

Pleasanton Weekly

Buying & Selling
REAL ESTATE

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as her muse*

Artist enjoys
inspiration,
friendships,
art scene in
Pleasanton

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AROUND PLEASANTON



By JEB BING

As Dublin grows, so does its police force

Dublin police chief Dennis Houghttelling told Tri-Valley Realtors and real state associates at a recent meeting that they can assure their clients that Dublin is a safe, virtually crime-free city with abundant public amenities for families to enjoy.

Its law enforcement capabilities are as strong as Alameda County's since it's the county sheriff's office that contracts to provide Dublin's police protection, he said.

Dublin began contracting law enforcement services with the county when the city was incorporated Feb. 2, 1982. At the time, the contract was for \$1.1 million and the city's population was 14,520.

Today, Houghttelling said his department's contract amounts to \$17 million, serving a population of 53,747 that continues to grow. The police department, still part of the Alameda County Sheriff's Office, has a staff of 61, up from 20 in 1982, with the city's population expected to climb in the coming years to more than 80,000.

"We'll be growing law enforcement along with the population," Houghttelling said, "and with all of the advantages of being county-contracted service."

Unlike a city-directed-and-financed department like Pleasanton's, Dublin's county contract gives the city automatic replacement of any officer off duty for more than 10 days because of illness or an injury, an ongoing complement of fully trained and experienced officers from the sheriff's office, additional help from the sheriff's office immediately in the event of a major incident and priority access to the sheriff's specialized units when needed.

Because of its contract, Dublin has the help of the sheriff's globally resourced investigation division into any crimes occurring in the city, ranging from property crimes to forgeries, auto thefts and narcotics.

Along with performing regular police duties in Dublin, the contracted force also handles other typical city services such as providing on-campus resource officers to Dublin schools, citizens' and youth academies, and volunteer opportunities for extra patrols during



CONTRIBUTED PHOTO

Dublin police chief Dennis Houghttelling.

sports events and for St. Patrick's Day weekend activities.

Besides his public outreach efforts to Realtors at the Valley Real Estate Network (where he spoke) and other organizations in the area, Houghttelling makes it a point to enjoy a cup of coffee and conversation with the public. Earlier this month, he met with a group at Starbucks at Persimmon Place in Dublin.

"It's part of my ongoing commitment to openness, responsiveness to the community, and our efforts to enhance citywide communications," he said.

Houghttelling has more than 40 years of experience in law enforcement. He spent the first 27 years of his career with the Hayward Police Department, serving as a deputy police chief for three of those years and as interim chief in 2003.

He joined the Alameda County Sheriff's Office later that year and was promoted to commander in 2010. In that capacity, he was charged with managing the Department of Homeland Security's Bay Area Urban Security Initiative where he assisted with regional preparedness efforts.

The Valley Real Estate Network is a Tri-Valley organization committed to helping real estate industry professionals promote and grow their business. The group meets at 8:30 a.m. Fridays at Inklings Coffee and Tea, 530 Main St., Pleasanton. ■

Editor's note: Jeb Bing is editor emeritus for the Pleasanton Weekly. His "Around Pleasanton" columns run on the second and fourth Fridays of every month.

About the Cover

Steffi Gross loves to photograph and paint downtown Pleasanton and produces miniatures of favorite scenes. Photo by Jeffrey Hosier Photography. Cover design by Kristin Brown.

Vol. XVIII, Number 14

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Streetwise

ASKED AROUND TOWN

How do you feel when you walk into a room full of strangers?



Jan Othen
High school teacher

I feel very excited because it is an opportunity to meet new people and make new friends. I love to talk to people and learn about them. Being friendly works very well for me.



Karen Connolly
Accountant

I feel tired. Sometimes even exhausted because for me, it requires quite a bit of energy to engage with people; I'm essentially an introvert. But once I'm all geared up, I do enjoy meeting and interacting with new people.



Richard Bitbada
Construction

I feel very excited. Whether it's a business meeting or a personal gathering, I view it as a great opportunity to meet new people. I'm a big fan of human beings, so when I enter a room full of strangers, I assume they are all great people and look forward to getting to know them.



Suzanne Turner Sales

Well, at least initially, I feel very nervous and intimidated because I find it awkward having to start a conversation with a total stranger. There's no frame of reference, and you have no idea whether you have any kind of common ground. Once I get going though, I enjoy meeting new people and making acquaintances out of strangers.



John Bess
Radiology technician

Oh, I just love it. I'm a very social person and get along great with people, so I really enjoy walking into a room full of strangers. Generally, I just assume I will come out of the experience with at least one new friend.

—Compiled by Nancy Lewis and Jenny Lyness

Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

Pick best lookalikes

Monday is the deadline to vote on your favorite finalist in the 2017 Mother-Daughter Lookalike Contest.

The Pleasanton Weekly staff has whittled them down to eight pairs of finalists. Go to www.Pleasanton-Weekly.com to vote for the mother and daughter that you think most closely resemble each other.

First-place prize is four tickets to the Alameda County Fair and \$50 cash; second-place prize is two fair tickets and \$25 cash. The winners will be featured in the May 12 print edition.

Health fair

The city of Pleasanton, Axis Community Health and the Pleasanton Unified School District are joining forces to host this year's Tri-Valley Health Fair on Saturday from 9 a.m. to 1 p.m. at the Firehouse Arts Center, 4444 Railroad Ave. in downtown Pleasanton.

The free event will include resource tables, dental and vision screenings, physical examinations, cultural entertainment, and other health and human service related resources — part of a multi-agency effort to bring an array of resources to one place to help people who might not otherwise have access to the information or health care.

The Tri-Valley Health Initiative is a collaboration with the offices of Alameda County supervisors Nate Miley and Scott Haggerty, Alameda County Health Care Services Agency Center for Healthy Schools and Communities, Alameda County Social Services Agency, Stanford Health Care-ValleyCare, John Muir Health, Palo Alto Medical Foundation, Kaiser Permanente, and the cities and school districts of Dublin and Livermore.

For more information, visit Ptownlife.org.

Petition denied

The Alameda County Superior Court on Tuesday denied a legal petition from former Walnut Grove principal Jon Vranesh challenging an administrative hearing panel's decision that found PUSD had valid reasons to fire him.

Vranesh filed the petition in September 2015, nearly two years after he was removed as the school's principal and placed on administrative leave. He was later dismissed from the district, which alleged charges of dishonesty, immoral conduct, evident unfitness and persistent violation of school laws.

Visit PleasantonWeekly.com for a full story. ■

School district starts search for new Foothill High principal

Fourth-year headman Krolikowski marks latest administrative departure from district

By JULIA REIS AND JEREMY WALSH

Pleasanton Unified School District officials are recruiting for a new principal at Foothill High School after current head administrator Jason Krolikowski announced last week that he has accepted an offer to become the new principal of San Ramon Valley High in Danville.

His departure, coupled with the pending retirement of Valley View Elementary School principal Rafael Cruz at the end of June, would mean that 10 of the district's 15 schools have had new principals since the start of the 2015-16 school year.

Foothill will hold input sessions

for staff and families to weigh in on the search process, with specific dates yet to be determined, PUSD spokesman Patrick Gannon said Tuesday. He added the district is planning to have the new principal in place in time for the start of the 2017-18 school year.

In an email Tuesday, Pleasanton school board president Joan Laursen said Krolikowski would be missed here.

"We were thrilled to bring Jason to Pleasanton Unified from San Ramon and are grateful for the four years he served as principal at Foothill High School," Laursen said. "Jason will be missed, and the board wishes him all

the best in his future endeavors."

She added, "The board acknowledges that while there has been administrative change in the past two years, we remain focused on securing and retaining strong educational leaders to support the great work being done by our school communities."

Krolikowski, a one-time Dougherty Valley High assistant principal who is wrapping up his fourth year as principal at Foothill, was selected by the San Ramon Valley school board at its April 18 meeting.

He is set to replace current principal Ruth Steele at the start of the next school year in July. Steele has

resigned from San Ramon Valley High after five years at the helm, effective June 23, to pursue an undisclosed new job opportunity.

In an email to PUSD leadership colleagues April 18, Krolikowski confirmed his plans to leave and

See **PRINCIPAL** on Page 7

PDA's 1st Wednesdays returning next week

Monthly downtown parties to feature music, activities and more

By JEREMY WALSH

Downtown Pleasanton's 1st Wednesday Street Parties are making their return to Main Street next week with a Cinco de Mayo-themed celebration.

The monthly events, which run aptly on the first Wednesday of each month from May to August, fill downtown with residents partaking in live music, vendor exhibits, children's activities, food trucks from Food Truck Mafia, the beer and wine garden, downtown shopping and more.

The initial 1st Wednesday of the season is set for 6-9 p.m. next Wednesday, with Ruckatan Latin Tribe tapped as the lead band performing in the entertainment garden in honor of Cinco de Mayo, which officially falls two days later.

Organized by the Pleasanton Downtown Association, the 1st Wednesday Street Parties also feature a kid zone with theme park-style teacup rides, bungee trampolines and an arts-and-crafts area, all located at the intersection of St. Mary and Main streets.

Food will be available from downtown vendors and food trucks, with Food Truck Mafia offering four new food trucks each month.

The entertainment garden, for those 21 years old and older, will feature rocking bands all season along with craft beers from Handles on Main and local wineries offering varietals by the glass.

The season's other street parties are scheduled for June 7, July 5 and Aug. 2. For more information, visit www.pleasantondowntown.net. ■



JULIA REIS

Running for the Boermans

Around 200 Pleasanton Middle School students, along with school staff, participated in a "fund run" last Friday afternoon that raised money for the family of Carla Boerman, an English teacher who died after a car crash in town April 4 during spring break. A GoFundMe drive has also been started to support the family, which includes (at center) Carla's daughter-in-law Cristina and granddaughter Caroline — who sustained minor injuries in the same crash. Residents who wish to contribute can visit gofundme.com/helptheboermans.

Harvest Park named Gold Ribbon School

Local school among 17 in county to receive distinction

By JULIA REIS

The California Department of Education has announced that Harvest Park Middle School is a 2017 Gold Ribbon School.

The statewide distinction is awarded to schools that have adopted a model program or practice that includes projects and strategies replicated by other local educational entities, PUSD officials said in a statement about the award last week.

"This award represents the dedication of our teachers, parents and district to provide a 21st-century learning environment for all Harvest Park students," principal Robin Munsell stated. "I continue to be impressed

with the innovative teaching happening at Harvest Park. This is a wonderful honor for our school community."

Added interim superintendent Micaela Ochoa, "This distinction is an incredible honor and a testament to the continued excellence of our Harvest Park community."

The California Gold Ribbon Schools Award was created to honor schools in place of the California Distinguished Schools Program, which is on hiatus while the state creates new assessment and accountability systems. Nearly 475 middle and high schools were eligible to apply this year.

Harvest Park was among 17

middle and high schools in Alameda County to receive the distinction. Dublin High, Wells Middle School, Eleanor Murray Fallon Middle School, Andrew N. Christensen Middle School, William Mendenhall Middle School and Stone Valley Middle School were the other Tri-Valley schools recognized.

Harvest Park was previously named a California Distinguished School in 1994, 2001, 2005 and 2013; a National Blue Ribbon School in 2002 and a National School of Character in 2005.

Gold Ribbon Schools will be recognized during a ceremony in Santa Clara next Thursday. ■

PUSD won't pursue Valley Trails property

Trustee Arkin: 'I wish we could have done things differently'

By JULIA REIS

After further consideration, the Pleasanton school board last week directed district administration not to pursue acquisition of the Evangelical Free Church of Pleasanton property in the Valley Trails neighborhood for a potential elementary school site.

Trustees gave consensus to interim superintendent Micaela Ochoa after discussing the availability of the property at 6900 Valley Trails Ave. and hearing public comment from residents, most of whom said they opposed the idea of PUSD acquiring that parcel — which is currently being debated for a new housing development.

The board took up the issue April 18 after it was first raised one week earlier at a joint special meeting between trustees and the City Council.

The church-owned property came up at that meeting in relation to the district's plan to build a new elementary school to replace portables currently in use on campuses. In February, the school board directed administrators to explore placing the school on PUSD's Neal property at 1689 Vineyard Ave.

Ponderosa Homes has since gotten its proposal to build 36 new single-family homes on the Valley Trails property through the Planning Commission, which on April 12 approved the application by a 3-2 vote

and forwarded it to the City Council for a final decision.

But upon hearing from city staff a day earlier at the joint meeting that the district could still formally express interest in the property — regardless of the commission's action the next night — trustee Jamie Yee Hintzke said, "I feel it should maybe be discussed," indicating she wasn't previously aware it was an option.

After the joint meeting, however, district administration determined PUSD is precluded from pursuing the property based on a mitigation agreement the board approved between the district and Ponderosa Homes in October.

In the agreement, Ponderosa Homes said it would pay PUSD \$775,400 in developer fees for the Valley Trails project. Developers of new homes and commercial properties in Pleasanton must pay a school impact fee to the district before a county or city building permit will be issued.

The developer is not obligated to pay the fees until it has received final project approval and closed escrow on the site, according to the agreement.

In exchange for the revenue, the district agreed to cooperate with the developer in processing land use entitlement applications for the project.

