on Channel 30 are:

- Mondays, 6 p.m.
- Tuesdays, 11 p.m.
- Thursdays, 6 p.m. and 11 p.m.
- Saturdays, 9 a.m.
- Sundays, 9:30 a.m. ■



MEREDITH BAUER

Pinwheels for peace

Students at Mohr Elementary put homemade pinwheels into the ground by their school as part of International Peace Day last week. Children across the globe participated at their respective schools to symbolize an international sentiment for peace on earth.

Applications open for Juanita Haugen scholarship awards

Program honors longtime school board member, education leader

Applications are now available for \$1,000 scholarships to be awarded in November in the name of Juanita Haugen, a longtime Pleasanton school board member and nationally recognized education leader who died in 2007.

The scholarships recognize students who have a strong record of civic engagement and have demonstrated exceptional character by role modeling the Community of Character traits of compassion, honesty, respect, responsibility,

integrity and self-discipline.

All high school seniors in Pleasanton are eligible to apply for the scholarships.

A scholarship will be presented to a student in each of Pleasanton's three high schools: Foothill, Amador Valley and Village.

Applications and guidelines are available online at www.CommunityofCharacter.org.

The deadline to apply is Nov. 9, with selections to be made later that month. ■

—Jeb Bing

Support for school groups

Two Amador Valley High groups are looking for the community's support for academic and athletic projects.

Karen Lord-Eyewe, an Amador Valley Spanish teacher, is signing up students and adults for a trip to Cuba next summer, and the Amador Valley High cheer team is looking for donations to support this year's squad.

Lord-Eyewe will take a group to Cuba in June of 2016 through EF Tours, an internationally known educational tour company, now that the border has been opened to American tourists. The nine-day, \$3,720 tour will start in Miami, Fla., in Little Havana, and partici-

pants will fly to Havana, Cuba, to visit a community daycare center, meet local artists and hike trails.

The Amador Valley cheer team is looking to raise \$10,000 to buy safety equipment, team gear, uniforms and to pay for travel expenses and competition fees. As of Wednesday, the squad had raised more than \$6,800, and it will run until Oct. 11.

For more info on Lord-Eyewe's tour, visit <http://www.ef-tours.com/tour-website/1698071DC>. For more info on the cheer squad fundraiser, visit <https://app.snap-raise.com/fundraisers/4798/participant/147688>. ■

—Meredith Bauer

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EDITORIAL

THE OPINION OF THE WEEKLY

Police department's unwarranted silence unacceptable

It has been almost three months since 19-year-old San Jose resident John Deming Jr. was shot and killed by Pleasanton Police Officer Daniel Kunkel outside an auto dealership in Pleasanton.

And for almost three months we have been asking for answers, and we are frustrated with the police department's unwarranted and continued silence.

According to the Pleasanton Police Department, Deming broke into the dealership and was acting erratically, and then was shot and killed while assaulting Officer Kunkel in the early-morning hours July 5. The family's attorneys contest the department's version of events based on alleged inconsistencies in the department's statements.

The Deming family's law firm, Los Angeles-based Geragos & Geragos, cites a statement made to Pleasanton Weekly reporter Meredith Bauer by Pleasanton Police Lt. Jeff Bretzing as one of those inconsistencies. After a press conference July 7, Bauer asked Bretzing if Kunkel was wearing a body camera, and Bretzing said Kunkel was not.

The San Jose Mercury News published an online article the same day that stated: "Bretzing would not say whether Kunkel was wearing a camera. 'All are (sic) officers are issued body cameras,' (Bretzing) said. 'I believe all officers on the scene, including Officer Kunkel, should have been wearing their body cameras.'"

After seeing the Mercury News' account, our reporter contacted Bretzing to get clarification, and was met with a response that the PPD would not answer any questions about the officer-involved shooting until the Alameda County District Attorney's investigation is released. According to DA's Office spokesperson Teresa Drenick, there is "no timeline for its completion."

We have made several attempts to obtain a definitive statement from the Pleasanton police and the city attorney as to whether Kunkel was wearing an operating body camera at the time of the shooting.

City Attorney Jonathan Lowell told the Weekly, "Now that a claim has been filed, I have directed city personnel not to comment because this is a pending litigation matter, and the proper place for it to be adjudicated is in the courtroom."

Pleasanton Police Chief David Spiller said, "It would be inappropriate and unfair to all parties for me to comment on this matter before the pending investigations have been completed. When the District Attorney finishes the investigation and releases the independent report, most of your questions should be answered."

Lowell and Spiller miss the fact that the public has a right to know the basic facts of the incident, regardless of whether a civil lawsuit has been filed by the family. The department provided two conflicting answers to reporters' questions about whether Officer Kunkel was wearing an operating body camera immediately after the shooting. They now have the responsibility and obligation to correct the record.

Just as the department released a summary of what it believes occurred between Deming and Kunkel that night, there is no justification for failing to make a clear statement about the body camera, and whether video evidence may be available to shed greater light on the actions of John Deming Jr. and Officer Daniel Kunkel. ■



Visit Town Square at PleasantonWeekly.com
to comment on the editorial.

LETTERS

No on Ponderosa

Dear Editor,

I stand with the large majority of our residents in opposing the rezoning of the Centerpointe church property to allow even more residential construction in our city. I hope our City Council will show they are in touch with the wishes of the residents of the city of Pleasanton and deny the petition for rezoning on Oct. 6.

As I drove around the Hacienda "Business" Park and the area of Ber-

nal Avenue, I was stunned at the massive residential buildings under construction when we already have gridlock in the city, inadequate school facilities for this growth and above all, inadequate water supply for all these new residents. I find it ludicrous that ANY new development would even be considered until these infrastructure and traffic issues are addressed and resolved.

Please vote NO on the rezoning of the Centerpointe church property.

— Leon Fenton

More houses — Enough is enough

Dear Editor,

Ponderosa wants to squeeze 25 houses onto 4.23 acres and rezone the Centerpointe Church property at Valley and Busch in Pleasanton.

When they developed the agricultural land owned by the Busch family with 300-plus homes, they agreed to zoning this property as Public and Institutional. Now they want to buy it and rezone it for more houses. This sounds like bait and switch.

Once this is rezoned, one of the

few properties left in Pleasanton for churches, public or private schools, community centers, etc. will be lost. A community is made of more than just houses.

The No. 1 concern of our residents in the recent city-paid survey is too much growth and development. Tell our city leaders, with 1,700 residences now being built or approved, enough is enough.

Email citycouncil@cityofpleasantonca.gov or come to the Oct. 6 meeting at 7 p.m. at Pleasanton City Council, 200 Old Bernal Ave.

— Sandy Yamaoda



WEEKLY MEETING NOTICES

City Council

Tuesday, October 6, 2015 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- **Public Hearing:** Approve 13 Growth Management unit allocations comprising seven units at 5551 and 5561 Calico Lane and 1737 through 1761 Lynn Court (P15-0486), three units at 4745 Augustine Street (P15-0512), and three units at 4693 Augustine Street (P15-0524); and increase the number of discretionary Growth Management unit allocations by 15 units for the remainder of 2015
- **Public Hearing:** P15-0248/PUD-111, P15-0249/P15-0390/P15-0250 and P15-0465, Ponderosa Homes II Inc. - Consider introduction of an ordinance and resolutions for a General Plan Amendment, Rezoning, Planned Unit Development (PUD) Development Plan, Modifications to an approved site plan, Conditional Use Permit, Growth Management Agreement, Affordable Housing Agreement, and Negative Declaration for approximately 6.22-acres located at 3410-3450 Cornerstone Court, allowing for the development of 25 residential units, operation of a private school, and other site changes
- **Public Hearing:** Consider resolution adopting Water and Sewer Rates and amending the Master Fee Schedule effective October 15, 2015
- Consider authorizing staff to initiate the development of a downtown parking strategy and implementation plan
- Second reading and adoption of **Ordinance No. 2128** authorizing an amendment to contract between the City of Pleasanton and the Board of Administration of the California Public Employees' Retirement System to provide Section 20516 (Employees Sharing Additional Cost) of 1% for classic local police members; and Section 20516 (Employees Sharing Additional Cost) of an additional .5% for classic local fire members

Civic Arts Commission

Monday, October 5, 2015 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Approve Appointments for Two (2) Teen Poet Laureate Positions
- Presentation from Pleasanton Cultural Arts Council on the Big Draw Event
- Discuss the Development of Providing a Signature Arts Event
- Selection of Two (2) Civic Arts Commissioners to Serve on the Theatrical Production Company" RFP Screening Committee
- Selection of Two (2) Civic Arts Commissioners to Serve on the Shakespeare in the Park RFP Screening Committee
- Selection of Two Civic Arts Commissioners to Serve on The Children's Theatrical Production Company RFP Screening Committee

Human Services Commission

Wednesday, October 7, 2015 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Receive the Senior Support Program of the Tri-Valley's Year End Report for FY 2014/15 Approve the Proposed Revisions to Fee Assistance Program Guidelines and Application for FY 2015/16
- Review of the Commission Meeting Schedule for 2016
- Review and Select Representatives for Committees and Meetings FY 2015/16

Library Commission

Thursday, October 8, 2015 at 7:00 p.m.

Library Conference Room, 400 Old Bernal Avenue

- Civic Center Task Force Update
- Library Literacy and ESL Efforts
- Library Commission Retreat

Parks & Recreation Commission

Thursday, October 8, 2015 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

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

To explore more about Pleasanton,
visit us at www.cityofpleasantonca.gov

Serving at schools

Police act as mentors, first line of defense in campus emergencies

STORY AND PHOTOS BY MEREDITH BAUER

Pleasanton Police Officer Marty Billdt looked from 13-year-old to 13-year-old, knowing his words would have to walk a fine line.

He'd pondered many questions before standing in front of Amy Patnode's eighth-grade class at Harvest Park Middle School earlier this month.

How could he explain to these children that the world wasn't all safe while assuring them that they were protected? How should he warn them these bad things could happen to them — but that they shouldn't be afraid?

The new school resource officer tried to keep his message light enough to avoid scaring them but clear enough so they'd know how to stay safe.

He addressed strangers and Internet safety — “after four days, you're not in love, so don't go try to meet him or get into his van.”

And he tackled bullying online and in person — “even though the person may forgive you later, there's still this hurtful residue.”

Billdt and Officer Michael Rossillon started their new roles as Pleasanton police's school resource officers this school year after the previous school resource officers

rotated to other posts. They introduced themselves to students at Harvest Park in mid-September and had chosen their safety presentation message carefully, choosing the right words for each grade.

Pleasanton police officers have served as school resource officers since 2002 under an agreement with the school district, with their salaries paid by the city.