That cooperation "is expressly

limited to an expression of the district's affirmative support for the project together with technical assistance and providing necessary information and signatures," the agreement reads.

By entering into the agreement, PUSD also concurred the proposed fees would adequately address any impacts the housing project could have on schools.

Ochoa pointed to that language in the agreement last week in explaining why administrators were discouraging pursuit of the Valley Trails property. She also cited a section stating the district and developer agreed not to reopen the agreement, legally challenge it or "raise any issue relating to the impact of the project on the district's school facilities, equipment and programs."

Ochoa added the contract does not give either party the option to terminate it.

It also came up during the board's discussion that as recently as Easter Sunday, Ochoa and Ponderosa Homes representatives had been in talks about a last-minute proposal to make time for an analysis of the property as a school site. But the developer notified the district a couple days later that the idea was off the table, Ochoa said.

"The developer approached the district and proposed an idea in his effort to try and identify a win-win

solution," Ochoa said. "But there was not sufficient time or support among the neighborhood group or church."

Jeff Schroeder of Ponderosa Homes was among several speakers April 18 who urged the board to go along with the recommendation of district administration.

"The language in our mitigation agreement says you would support the project, so I would urge you to do that," he said. "The reason you signed that is we agreed to pay you a lot more than required by state

law. That's going to generate fees for the school district which could be used in some ways, I'm sure."

He added, "At the last minute this issue has come up, but frankly it's too late. The church doesn't have time, the neighbors don't have time — this project needs to go forward."

Several residents of the Valley Trails neighborhood expressed opposition to the concept of the church property as a school site, saying it would bring more traffic and noise to the area.

Former Pleasanton City Council member Kay Ayala was the only

speaker among 10 who said she supported the idea.

Others questioned the board approving the mitigation agreement in October, before the development proposal progressed through the city approval process.

In siding with the recommendation of PUSD administrators, multiple trustees expressed regret for how things had transpired. "It's unfortunate the way things happened, but I think we are precluded from doing anything else at this point

because the agreement was signed," trustee Valerie Arkin said. "I feel like we let down the kids in our community and future kids, and I wish we could have done things differently."

Arkin and trustee Steve Maher also suggested that district staff reconsider some of the language used in the mitigation agreement in such future contracts.

"The language in the mitigation such as 'the district's affirmative support' — we're not in the business of affirming or endorsing, that's the city's role," Maher said. ■

'I feel like we let down the kids in our community and future kids.'

Valerie Arkin,
School board member

City Council OKs downtown parking strategic plan

Document includes list of top 10 strategies to improve parking conditions

By JEREMY WALSH

Pleasanton city officials have a new game plan for improving parking conditions downtown after the City Council approved the Downtown Pleasanton Parking Strategy and Implementation Plan last week.

The 140-page policy document, prepared by city staff and consultant firm Fehr & Peers, is designed to serve as a guide for implementing parking improvements in and around downtown, including a list of top 10 strategies for more immediate consideration.

"Probably about a year ago, I was one of those people who ... was throwing a lot of rocks about downtown parking. And I look at this now, this implementation plan; it's terrific. We've come a long way in that year," Councilman Arne Olson said in the council chambers during the April 18 meeting.

"I think there are some really good things in here that have been identified to at least evaluate and consider that will get us additional supply as well as manage it more effectively," added Councilwoman Kathy Narum.

The plan includes an analysis of current parking conditions, strategies for increasing the parking supply, factors influencing occupancy rates, demand management strategies, future demand scenarios and an implementation plan.

It also contemplates options such as the feasibility of a potential multimillion-dollar parking structure, as well as acknowledges the possible impacts that autonomous cars and ridesharing services such as Lyft and Uber might have on future parking needs.

And the plan singles out a top-10 strategies list to implement sooner:

- Complete parking strategy for the downtown transportation corridor
- Enhanced time restrictions
- Wayfinding
- Designated employee lots or permits
- Bicycle access and trail connectivity improvements
- Private lot utilization for weekends and evenings
- Identify opportunity sites for surface parking
- Establish transportation demand management association
- Short-term bicycle parking
- Loading zone time-of-day restrictions.

Council members heard from two residents on the plan during the meeting last week: one a downtown landowner who urged better enforcement of 20-minute parking zones and the other a resident who opposed one-way traffic on downtown streets — the latter wasn't being recommended by city staff.

The council voted 4-0 to approve

See **PARKING** on Page 7

East Bay Gives ready for blitz of donations Thursday

Online contributions support hundreds of nonprofit groups

By DOLORES FOX CIARDELLI

Zorro was an affectionate cat who went from homeless to home-at-last, thanks to Valley Humane Society's adoption program in Pleasanton.

Milo was a sweet young pup who went from laid up to patched up once his liver condition was treated.

And last fall, Valley Humane Society's Canine Comfort teams helped first responders to the Ghost Ship fire move from grief-stricken to hope-given by sharing the soothing comfort of companion dogs.

Valley Humane Society and other nonprofit groups in the Tri-Valley are among the hundreds that will benefit from East Bay Gives, a 24-hour online day for donating that takes place next Thursday (May 4).

The fourth annual day of giving is hosted by the East Bay Community Foundation and aims to mobilize more than 40,000 people and raise \$5 million to support efforts in the East Bay, San Francisco and Silicon Valley.

"We are thrilled once again to host this important giving day to

spark the generosity of our region and support the vital work that nonprofit organizations provide for our communities," said James W. Head, CEO of East Bay Community Foundation. "In 2017, we are aiming to make this day of giving bigger than ever, inspiring even more people to better serve our communities."

The drive takes place from midnight Thursday morning to 11:59 p.m. Thursday night, when people can visit www.EastBayGives.org to select and donate to the organization of their choice. Nonprofit groups to benefit focus on animals, arts and culture, education, environment, community improvement, health and human services, youth development and advocacy.

Other Tri-Valley nonprofit groups participating include Axis Community Health, East Bay SPCA, Open Heart Kitchen, Sandra J. Wing Healing Therapies Foundation and Save Mount Diablo.

There is a minimum donation of \$20, which can be paid through MasterCard, Visa, Discover and American Express. Gifts can also be pre-scheduled for donation on

May 6. Each gift is 100% tax-deductible, and donors can also choose to remain anonymous.

Each hour during the 24-hour drive, special times offer opportunities for gift matching, such as a prize for first donation of the hour or the greatest number of donors at a specified time. Last year, human services organizations with the most unique donors between 1 a.m. and 2 a.m. won \$3,500.

"Through East Bay Gives, everyone involved in our community can participate and be a part of supporting their favorite organizations, track their progress, and celebrate their successes in real time," said Whitney Greswold of the East Oakland Boxing Association.

Last year, that youth development organization raised \$17,500 through East Bay Gives, which helped sponsor 25 youths to attend the organization's summer program.

In 2016, the online giving blitz rallied 10,000 donors to raise more than \$1 million for the nonprofit groups. Since 2014, East Bay Gives has raised \$1,850,000 for 1,000 nonprofit organizations. ■

PRINCIPAL

Continued from Page 5

expressed thanks for those who have supported him in Pleasanton.

"The decision to move schools and districts was not arrived at lightly, and certainly the part I struggled with most was knowing I would no longer be able to enjoy the relationships I have truly come to rely on," Krolikowski said.

"Whatever level of success we have experienced is a result of the effort and performance of the wonderful students, staff, and community members of PUSD," he added. "Your dedication and commitment is extraordinary, and I thank you for enriching my life."

"However, as we all know change is inevitable, and at times abrupt. That being said, I am excited at the prospect of joining SRVUSD and working with the team that has been assembled there," he said.

Krolikowski's pending exit marks the second straight spring that a Pleasanton high school will be recruiting for a new head administrator. Mike Williams was promoted to principal at Amador Valley High last year after Tom Drescher's resignation.

This is also the second spring in a row the district is working to hire a new permanent superintendent.

In his email to colleagues, Krolikowski said he would "always remember my time at FHS and PUSD, and I am thankful to many of you who supported and believed in me. I hope I have served our community well and I believe we have made PUSD a better place for students."

SRVUSD superintendent Rick Schmitt praised Krolikowski's selection in an email to his staff, calling the new hire "a seasoned principal with extensive leadership experience."

"Mr. Krolikowski is a talented educator and an inspiring leader," Schmitt said. "We are confident that he will be a great asset to SRVHS and the San Ramon Valley Unified School District."

Krolikowski is a familiar face in that district. He served as assistant principal at Dougherty Valley from 2010 to 2013, right before being hired as principal of Foothill where he led a staff of more than 2,100 students and 150 staff members. ■



Jason Krolikowski

Commerce Con taking 'cyber-savvy' turn

Tri-Valley cities join to present small business summit next week

By JEREMY WALSH

Pleasanton is teaming up with the other Tri-Valley cities and their chambers of commerce to present Tri-Valley Commerce Con: Cyber-Savvy Edition next week in Dublin.

The free event aims to connect local small businesses with resources and information, with this year's focus on leveraging social media to compete online while maintaining virtual security, according to organizers.

"The Tri-Valley's business base is primarily composed of very small firms, and those same small businesses have accounted for an increasing percentage of jobs in the Bay Area since 2000," officials from the five cities said in a joint statement.

"By working together, the Tri-Valley cities and chambers are able to provide valuable, high-quality programming that addresses the specific needs of new and growing local businesses toward sustaining the region's outstanding business

climate," they added.

In addition to Pleasanton, the Commerce Con involves the cities of Dublin, Livermore and San Ramon and the town of Danville, and those communities' chambers of commerce.

The event, scheduled for next

Wednesday morning, falls during National Small Business Week.

With its "cyber-savvy" focus, the conference will include presentations from representatives of Yelp, LinkedIn and the Privacy Enforcement and Protection Unit of the California Attorney General's Office.

It will also feature one-on-one consulting and resources from exhibitors focused on social media.

The event is set to run from 8:30 a.m. to noon Wednesday at the Shannon Community Center, 11600 Shannon Ave. in Dublin.

Registration is encouraged for the event and is required for individual consulting sessions. Sign up or learn more info at <https://tvcommercecon.eventbrite.com>. ■

TAKE US ALONG



Touring Tuscany: Kim and Nes Albano brought the Pleasanton Weekly on a one-week bicycle tour through the beautiful Tuscany region of Italy.

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

1st

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PARKING

Continued from Page 6

the plan as presented, except for asking staff to add a map showing all public and private handicap parking spots downtown and directing staff to consider options for a bike corral downtown as soon as possible. Mayor Jerry Thorne was absent from the meeting. ■

Community Pulse

POLICE BULLETIN

Pleasanton contractor has license revoked over fatal Berkeley balcony collapse

The Pleasanton firm that served as general contractor for the construction of a Berkeley apartment complex where a balcony later collapsed, killing six people and injuring seven more in 2015, will have its license revoked as part of a settlement reached with state officials last week.

The California Contractors State License Board announced the settlement with Segue Construction in an April 21 news release, indicating it would take effect May 19.

As part of the agreement, the contractor has been barred from applying for reinstatement of any license for five years. Prior to obtaining a new or reinstated license, Segue official Kirk Alan Wallis will

reimburse the state license board's investigative costs of \$99,950, according to the state agency.

David Michael Dunlop, who served as officer and responsible managing officer for Segue between 2002 and 2016, will also reimburse investigative costs up to an additional \$15,000.

For either of them to be affiliated with any future state contractor's license, a disciplinary bond between \$15,000 and \$150,000 would also have to be filed with the license board for at least two years.

The settlement resolves an accusation the state agency filed in November that alleged Segue had willfully disregarded or departed from its building plans and trade standards for good construction in the building of the Berkeley apartment complex.

In its accusation, the licensing board alleged deck joists were not pressure-treated as the building's plans called for, leading to moisture intrusion that caused severe dry rot.

The June 16, 2015 balcony collapse at the Library Gardens complex killed six students, five of whom were visiting from Ireland.

The incident prompted the city of Berkeley to pass stricter building codes for decks, and legislation at the state level that increased oversight of contractors. The Alameda County District Attorney's Office in March 2016 declined to file criminal charges in connection with the fatal balcony collapse.

In other news

- A woman who was killed in a head-on collision between her car and another vehicle on state Highway 84 near Fremont last week has been identified by the Alameda County coroner's bureau as 69-year-old Cynthia Davis of Livermore.

The California Highway Patrol said the crash was reported at 8:23 a.m. April 20 on westbound Highway 84 just east of Palomares Road, just outside of Fremont in unincorporated Alameda County.

A Sig-alert was issued after the collision and one-way traffic control was implemented for a short time.

- BART General Manager Grace Crunican announced last Friday that BART is hiring Santa Ana Police Chief Carlos Rojas to be the transit agency's new police chief.

Rojas, who's expected to begin working at BART in late May or early June, will replace former chief Kenton Rainey, who retired at the end of last year after seven years as chief.

Rojas has been Santa Ana's police chief for the last five years and has worked for the department in Orange County since 1990.

BART officials said in a statement, "Rojas brings 27 years of extensive experience and leadership in community policing. He is not only an advocate but also an educator in community-oriented policing practices, having trained the discipline to national police forces in Central America and having taught and mentored college

students on the subject."

They said Rojas also brings U.S. Department of Homeland Security expertise and knowledge to BART.

"The (BART) police department has been moving in the right direction and I am confident that our new chief will accelerate our efforts to increase the visibility of police officers on our trains and in our stations," Crunican said in a statement.

BART's Citizen Review Board participated in the hiring of Rojas, according to transit agency officials.

BART officials said Rojas is a recipient of multiple law enforcement Medals of Valor, is bilingual in English and Spanish and is the department's first Latino police chief.

They said their job offer is contingent upon Rojas' successful completion of psychological exams and a satisfactory background check, which could take up to 30 days to complete. ■

—Julia Reis and Bay City News Service

Virginia Caroline Hansen

June 24, 1922 – April 17, 2017

With family at her side, Virginia Caroline Hansen, 94, died April 17, 2017 at her home in Pleasanton. Her husband Howard preceded her in death in 2012. Her son Hans died in 2013, incredibly also on April 17. Virginia will be fondly remembered by her children, Nancy (Peter Mills) of Tracy, and Tuny (Art) Dunkley of Pleasanton. She is survived by eight grandchildren and six great grandchildren.



Virg was born in Bradley, California and moved to Pleasanton in the 7th grade. She and Howard were high school sweethearts at Amador. She attended UC Berkeley for one year before marrying Howard in 1943. As a new bride she studied to become a nurse at St. Luke's Hospital in San Francisco. But she found it difficult to be apart from Howard so gave up her training and returned to Pleasanton. They lived their entire married life in two houses on Division Street. Virginia was a homemaker and Howard was a dairyman. The Hansens were co-owners of the Hansen & Giger Dairy on Hopyard Road.

Sports were always an important part of Virg's life. As a young girl, she took up tennis and played into her 80s. For many years, she and her daughter Tuny were part of the same tennis group; Virg was the oldest member and Tuny was the youngest. When the group decided it was time to hang up their rackets Virginia argued that they should keep playing. Much to her dismay, she was overruled by her younger playing partners. Virg was also an avid golfer. When she could no longer actively participate in sports, she moved to the card table. She enjoyed Bridge with her friends at Castlewood and spent many evenings playing Pedro with her family. She had many friends and will always be remembered for her terrific sense of humor. Recent visitors can attest that she was funny until the end. A party to celebrate her life will be held on May 21 from 1 p.m. to 4 p.m. at the Dunkley residence. In lieu of flowers, donations may be made to Hope Hospice at 6377 Clark Avenue, Suite 100, Dublin CA 94568.

PAID OBITUARY

POLICE REPORT

The Pleasanton Police Department made the following information available.

April 22

Theft

- 4:20 p.m., 4500 block of Rosewood Drive; shoplifting
- 6:54 p.m., 6700 block of Bernal Avenue; auto theft

- 7:14 p.m., 1000 block of Stoneridge Mall Road; auto theft

Assault/battery

- 3:07 p.m. on the 400 block of Pimlico Drive

DUI

- 12:35 a.m. at Stoneridge Drive and Santa Rita Road

- 1:36 a.m. at West Las Positas Boulevard and Stoneridge Drive

April 21

Fraud

- 9:37 a.m. on the 3200 block of Pomace Court

Warrant arrest

- 4 a.m. on the 500 block of St. John Street

Animal service

- 12:16 p.m. on the 5500 block of West Las Positas Boulevard

Residential burglary

- 5:35 a.m. on the 5700 block of West Las Positas Boulevard
- 9:16 p.m. on the 1400 block of Foreza Court

Theft

- 3:42 p.m., 1000 block of Stoneridge Mall Road; shoplifting
- 5:59 p.m., 4700 block of Willow Road; theft from structure
- 6:05 p.m., 2000 block of Santa Rita Road; theft from structure

April 20

Drug violation

- 8:15 p.m. on the 500 block of St. John Street

Assault/battery

- 6:13 p.m. on the 1100 block of Santa Rita Road

Shoplifting

- 2:14 p.m. on the 6700 block of Bernal Avenue
- 5:52 p.m. on the 2100 block of Stoneridge Mall Road

April 19

Fraud

- 1:20 p.m. on the 4600 block of Willow Road
- 2:02 p.m. on the 3600 block of Bernal Avenue

Drug violation

- 12:13 a.m. on the 2000 block of Santa Rita Road

DUI

- 6:14 p.m. at Dublin Canyon Road and Laurel Creek Drive

Warrant arrest

- 2:53 p.m. at Oxsen Street and Tringham Drive

Theft

- 6:52 a.m., 5300 block of Owens Court; theft from auto

Albert Ernst Schorno

August 16, 1939 – April 15, 2017

Al Schorno, 77, a 40 year resident of the Bay Area, died April 15, 2017 at his home in Pleasanton. Al grew up in Roy, WA on his father's dairy farm. If you talked to Al for any time at all you will know he had fond memories of the dairy farm and his life there. After attending St. Martin's College, Al worked for various companies in southern California and realized that



he wanted to be an entrepreneur. After serving in the US Army, he made the Bay Area his home where he ran his own trucking business, Quality Transport, Inc and Truck Rail Handing, Inc. in Fremont, CA. Al loved traveling, Harley Davidsons and cars. He liked fast cars and old cars! He also enjoyed long walks on the beach—he could walk for hours. He is survived by his 6 grandchildren (Schane Schorno, Trevor Konopka, Nicole Castillo, Samantha Castillo, Alexandra Della Santina and Catherine Della Santina) and one great-grandchild (Schelby Schorno) as well his children, daughter (Dayna Fuller) and pre-deceased by his son (Damon Schorno) and lastly his significant other of 20 years, Sondra Simpson.

A memorial service was held on Saturday, April 22, 2017 at 11:00 a.m. at Graham-Hitch funeral home at 4167 First Street in Pleasanton, CA.

The family would appreciate donations be made to the multiple myeloma research foundation at www.themmr.org in his honor.

PAID OBITUARY

Cheers for new Valley Trails housing, park plans

Members of the Pleasanton Planning Commission spent the first few minutes of their meeting earlier this month voicing approval of a multimillion-dollar 36-home development planned in the Valley Trails community, before then carrying on for the next four hours over plans by the developer to also build a public restroom in the neighboring Valley Trails Community Park free of charge.

In the end, as the clock approached midnight, the commission voted 3-2 to approve the development plan by Ponderosa Homes, moving the proposed project forward for consideration by the City Council next week.

Let's hope the council makes quick work of the project, sparing the 85 Valley Trails homeowners who will likely crowd into the council chamber again after their agonizingly late night of unnecessary debate April 12 before the Planning Commission.

Ponderosa plans to tear down the financially troubled Evangelical Free Church of Pleasanton in the Valley Trails community and replace it with 36 new single-family homes on the 9-acre site. It will also build a private clubhouse for its new development, making it available to all 498 Valley Trails

homeowners for scheduled once-a-month events.

Key to the plan will be a public restroom in the adjacent 6.1-acre neighborhood park, which Ponderosa will build free-of-charge along with a five-year maintenance agreement. Jeff Schroeder, Ponderosa's senior vice president, said the restroom was a priority mentioned by Valley Trails homeowners when he met with them at two meetings to describe his 36-home proposal.

Of the 21 speakers at the April 12 meeting, only one — former councilwoman Kay Ayala — sought a delay in voting on the Ponderosa plan until the Pleasanton school district had a chance to determine if it wants the site. The school board, which years ago sold off the site, said again April 18 that it's not interested. (See story on p.6.)

The hours-long debate over the public restroom made no sense. The Valley Trails community wants it; city staff favors it; Ponderosa will pay for it.

Some of the commissioners were concerned that none of the city's 33 neighborhood parks, like Valley Trails', have restrooms except for the new Stoneridge Creek Neighborhood Park, which also has tennis



JEB BING

Evangelical Free Church of Pleasanton would be torn down and its 9-acre site developed with 36 new single family homes in the Valley Trails community if City Council approves.

courts. The city's larger "community" parks — Bernal, Lions Wayside, Creekside and Delucchi — all have public restrooms.

Planning Commissioner Nancy Allen, who along with Commissioner Greg O'Connor voted against the Ponderosa development plan, summed up her reasoning:

"I don't think taxpayers should be burdened with maintaining restrooms in neighborhood parks," Allen said. "I'm concerned

about the costs over the years, as well as with security and graffiti."

Commissioner Herb Ritter disagreed, pointing out that annual property taxes from the 36 new Ponderosa homes will likely exceed \$74,000 on a site that now produces no tax revenue. Enough, he believes, to relieve the city of unbudgeted costs for the Valley Trails Park restroom as well as provide relief when needed for those using the park. ■



Ash

4-month-old Female
A tiny Tortie with a big heart.



Connor

4-month-old Male
An all-around great pup.



Jersey

9-month-old Female
Waiting for a belly rub!



Cadbury

2-month-old Female
This playful kitten is a good egg!



Parma

2-year-old Male
A lovebug of a guy!



Prince

8-month-old Male
This busy boy will make time for love!



Roma

6-year-old Female
A special lady looking for a special home.



Kalista

3-year-old Female
A friendly girl ready for a little TLC.



Kumo

4-year-old Male
Searching for a companion to call his own.



Nori

5-month-old Female
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City serves as her muse

Artist enjoys inspiration, friendships, art scene in Pleasanton

BY DOLORES FOX CIARDELLI

Plants, dogs and downtown Pleasanton send out their siren songs to artist Steffi Gross, who celebrates their allure in her paintings and photographs.

"My two latest projects are little Pleasanton pictures on frames and ornaments," Gross said.

She mounts 5-inch-by-7-inch stretched canvas copies of her paintings of the Pleasanton Arch and historic downtown onto frames with stands and also makes them into 2-1/4-inch squares with ribbons for hanging. The miniatures are available in Clover Creek and Workbench True Value Hardware downtown as well as Tanuta Winery in Livermore.

Gross said she likes to carry a few with her to give to people who are helpful, such as folks at the pharmacy or the bank.

"I like to watch people get cheered up," she said. "I like it

when people are happy — even as a little kid I tried to draw them out."

After getting her people fix while running errands, Gross, a watercolor painter in opaque gouache and translucence, returns home to paint and photograph. She "has a bunch of projects going all at one time," she noted.

She also paints pets, usually from photos provided by the owners. "People just love their pets," she said. "I can do children's portraits, too. Adults usually don't see themselves as a watercolor."

Gross took to the sketchpad early.

"I have a creative family so I guess I was born into art," she said. "My cousins are musicians, a fashion designer, an interior designer who did work for Phoebe Hearst in New York, and an author-director-screenwriter."

Gross, 53, grew up in Los Angeles, around "the Hollywood

stuff," she said.

"My mom had a degree in marketing and was very creative. She was always bringing me crayons and encouraged art," she recalled.

When her younger sister needed eye surgery, she spent a lot of time in waiting rooms and her mother knew art would keep her occupied.

"When I was 3, she gave me a giant book, 'How to Draw Mickey Mouse,' and I would sit there quietly drawing," Gross recalled.

As a teen, she worked in a needlepoint store, and studied art at Pierce Community College near Simi Valley with the idea of designing jewelry. However when she transferred to San Jose State University, she did so with an eye to earning a living and majored in fine art and graphic illustration.

"I ended up working at FMC Corp., illustrating a fighting vehicle," she said with a laugh.

One of her college professors



Artist Steffi Gross (bottom) loves to photograph and paint downtown Pleasanton and produces miniatures of favorite scenes. (Photo by Jeffrey Hosier Photography). Her works include (top row, from left) portraits of pets, such as Sadie; photos like "Taste the Red, White and Blue," which won the Director's Award at the 2014 Alameda County Fair; and the Arch in downtown with different stores in the background.

had worked for Disney as an illustrator.

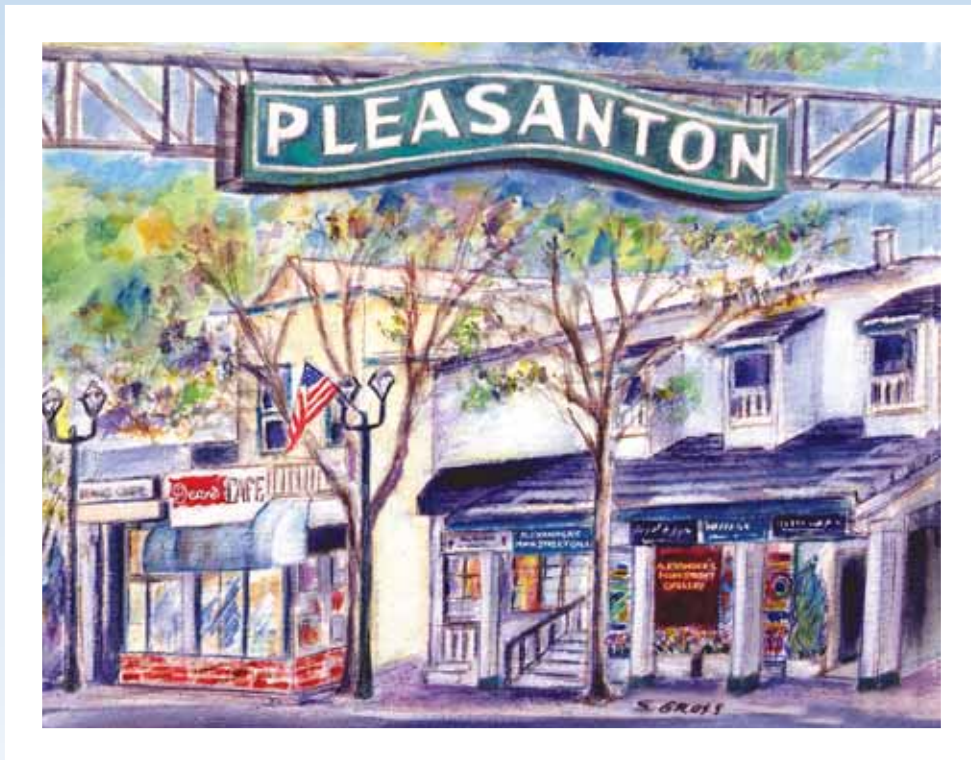
"I learned a lot from him," Gross said. "Also from watercolor professor Leroy Parker, who has become extremely accomplished and has a studio in Lafayette."