The practice is similar to arrangements nationwide, where officers work on campuses to build relationships with students through mentoring, to counsel students who were arrested off campus and to respond to emergencies such as a school shooting or a bomb threat — even if the threat is a hoax, as it was earlier this month when a bomb threat was emailed to Amador Valley High's principal.

The two officers share responsibility of Pleasanton's 15 schools. Rossillon has an office at Foothill High, and Billdt has one at Amador Valley. They respond to any school when called, but otherwise they're on various campuses to connect with students or to attend school events.

School resource officers wear a few hats, Billdt and Rossillon said. Yes, they are investigators and disciplinarians, but they are also stress



Pleasanton police officers Michael Rossillon (left) and Marty Billdt meet in front of Pleasanton Middle School on Tuesday.

counselors and career mentors.

Prior school resource officers have helped students turn their lives around — as well as save lives. Billdt said a predecessor counseled a teen who'd been arrested and was going down the wrong path but is now a respected serviceman in the military.

They also keep an eye out for another type of safety concern: self-harm.

Officers respond when a student has talked about considering suicide to get them help as soon as possible, and they give students an anonymous student tip line so they can alert authorities if a friend is in danger — 925-417-5199. That phone number has saved lives, the officers tell students at the classrooms they visit.

“It's also about building that trust,” Rossillon said, noting students will come to them or call the tip line if they think a peer is going to hurt themselves or others. “They are our eyes and ears.”

In Patnode's classroom, Billdt joked to the eighth-graders about how he isn't “the fashion police” but said he's there to keep the campus safe and calm. He reminded students that they can come to him about incidents that happened off campus and on the weekends.

He reminded them calmly that they have to respect others, even when no one is looking.

“Your actions might have consequences,” he said.

In part, the officers' jobs are to

help children grow up feeling comfortable around law enforcement. When officers attend ice cream socials, know kids' names and encourage students who may be having a tough time, they get the idea that officers don't just show up when something's wrong, Rossillon said.

In a time when the public image of officers is tenuous at best, he said, getting to know students' names and interests — as well as their struggles — show that he and Billdt actually care about students.

The students “see there's another person behind the uniform,” he said. “They felt I was more approachable.”

At the end of the day, their No. 1 goal is to keep each campus safe



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Billdt, a Pleasanton police officer for nine years, gives safety advice to Lynn Gatehouse's sixth-grade class at Harvest Park Middle School in mid-September. He discussed bullying, how to use smartphones safely and how to alert an adult if someone is in trouble.

and to make sure students are making the right choices that will point them on the path toward success, the officers said.

But there's another side of their assignment that can't be ignored. In an age where school shootings seem far too common, when the names like "Sandy Hook" and "Columbine" grip teachers' and parents' hearts with sorrow and a tinge of fear, school resource officers act as a deterrent for violence and a first line of defense.

"It's peace of mind for a lot of our staff and students and parents," Foothill High School principal Jason Krolikowski said of having armed officers on campus. "It's not on my mind at all times, but in our current reality of violence at schools, you never know."

More often than not, Krolikowski said, officers are talking with high school seniors who have questions about becoming an officer when they graduate or talking over the troubles that are on their mind.

Rossillon, an East Bay resident, grew up locally and knew from an early age he wanted to be a police officer.

The first spark started when an educational replica of the talking

car Herbie came to his school for a visit. But this time, the quirky vehicle was "Herby the Patrol Car."

Between that and watching his family friend, a Union City officer, he decided he wanted to help people when he grew up.

"It just always seemed like you could go to work and enjoy doing it, rather than it just being a job," he said.

After earning his bachelor's degree in finance, Rossillon joined the Pleasanton Police Department 11 years ago. He worked for PPD patrol and criminal investigation. Later on, he said, he dealt with cases involving identity theft, fraud and computer crimes.

Billdt, a Livermore resident, said he didn't take a traditional path to becoming an officer.

He developed an early passion for helping others when his parents decided to take in several foster children when he was 5 years old. Most of his family was in public service, and he felt his family's penchant for "giving back and reaching out to kids had an influence on me."

After getting his pilot's license and graduating from San Jose State

University with a degree in aviation operations, he set out to become a helicopter pilot.

"I always wanted to do two things: be an officer and a pilot," he said.

That dream didn't materialize, and Billdt worked for about a decade in sales at the San Jose Mercury News, a dot-com company that folded and a relocation company.

That experience taught him how to focus on solving others' problems, and it pushed him toward achieving his lifelong goal of serving on the force.

After completing academy training, Billdt was sworn in at the Pleasanton Police Department in 2006. He served on patrol and in the traffic unit before starting his assignment as a school resource officer this school year.

"I kept getting this calling to be a police officer," he said. The indirect path was "a blessing in disguise." ■



Rossillon spoke to an assembly of students at Foothill High in mid-September, discussing personal safety, online bullying and cyber crimes.

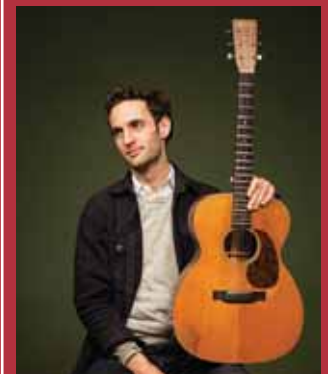
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Honors for Heritage Homes

Awards recognize houses that keep Pleasanton's historic character

BY DOLORES FOX CIARDELLI



Above: Steve and Erin Iversen's new home on St. John Street is modeled on the Elsnab house, which was home to Morris Elsnab and his wife Ellen, the town midwife. Right: The Iversens receive the New Construction Award in a Heritage Style from Brian Bourg (left) and John Ribovich, co-chairmen of the Pleasanton Heritage Association awards committee.

COURTESY PHA

Heritage homes are all about gracious living, says John Ribovich, co-chairman of the Pleasanton Heritage Association awards committee.

"They are an important part of the texture of where we live," he said. "They have that gracious notion of living, a neighborly way."

The association recently recognized two homes for the owners' commitment to preserving the historic character of the downtown neighborhoods.

The New Construction Award in a Heritage Style went to Steve and Erin Iversen for their

home on St. John Street; the Heritage Preservation Award was given to Tom and Karen Pico for the extensive renovations on their 1903 home on Railroad Avenue.

The Iversens' new residence is modeled on the Elsnab house, which was home to Morris Elsnab and his wife Ellen, the town midwife. The new house, which is nestled in a bower of heritage trees, was designed by architect Mark Molinar and built by contractor Jeff Debernardi in 2008 and harkens back to an earlier time.

"The Iversens really stayed true to the original house," Ribovich said. "It is three times the square footage. They expanded it out, but it



COURTESY PHA

Tom and Karen Pico turned the 1903 Biltz house on Railroad Avenue into a Queen Anne showpiece as well as a practical live/work space.

literally looks exactly like the house they modeled it on. It looks like it's been there forever."

The Pico home was built in 1903 on Main Street by the town's wagon makers, the Biltz family.

"Back in those days, the wagon makers were wealthy," Tom Pico said, pointing out that in 1903 everyone needed wagons for transportation and farm work, just as they now need cars.

Pico, who served on the Pleasanton City Council for eight years then as mayor from 2000-04, also has a CPA practice and was interested in living and working downtown, he said. He bought the Railroad Avenue house in 1999 from owner Birdie Bianchi, a town activist who started the Valley Emergency Fund to aid the needy. She helped the Picos with financing.

"She was concerned that someone was going to tear the house down and build apartments there," Pico said. "It was in real disrepair when we bought it."

He remarked that because he was mayor he did not deal directly with the city during the home restoration process. His brother, Rod, and the architect handled the permitting.

"I was quite fortunate in that I had a brother that was a master contractor and carpenter," Pico said. "He spent four years helping me to restore and rehabilitate the structure. The main problem was getting permits to do the engineering work that was required to make it structurally sound and to be able to remodel the upstairs to little apartments."

Bianchi had moved the house from Main Street in 1950, turning it around and placing it on a solid foundation on Railroad Avenue, freeing up the lot where Domus was built, now Workbench Main Street hardware store.

At some point, the residence became a boarding house, Pico said.

"It had two little funky apartments upstairs that had been vacant for a few years," he said.

"Birdie lived downstairs."

Pico and his brother painstakingly recreated the Queen Anne showpiece.

"My brother was the primary contractor, and I was his helper — when I had time, we worked at it. It shows a lot of love and care in the work," Pico said.

"It was absolutely a much bigger project than I anticipated," he added. "Nothing was square or straight. But it was a work of love."

They renovated the upstairs into two "neat little one-bedroom apartments," which have interesting roof angles. They are now rented out.

"It's a nice little kind of community," Pico said.

He and Karen have a second home on 5 acres in Oregon, a refuge they visit often.

"Everybody helps each other when we're gone," Pico said. "The tenants take care of the place and the gardening."

Pico said the location in the heart of downtown has its pluses and minuses.

"On the whole, it's positive," he said.

In the past, Pleasanton Heritage Association board members decided which homeowners to honor. But this year, Ribovich said, it nominated four restored houses and three new ones, and the entire membership of about 200 voted on the winners.

He noted that those who own heritage homes, himself included, are involved in their stewardship. Pico agrees.

"We tried to keep it looking as much as we could like it was originally," Pico said about his Railroad Avenue home. "We are caretakers of the place."

"The awards are our way of seeking out and rewarding those people who have really done a nice job of preserving our heritage downtown," Ribovich said.

For more information about the awards, call Ribovich at (510) 853-1427. ■

Jojo Moyes to speak at Amador Theater

Bestselling author will discuss writing a sequel and making a movie



CONTRIBUTED PHOTO

Author Jojo Moyes

Author Jojo Moyes is speaking at 7 p.m. Monday at the Amador Theater, one week after releasing her latest novel, "After You." It is a sequel to "Me Before You," a New York Times bestseller for 65 weeks that sold more than 5 million copies worldwide.

Moyes' topics at the Amador Theater will include writing a book about coping with grief and living with loss, the experience of writing a bestseller and how she approached writing its sequel, including the pleasures and perils of creating new stories for well-loved characters.

The author said she never planned to write a sequel, but "readers kept asking and I kept wondering what Lou did with her life."

Moyes will also talk about working on the screenplay for a film adaptation of "Me Before You," which is scheduled for release June 2016, and what it's like being the writer on set. The movie will star Emilia Clark ("Game of Thrones") as Lou, and Sam Claflin ("The Hunger Games") as Will.

The author's appearance was changed from the Firehouse Arts Center to the Amador Theater after tickets to the first venue sold out. Tickets are \$10 at the door, at 1155 Santa Rita Road, or may be purchased online at www.firehousearts.org, or by calling 931-4848.

Moyes' books are now available in 36 languages. Her other bestsellers include "One Plus One," "The Girl You Left Behind," "The Last Letter from Your Lover," "Silver Bay," "The Ship of Brides" and "Honeymoon in Paris."

Her books involve the messy realities of living — relationship problems, money problems, family drama — while showcasing the humor and resilience of everyday folks. ■

—Dolores Fox Ciardelli

Pleasanton Art League on display

Juried exhibit at Firehouse Arts Center through Oct. 24

Pleasanton Art League's sixth annual Members' Juried Exhibition is currently at the Firehouse Arts Center, running through Oct. 24. It has been held each fall since the opening of the center in 2010.

This annual exhibition, hosted by Harrington Gallery director Julie Finegan, is professionally installed in the restored Old Engine Bay and the adjacent gallery areas within the Firehouse Arts Center.

The show features new works by approximately 75 member artists, and many of the works are available for purchase. All types of media are represented, including watercolor, acrylic, printmaking, photography, oils, 3-D and collage.

Dan Petersen, a nationally recognized artist, teacher, arts adjudicator and author, was the juror. Awards were presented at an Artists' Reception and Awards Ceremony on Tuesday.

After receiving a Master of Arts degree from San Jose State University, Petersen enjoyed a 40-year career teaching watercolor and drawing at the college level. He has had more than 50 one-man shows, and his work is in university collections and hundreds of private collections.

Gallery hours are 12-5 p.m. Wednesday through



COURTESY PAL

"Interwoven," an oil piece by Patricia Devitt.

Friday; 11 a.m. to 3 p.m. Saturday; and one hour before most performances and during intermissions. Admission for this exhibit is free, with donations gratefully accepted. ■

—Dolores Fox Ciardelli

CONTRIBUTED PHOTO

Guitar prodigy goes solo

As part of his Julian Lage Solo Project, which explores the world of solo guitar work, Lage is presenting a rare solo concert at 7:30 p.m. this Sunday at the Firehouse Arts Center. Lage, whose roots are said to be "tangled in jazz, folk, classical and country music," is a Grammy-nominated New York-based guitarist, composer and arranger who was the subject of the Academy Award-nominated documentary "Jules at Eight." Lage was 8 years old when he began performing beside renowned artists like Carlos Santana. He made his first recording at age 11. Tickets are \$15-\$25. Go to www.firehousearts.org, call 931-4848 or visit the center box office, 4444 Railroad Ave.



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Rage U10 White complete trifecta

The Pleasanton Rage U10 White team won its third tournament in a row by taking home the title last weekend in the Ajax United Girls End of Summer Tournament in Modesto.

Amid hot weather, the local girls outscored opponents 13-3 during the four games, including a 1-0 victory over FC Sporting Chaos in the championship game. Savannah Battaion scored the title-clinching goal toward the end of the second half in the finale.

Team members were (top, left to right) team mascot Dustin Battaion, coach Nick Mangiardi, Julia Lindstrom, Siena Hunter, (middle, left to right) Siena Queirolo, Savanna Warner, Savannah Battaion, MacKenzie Wright, Lauren Grgurina, Brooklyn Still, (bottom left to right) Sienna Flores, Ellie White and Layla Armas. Not pictured, Ava Kenitzer.



CONTRIBUTED PHOTO

PLEASANTON PREPS



By DENNIS MILLER

Foothill water polo teams notch key wins

The Foothill High varsity boys water polo team turned in a big effort, beating California 12-7 in an East Bay Athletic League match last week.

Standouts on offense were Joe Schafer and Dominic Scalise with five and four goals, respectively. Bryan Meyn led the defense with 12 saves in the goal while Scalise added three steals and a field block.

Also scoring were Matthew Kim, Aaron Li and Nathan Williams with one goal each. Schafer is currently the league leader in scoring with 57 goals.

In girls water polo action, the Foothill varsity squad posted an impressive 4-1 mark at the recent Sierra Shootout tournament.

Maddie David (19 goals, three assists and 12 steals), Mikayla Theide (17 goals, seven assists and eight steals) and Hailey Morse (10 goals, 11 assists and 21 steals) led the charge for the Falcons. Madison Weiglein added to the totals with eight assists and eight steals. Sophomore goalie Emily McElroy posted 24 saves.

In a league win over Cal High, David led the way with five goals, two assists and four steals. Also scoring were Morse (two), McElroy (one) and Theide (two). Brooke Christian added a pair of assists. Sophomores Meghan Hogue and Weiglein contributed strong defense. Goalies Negar Tehranian and McElroy combined for 10 saves.

Volleyball

Foothill traveled down south last weekend and came home with the Silver Division championship at the Royal High School Varsity Classic in Simi Valley.

The Falcons lost tough matches to Notre Dame and Granada Hills, but beat Simi Valley and Atascadero

before dispatching Stockdale in the Silver Division title match.

Senior libero Taylor Campbell led the way with 52 digs on the day, junior setter Kellie Hughes had 99 assists and sophomore outside hitters Andreea Paduraru and Hana Okuhara had 26 and 22 kills, respectively.

Cross country

The Dons traveled to Oregon and represented well, with both varsity teams finishing third.

Thomas Gallagher paced the boys by setting a personal best 5K time of 16:35 and finishing sixth. Brett Walsh was a pace-setter early and held on to finish 23rd (17:12), also earning a medal.

Alex Laurence, who made up huge ground in the second mile, finished just behind Walsh in 27th (17:15), also a medaling position. Drew Helmers finished 37th in the race in a time of 17:26, and Jovan Perez rounded out the scoring in 63rd, running 17:52.

The girls came up in the Division 1 race and although the competition was a little bit tougher, it shook out in a similar way for their third-place finish.

Melodie Leroudier was the top finisher for the Dons, finishing in second place (18:48). Kaitlin Cartwright was the second Don across the line in 13th, with Madison Perez finishing 30th.

Isabelle Smedley was 34th, and Abbie O'Brien rounded out the top five Amador Valley runners finishing 60th.

Football

Amador Valley kept the ball rolling in the right direction as the Dons finished out their non-league campaign with a 34-6 win over



SUSAN WEIGLEIN

Mikayla Theide had 17 goals for the Foothill girls water polo team as the Falcons went 4-1 in the Sierra Shootout.

Northgate last weekend.

Grant Huggins hauled in a 51-yard scoring strike from quarterback Ronnie Jones, and Patrick Loughnane scoring twice on runs. Ledre McCollough added a rushing touchdown for the Dons.

On defense, Mason Bartolo, Peter Ernst and Tore Wiley shut down the strong Northgate running game. Amador travels to Granada tonight for a 7 p.m. game.

Foothill scored early and often, rolling to a 35-7 win over Granada in the league opener for both teams.

Ben Wooldridge threw for two touchdowns and Isaiah Floyd found the end zone three times to lead the offense. The Foothill defense was spectacular as well, holding what had been a potent Granada offense to 138 yards total — 65 of which came on one play late in the game with the score 35-0.

Things figure to get a lot tougher for the Falcons (5-0, 1-0) this week as they travel to Danville to face San Ramon Valley. ■

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and High School coaches, from Amador and Foothill, as well as local players will be on hand to teach new players the fundamentals of lacrosse: passing, catching, cradling, shooting, ground balls and face-offs. For **\$45 registration**, all participants will receive a Lacrosse **stick and a ball** to take home and a discount code for 2016 Spring Registration.

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A TASTE OF JUDAISM "A Taste of Judaism" is a free, three-session class for adults who would like to explore Reform Judaism's relevance in today's world. Participants will learn about Jewish perspectives on topics of spirituality, values and community. All are welcome. Classes are 7-9 p.m. every Thursday, Oct. 8-22 at Congregation Beth Emek, 3400 Nevada Court. Call 931-1055 or go to bethemek.org/taste.

Clubs

TRI-VALLEY REPUBLICAN WOMEN FEDERATED PRESENTS MR. NAN SU TVRWF will present Mr. Nan Su,

speaking on "Changing China: The Past and The Future" at 6:30 p.m. on Thursday, Oct. 8 at Cattlemens Restaurant, 2882 Kitty Hawk Road, Livermore. Mr. Nan Su will discuss China's culture and its effect on various aspects of life in America. Tickets are \$30 for members, \$34 for non-members. RSVP by Oct. 5. Contact Linda Krikorian at 426-1474 or krikorianpublishing@yahoo.com.

Concerts

GOLDEN STATE LONE STAR BLUES REVUE Come to the Golden State Lone Star Revue, a cross-country blues concert featuring California and Texas blues all-stars, at 8 p.m. on Saturday, Oct. 3 at the Firehouse Arts

Center. California headliners include Mark Hummel, Little Charlie Baty and RW Grigsby, and Texas headliners are Anson Funderburgh and Wes Starr. Tickets are \$17-\$27. Call 931-4848 or go to www.firehousearts.org.

HEIDI MOSS, SOPRANO Acclaimed soprano Heidi Moss will team up with pianist Daniel Lockert and resident composer Kurt Erickson to present a concert of new and familiar works in the German lieder and art song tradition, at 4 p.m. on Sunday, Oct. 4 at St. Clare's Episcopal Church, 3350 Hopyard Road. Freewill offering. Contact Margaret Secour at margaret.secour@gmail.com. Works by Schubert, Strauss, and also spe-

cially commissioned pieces by composers David Conte

Events

CELEBRATING OUR ABILITIES Kottinger Place and Pleasanton Gardens Senior Apartments will be having an open house Art Fair displaying the many talents of the seniors living in the communities from 11 a.m.-4 p.m. on Saturday, Oct. 3. Contact 846-0133 or kottinger@barcelon.com.

COME IN UNITY CARNIVAL Come for authentic Egyptian food, fun games, face painting, live music and more, from 10 a.m.-8 p.m. on Saturday, Oct. 3, and from 11 a.m.-6 p.m. on Sunday, Oct. 4 at St. Mary & St. John Coptic Orthodox Church,

4300 Mirador Drive. Free. Contact Nada Armanios at 389-8924 or nada.armanios@gmail.com.

Fundraisers

VALLEYCARE PHILANTHROPY SOIREE FUNDRAISER ValleyCare Charitable Foundation invites you to their Philanthropy Soiree benefiting their local hospital on Friday, Oct. 9 at Rubino Winery, 1188 Vineyard Ave. Rubino Winery has produced a Cabernet named "Philanthropy" for the Charitable Foundation that will be available for purchase. A \$15 proceed from each bottle will go towards the Foundation. Tickets are \$65. Contact Cindy Kelsey at ckelsey@valleycare.com.