She moved to Phoenix in the 1980s, where she worked as a commercial artist on accounts including McDonnell Douglas and Honeywell Corp. as well as designing brochures and signage for restaurants and land developers.

She also worked as a graphic artist for a large lithographic firm for customers including Intel Corp., ComputerEasy Software and Sunrise Preschool.

Twenty-six years ago when she moved to Pleasanton with her family — husband Mike, and daughters Natalie and Marci, now 28 and 24 and grads of Foothill High — Gross found work with Chevron Corp. and the Tri-Valley Herald.

She fell in love with



Pleasanton's charming downtown and her friendly neighbors, and she signed up for Charlotte Severin's Art Made Easy class, offered through the city, and began painting watercolors.

"I was an illustration person, where I worked from photos and images," Gross explained. "Then I started taking pictures and painting from those."

When her children were 6 and 2, she was working on an assignment for an oncology seminar when, ironically, she was diagnosed with breast cancer.

"After my cancer started, I began donating my time," Gross said, getting involved with Pleasanton's Make a Difference Day.

She also designed a logo and a T-shirt for the Devil Mountain Run to benefit Children's Hospital Oakland, and handled its publicity. And she helped with the Pleasanton Spirit Fun Run, and the Firehouse Fun Run.

"If I can give back with my art, so much the better," Gross noted.

She enters her art work in the Alameda County Fair, and won the Fair Director's Award in 2014 for a photo of a little boy eating a red, white and blue popsicle for the theme "Taste the Red, White and Blue."

"I like people in portraits, and I enjoy documenting," Gross said.

She began to capture the local scenes about 10 years ago.

"I've been selling Pleasanton, Livermore and vineyard images since 2005," she said.

She likes to experiment with photography and images that can be achieved with filters as well as natural light.

Her first indoor photo, she

remembered, was a floral still life, of calla lilies in a green vase that someone gave her after she had surgery. She was taken with the way the light reflected through the leaves at different times of day and continues to explore these effects.

"I go down to Raley's and see what flowers are for sale and that gives me an instant model," she said. "I just move the flowers around, then vacuum the floor, make dinner, and then take some more pictures."

She also buys random objects to experiment with how they are reflected in the natural light at

different times of day.

Gross is a member of the Pleasanton Art League, active in its group that exhibits works in local businesses. Her work also has been chosen twice for the Fresh Works exhibit at the Harrington Art Gallery in the Firehouse Arts Center.

"I enjoy being in an art environment," Gross said. "It fills the void of not working full time or being in college anymore."

From Mickey Mouse to the Pleasanton Arch, Gross continues to observe the world around her and translate it using the pencil, brush and camera. ■



WEEKLY MEETING NOTICES

City Council

Tuesday, May 2, 2017 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- **Public Hearing:** P16-1386, P17-0155, PUD-113, and Tract 8259 – Consider applications of Ponderosa Homes on approximately 9-acre parcel located at 6900 Valley Trails Drive for: (1) an amendment to the General Plan Land Use designation from Public and Institutional to Medium Density Residential; (2) rezoning from R-1-6,500 (One-Family Residential) to PUD-MDR (Planned Unit Development – Medium Density Residential) District; (3) PUD development plan to demolish existing religious building and related improvements and construct 36 single-family homes, private clubhouse with parking lot, and related site improvements; (4) Development Agreement to vest entitlements; and (5) Vesting Tentative Subdivision Map to subdivide the 9-acres into 36 residential and four common area parcels

- **Public Hearing:** Consider Fiscal Year 2017-2018:

(a) Allocations of Housing and Human Services Grants and Community Grant Program Funds

(b) Annual Action Plan for the use of Federal Community Development Block Grant Funds

Civic Arts Commission

Monday, May 1, 2017 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

Human Services Commission

Wednesday, May 3, 2017 at 7:00 p.m.

Council Chamber, 200 Old Bernal Avenue

- Please visit our website at www.cityofpleasantonca.gov to view information regarding the above meetings.

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

Camp Connection

Summer 2017

Critter Camp at Valley Humane Society

3670 Nevada Street, Pleasanton, CA 94566

(925) 426-8656

www.valleyhumane.org

Whether you're curious about cats or dedicated to dogs, Valley Humane Society has the camp for you! Week-long day camps start June 5: Paw Partners (ages 7-9), Animal Allies (ages 10-12), Humane Heroes (ages 13-15), and Critter Camp Leadership (ages 15-17). Our fun, fur-filled humane education programs offer an exciting variety of animal activities, games, crafts, special guests, and hands-on learning opportunities.

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'EVITA' OPENS TOMORROW NIGHT AT FIREHOUSE

Dynamic political musical has plenty of food for thought, director says

BY DOLORES FOX CIARDELLI

Pacific Coast Repertory Theatre opens the 1976 Tony Award-winner "Evita" tomorrow night at the Firehouse Arts Center. And Pleasanton's professional theater troupe will undoubtedly work its magic on the hit musical, which brings the controversial Eva Peron to life through a musical score by Andrew Lloyd Webber and Tim Rice that fuses haunting chorales with exuberant Latin, pop and jazz influences.

Born into poverty in 1919 in

rural Argentina, Eva was only 15 when she headed for the bright lights of Buenos Aires where she was a starlet at 22; President Juan Peron's mistress at 24; the powerful First Lady at 27; and dead at 33.

But director Misty Megia points out that "Evita" is more than the story of an ambitious, charismatic young woman who rises to the ultimate position in her country.

"I am thrilled to be taking on this classic show, which is incredibly poignant in our current political lives," Megia said. "It takes on the rise of



BERENICE SULLIVAN

Ashley Cowl, a member of the Actors Equity Association, portrays Eva Peron in Pacific Coast Repertory Theatre's production of "Evita," opening tomorrow night.

Rags to riches — and power
 What: "Evita"
 Who: Pacific Coast Repertory Theatre
 When: April 29 to May 14; 8 p.m. Fridays and Saturdays; 2 p.m. May 13 and Sundays
 Where: Firehouse Arts Center, 4444 Railroad Ave.
 Tickets: \$19-\$40; purchase at Firehouse Arts Center Box Office, by phone at 931-4848, or online at www.firehousearts.org
 Special: Free 'Inside the Show' discussion with actors and director after the matinee performance this Sunday.

a power that completely divided a country down socioeconomic lines.

"A country became engaged because of their passions on the issues that were important to them — they protested, they gathered in large masses," she continued. "They made sure their voices were heard."

"I couldn't help but be drawn to the parallels to today's world. Minus the time period and the social media aspect, the similarities are shocking."

The story of "Evita," a saint to the working class but reviled by the aristocracy and mistrusted by the military, is an arresting theatrical portrait as complex as the woman herself. Memorable songs include "Don't Cry for Me Argentina," "What's New Buenos Aires," "High Flying Adored" and "Another Suitcase in Another Hall."

"Peron's speeches were meant to

incite fear and rage and they were combative," Megia added. "Accusations were made against people who disagreed, or news was created on Eva's radio station to only talk about how wonderful Peronism was."

In preparation for the production, Megia interviewed a woman who escaped Argentina during the Peron regime and shared her difficulties as an immigrant.

"It is heartbreaking to see history's darkness repeated," Megia said. "But again it's not as easy as this person is bad, or good. Someone that ruined lives of many can also be considered others' salvation. It all depends on the seat you are sitting in and your view."

Music director for the show is Rachel Robinson and choreographer is Christina Lazo. The cast features professional Equity Association

actors, including Ashley Cowl as Eva Peron, David Sattler as Che Guevara (who narrates the story) and Christopher Vettel as Juan Peron.

Rounding out the principal characters are Carolyn Bacon (a San Francisco Conservatory of Music-trained soprano) as Mistress and William Giammona as Magaldi. The rest of the ensemble will be supported by a fully professional orchestra.

This is the third Pacific Coast Repertory Theatre production for Megia, who is also a choreographer and an actor.

"Interestingly this show doesn't provide an ending that wraps everything up in a nice bow and makes a comment on how you should feel," she said. "Instead it provides an opportunity to come to your own conclusion with the information it chooses to share." ■

Concert features Pleasanton clarinetist

Program to highlight three young winners of concerto competition

BY DOLORES FOX CIARDELLI

Pleasanton clarinetist Michelle Ho will be featured in the Spring Concert by the Young People's Symphony Orchestra tomorrow evening in Walnut Creek. She was one of three 2017 concerto competition winners, who will each be highlighted in the program.

Ho will perform the first movement of the Clarinet Concerto No. 2 of Bernhard Henrik Crusell (1775-1838). A Swedish-Finnish clarinetist and composer, Crusell created works to provide himself with repertoire to play. His style falls between Weber and Haydn, though his attractive and bouncy melodies show his individuality.

Ho, 17, a senior at Amador Valley High, began to study the piece in her sophomore year of high school.

"From then on, I performed this on many other concerts and recitals with piano accompaniment, and eventually decided to make this piece a part of my college audition repertoire," Ho said.

This is Ho's second year in Young People's Symphony Orchestra, which is located in Berkeley, and she also

plays in Amador Valley's first wind ensemble and symphony orchestra. She began playing the clarinet at age 10, and it grew to become one of her biggest passions in life. She has been studying with Joe Bonfiglio for the past 6-1/2 years.

Ho was principal clarinetist of the CODA 2015 Honor Symphony Orchestra, principal clarinetist of the Cal Poly All-State Music Festival Wind Symphony in 2016 and 2017, and performed the West Coast premiere of "Rhapsody" for solo clarinet and band by Patrick J. Burns in May 2016. She also enjoys teaching and is currently the youngest member of the teaching staff at Ingram & Brauns music shop in Pleasanton.

Other winners of the concerto competition are violinist Sofia Matthews, 14, a freshman at Berkeley High, who will play Henryk Wieniawski's "Polonaise Brillante for Violin & Orchestra"; and Elizabeth Butler, 18, a senior at Berkeley High, who plays the marimba, and will perform in the third movement of Paul Creston's "Concertino for Marimba."

The Spring Concert begins at 7:30 p.m. Saturday at Walnut Creek



CONTRIBUTED PHOTO

Clarinetist Michelle Ho, a senior at Amador Valley High, will be a featured performer in a concert tomorrow night by the Young People's Symphony Orchestra.

Presbyterian Church, 1801 Lacassie Ave. Admission is free with a suggested donation of \$15, with tickets available at www.brownpapertickets.com. A silent auction will take place at 6:15 p.m.

For more information, call (510) 849-9776, email ypso@ypsomusic.org or go to www.ypsomusic.org. ■

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Sports



PLEASANTON PREPS

By DENNIS MILLER

Foothill baseball keeps rolling with Danville sweep

Registration open for June football, baseball camps

The machine that is the Foothill varsity baseball team kept rolling last week, sweeping the Danville schools to stay unbeaten on the season.

First up was a game with San Ramon Valley on April 19, and despite getting no-hit by the Wolves, the Falcons managed to push across a pair of runs, enough for the 2-1 win.

The pitching of Brett Hansen (four innings, six strikeouts), Logan Caton (one inning, one strikeout) and Dylan Pottgieser (two innings, four strikeouts) combined for the win for Foothill.

Friday the 21st brought a game against an always-tough Monte Vista squad, and this turned into a thriller.

That day was all about pitching, as neither team could push a run across through eight innings.

In the bottom of the ninth, the Falcons finally scored. Sam Novitzke doubled and then stole third. Jeremy Lea came through next when he lofted a high-fly to center field that allowed Novitzke to streak home and give Foothill the 1-0 win.

Anthony Steller Harter went the first seven innings for Foothill, allowing seven hits and striking out three. Caton came on in the eighth and closed out two innings of work to set up the heroics in the ninth.

Carson King made a diving catch

in the outfield to stop a run from scoring in the sixth, and Jake Simons made a diving stop of a line drive in the ninth for another big defensive play for Foothill.

Baseball camp

The 23rd annual Foothill baseball camp is open for enrollment.

The camp is set for June 12-14 at Foothill and is for kids aged 7-14. The cost is \$125. To register, go to www.sportability.com/tnttraining.

This camp will include fundamentals of hitting, pitching, defense and base-running. There will be a maximum of an 8:1 camper-to-coach ratio. It is directed by the Foothill High School coaching staff and current and former Falcons players.

Football camp

Foothill football coach Matt Sweeney will be holding the 28th annual football camp June 5-8 at Foothill.