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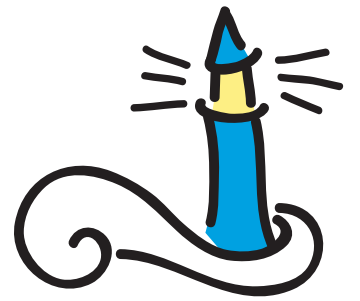
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Bulletin Board

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An open letter to Ms. Jobs
An open letter to Ms. Lauren Powell Jobs regarding her new XQsuperschool project. <http://teachology.xyz/ol.htm>

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Public Notices

995 Fictitious Name Statement

PLANET SINGULAR
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 508479

The following person(s) doing business as: PLANET SINGULAR, 6397 CALLE ALTAMIRA, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Leo T. Kenny, 6397 Calle Altamira, Pleasanton, CA 94566; Elizabeth R. Kenny, 6397 Calle Altamira, Pleasanton, CA 94566. This business is conducted by a Married couple. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Leo T. Kenny; Elizabeth R. Kenny. This statement was filed with the County Clerk of Alameda on 08/19/2015. (Pleasanton Weekly, Sept. 11, 18, 25, Oct. 2, 2015)

SMILE SPAS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 509386

The following person(s) doing business as: SMILE SPAS, 4157 FRANCISCO STREET, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Angel Manoguerra, 4157 Francisco Street, Pleasanton, CA 94566; Michael Salido, 368 Gladys Drive, Pleasant Hill, CA 94523. This business is conducted by Co-partners. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Angel Manoguerra. This statement was filed with the County Clerk of Alameda on 09/14/2015. (Pleasanton Weekly, Sept. 18, 25, Oct. 2, 9; 2015)

SAPIENCE NONPROFIT SOLUTIONS
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 509204

The following person(s) doing business as: SAPIENCE NONPROFIT SOLUTIONS, 3866 NORTHWOOD COURT, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Steven N. Glavan, 3866 Northwood Court, Pleasanton, CA 94588. This business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Steven N. Glavan. This statement was filed with the County Clerk of Alameda on 09/08/2015. (Pleasanton Weekly, Sept. 25, Oct. 2, 9, 16; 2015)

BEELINE BIKES TRI-VALLEY
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 509803

The following person(s) doing business as: BEELINE BIKES TRI-VALLEY, 4883 WOODTHRUSH ROAD, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Andrew Frey, 4883 Woodthrus Road, 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: Andrew Frey. This statement was filed with the County Clerk of Alameda on 09/24/2015. (Pleasanton Weekly, Oct. 2, 9, 16, 23; 2015)

EAST BAY ASSISTED LIVING SERVICES
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 509306

The following person(s) doing business as: EAST BAY ASSISTED LIVING SERVICES, 4042 PEREGRINE WAY, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Jeffrey Paul Williams, 4042 Peregrine Way, Pleasanton, CA 94566. This business is conducted by an Individual. Registrant began transacting business under the fictitious business name(s) listed herein 06/01/2014. Signature of Registrant: Jeff Williams. This statement was filed with the County Clerk of Alameda on 09/10/2015. (Pleasanton Weekly, Oct. 2, 9, 16, 23; 2015)



Classified Deadlines:

4 PM TUESDAY

OCT. 2, 2015

Buying & Selling

REAL ESTATE

A special
section
by the
Pleasanton
Weekly



INSIDE
THIS
ISSUE

Page 19 Market changing with seasons
Page 24 Luxury home sales climb

Page 23 Pleasanton real estate overview
Page 26 APR expands office center



1209 MACHADO PL, PLEASANTON

Former model home with top of the line upgrades from the builder. Includes 720+/-sf. Guest House. Home can be sold Fully Furnished (Over \$350,000 value). 5BD + Master Retreat/Office 4.5 BA 4,755sf. on a 1/2 Acre Lot. Sparkling pool with incredible views on a private lot. Open floor plan with top of the line upgrades and finishes. Main level offers a guest suite with full bathroom & private office. Upstairs offers a Jack & Jill bedroom/bathroom set up. Master suite offers a large seating area around fireplace, top of the line amenities in bath, walk-in closet & retreat/office/gym off master bedroom. Guest House offers a large living room, full kitchen and private bedroom/bath.

\$2,250,000



1316 RHONE PL PLEASANTON

Located in Avignon. 5BD + Media/Bonus Room, 4.5BA, 4,035sf. On a 19,000sf. Lot. Set on a private lot backing to trail and hills. Main level offers an office, formal living & dining room with wood flooring and upgraded tiled entry. The open design offers a large kitchen w/ breakfast nook, large island & spacious family room. Master suite offers a large walk-in closet, bath with multiple vanities & updated tile. Move-in ready.

Offered at \$1,810,000



7323 ROYAL OAKS CT. PLEASANTON

Located in Pheasant Ridge. This rare single level home offers 5BD, 4BA with 3,989sf on a 13,119sf. Lot. Large updated kitchen with center island opening to the family room & nook. Master suite offers large walk-in closet, updated bath & access to back yard. Sparking saltwater pool & spa plus a large covered patio. 3-Car garage and Brazilian cherry wood flooring throughout the home.

Offered at \$1,790,000



4881 COBBLER CT. PLEASANTON

Located in Downtown Pleasanton. 3BD, 2.5BA 1,979sf. on a 10,697sf. Lot. Move-In Ready and offering a formal living room off entry & formal dining room with vaulted ceilings. Kitchen opens to the breakfast nook & living room with access to the back yard. Backyard offers a patio, large grass area and a private setting with mature landscaping. Walk to Downtown & parks.

Offered at \$1,100,000



5636 CEDAR CREST TERR., DUBLIN

Located in Dublin Ranch. Stunning 5BD, 3BA 2,527sf. Bedroom & full bath on main level. Updated kitchen with island & granite counters. Custom wrought iron stair railing, custom window coverings & move in ready. Master suite w/ vaulted ceiling, dual sink vanity & walk-in closet. Optional 5th BD or master retreat. Walk to award winning schools.

Offered at \$1,000,000



1680 LOGANBERRY WAY PLEASANTON

Located in Pleasanton Valley 4BD, 2BA 1,854sf. On a 7,770sf. Lot. Single Level offering a formal living and family room. Central dining room offers an open floor plan. The updated kitchen offers a breakfast nook, tile flooring gas cooking & granite counters. Original hardwood flooring throughout bedrooms. Back yard offers a sparkling pool, covered patio & a private setting. Walk to K-12 schools, shopping & downtown

\$960,000



1278 ASTI CT., LIVERMORE

Located in Sunset Neighborhood. 5BD, 2BA 2,300sf. Court location & close to top rated schools. This single level with remodeled kitchen offering cherry cabinets, SS appliances & granite. New flooring & paint, move in ready. Pool & deck.

Offered at \$870,000



4251 JENSEN STREET, PLEASANTON

3/1.5 1,160sf. on a 6,076sf. lot. Recently updated bath and flooring. Covered patio and large yard. Newer roof and move in ready. Single level charmer walking distance to K-12 schools, shopping and downtown.

Offered at \$690,000 Sold \$713,000



1155 KOLLN STREET, PLEASANTON

Jensen Neighborhood. 3BD, 2BA 1,236sf. Walk to Downtown, Shopping & K-12 schools. Single level with option for additional back yard space. Current lot is 6,500sf. Great opportunity in the heart of town.

Offered at \$760,000



10626 ROYS HILL LANE, DUBLIN

Located in California Highlands 2BD, 2BA 1,103sf. Move in ready offering a private location. New carpet, paint, appliances, light fixtures and an open floor plan with large living area. Custom built in entertainment cabinet in living room. Master suite offers ample closet space, mirrored closet doors and ceiling fan. Bath w/ dual sink vanity & updated flooring. Private patio. Attached Garage

\$530,000



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Changing with the seasons

Pleasanton housing market remains attractive, but buyers being selective

By **DAVID C. STARK**

High temperatures and drought conditions described both the weather and the Pleasanton residential real estate market this summer. But with the onset of fall, conditions for both are changing.

"The market is still very attractive and very busy, but buyers are being very selective about the type of home they are looking for," said Michael Fracisco, 2015 president of the Bay East Association of Realtors.

Fracisco is a Realtor and longtime Pleasanton resident who has deep roots in the community. He added, "They're looking at price, location and the condition of the home."

The median price for a single-family detached home in Pleasanton is more than \$950,000. In the Tri-Valley, only homes in Alamo and Danville top Pleasanton sales prices. Fracisco said that if buyers are going to pay a premium for a Pleasanton home, they want something that's in move-in condition.

For the last several years, Pleasanton has been a destination for home-buyers from other Bay Area communities. Fracisco said the appeal is spreading far beyond the region.

"We still have a lot of relocation coming into the Bay Area from all over the United States," he said. "We have people coming from all over the world, from Israel, from Europe and from

Canada — the last three buyers I've worked with have been from out of the country."

Even with the continued high demand for home ownership in Pleasanton, high sales prices are starting to make some buyers weary — and sellers are noticing. Fracisco explained, "They're being a bit more responsive because the market has softened just a little because of the change in the season." While sale prices continue to increase both year-to-year and throughout 2015, the pace of that increase has slowed. The median sales price jumped 15% from 2012 to 2013 but only increased 8% from 2013 to 2014 and so far this year is up about 5%.



David C. Stark

A review of all real estate sales in Pleasanton during 2015 shows on average homes sold for 101% of their asking price. In the last three months, the sales prices are on average right at the asking price.

Fracisco said a big reason sellers may be willing to deal is they want to close transactions before the holiday season. Even with that kind of seller motivation he doubts sellers will be offering deep discounts, "There's a little bit of flexibility if they feel the offer is fair but the low-ball offers will be rejected," he said. ■

David C. Stark is the Public Affairs Director for the Bay East Association of Realtors and a Pleasanton homeowner.

HOME SALES

This week's data represents homes sold during Aug. 14-24

Pleasanton

- 5604 Belleza Drive** R. Zhao to Kraemer Trust for \$585,000
- 1909 Brooktree Way** S. & L. Zaballos to T. & H. Halter for \$948,000
- 3012 Calle De La Mesa** Kalabolas Trust to N. Patel for \$957,500
- 2607 Curry Street** Fox Trust to K. Kalra for \$865,000
- 4108 Georgis Place** J. Wu to M. Joson for \$539,000
- 6253 Homer Way** L. Brandt to S. & T. Ghosh for \$760,000
- 3162 Lansdown Court** J. Fox to R. & S. Pandey for \$819,000
- 8130 Mountain View Drive #C** V. Ovieda to A. Torres for \$470,000
- 3536 Olympic Court #S** S. & S. Sahai to S. Mandala for \$865,000
- 3706 Pimlico Drive** C. & T. Pedrozo to S. Chitturi for \$850,000
- 2809 Whitney Drive** Davies Trust to Avery Trust for \$750,000
- 1712 Zenato Place** Vogt Trust to J. & K. Sydow for \$2,000,000
- 3014 Calle De La Mesa** Curran Trust to M. Sun for \$950,000
- 773 Gamay Court** J. & C. Bliss to D. Martin for \$1,210,000
- 7478 Ginger Court** Torres Trust to A. Rao for \$1,030,000
- 1868 Harvest Road** Trine Trust to H. Hodge for \$695,000
- 7626 Knollbrook Drive** Wilson Trust to P. Wilson for \$980,000
- 421 Matthew Court** F. & T. Dupart to M. & K. Koransky for \$1,840,000
- 6776 Melody Court** X. Yao to G. Kesavan for \$867,000

- 3463 Pickens Lane** M. & S. Mahal to V. Etikyala for \$760,000
- 1084 Riesling Drive** Risi Trust to S. & C. Kyle for \$855,000

Dublin

- 3385 Bramante Lane** S. Sampati to M. Subbiah for \$810,000
- 4481 Brannigan Street #57** K. Chang to X. Ding for \$736,000
- 2381 Central Parkway** Brookfield Trio to B. Vishal for \$764,000
- 6556 Conestoga Lane #66** J. & S. Owens to M. Taylor for \$475,000
- 7668 Frederiksen Lane** F. Bijanfar to R. Kesara for \$610,000
- 4082 Inniswood Place** Z. & M. Lipman to S. & M. Dasgupta for \$850,000
- 3290 Maguire Way #206** L. Armstrong to P. Gupta for \$467,000
- 11713 Serra Court** W. & W. Mason to S. Park for \$690,000
- 3940 Southbridge Way** J. Gilbert to V. & P. Jagtap for \$825,000
- 8189 Tamarack Drive** P. & M. Hootman to W. Wu for \$595,000
- 4765 Valley Vista Drive** R. & N. Vjian to Rose Trust for \$1,200,000
- 4773 Woodrose Circle** S. & F. Ahmed to K. Krishnakumar for \$1,120,000

Livermore

- 3131 Arcadia Common #1602** I. Desousa to J. Duffy for \$506,500
- 543 Cedar Drive** J. Vanpuffelen to A. & J. Hatfield for \$634,000
- 886 El Rancho Drive** M. Pecherer to National Housing Group for \$468,000
- 2611 Kellogg Court** M. Nuestro to M. & A. Spiller for \$1,020,000
- 391 Lincoln Avenue** C. & M. Alberti to C. & C.

See **HOME SALES** on Page 26



Sold

7626 Knollbrook Drive Pleasanton

Stoneridge Beauty. 5 BR, 2.5 BA, 2400 sq ft. Updated kitchen, baths, flooring and more!

\$998,000



Sold in 3 days!

5117 Liveoak Court Pleasanton

Stoneridge Area. 4 BR, 3.5 BA, 2040 sq ft. Amazing remodel, spa and cul de sac lot

\$1,010,000



Sold Over Asking!

1825 Crestline Road Pleasanton

Harvest Square. 2 BR, 2 BA, 1471 Sq. Ft. Walk to downtown, all levels of school

\$695,000



Sold

17 Greens Lane Pleasanton

Castlewood Country Club 4 BR, 3.5 BA, 3424 sq ft Panoramic views, located on golf course

\$1,500,000



Sold

72 Castlewood Drive Pleasanton

Castlewood Country Club 4 BR, 3.5 BA, 4200 sq ft. Spacious Custom Home Views of Hills and Golf Course.

\$2,000,000



Listed and Sold

3162 Lansdown Court Pleasanton

Pleasanton Meadows 3 BR, 2 BA, 1564 sq ft, Court location, updated flooring, kitchen and baths.

\$819,000

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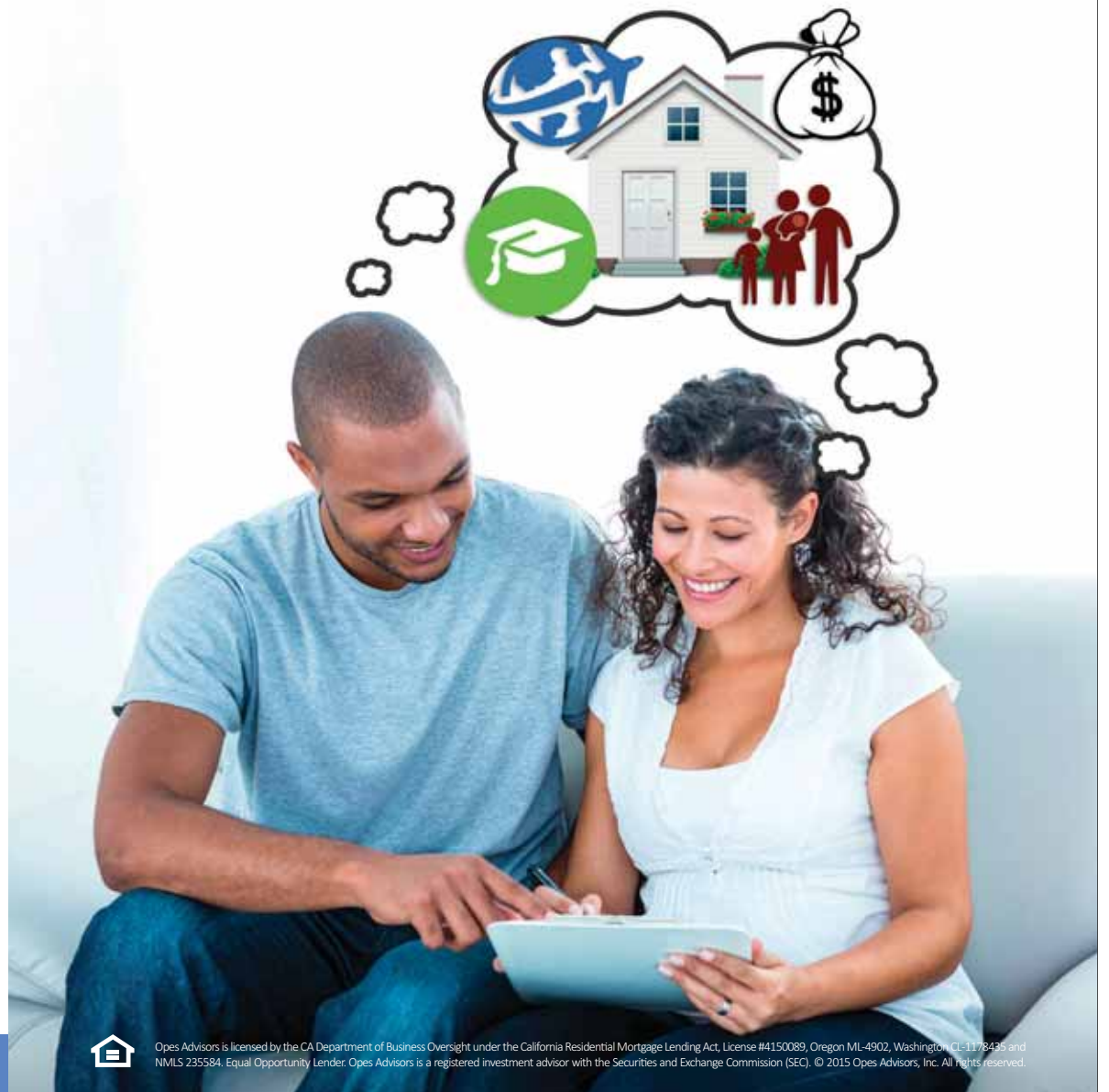
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Pleasanton Real Estate Overview

Market View

Average Listing Price: ↑ + \$29,285 Week over week
(Week ending Sept. 16) + 2.2%

\$1,373,756

Median Sales Price: ↑ + \$83,000 Year over year
(June to September 2015) + 9.8%

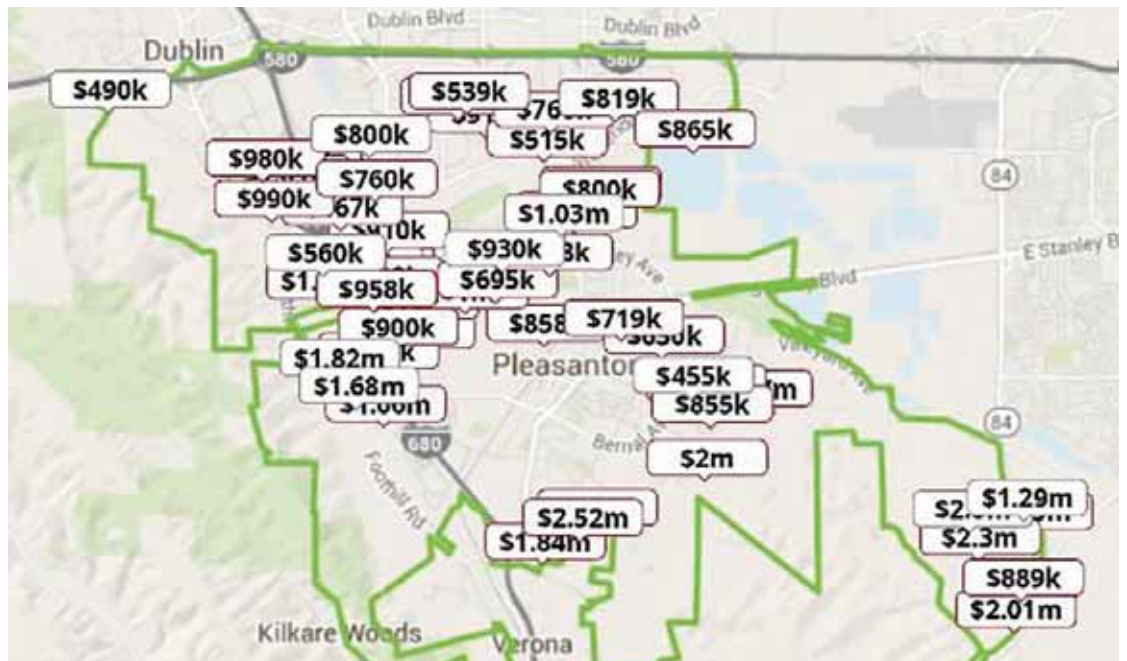
\$933,000

Homes for sale:..... 134
(Sept. 16, 2015)

Recently Sold..... 688
(January to September 2015)

Foreclosures 61
(January to September 2015)

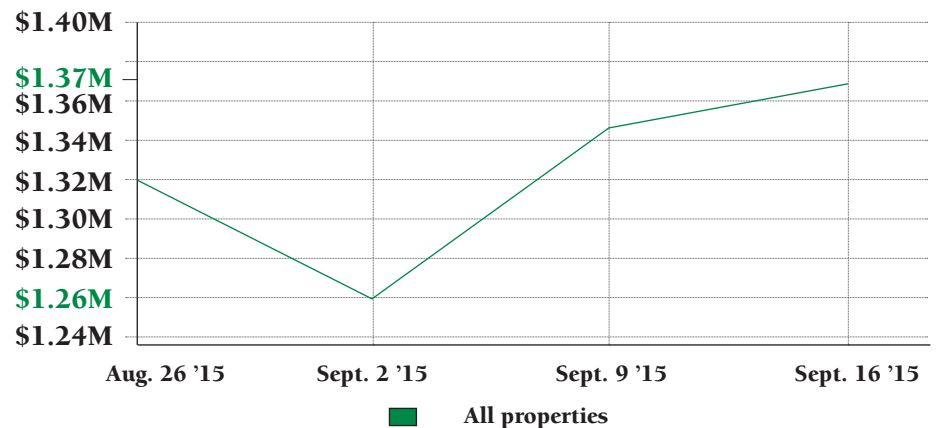
Homes Sold in Last Three Months



Market Trends

The median sales price for homes in Pleasanton for the period of June 15 to Sept. 15 was \$933,000. This represents an increase of 2.5%, or \$23,000, compared to the prior quarter and an increase of 9.8% compared to the prior year. Sales prices have appreciated 37.6% over the last five years in Pleasanton. The average listing price for Pleasanton homes for sale on Trulia was \$1,373,756 for the week ending Sept. 16, which represented an increase of 2.2%, or \$29,285, compared to the week ending Aug. 26. Average price per square foot was \$476, an increase of 11.2% compared to the same period last year.