The camp is open to all incoming first- through ninth-graders and will take place from 9:30 a.m. to noon each day.

All campers will be instructed on offense, defense and proper weightlifting techniques (age appropriate, for eighth- and ninth-graders). Campers will be taught throwing, catching and carrying the football. Also, the proper footwork needed

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CHRIS JUE

Foothill's Jeremy Lea hits a sacrifice fly for the walk-off win in the bottom of the ninth against Monte Vista.

for each offensive and defensive position, as well as the correct stance for each position will be taught.

All campers will also receive a written evaluation and a T-shirt.

The cost is \$130, payable to Pleasanton Skills Camp. For more information, contact Sweeney at msweeney@pleasantonusd.net

Dennis Miller is a contributing sports writer for the Pleasanton Weekly. To contact Miller or submit local high school sports scores, game highlights and photographs for his weekly Pleasanton Preps column, email him at acesmag@aol.com.

Calendar

Festivals & Fairs

ARBOR DAY FESTIVAL Branch out and enjoy an event that's all about trees from 11 a.m.-2 p.m. on Saturday, April 29 at Alviso Adobe Community Park, 3645 Old Foothill Road. With a tree pruning demonstration and crafts and activities for kids. Learn about arborists in your area and experts will be on hand to share their extensive knowledge. Call 931-3479 or go to PleasantonAdobe.com.

Talks & Lectures

'MAKING OUR WAY TO THE USA' "Making Our Way to the USA," a program to celebrate the stories of immigrants to the USA throughout the centuries, will be held from 1-3 p.m. on Saturday, April 29 at the Muslim Community Center, 5724 W. Las Positas Blvd., Suite 300. In small groups attendees will tell their families' immigration stories. Check out a diverse group of non-profits with displays and information to provide. Several genealogy experts, volunteers from the LDS Church, will be on hand to help people with their family history.

AUTHORS IN CONVERSATION: FROM THE MARGINS TO THE CENTER Towne Center Books and the Firehouse Arts Center bring you an evening of conversation with authors Susan Burton, author of "Becoming Ms. Burton," Ethel Rohan, author of "The Weight of Him," and Bridget Quinn, author of "Broad Strokes: 15 Women Who Made Art and Made History (In That Order)" at 7 p.m. on Monday, May 1 at the Firehouse Arts Center. Tickets are \$10. Call

931-4848 or go to www.firehousearts.org.

Fundraisers

'BLING IN THE SPRING' JEWELRY EVENT Come to "Bling in the Spring" from 10 a.m.-6 p.m. Friday, 10 a.m.-5 p.m. Saturday, and noon-5 p.m. Sunday, April 28-30 at The American Cancer Society Discovery Shop, 1989 Santa Rita Road Suite E. Featuring fine jewelry, designer jewelry, vintage and costume jewelry and a wide selection of rings, earrings, pins, necklaces, bracelets, pearls and watches. Contact Kelley Jewell Meno 462-7374 for more information or to donate to our cause. All proceeds benefit The American Cancer Society's programs of research, education, service and advocacy.

LARGE RUMMAGE SALE FUNDRAISER Come to this large, upscale Rummage Sale Fundraiser for several non-profits from 8 a.m.-noon on Saturday, April 29 at Unity Christ Church, 1886 College Ave., Livermore. Shop for great items, support your community and learn about the organizations in your town. Proceeds benefit the Life Renewing Center, the Livermore Amish Organization, and Circles for Change. Go to www.reallyenough.com.

SPRING PLANT SALE Purchase succulents, flowers and vegetables, 2-inch to gallon pots, and unique, potted succulent arrangements perfect for Mother's Day at the Spring Plant Sale from 9 a.m.-1 p.m. on Saturday, April 29 at 7041 Amador Valley Blvd., Dublin. Funds support Unity of Tri-Valley Church in Dublin. Call 829-2733.

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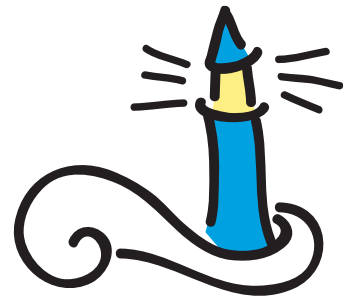
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995 Fictitious Name Statement

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The following person(s) doing business as: TARGET INSIGHT AERIAL PHOTOGRAPHY, 636 TERMINAL CIRCLE-HANGER NO. 251, LIVERMORE, CA 94551; 311 W. JACK LONDON BLVD. UNIT #6, LIVERMORE, CA 94551, is hereby registered by the following owner(s): Oak Mountain Aviation, LLC, 5727 W. Las Positas Blvd. #108, Pleasanton, CA 94588. This business is conducted by a Limited liability company. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Donald Randall Eichelberger, Member. This statement was filed with the County Clerk of Alameda on 03/31/2017. (Pleasanton Weekly, April 7, 14, 21, 28; 2017)

AGUAYO PERFORMANCE FICTITIOUS BUSINESS NAME STATEMENT File No.: 528493

The following person(s) doing business as: AGUAYO PERFORMANCE, 7615 CANYON MEADOWS CIRCLE F, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Jose Aguayo Performance Training and Fitness LLC, 7615 Canyon Meadows Circle F, Pleasanton, CA 94588. This business is conducted by a Limited liability company. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Jose Aguayo, Member. This statement was filed with the County Clerk of Alameda on 03/08/2017. (Pleasanton Weekly, April 7, 14, 21, 28; 2017)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 519585

The following person(s) has/have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S): MATH SOLUTION, 4338 VALLEY AVENUE, #G, PLEASANTON, CA 94566 FILED IN ALAMEDA COUNTY ON: 06/20/2016 UNDER FILE NO. 519585 REGISTRANT'S NAME(S): GALINA V. VOLKOVA, 4338 VALLEY AVENUE, #G, PLEASANTON, CA 94566 THIS BUSINESS WAS CONDUCTED BY an individual. Signature of Registrant: Galina V. Volkova, Sole Proprietor. This statement was filed with the County Clerk Recorder of Alameda County on April 4, 2017. (Pleasanton Weekly, April 7, 14, 21, 28; 2017)

SCHOLZ INTERNATIONAL INC. FICTITIOUS BUSINESS NAME STATEMENT File No.: 529726

The following person(s) doing business as: SCHOLZ INTERNATIONAL INC., 5976 W. LAS POSITAS BLVD., SUITE 224, PLEASANTON, CA 94588, is hereby

registered by the following owner(s):

Liberty International Trading, Inc., 2711 Centerville Road, Suite 400, Wilmington, Delaware, 19808. Registered in Delaware. This business is conducted by a Corporation. Registrant began transacting business under the fictitious business name(s) listed herein 11/2008. Signature of Registrant: Darrell Wong, Vice President. This statement was filed with the County Clerk of Alameda on 04/10/2017. (Pleasanton Weekly, April 14, 21, 28, May 5; 2017)

TRI-VALLEY PSYCHOLOGICAL SERVICES, PC

FICTITIOUS BUSINESS NAME STATEMENT File No.: 529669
The following person(s) doing business as: TRI-VALLEY PSYCHOLOGICAL SERVICES, PC, 1811 SANTA RITA ROAD, #106, PLEASANTON, CA 94566, is hereby registered by the following owner(s): Tri-Valley Psychological Services, PC, 1811 Santa Rita Road, #106, Pleasanton, CA 94566. This business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of Registrant: Lisa Regev, PhD, President. This statement was filed with the County Clerk of Alameda on 04/07/2017. (Pleasanton Weekly, April 21, 28, May 5, 12; 2017)

MEP'S CREATIONS

FICTITIOUS BUSINESS NAME STATEMENT File No.: 529789
The following person(s) doing business as: MEP'S CREATIONS, 4061 ALDERWOOD COURT, PLEASANTON, CA 94588, is hereby registered by the following owner(s): Mary Ellen Peel, 4061 Alderwood 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: Mary Ellen Peel. This statement was filed with the County Clerk of Alameda on 04/11/2017. (Pleasanton Weekly, April 21, 28, May 5, 12; 2017)

SNACK RUS DISTRIBUTIONS CALIFORNIA TOBACCO FICTITIOUS BUSINESS NAME STATEMENT File No.: 529271

The following person(s) doing business as: SNACK RUS DISTRIBUTIONS CALIFORNIA TOBACCO, 1650 W. WINTON AVE. #51, HAYWARD, CA 94544, is hereby registered by the following owner(s): David Jordan Haddad, 7668 Arbor Creek Circle, Dublin, CA 94568. This business is conducted by an individual. Registrant began transacting business under the fictitious business name(s) listed herein 2010. Signature of Registrant: David Haddad, Owner. This statement was filed with the County Clerk of Alameda on 03/27/2017. (Pleasanton Weekly, April 21, 28, May 5, 12; 2017)

GENIUS KIDS HAYWARD FICTITIOUS BUSINESS NAME STATEMENT File No.: 530202

The following person(s) doing business as: GENIUS KIDS HAYWARD, 2500 HANSEN ROAD #41, HAYWARD, CA 94546, is hereby registered by the following owner(s): ZENKAY LLC, 3002 BADGER DRIVE, PLEASANTON, CA 94566. This business is conducted by a Limited liability company. Registrant began transacting business under the fictitious business name(s) listed herein 08/01/2016. Signature of Registrant: Jignesh Koojee, President. This statement was filed with the County Clerk of Alameda on 04/21/2017. (Pleasanton Weekly, April 28, May 5, 12, 19; 2017)



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Pleasanton Weekly

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PET OF THE WEEK



TRI-VALLEY ANIMAL RESCUE

Pablo

Pablo is a young adult Mastiff mix who wanted to be someone's Easter bunny in his forever home. Pablo is deaf, and Tri-Valley Animal Rescue is sponsoring classes with him and a professional trainer to continue with sign language training and recall with a vibration collar. He is available for adoption at the East County Animal Shelter in Dublin. Call 803-7040.

Buying & Selling

REAL ESTATE

A special section by the Pleasanton Weekly



**INSIDE
THIS
ISSUE**

Page 16 Pleasanton market remains strong
Page 18 Local awards and honors

Page 24 LPGA champ moves into real estate
Page 30 Open homes this weekend

Buyers not deterred by rising rates and low inventory

By DAVID C. STARK

Potential home-buyers aren't letting the lack of homes for sale or the possibility of higher mortgage payments keep them from putting down roots in Pleasanton.

"It's still a very busy market, there's still competition for homes and the number of days a home is on the market is very short," said William Doerlich, 2017 president of the Bay East Association of Realtors.

Michael Jacinto, a past Bay East President, observed that the threat of rising interest rates appears to be par for the course as buyers scramble to compete for a limited selection of homes.

"Even though interest rates after the elec-



David C. Stark

tion moved up by 0.5% to 0.625%, it still has not deterred buyers from moving forward," Jacinto said. "With inventory being so low and buyers being so plentiful, it has taken perhaps twelve buyers (competing) for one home down to nine."

Compared with the first quarter of 2016, there were fewer homes on the market in the first three months of 2017. The limited supply has kept the median sales price for single-family detached homes at more than \$1 million.

Asked how buyers can purchase in the Pleasanton market so far this year, Doerlich said, "What buyers need to do is tighten up their offer, with contingencies, inspections and financing."

He said that a buyer with an all-cash offer won't necessarily win a bidding contest, adding, "It depends on the house, and I'm not

sure we're really seeing that many all-cash offers."

Jacinto and Doerlich agreed that buyers are more likely to succeed in Pleasanton if they have their purchase financing in place, are willing to have few — if any — contingencies and, possibly be willing to allow the seller to remain in the home for a period before the buyer moves in.

"We're seeing a lot of prospective buyers coming from the Peninsula and the South Bay," Doerlich said. "If they're selling a home in those areas they could, potentially, have a lot of equity for a down payment. So another strategy for buyers is to have a significant down payment of 20% to 30% of the purchase price to compete with these buyers."

Jacinto continued, "Surprisingly, some of the buyers from those regions are not move-up buyers; they're first-time buyers."

Asked what to expect this spring and summer, Doerlich said, "I don't think there's going to be much of a change from current market conditions. You'll probably see some seasonal issues, perhaps in June because of the school year. And then after the Fourth of July, things

will pick up because buyers are looking to get in by August and then we'll see the market slow as people are on vacation and then after Labor Day it will pick up yet again."

Doerlich said 2017 will be a "typical" real estate year, but "with heavy traffic and a steady stream of potential buyers coming in."

Policy makers in Washington D.C. could impact home buyers here in Pleasanton.

Jacinto said, "Interest rates should stay in a fairly narrow channel for the next three to five months. A lot of that depends, of course, on the economy and what the Federal Reserve does with short-term interest rates and also any movement out of D.C. with economic policies. All in all, I think the feds are really trying to keep housing as stable as possible."

Asked what potential sellers should be doing this spring and summer, Doerlich said, "If they're thinking about doing it, do it. The market is great, you've got plenty of buyers out there. It depends on what their exit strategy and move strategy is." ■

Editor's note: David C. Stark is the public affairs director for the Pleasanton-based Bay East Association of Realtors.