Average Listing Price for Pleasanton



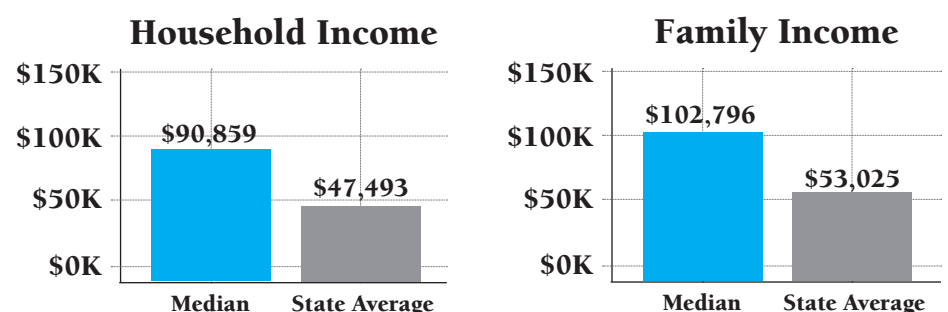
Pleasanton Listing Prices

No. of bedrooms	Week Ending Sept. 16	Week over week	Week Ending Sept. 9	Week Ending Sept. 2	Week Ending Aug. 26
2 Bedrooms	\$545,981	+ 8.2%	\$504,487	\$524,979	\$541,162
3 Bedrooms	\$824,598	+ 1.3%	\$814,235	\$816,456	\$819,127
4 Bedrooms	\$1,593,550	+ 4.7%	\$1,521,811	\$1,499,929	\$1,551,650
All Properties	\$1,373,756	+ 2.2%	\$1,344,471	\$1,260,614	\$1,319,367

Nearby Cities

Cities	Median Sales Price <small>June to Sept. 2015</small>	Average Listing Price <small>Week ending Sept. 16</small>
Dublin	\$752,000	\$743,888
Livermore	\$667,000	\$719,234
San Ramon	\$865,000	\$982,549
Danville	\$1,115,000	\$1,488,240

Pleasanton Income



Household income is often the combination of two income earners pooling the resources. Family income only takes households with two or more persons related through blood, marriage or adoption into account. Source: U.S. Census Bureau

Luxury home sales climb 9% in East Bay

Pleasanton sees 30 homes sold above \$1 million mark in August

The East Bay's luxury housing market continued its strong performance in August with sales climbing more than 9% from a year ago.

A report by Coldwell Banker Residential Brokerage based on Multiple Listing Service data of all homes sold for more than \$1 million last month in Alameda and Contra Costa counties shows that a total of 403 luxury homes changed hands in August compared to 369 high-end sales in August 2014.

Although luxury home sales in August dipped from the 518 transactions in July, that's typical as sales usually fall moving into the late summer months and back-to-school schedules.

The upper end of the luxury market was steady in August with 38 sales over \$2 million, up from 37 sales at that level during the same month a year ago.

Meanwhile, the median sale price of a luxury home last month stood at \$1,275,000, down 2.7% from a year ago when the median stood at \$1.31 million. Last month's median was the same as July's.

"The East Bay's luxury market turned in another strong performance in August as we moved toward the end of the summer season," said Mike James, president of

Coldwell Banker Residential Brokerage.

"Hopefully we'll see some more homes come on the market this fall," James added. "The buyers are out in force; we just need more homes for them to purchase."

Some key findings from this month's Coldwell Banker report:

- The most expensive sale in the East Bay last month was a five-bedroom, five-bath approximately 6,200-square-foot home in Piedmont that sold for \$3,896,550.

- Danville boasted the most luxury sales with 62, followed by Fremont with 44, Oakland with 41, San Ramon with 34, Pleasanton with 30, Lafayette with 25, Berkeley with 22, Walnut Creek with 21 and Orinda with 20.

- Homes sold in an average of 24.2 days on the market, down from 26 days a year ago and up from 22.3 days the previous month.

- Sellers received an average of 105% of their asking price, up from 104% a year ago and down from 106% the previous month.

Coldwell Banker Residential Brokerage has nine East Bay offices serving Pleasanton, Danville, Berkeley, Castro Valley, Fremont, Oakland, Piedmont, Orinda and Walnut Creek. ■

—Jeb Bing

Builder confidence in September at highest level since 2005

Single-family housing market makes 'solid progress,' though available lots, labor tight, builder's organization says

By JEB BING

Builder confidence in the market for newly constructed single-family homes continued its steady rise across the country in September with a one-point increase to a level of 62 on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI).

It is the highest reading since October 2005.

"The HMI shows that single-family housing is making solid progress," said NAHB chairman Tom Woods, a home builder from Blue Springs, Mo. "However, our members continue to tell us that they are concerned about the availability of lots and labor."

"NAHB is projecting about 1.1 million total housing starts this year," said NAHB chief economist David Crowe. "Today's report is consistent with our forecast, and barring any unexpected jolts, we expect housing to keep moving forward at a steady, modest rate through the end 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 September. The index measuring buyer traffic increased two points to 47, and the component gauging current sales conditions rose one point to 67. Meanwhile, the index charting sales expectations in the next six months dropped from 70 to 68.

Looking at the three-month moving averages for regional HMI scores, the West and Midwest each rose one point to 64 and 59, respectively. The South posted a one-point gain to 64 and the Northeast dropped one point to 46. ■

Editor's Note: The NAHB/Wells Fargo Housing Market Index is strictly the product of NAHB Economics, and is not seen or influenced by any outside party prior to being released to the public. HMI tables can be found at nabh.org/hmi/. More information on housing statistics is also available at housingeconomics.com.

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OPEN HOMES THIS WEEKEND

Castro Valley

3 BEDROOMS
2122 173rd Ave. \$510,000
 Sun 1:30-4:30 Coldwell Banker 847-2200

Danville

3 BEDROOMS
402 Jonathan Ridge Drive \$1,238,000
 Sat/Sun 1-4 Coldwell Banker 847-2200

Dublin

2 BEDROOMS
7231 Cronin Circle \$489,950
 Sun 1-4 Coldwell Banker 847-2200

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

3391 Monaghan St. \$595,000
 Sat/Sun 1-4 Adam Golden 899-6103

6020 Hillbrook Place \$749,950
 Sat/Sun 1-4 Coldwell Banker 847-2200

4422 Tarcento Lane \$975,000
 Sat/Sun 1-4 Fabulous Properties 980-0273/519-8226

4 BEDROOMS
8043 Via Zapata \$749,950
 Sun 1-4 Coldwell Banker 847-2200

Livermore

3 BEDROOMS
2800 4th St. \$599,000
 Sat/Sun 1-4 Gina Piper 200-0202

Find more open home listings at
pleasantonweekly.com/real_estate

5 BEDROOMS
1278 Asti Court \$870,000
 Sun 1-4 Moxley Team 600-0990

849 Hanover St. \$740,000
 Sat/Sun 1-4 Coldwell Banker 847-2200

2498 Allegro St. \$1,399,000
 Sun 1-4 Fabulous Properties 980-0273/519-8226

Pleasanton

3 BEDROOMS
5223 Ridgevale Way \$899,888
 Sat 1:30-4:30/Sun 1-4 Tim McGuire 462-7653

1054 Pine Hill Lane \$1,550,000
 Sat/Sun 1-4 DeAnna Armario & Liz Venema
 260-2220/413-6544

4 BEDROOMS
78 Castlewood Drive \$1,499,000
 Sun 1-4 Tim McGuire 462-7653

1500 Foothill Road \$3,750,000
 Sun 1-4 Jennifer DeCoite 437-1233

6730 Menlo Court \$810,000
 Sat/Sun 1-4 Sandy Parkins 336-0216

3721 Rocky Mountain Court \$839,000
 Sat 12-3/Sun 1-4 Julia Murtagh 997-2411

5 BEDROOMS
1316 Rhone Place \$1,810,000
 Sun 1-4 Moxley Team 600-0990

3708 Raboli St. \$2,599,999
 Sat/Sun 1:30-4:30 Coldwell Banker 847-2200

6 BEDROOMS
1733 Beachwood Way \$1,220,000
 Sun 1-4 Cathy Dean 200-4130

3891 Hot Springs Court \$1,099,000
 Sat/Sun 1-4 Doug Buenz 785-7777

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MoxleyTeam.com

Moxley Team
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DRE #00790463, 01412130



Alain Pinel Realtors
 900 Main Street, Ste. 101
 Pleasanton, CA 94566

Spectacular secluded 5 acre estate on the West side of Pleasanton



1500 Foothill Road, Pleasanton

Rare and desirable 5 acre gated estate located between Castlewood Country Club and Golden Eagle Estates. Original owners have lived here for 38 years. They designed this beautiful custom English Tudor home with 4 bedrooms and 5 baths (3 full/2 half) with 4803 square feet of living space that includes a large open kitchen, library, bar and game room. French doors open in every room along the back of the house to the gorgeous backyard. 2 large attics. One attic over garage and second attic has potential to add additional square footage to the home. This incredible single story estate features a circular driveway, creek, bridges, and is surrounded by majestic 100 year old Oak trees. Private beautifully landscaped yard with pool provides plenty of room for outside activities. With around 2 acres of flat landscaped yard and around 3 acres of additional property behind the home, the possibilities for this property are endless. Build a guest house or au pair unit, sport court or tennis court, barn for horses, pool house, or add a private vineyard and finish this gorgeous estate. Call for details.