MARKET TRENDS

Month to Month	Sold	% Change	Avg List Price	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Mar 17	43	-12.24%	\$1,277,561	-1.40%	\$1,125,000	-2.11%	\$1,295,723	-0.78%	33	46.20%	101.42%
Mar 16	49	-5.77%	\$1,295,693	3.88%	\$1,150,000	20.73%	\$1,305,929	4.58%	23	-1.45%	100.79%
Mar 15	52	-13.04%	\$1,247,268	17.37%	\$952,500	6.25%	\$1,248,777	17.09%	23	14.27%	100.12%

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MAY 13, 2017**

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EXHIBITORS 8-10am JUDGING 10am-12:30pm SHOW OPENS 2-5pm AWARDS 2:30pm



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the art is making it look effortless.

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Awards and honors

The following honors were submitted by the brokerages for publication

Alain Pinel Realtors

Several Alain Pinel Realtors, Pleasanton, agents have been named 2016 Bay East Association of Realtors Achievement Club Award recipients. By category, the winners are:

Pinnacle (40 or more transaction sides or \$20 million or more): Blaise Lofland, Kris Moxley, Linda Futral and Tim McGuire.

Grand Master (24-39 transaction sides or \$8.8 - \$20 million): Dan Gamache, Daniel Alpher, Emily Barraclough, Janna Chestnut, Jo Ann Luis, Julia Murtagh, Karen Crowson, Kat Gaskins, Kelly King, Kim Ott, Kim Richards, Leslie Faught, Lily McClanahan, Linda Traurig, Marta Riedy, Miranda Matos, Tracey Esling and Tyler Moxley.

Master (14 to 23 transaction sides or \$4.8 - \$8.8 million): Bruce Fouche, Debi Bodan, Esther McClay, Julie Hansen, Mark Kotch, MaryJane Billowitch, Maureen Nokes, Robin Young and Sally Blaze.

President (6-13 transaction sides or \$2.4 - \$4.8 million): Diane Smugeresky, Gina Huggins, Janice

Habluetzel, Leigh Anne Hoffman, Lynn Borley and Susie Steele.

Zentner honored nationally, locally

Debi Zentner of Diversified Mortgage Group in Pleasanton received the 2016 Distinguished Mortgage Professional Designation - Top 3% of Mortgage Professionals in the Nation and was featured in the National Mortgage trade magazine Jan. 8 edition as its Top Mortgage Professional.

She was also named Diversified Mortgage Group's 2016 Loan Officer of the Year for the sixth consecutive year.

Zentner has been a mortgage lender since 1993.

Keller Williams Tri-Valley Realty

Keller Williams Tri-Valley Realty, Pleasanton, recently named its award winners in the categories of Teams and Groups and Individuals. Levels were based on gross commissionable income (GCI) and number of transactions in 2016.

Teams and Groups

Triple Platinum (\$1.5M-\$2M in Total GCI or 300-399 transactions): Amario Venema Homes Team: Grace Abellera, Deanna Armario, Chris Berry, Kimberly Hunt and Lloyd Steere.

Double Platinum (\$1M-\$1.5M in total GCI or 200-299 transactions): Fine Living Team: Uwe Maerz and Sonali Sethna; Natalie Swanson Team: Jennifer Barron, Timothy Gillis, Michael Johnson and Natalie Swanson; David and Sue Flashberger.

Platinum (\$500K-\$1M in total GCI or 100-199 transactions): Michael Swift Team: Craig Einsogn and Kenneth Quimby; The Mony Nop Team: Victoria Colgin and Mony Nop.

Double Gold (\$250k-\$300K in total GCI or 50-59 transactions): Chester Hall Team: Chester Hall, Emily Hart, Bethany Montoya and Dave Toledo.

Silver (\$120k-\$180K in total GCI or 27-39 transactions): Junell Team: Annette Junell and Bret Junell.

Individual Awards

Quadruple Gold (\$400K-\$500K in GCI or 75-99 transactions): Delores Gragg and Corey Green.

Triple Gold (\$300-\$400K in GCI or

60-74 transactions): Mark Lafferty, Jennifer Malakoff and Cindy Williams.

Double Gold (\$240K-\$300K in GCI or 50-59 transactions): Jessica Jackson and Sheri Platter.

Gold (\$180K-\$240K in GCI or 40-49 transactions): David Darby and Ana Pacheco.

Silver (\$120K-\$180K in GCI or 27-39 transactions): Jill Denton, Charlie Lui, Sean Jackson and Vikki Vincenzi.

Bronze (\$60k-\$120K in GCI or 15-26 transactions): Anthony Arsondi, Gail Boal, Kelly Franco, Joe Garcia, Tiger Harrison, Vicki Green, Arlene Madrigal, Max Manatt, Ginger McGrail, Pamela Northrup, Chris Oliver, Gigi Srouer and Alex Watson.

Venture Sotheby's International Realty

Several Realtors from Venture Sotheby's International Realty, Pleasanton, have been named 2016 Bay East Association of Realtors Achievement Club Award recipients. By category, the winners are:

Pinnacle (40 or more transaction sides or \$20 million or more): Douglas A. Buenz and Donna Garrison.

Grand Master (24-39 transaction sides or \$8.8 - \$20 million): Fran Cunningham, Stacy Gilbert, Stephany Jenkins, Joyce Jones, Melissa Pederson and Susan Schall.

Master (14 to 23 transaction sides or \$4.8 - \$8.8 million): Daniel Buffington, Louise M. Davis, Maribeth Delucchi, Sylvia Desin, Kimberly J. Grass, Anni Hagfeldt, Kent Hu, Brigitte Huntemann, Crystal Jackson, Deborah Johnson-Abarta, Sally B. Martin, Peter C. McDowell, Claire M. Meager, Phyllis S. Weiner and Kevin Wess.

President (6-13 transaction sides or \$2.4 - \$4.8 million): Caroline Barnes, Brian Cullen, Elizabeth Hall, Sue Hanna, Carolyne A. Machi, Paal Salvesen, Lisa Sterling, Jennifer Swalve and Ann Walker.

Rockcliff honors agents with excellence awards

J. Rockcliff Realtors, Pleasanton, honored the following agents with 2016 Sales Excellence Awards: Top 3% of the Brokerage: The Engel Team: Joel and Cindy Engel, Nicole Nicolay and Barbara Benotto.

Top 5% of the Brokerage: The Kristy Peixoto Team: Kristy Peixoto, Nancy Valett, Kim Coleman-Stanley and Rannie Greer. Presidents Club (Top 25% of the Brokerage): Debra Allen, Nina Baratiak and Ross Harris, Suzanna Chew, Claudia Colwell, Sue Fredrickson, Adam Golden, Cindi Hagley, Heather Kelly, Gauri Kohli, Anne Athenour-Martin, Steve and Lorraine Mattos, Lillie Missbrenner, Katie Moe, Andrea Rozran and Tom Schieber. ■



Susie Steele

Cell: 925-413-9306

Susiesteele@apr.com

www.susiesteele.apr.com

BRE # 01290566



The Market is continually changing. Now, more than ever it is important to talk to a Real Estate Professional. If you or someone you know is thinking of Buying or Selling and needs a Realtor where their clients needs are First and Foremost, please contact me! Whether you are selling your Luxury Estate or looking to buy your First Time Home in the TriValley, I would be happy to provide you with my Professional and Personal Service!

Open Sun. 1-4!



3761 Central Pkwy, Dublin

Just Listed! Stunning Single Level Living in the sought after community of Sorrento in Dublin Ranch. Highly upgraded and spacious, this 3 Bedroom 2 Bathroom 2344 Square Foot Corner Unit Home is ideally located, bright and light and very private! Far too many amenities to list, this is a must see home so don't miss it this weekend!

Offered at \$878,000

Just Listed!



6498 Tralee Village Drive, Dublin

Just listed this Gorgeous Former Model Highly Upgraded 4 Bedroom 3.5 Bathroom 2331 Square Foot Home is what you have been looking for! Absolutely Stunning with many custom features this beautiful home is centrally located close to everything Dublin has to offer whether you hop on Bart to commute to the City, enjoy the Iron Horse Trail or eat dinner at the restaurants in Tralee Village. A must see!

Offered at \$860,000

Just Sold in Kottinger Ranch!



1258 Hearst Drive, Pleasanton

Just Sold – representing the buyer! With multiple offers, I just sold this stunning 5 Bedroom 3.5 Bathroom home on a 19,000+ Square Foot Lot in the highly sought after community of Kottinger Ranch. If you are looking for an agent to represent your interests and get you the home of your dreams in this competitive market, please contact me!

Sold for \$1,903,000

Alain Pinel Realtors

900 Main Street Pleasanton, CA 94566

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**6877 RIDGE CT,
LIVERMORE**

This 5 bedroom/3 bath home was built in 1998 and offers 2,140 sqft. The two story home has been updated from inside to outside with designer touches. The master bath offers new dual sink vanity, a soaking tub and separate shower with a spacious walk in closet. One bedroom suite is on the main level with a full bath. The custom designed salt water pool offers a waterfall and nestled in just the right location.

Listed at \$900,000



**3134 PASEO ROBLES,
PLEASANTON**

This 4 bedroom home offers 2.5 baths, refinished wood floors on the main level, with new carpet throughout. Granite counters in the update kitchen that opens to the family room. The large bonus room with French doors opens to a balcony overlooking the homes pool. Located on an interior street and in the heart of Pleasanton, offering ease for parks, shopping and commute.

Listed at \$1,150,000



**3324 NEWPORT ST,
PLEASANTON**

- Residence #3
- 2,372 sqft of living space
- Offering a 3 Bedrooms
- Den or 4th bedroom option
- 2.5 Baths

•Highly upgraded throughout with designer touches

It is my pleasure to represent the seller for this highly sought after home. The buyers are thrilled to be able to purchase the home they desired in Pleasanton's gated community for those residence 55 years of age and over.

Sold for \$1,450,000



**3635 BINGHAM CT,
PLEASANTON**

- Residence #1
- 1,910 sqft of living space
- Offering 2 Bedrooms
- Den or 3rd Bedroom option
- 7,498 lot size – One of the largest lots in the community
- Highly upgraded throughout with added builder options

The buyers are looking forward to enjoying their new home purchase with the homes court location, generous off-street parking and the homes spacious and beautifully landscaped rear yard.

Listed for \$1,280,000

Representing the Sellers and the Buyers to be able to accomplish the desires of both has been a pleasure.



**1820 CORTEZ CT,
PLEASANTON**

In the Jensen/Amador Estates

Located in the heart of Pleasanton this 3 bedroom 2 bath home offers 1,510 sqft of living space. Overlooking the family room and opening to the living room through arched doorways is the updated kitchen offering granite counters and an eat-in area. The homes addition of a family room with a brick fireplace opens the rear yard. Wood floors are throughout the home. Both bathrooms have been updated as well. The master bedroom offers a sliding glass door to the back yard and pool. Close to schools, shopping and parks.

Your Jensen/Amador Estates specialist

Received 4 offers

Listed at \$875,000 – SOLD for \$908,000



**3300 ROMA PL,
SAN RAMON**

A Landscaped beauty, this 4 bedroom 2 bath home was built in 1975 and offers 1,601 sqft of living space. The entry welcomes you into the living room with vaulted ceilings, a wood burning fireplace and generous windows overlooking the side and front yards. The kitchen has been freshly painted with its white cabinetry, a pantry, breakfast bar and opens the kitchen/family room combo. Open and bright is this area with its surrounding windows looking out to the back yards, covered patio and pool. A corner lot and court location enhance this home.

Received 17 offers

Listed for \$849,000 – SOLD for 895,000



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COLBY CT

Beautiful Single Family Home 1 Block to Downtown Pleasanton. 4 Bedrooms, 2.5 Baths, New Flooring, Lots of Bells and Whistles.
\$929,000



GAMAY COMMON

This is a 10+++ Exquisite 5200 Sq. Ft. Home on Just Under Half an Acre. This Custom Home is A Dream Come True!
\$1,979,000



SHENANDOAH

Beautiful Single Story Home in Valley Trails. 3 Bedrooms, 2 Baths, Remodeled Down to the Studs 2009-2010. Granite Kitchen w/SS Appliances, Hardwood Floors, Large Yard and so Much More!
\$869,000

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Pleasanton, Preferably Single Story in Castlewood or Downtown Pleasanton, up to \$1.8M

Pleasanton, Single Family Home, South to South East Side, Vintage Hills, Ventana Hills, etc., up to \$1.3M

Pleasanton, Single Family Home with a Minimum of 4 Bedrooms, Up to \$950K

San Ramon, Single Family Home with a Bedroom and Full Bath on First Level, up to \$1.3M

Dublin, Condo, Townhome, Home with a minimum of 2 bedrooms and 2 baths, up to \$750K

Pleasanton, Livermore, Single Family home up to \$1.8M

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6331 CALLE ALTAMIRA
PLEASANTON



5 bedrooms, 2.5 baths, 2,639 +/- sq.ft.
On a 6,700 +/- sq.ft. lot
Offered \$1,295,000

966 CLINTON PLACE
PLEASANTON



4 bedrooms, 3 baths, 2,046 +/- sq.ft.
On a 5,227 +/- sq.ft lot
OFFERED AT \$949,000

7435 STONEDALE DRIVE
PLEASANTON



2+ bedrooms, 2.5 baths, 1,502 +/- sq.ft.
On a 1,460 +/- sq.ft lot
OFFERED AT \$709,000

3585 YELLOWSTONE COURT
PLEASANTON



4 bedrooms, 2.5 baths, 1,835 +/- sq.ft.
On a 6,200 +/- sq.ft lot
CALL FOR DETAILS

5549 BALDWIN WAY
PLEASANTON



3 bedrooms, 2.5 baths, 1,792 +/- sq.ft.
On a 3,121 +/- sq.ft lot
CALL FOR DETAILS

1689 CALLE SANTIAGO
PLEASANTON



2 bedrooms, 2 baths, 941 +/- sq.ft.
On a 3,049 +/- sq.ft lot
CALL FOR DETAILS

2369 REDBERRY COURT
PLEASANTON



4 bedrooms, 2.5 baths, 2,046 +/- sq.ft.
On a 7,414 +/- sq.ft lot
REPRESENTED BUYER AND SELLER

2211 CORTE MELINA
PLEASANTON



4 bedrooms, 2.5 baths, 2,124 +/- sq.ft.
On a 6,914 +/- sq.ft lot
OFFERED AT \$1,069,000
REPRESENTED BUYER AND SELLER

2350 SANDPIPER WAY
PLEASANTON



4 bedrooms, 2 baths, 2,167 +/- sq.ft.
On a 7,811 +/- sq.ft lot
OFFERED AT \$1,239,000

4575 EL DORADO COURT
PLEASANTON



3 bedrooms, 2 baths, 1,710 +/- sq.ft on a
8,564 +/- sq.ft lot
REPRESENTED BUYER AND SELLER

3186 GULFSTREAM STREET
PLEASANTON



6 bedrooms, 2.5 baths, 2,678 +/- sq.ft.
On a 6,441 +/- sq.ft lot
SOLD FOR \$1,256,000

1797 MAGNOLIA CIRCLE
PLEASANTON



3 bedrooms, 2 baths, 1,433 +/- sq.ft.
On a 6,250 +/- sq.ft lot
SOLD FOR \$805,000

“Having lived in our Pleasanton neighborhood for 27 years, I was well aware of Tim’s solid reputation and his ability to effectively market homes. He impressed me as a true professional. So when it came time to sell our home there was no question that I would engage Tim to ‘make things happen’. And I wasn’t disappointed, in fact I was delighted. Not only did he secure an offer at our open house that was over the asking price, he provided outstanding support from listing to closing. Although there were only minor issues, Tim recommended contractors, provided decorating and staging advice, helped re-arrange furniture on open house day, provided recommendations for movers and that ‘comfort factor’ that was so reassuring. Not only that, Tim managed the process smoothly even though challenges outside his control occurred during the sales process. Whether you are selling or buying, I highly recommend Tim McGuire.”

— William Pruiksma, Pleasanton



900 Main Street, Pleasanton, CA 94566



4604 Muirwood Dr., Pleasanton

Single story home across from Muirwood Park, with access to Community Pool, Playground, Clubhouse and so much more!

- 4 Bedrooms
- 3 Bathrooms
- Approx. 1700 sq. ft. of living space
- 2-Car-Garage
- Plantation Shutters
- Crown Molding
- Hardwood Floors
- Rear Yard Patio
- Small Pond with Water Fountain
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- Skylights

Visit: TourFactory.com/1752779

Listed at \$920,000



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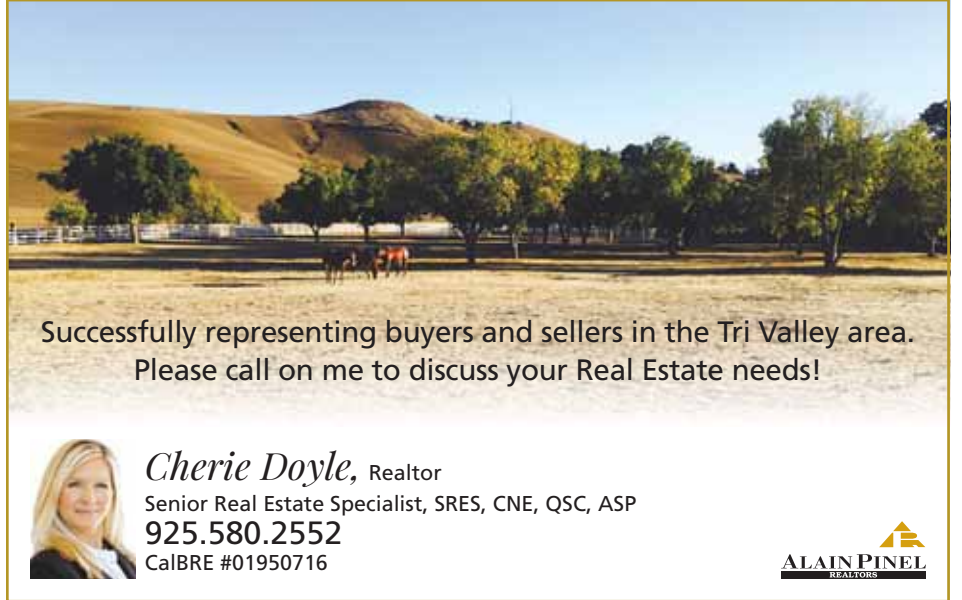
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Cherie Doyle, Realtor

Senior Real Estate Specialist, SRES, CNE, QSC, ASP

925.580.2552

CalBRE #01950716



KRISTOPHER RANCH BEAUTY

4 bed/4.5 baths, theater room with large screen, oversized lot w/separate pool + basketball area; premium lot across from chain of lakes; looks like a model!

Diane Smugeresky

Alain Pinel Realtors

925-872-1276

925-251-1111 office

diane@apr.com

homebuyersearch.com



WELCOME HOME!

5239 CAPARALLI COURT

PLEASANTON, CA

94588 3 Bedrooms

2 Bathrooms

1482 Square Feet

Single Family Home

Offered at \$839,000



SOLD - 27 OFFERS!

17987 BEARDSLEY STREET

CASTRO VALLEY, CA 94546

3 Bedrooms

1.5 Bathrooms

1247 Square Feet

Single Family Home

Offered at \$510,000 – SOLD for \$582,000



HAPPY HOME SELLER :-)

Ms. Leslie Faught is in a real estate sales and service category all by herself. She has set a whole new standard for her profession. She possesses the complete package for success on all levels as exemplified by her excellent and gracious oral and written communication skills, her superb work ethic, her love and pride of her profession, her commitment to her client and her high ethical standards. The real estate industry and Alain Pinel specifically, are very, very fortunate to have someone like Ms. Leslie Faught on their team! I will not engage in another real estate transaction without Ms. Leslie Faught representing me and my real estate interests! Thank you sincerely, Sandra D. Grafrath



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8173 War Glory, Pleasanton

4bd+Den/3.5 ba, 3702 sqft/Pool & Spa
 Call Agent for further information
www.8173WarGlory.com



19642 Milton Rd., Farmington

5,890 sqft custom 4bd home on 63 acres with de-
 tached 1bd apartment and workshop.
 Listed at \$1,800,000



4759 Perugia St., Dublin

2bd/2.5ba, 1435 sqft
 Listed at \$649,999.
 Multiple offers received. Pending over list price



18515 Watters Dr., Castro Valley

4bd/3ba/3377 sqft
 Sold at \$1,075,000

Coming Soon- Call Agent for further information

<p>1189 Louise St., San Leandro 3bd/2ba, 1,460 sqft</p>	<p>420 E. Angela St., Pleasanton 3bd/1ba, 1,083 sqft</p>
<p>2640 Annette Ct., Tracy 4 bd/2.5 ba, 3366 sqft</p>	<p>3842 Loch Lomand Way, Livermore 4bd/3ba, 2,523 sqft</p>
<p>7113 Tamarack Dr., Dublin 4 bd/2 ba, 1,708 sqft</p>	<p>3563 Skyline Dr., Hayward 4bd/2.5ba, 1,878 sqft</p>
<p>6 Carousel Ct., San Ramon 5bd/3ba, 2,368 sqft</p>	



Jo Ann Luisi

Alain Pinel Realtors
 925-321-6104 Cell
 Jluisi@apr.com
www.JoAnnLuisi.com
 BRE #01399250





JUST SOLD

**San Ramon
Twin Creeks View
Neighborhood**

3 Bedrooms/
2.5 Baths, 2002 SF.,
.51 Acre lot.
Perfect location
of privacy and
convenience!

SOLD - \$1,030,000



Cherie Doyle, Realtor
Senior Real Estate Specialist, SRES, CNE, QSC, ASP
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Updated craftsman style home built in 1910



3 bed 2 baths...newer
kitchen & baths...de-
tached 2 car garage
with workshop and
1/5 bath...refinished
hardwood floors...
refinished basement,
formal dining + fire-
place in living room

Diane Smugeresky

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of your home! She is happy to
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Lanie Ota
Alain Pinel Realtors
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BRE# 02021980



**Personnel file:
Six-time LPGA winner moves into
real estate lending in Tri-Valley**

Hurst says transition to new career 'smooth as my putting stroke'

By JEREMY WALSH

Sealing the deal is taking on a brand new meaning for Danville resident Pat Hurst.

After nearly two decades as a professional golfer that included closing out six LPGA victories, Hurst has now transitioned into a career in real estate lending. And she's chosen her hometown of Danville to make her start.

"Rest assured I will bring a ton of energy, passion and integrity to my new profession," Hurst said about her new professional role as a senior loan officer for Bay Equity Home Loans based in the downtown Danville office. She later quipped, "I believe the transition will be as smooth as my putting stroke."



Pat Hurst

A Bay Area native, Hurst was raised in San Leandro and later starred as an All-American golfer at San Jose State University. She made her name known on the LPGA Tour right away, winning the Rookie of the Year honor in 1995.

Hurst earned the first of her six LPGA victories in 1997 and followed that up one year later with a women's major title, a one-stroke win in the 1998 Nabisco Dinah Shore Classic (now known as the ANA Inspiration tournament).

She and her husband have made their home in Danville, which is where they met more than 25 years ago.

With her professional golfing career winding down, Hurst said she decided to look at the real estate industry as a next career option.

"I have recently earned my real estate license and soon realized that my sphere of influence was spread out across the United States," she said. "Working for Bay Equity Home Loans gives me the opportunity to reach more people. It's definitely a better fit."

In her new career, Hurst said she looked forward to "being able to help people own their own home. Working as a loan officer in Danville allows me to reach out to the locals who reside in the same community."

Bay Equity officials said they expected Hurst to thrive in real estate, using some of the same key skills that helped her excel on the golf course.

"We are very pleased Pat has chosen to become part of the Bay Equity family. Her drive and commitment to excellence will serve her well as she takes on this new career," CEO Brett McGovern said.

"I have personally known Pat for more than 30 years, and she is a winner," area sales manager John Rodrigues added. "I am thrilled she has chosen Bay Equity, and can't wait to help her flourish in the mortgage lending arena."

Hurst also isn't completely stepping away from the professional golf world. She's set to serve as an assistant captain for the United States team in the Solheim Cup against the Europeans this August. Hurst competed five times in the Solheim Cup as a player. ■

Editor's note: The Pleasanton Weekly accepts news from businesses about personnel transitions, awards and milestone anniversaries. Send information to editor Jeremy Walsh at jwalsh@pleasantonweekly.com.