Offered at \$3,750,000



www.1500FoothillRoad.com



Jennifer DeCoite

925-437-1233
 jen.decoite@bhghome.com



bhghome.com/JenDeCoite

Alain Pinel Realtors expands its Pleasanton office center

Firm renovates, takes full control of 900 Main St. building



JEB BING

Alain Pinel Realtors, the fifth largest residential real estate firm in the U.S., is now the sole tenant in this two-story, 16,000-square-foot building at 900 Main St. in downtown Pleasanton.

BY JEB BING

Alain Pinel Realtors has opened its new and expanded Pleasanton offices at 900 Main St., a two-story, 16,000-square-foot building built in 1999 and designed by renowned architect Peter Shutts.

Originally built to house Mt. Diablo National Bank as the main tenant, and later Wells Fargo Bank, along with Alain Pinel, both banks moved out and the real estate firm has now renovated the complex and is occupying both floors.

Paul L. Hulme, founder, president and CEO of Alain Pinel Re-

altors, told a crowd of city, civic and real estate representatives at a ribbon-cutting ceremony that Alain Pinel is now the fifth largest residential real estate firm in the U.S. It is also the largest privately owned company of its kind in California based on its closed sales volume.

Joining with Hulme at the ceremony were Don Faught, vice president and managing broker of Alain Pinel/Pleasanton, State Assemblywoman Catharine Baker (R-San Ramon) and Pleasanton Councilwoman Kathy Narum. ■



JEB BING

Councilwoman Kathy Narum, State Assemblywoman Catharine Baker and Alain Pinel Vice President Don Faught join firm's founder and CEO Paul L. Hulme in cutting ribbon, opening expanded offices at 900 Main St. in downtown Pleasanton.

Open Sunday 1-4 p.m.
1733 BEACHWOOD WAY



Price change \$1,220,000

Wonderful Home in Pleasanton Valley!
Upgraded Heritage model with 6 bdrms & 3 baths.
Designer front door, exterior paint, dual pane windows, shutters, tiled entry, fresh paint, hardwood floors, baseboards & crown molding. Park like premium corner lot.
Walk to top rated Pleasanton schools!

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Cal BRE # 01035881



HOME SALES

Continued from Page 19

Miller for \$715,000

1087 Murrieta Boulevard #140 C. Schmude to D. Marangoni-Simonsen for \$239,000

2858 Patcham Common Taylor Morrison of California to J. & T. Nickelsberg for \$693,500

1448 Peachtree Common E. & A. Roque to S. & J. Buros for \$510,000

5270 Peony Drive K. Riley to H. Swanson for \$535,000

2413 Rees Circle S. Blaziek to J. Morrissey for \$1,000,000

140 Selby Lane #1 R. Storm to S. Yu for \$540,500

San Ramon

6868 Aberdale Circle J. Hendratmo to Ameen Housing Cooperative for \$865,000

9518 Alcosta Boulevard T. & B. Quinn to S. Seth for \$960,000

2742 Ascot Drive C. & R. Ham to D. Kersting for \$1,101,000

137 Avocado Court D. Trampetti to Ruby Rose for \$658,000

9619 Camassia Way D. Chen to M. Muppagowni for \$855,000

5370 Canyon Crest Drive J. & R. Carolla to E. & R. Riley for \$1,225,500

66 Canyon Green Way R. & B. Harris to R. & K. Atienza for \$1,020,000

360 Cardona Circle W. & L. Shen to J. Han for \$880,000

9610 Davona Drive R. & C. Wilson to P. Lin for \$650,000

30 Eagle Lake Place #33 Comey Trust to G. & T. Graham for \$850,000

274 Eastridge Drive #91 Impraim Trust to G. Wang for \$465,000

140 Enchanted Way M. Reis to Griffin Trust for \$717,000

273 Kent Place F. Williams to F. & M. Estrada for \$755,000

5032 Lakeview Drive #202 P. Hughes to N. Periakaruppan for \$572,000

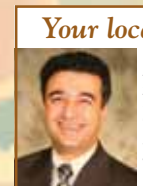
108 Norris Canyon Place #A J. & J. Schembri to M. Miller for \$525,000

Source: California REsource

Tri-Valley Real Estate Directory



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Branch Manager/Mortgage Advisor
RPM MORTGAGE, INC.
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dcrane@rpm-mtg.com
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Helping Sellers and Buyers in the Tri-Valley

3721 Rocky Mountain Court, Pleasanton

Gorgeous single story 1,647 sq. ft. home is located on a large corner lot on a nice court. This home has been meticulously remodeled with almost everything in the home being redone. You will enjoy entertaining in this large open floor plan with beautiful kitchen, great room, dining and living rooms. Nice touches abound such as rounded corners on walls, custom wood shutters and upgraded bathrooms. A professionally landscaped backyard will enhance your outdoor living experience an added benefit is the ample storage provided by the custom built outdoor shed. Great central location, close to parks, shops and stores!

LISTED FOR \$839,000



140 Sunhaven Road, Danville

Stunning Magee Ranch Home sitting on a private .34 acre lot with amazing views. 4 Large bedrooms, 2.5 bathrooms, 3483 sq. ft. of living space with gorgeous upgrades.

SOLD FOR \$1,558,000



5011 Forest Hill Drive, Pleasanton

Enjoy 3,400 sq. ft. of living space on .25 of an acre. 5 bedrooms and 3 full bathrooms, including a full bed and bathroom downstairs. Conveniently located near award winning schools.

SOLD FOR \$1,650,000

BUYERS NEEDS

Looking for a nice size single story home, in a friendly neighborhood. Favorite neighborhoods — Laguna Oaks, Foothill Knolls and Downton Pleasanton. Needs to have at least 4 bedrooms and 2.5 baths and a flat lot is preferred. Buyers are ready to go, quick close if necessary. Up to 1.8 million.

SELLER REVIEW

“I want to update my review for Julia because we moved again and she helped us sell our last home in Pleasanton and purchase our new one in Los Gatos. Now that we have had multiple experiences with Julia and referred her to several friends and family, we can appreciate the amazing realtor she is even more. We found our current home in Los Gatos and even though that area is not Julia’s territory, we chose her to represent us because of the many variables that go into a purchase. We also chose her to represent us selling our house. There were many tricky situations because we needed to sell our home within a short timeframe and release all contingencies. Half way through the process, our home fell out of escrow and we had to put it back on the market immediately. Julia had multiple buyers with 2 offers within 3 days. She is a consummate professional and provides great insight and into the buying/selling process.”

— Sunny & Torben - August 2015





Open Sat & Sun 1-4

Gina Piper

2800 4th St. – Livermore – \$599,000
Walk to the bustling and renowned DOWNTOWN! Spacious & open floor plan with EXCELLENT location. Upgraded, modern and flooded with natural light this condo with cathedral ceilings will surely delight the pickiest buyer.



Open Sun 1-4

Jennifer DeCoite

1500 Foothill Rd. – Pleasanton – \$3,750,000
Private 5 acre gated estate located between CCC and Golden Eagle Estates. This beautiful single story custom English Tudor home has 4 beds, 5 baths (3 full/2 half) with 4803 sq. ft. of living space. With around 2 acres of flat landscaped yard and around 3 acres of additional land behind the home, the possibilities for this property are endless. Build a guest house, sport court, barn for horses, or add a private vineyard and finish this gorgeous estate.



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).



Adam Golden

3360 Maguire Way – Dublin – \$529,000
Fantastic condo located in the heart of East Dublin. Ground floor unit with an abundance of upgrades - hardwood floors, granite countertops, upgraded backsplash. Condo has two of the most convenient underground garage spaces in the building. Patio space on ground level. Extra balcony off master.



Open Sat & Sun 1-4

Sandy Parkins

6730 Menlo Ct. – Pleasanton – \$810,000
Wonderful 4 bedroom, 2 bath, 1816 s.f. family home in Pleasanton. Great court location, close to downtown. Walk to Val Vista Park & Donlon Elementary school. Wonderful floor plan, with kitchen open to family room. Light & bright. Must see!



Open Sat & Sun 1-4

Adam Golden

3391 Monaghan St. – Dublin – \$ 595,000
Updated Courtyard property - new carpet and new tile. Updated kitchen with stainless steel appliances, dining area, family room, and half bath all on the same level. Secondary level has 3 bedrooms, 2 full baths and laundry room. Great community amenities such as pool and gym.



Meraj Khan

398 W San Juan Dr. – Mountain House – \$ 555,000
Meticulously kept home in the desirable community of Questa in Mountain House! This two storied well upgraded home features light and bright interiors, an open floor plan, a spacious gourmet kitchen, an opulent family-dining combo room and a downstairs office/ morning room.



Claudia Colwell

4159 Torrey Pine Way – Livermore – \$ 499,995
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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REALTORS



**838 SUNNY BROOK WAY, PLEASANTON
BRIDLE CREEK**

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

Offered at \$2,079,000



**812 INDEPENDENCE COURT, PLEASANTON
VENTANA HILLS**

Upgraded Alder Model in Ventana Hills with Desirable Court Location, Private .23 Acre Lot, Four Spacious Bedrooms, (Expansive Master Suite with Retreat & Fireplace), Three Bathrooms, Approximately 3000 Sq. Ft. Gourmet Remodeled Kitchen with Granite Slab Counters & Stainless Steel Appliances. Audio and Lighting Upgrades Throughout. Extensive Brazilian Cherry Hardwood Floors, Beautifully Landscaped with Pebble Tech In-Ground Pool & Spa, Views of Pleasanton Ridge and of Adjacent Mission Hills Park. All this and Just a Walk to Downtown!

Offered at \$1,479,000

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OPEN SUNDAY 1-4 PM



2498 Allegro Street, Alden Lane, Livermore
5 BR, 4.5 BA, 3,655 SF, Resort-styled
backyard Over \$200K updates in 2015
Offered at \$1,399,000

COMING SOON



3167 Gulfstream Street, Pleasanton Meadow
3 BR, 2 BA, 1,688 SF, 6,217 SF lot Stunning
upgrades, granite, hardwood and beautiful pool
CALL FOR PRICING

JUST LISTED • OPEN SAT/SUN 1-4



4422 Tarcento
Lane, Dublin
3 BR, 3.5 BA,
2,407 SF on
3,047 SF Lot
Italian inspired
with modern flair
Offered at
\$975,000

**TUSCAN ESTATE WITH PRODUCING
VINEYARD**



7795 Cedar Mountain Road, Livermore
7 BR, 6 BA, 6,671 SF on 16.2 Acres
Offered at \$3,750,000

BUILD YOUR DREAM HOME

4108 & 4112 Foothill Road, Pleasanton
2.2 Acre offered at \$1,488,000
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1641-45 GROVE STREET,
SAN FRANCISCO

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SOUTH GARDEN!!
\$1,980,000

6625 HUBBARD LANE,
SUNOL

5 BED, 4.5 BATH,
5,375 SQ FT, 8+ ACRES,
\$2,995,000



LITTLE VALLEY LOT
IN SUNOL

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HOME! 6+ ACRES,
\$795,000

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DANVILLE
Open SAT/SUN 1 - 4 402 JONATHAN RIDGE DR
BEAUTIFUL HOME IN DANVILLE \$1,238,000
5 BR 3.5 BA One Bedroom w/full bath on main flr.
Beautiful plan. Kit w/granite & island. Private backyard
Azita Mowlavi, CalBRE #00628232 925.847.2200



DUBLIN
Open SUN 1 - 4 8043 VIA ZAPATA
COMPLETELY REMODELED! \$749,950
4 BR 2 BA Kit w/granite slab. Updated baths. Brand
new paint, carpet, light fixtures. Prvte bcklyrd
Suzanne Bieser, CalBRE #01355940 925.847.2200



DUBLIN
Open SUN 1-4 7231 CRONIN CIRCLE
LOCATED IN LOVELY KILDARA \$489,950
2 BR 2 BA High ceilings, hrdwd flrs, balcony, cozy
fireplace. Single car attached garage. Community pool.
Kay Stromgren, CalBRE #00890095 925.847.2200



FREMONT
Open SAT/SUN 1 - 4 28 VIA SAN DIMAS
MISSION SAN JOSE \$1,548,888
4 BR 2.5 BA Mission Highlands East, this lovely home
is close to award-winning schools.
Elaine Arnt, CalBRE #01046497 925.847.2200

CASTRO VALLEY

Open SUN 1:30 - 4:30 2122 173RD AVE
EL PORTAL RIDGE \$510,000
3 BR 1 BA Updated kit, Laminate floors. New copper
water supply lines. Enclosed patio. Great Bay views!
Randal Helton, CalBRE #00680911 925.847.2200

DUBLIN

Open SAT/SUN 1 - 4 6020 HILLBROOK PLACE
UPGRADED & MOVE-IN READY! \$749,950
3 BR 3.5 BA Kit w/Granite & SS Appl. Island & brkfst
bar. New carpet/paint. Vwd flrs. Beautiful flr plan.
Sharon He, Cal BRE #01810593 925.847.2260

LIVERMORE

4221 LAS POSITAS RD
PRIVATE COUNTRY PROPERTY \$1,490,000
Spacious home. Inside Urban Growth Boundary.
Agricultural Residential Zoning.
Nancy Terpening, CalBRE #00380392 925.847.2200

Open SAT/SUN 1 - 4 849 HANOVER ST
UPDATED & EXPANDED! \$740,000
5 BR 3 BA Lrge dwnstrs mstr ste & spacious bdrms.
Updated kit., baths, dual pane windows. Covered patio.
Sean Leggat, CalBRE #01280186 925.847.2200

1611 BROADMOOR COURT
UPDATED W/OPEN FLOOR PLAN \$615,000
3 BR 2 BA Cul-de-sac. Remodeled baths. Vwd flrs.
Granite counters in kitchen. RV Parking. Cute as can be!
Shannon Arvig, CalBRE #01350212 925.847.2200

MANTECA

Open SUN 1 - 4 1384 CRESTWOOD AVE.
QUIET CRESTWOOD CIRCLE AREA \$309,000
3 BR 3.5 BA Open concept w/Great Rm. Recent upgrades.
New SS Appl. New laminate flring & more. Lrge din.
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MOUNTAIN HOUSE

SAT/SUN 1-4 546 HUTCHINGS WAY
GREAT CURB APPEAL! \$499,980
5 BR 3 BA One bd & bath on main flr. Spacious kit w/
gas cooktop. Gas fireplace. Upstairs Laundry rm.
Kay Stromgren, CalBRE #00890095 925.847.2200

SAN LEANDRO

824 DOLORES AVE
BEAUTIFULLY APPOINTED HOME \$589,000
3 BR 2 BA Model sharp condition. Stylish kitchen:
granite, glass tile backsplash, SS Appl. Hrdwd flrs.
Laurie Pfohl, CalBRE #00866660 925.847.2200

TRACY

2737 DAISY LANE
SOUGHT AFTER REDBRIDGE COMM. \$600,000
4 BR 3.5 BA Beautiful Single Family Home located in
the Sought after community of Redbridge.
Laurie Pfohl, CalBRE #00866660 925.847.2200

PLEASANTON

Open SAT/SUN 1:30 - 4:30 3708 RABOLI ST
STUNNING RUBY HILL ESTATE \$2,599,999
5 BR 4 full BA + 2 half Lowest price home in Ruby
Hill for the sq. ft. Custom tile, gourmet kit, hrdwd flrs.
Bimla Sabhlok, CalBRE #00939221 408.445.5157

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3 BR 2.5 BA Freshly painted! Laminated flrs. Fam. with
fireplace. 6 Panel doors. 2 car garage. Community
pool.
Nancy Sutorius, Cal BRE#00628232 925.367.7414

HAYWARD

2196 NINA STREET \$399,995
HAYWARD HILLS!
3 BR 1.5 BA Single Story Home. Lrge unfinished
basement area. Private backyard that backs to open
space.
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OPEN SAT & SUN



3891 Hot Springs Ct

Remodeled home with 2 master suites! 6 BR + office, 4 Baths, cul-de-sac location \$1,099,000

PENDING SALE



2688 Becard Ct

The one you want! Gorgeous Birdland home with 5 BR, 3 BTH, hardwood floors, pool, and more! \$1,325,000

PENDING SALE



7455 Ginger Ct

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



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BRE #00843458

Q & A: Can an "As Is" Buyer ask for repairs later?

Q: We recently sold our house to a buyer "AS IS". We were only on the market for about a week, and had 3 offers. All were over the asking price, and we accepted the highest one. We did counter the buyer back insisting the offer be "AS IS", and they accepted.



Now the buyer had done their inspections, and they are coming back and asking for some repairs. Can they do that? We are not happy about this, and want to cancel the deal. What should we do?

A: There is a lot of confusion about "AS IS" contracts. While every seller wants to sell their house "AS IS", meaning they don't have to pay for any repairs, the contractual process can be a bit tricky. The basic Purchase Agreement (CAR version, which is almost always used) is essentially an "AS IS" contract in that the seller is not obligated to do any repairs to the property, other than making sure it has smoke detectors, carbon monoxide detectors, and water heater strapping. Otherwise, the seller is under no obligation to complete any repairs, and is perfectly within their rights to refuse to do any. However, the contract also provides the buyer the opportunity to inspect the property, and request any repairs they would like. ...Go to www.680homes.com to read the rest of this article.

Considering selling or buying a home?

Call me today and put my market knowledge, experience, and negotiation skills to work for you.

Go to 680Homes.com for more information on these and other homes, along with market trends, tips & advice, and advanced home search



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Manager



Chuck Aydelotte



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Tracey Buescher



Lois Cox



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Jo Gibbons



Jennifer Hosterman

COMMUNITY SERVICE DAY 9•18•15

Once a year Berkshire Hathaway HomeServices Drysdale Properties closes all 30+ Northern California offices. On this day, the employees and real estate agents ban together to GIVE BACK to the communities we call home. That day some offices fix and repair homes, work at local schools, help out at senior centers, and food pantries.



The Pleasanton and Fremont offices volunteered at the Open Heart Kitchen, the Senior Center and the Pleasanton Library.



Andy Hartman



Jo & Carla Hunter



Steven Langston



Connie Long



Debra McMurphy



Helen McNutt-Gentile



Alex Moir



Pati Norris



Rich Novotny



Teri Pohl



JoAnn Schreiber



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COMING SOON!

2961 AMOROSO CT., PLEASANTON

Stunning Vintage Heights custom home on an expansive half acre parcel. Sparkling pool, spa and outdoor kitchen. 5 bedrooms, 3.5 baths and almost 4000 interior sq ft. PRICED IN THE HIGH \$1,600,000'S



1/2 ACRE PARCEL



COMING SOON!

BENNER COURT

Wonderful 3 bedroom, 2 bath one level home on a quiet court in Pleasanton. New paint, carpet and flooring. PRICED IN THE HIGH \$700,000'S



COMING SOON!

13040 BROOKPARK ROAD

Stunning views of Moraga Hills! Backing to the regional walking trails. This wonderful 3 bedroom home is situated just minutes to highways! PRICED IN THE LOW \$800,000'S

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

JUST SOLD!



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The Armario Venema Homes Team

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SOLD — MULTIPLE OFFERS!
4128 STANLEY BLVD., PLEASANTON
6 BR, 4.5 BA 4239+/-sq. ft. OFFERED AT \$1,899,000. SOLD OVER LISTING PRICE.

OPEN SAT/SUN 1-4
1054 PINE HILL LANE, PLEASANTON
New price! Hilltop Gem! 3BR, 3BA, 3058+/-sq. ft. OFFERED AT \$1,550,000

NEW LISTING!
6343 INGLEWOOD DR., PLEASANTON
Single story, 4BR, 2 BA, 1608+/-sq. ft. OFFERED AT \$799,000

OPEN SAT/SUN 1-4
1566 WELFORD CIRCLE, HAYWARD
Nicely updated! 5BR, 3BA, 2230+/-sq. ft. OFFERED AT \$699,000

COMING SOON!
1838 HARVEST RD., PLEASANTON
3BR, 2BA Townhome, 1684+/-sq. ft. CALL FOR PRICING.

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COME ON IN



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838 Sunny Brook Way | 5bd 5ba
Blaise Lofland | 925.251.1111
By Appt



PLEASANTON \$1,810,000

1316 Rhone Pl. | 5bd 4.5ba
Kris and Tyler Moxley | 925.251.1111
Sun 1:00-4:00



DANVILLE \$1,599,950

4263 Quail Run Way | 5bd 3ba
Dan Gamache, Jr. | 925.251.1111
By Appt



PLEASANTON \$1,499,000

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



PLEASANTON \$1,479,000

812 Independence Court | 4bd 3ba
Blaise Lofland | 925.251.1111
By Appt



PLEASANTON \$1,229,000

4451 Shearwater Ct | 4bd 2(1)ba
Tim McGuire | 925.251.1111
By Appt



PLEASANTON \$1,100,000

4881 Cobbler Ct | 3bd 2(1)ba
Kris and Tyler Moxley | 925.251.1111
By Appt



PLEASANTON \$899,888

5223 Ridgevale Way | 3bd 2ba
Tim McGuire | 925.251.1111
Sat&Sun 1:00-4:00



PLEASANTON \$807,700

2852 El Capitan Dr. | 3bd 2(1)ba
Maureen Nokes | 925.251.1111
By Appt



PLEASANTON \$760,000

1155 Kolln Street | 3bd 2ba
Kris and Tyler Moxley | 925.251.1111
By Appt



LIVERMORE \$650,000

5446 Felicia Ave | 3bd 2ba
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