HOME SALES

This week's data represents homes sold during March 23-April 3

Pleasanton

- 4729 Fair Street** Lachance Trust to Recupero Trust for \$1,587,500
- 2806 Garden Creek Circle** C. Wong to R. Gupta for \$865,000
- 4113 Garibaldi Place** K. Han to B. Yang for \$860,000
- 4233 Garibaldi Place** B. Wang to H. Lee for \$875,000
- 4092 Graham Street** G. & K. Hallgrimson to D. & H. Rowse for \$970,000
- 1217 Pineto Place** D. & B. Sarich to S. & S. Deokule for \$2,525,000
- 225 Rachael Place** S. Cheung to J. Dickinson for \$505,000
- 1036 Shadow Hills Court** Vu Trust to S. Ramamoorthy for \$2,110,000
- 1817 Spumante Place** Seitz Trust to R. & R. Gupta for \$2,465,000
- 4018 Suffolk Way** S. & M. Cole to C. Venkataraman for \$900,000
- 4192 Torino Court** T. Thankappan to V. Johar for \$608,000
- 3261 Touriga Drive** AEC EAT to Schreiber Trust for \$1,073,000
- 3608 Vine Street** P. Graham to J. & L. Wreden for \$1,135,000
- 3707 Vine Street** Tisdale Trust to V. Chan for \$855,000
- 4287 Waycross Court** D. & C. McCarroll to G. Wu for \$1,100,000
- 3370 West Las Positas Boulevard** Asano-Rhodes Trust to A. Patil for \$1,000,000
- 5822 West Las Positas Boulevard** Summerhill Las Positas to Z. Ahmed for \$780,000
- 5836 West Las Positas Boulevard** Summerhill Las Positas to L. Chan for \$780,000
- 217 Wild Flower Court** J. Halling to S. Nayyar for \$900,000

- 7762 Donohue Drive** S. Yao to P. Thiagarajan for \$730,000
- 4178 Meadow Vista Road** Brookfield Trio to L. Xiang for \$779,000
- 11835 West Vomac Road** T. Mayes to H. Wu for \$900,000

Livermore

- 3649 Carrigan Common** R. Houk to C. Orand for \$445,000
- 5648 Dresslar Circle** Carbone Trust to W. Rodda for \$1,199,500
- 2680 Gelding Lane** J. Carver to S. Arroyo for \$625,000
- 92 Jami Street** J. & K. Boschee to C. & G. Johnson for \$861,500
- 1647 Juniper Street** C. & S. Denton to G. & T. Fuentealba for \$700,000
- 1384 Saybrook Road** Bell Trust to J. Kowalczyk for \$673,000
- 586 Zircon Way** L. Geller to A. Peed for \$785,000

San Ramon

- 9085 Alcosta Boulevard #365** C. & M. Kathrani to T. Nguyen for \$384,000
- 228 Aspenwood Court** J. & S. Kim to S. Zafar for \$1,360,000
- 1848 Barossa Drive** A. & A. Geronimo to D. & K. Jaquet for \$971,000
- 345 Bellflower Drive** Yim Trust to R. Prathapaneni for \$748,000
- 3229 Casa Grande Drive** D. & R. Johnson to J. & M. Estrada for \$877,000
- 193 Copper Ridge Road** Lee Trust to J. Williams for \$590,000
- 1303 Dawn Court** K. Tessimond to M. Duong for \$670,000
- 2905 Fountainhead Drive** C. MacLnick to R. & B. Stewart for \$550,000
- 3008 Kittery Avenue** J. & M. Estrada to A. Loberstein for \$815,000
- 719 Lakemont Place #3** Brusher Trust to P. Rahn for \$635,000

Dublin

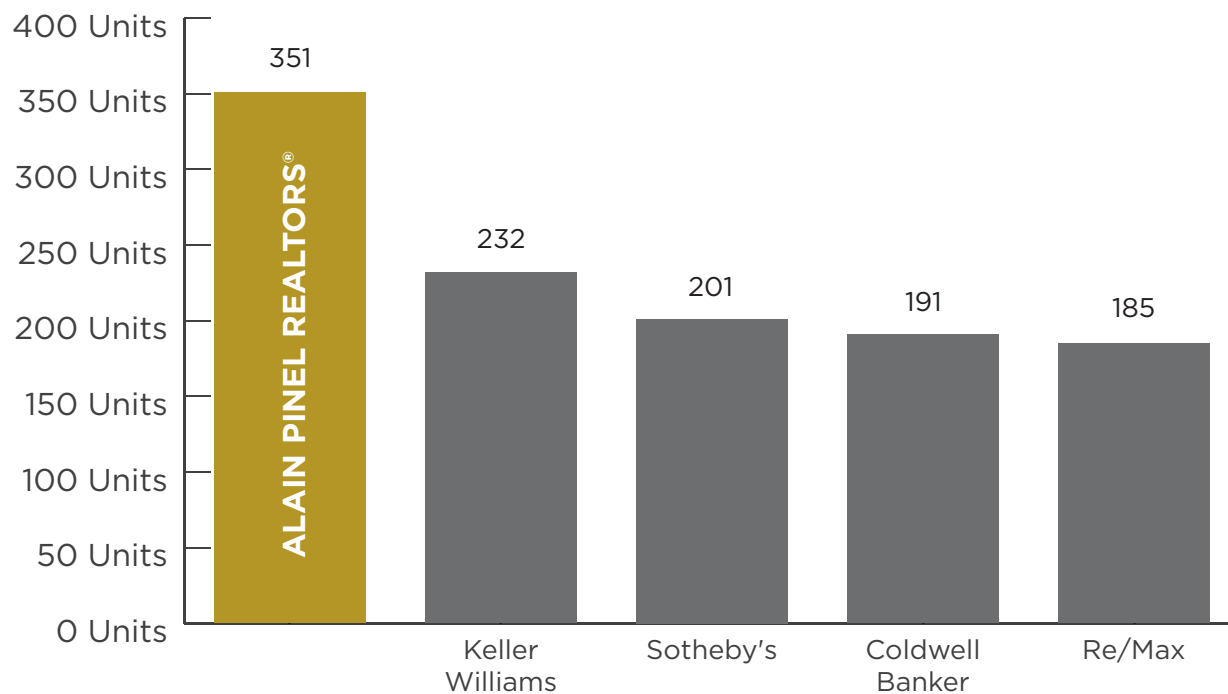
- 7694 Arbor Creek Circle** D. Ortiz to T. Kang for \$645,000

Source: California REsource



THE AREA IS
TRI-VALLEY

THE LEADER IS
ALAIN PINEL



Source: TrendGraphix, Jan 1 - Dec 31, 2016, Top Office Market Share Dublin, Livermore & Pleasanton, All Properties
Information is obtained from the Multiple Listing Service and/or public records. This third party information has not been independently verified.

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OPEN SAT 1-4PM!

4871 ARLENE PLACE, PLEASANTON

Custom Home in Private Secluded Setting Adjacent to Designated Open Space! Located on a Quiet Private Court, this Upgraded Home is in excellent Condition and Has 5 Bedrooms, 3 Bathrooms (Downstairs Bed/Bath) with 3177 Square Feet. Fourth and 5th Bedroom (Possible Bonus Room) Have Shared Balcony and Views of Oak Studded Bonde Ridge. Spacious Gourmet Kitchen, Generous Master Suite with Retreat & Remodeled Bathroom, Upgraded Secondary & Guest Bathrooms. Three Fireplaces, Private Rear Yard with Mature Landscaping & Trees, Direct Access to Bonde Ridge, Hiking Trails and Mission Park. Country setting within Walking distance to Downtown's Main Street! Commute Friendly Location. Go to www.4871arlene.com for more details or For a Private Showing Contact: The Blaise Lofland Real Estate Group.

OFFERED AT \$1,549,000

KOTTINGER RANCH



OPEN SAT 1-4PM!

1234 HEARST DRIVE, PLEASANTON

Expanded & Remodeled Kottinger Ranch Single Level, Plus. "Deer Grove" Model in Premium Location! Solar Powered Home with Five Bedrooms, 3 1/2 Remodeled Bathrooms and 3481 Square Feet. Master Suite, Three Secondary Bedrooms, 2 1/2 Bathrooms, and Expanded Remodeled Kitchen-Downstairs. Upstairs- Large Bonus Room (5th Bedroom), Full Bathroom, Exercise Room & Separate Workstation Area. New Paint (Interior & Exterior), New Carpeting, Panoramic Views, Private Rear Grounds with In-Ground Pool/Spa. Greenbelt Across the Street, and Very Near to Community Amenities Include Swimming Pool, Tennis Courts, Picnic/BBQ Area, Open Space and Walking Trails. A Very Short Walk to Award Winning Vintage Hills Elementary School. Good Access to Downtown and I-680 Commute! For a Private Showing Contact the Blaise Lofland Real Estate Group. For More Information or Photos go to 1234hearst.com.

OFFERED AT \$1,849,000

GOLDEN EAGLE



8525 LUPINE COURT, PLEASANTON

Rare Opportunity for Serenity! All the Conveniences of City Living while Immersed in Nature! Beautiful Custom Home in Golden Eagle with Stunning Panoramic Views of the Valley, Surrounding Hills and Ridgelines from Every Window! Enjoy an Approximate 1 Acre Wooded Lot with Exceptional Privacy! Convenient Access to Downtown and to Silicon Valley-via I-680 from this Exclusive Gated Community with Pool, Tennis Courts, Generous Open Space and Direct Access to East Bay Regional Parkland. This 4 Bedroom, 4 1/2 Bathroom Home is in Excellent Condition and Has Many Upgrades Including a Completely Remodeled Large Gourmet Kitchen. Included is a 4 Car Plus Garage, Expanded Driveway for Guest Parking and Proximity to Award Winning Schools. For a Private Showing Contact the Blaise Lofland Real Estate Group. For More Information or Photos go to 8525lupine.com.

OFFERED AT \$2,395,000

VINEYARD ESTATE



1566 WETMORE ROAD, LIVERMORE

Don't Miss This Very Private Vineyard Estate on Approximately One Acre in the Heart of the Historic Livermore Valley's Wine Country. This 6-year Old Quality Built and Exceptional Universal Designed Custom Home Has Won an AIA Architectural Award (Architect, Erick Mikiten), is Sustainable, Solar Powered and Surrounded by Acres of Protected Open Space and Vineyards with Views of the Surrounding Hillside! Indoor Living (Great Room) Meets Outdoor Living (Expansive Deck) by Way of Large Multi-Slider Window Wall. Four Bedrooms, Large Multi-Purpose Room (Possible 5th), Four Bathrooms and approximately 5007 Total Square Feet, Includes Pool House and Private Separate Attached Guest Quarters. Beautiful Grounds Includes Fitness Pool. As an Added Bonus this Property is Handicap Friendly. For a Private Showing Contact the Blaise Lofland Real Estate Group. For more photos and information, please visit 1566Wetmore.com.

OFFERED AT \$2,495,000

THE COTTAGES AT DUBLIN RANCH VILLAGES

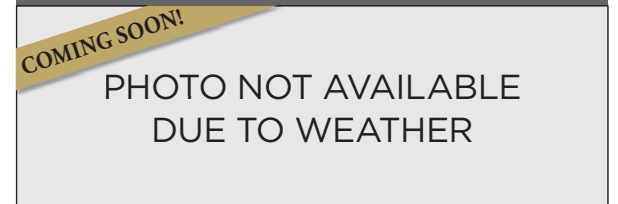


3705 WHITWORTH DRIVE, DUBLIN

Highly Upgraded Condominium in "The Cottages" at Dublin Ranch Villages! 4 Bedroom, 2 & 1/2 Bathroom, Bonus/Media Room(4th) Great End Unit Location! Extensive Wood Flooring, Granite Countertops, Travertine Back Splash, Fireplace, Lots of Windows for Natural Light, Indoor Laundry with 1 1/2 Year Washer/Dryer, 2-Car Attached Garage (Not Tandem), Community Clubhouse & Pool. Low Homeowners Dues Of \$210 Go To www.3705whitworth.com For More Information Or a Private Showing Contact: The Blaise Lofland Real Estate Group.

OFFERED AT \$849,000

DOWNTOWN



4553 LOS LOMITAS DRIVE, PLEASANTON

Rare Opportunity to Purchase a New Single Level, Custom Home in Downtown Pleasanton! This is What Everyone Has Been Asking for! The Private Lot Offers Filtered Views of the Ridge & Mount Diablo. The House is Complete and with Finalized Landscaping Plans. Landscaping Work is Included and Will Begin Soon! Farmhouse Craftsman Designer Finishes Throughout Make This House a Wow! Just a Five-Minute Walk to Main Street for Dinner & Drinks or Going Out to Breakfast. This 4 Bedroom, 3 Bathroom, Single Level home with approximately 2400 Square Feet is Beautiful! Large Great Room Has a Stacked Stone Fireplace and Opens to Gourmet Kitchen with Spacious Island, Granite Countertops, and Stainless Steel Appliances. Large Master Suite with Large Soaking Tub & Separate Walk-In Shower. Private Guest Room with Adjacent Private Bathroom. Two Secondary Bedrooms are in Separate Area with Jack-In-Jill Bathroom. Backyard Offers Built-In Fire Pit Area, Pavers and Lawn Area! For a Private Showing Contact: The Blaise Lofland Real Estate Group

CALL FOR PRICING

LAGUNA OAKS ESTATES



8335 REGENCY DRIVE, PLEASANTON

Rare Opportunity to Purchase a Fixer Upper in Laguna Oaks Estates on one of Laguna Oaks Estates Premium +/- One Half Acre Lots. Needs TLC, but Tremendous Opportunity & Potential. Purchase Under market (Keeping Property Taxes Lower) Improved value est. at \$2,150 Mil, Private Grounds, Swimming Pool, Views of Pleasanton Ridge. Great Location! Upgrade it to Your Specific Taste! Five Bedrooms, Three & One Half Bathrooms, Office/Den, Bonus/Game Room, Approximately 4106 Square Feet. 3- Car Garage (4th Car Option). For more information go to: 8335regency.com. For a private showing, contact The Blaise Lofland Real Estate Group.

OFFERED AT \$1,899,950

NORTHWAY DOWNS



2534 SECRETARIAT DRIVE, PLEASANTON

Upgraded 3 Bedroom, 2 Bathroom Duet in Northway Downs. Upgraded Kitchen with Granite Countertops, SS Appliances. Stacked Stone Fireplace, Wood Flooring, New Electrical Outlets & Switches, Upgraded Lighting, New Front Door & Door Hardware Throughout, Cottage Cheese Ceilings Removed, Textured & Painted, Spacious Upstairs Master Suite. Bedroom #3 currently configured as a Den. Private Rear Yard. Two Car Garage currently converted to Extra Bedroom and Living Area (Easily Converted Back, if preferred), Conveniently located in Central Pleasanton. Minutes to Bart Station, Stoneridge Mall, The New Outlet Mall and Over 40 Wineries and Not Far from Downtown. Go to www.2534secretariat.com for more information or For a Private Showing Contact: The Blaise Lofland Real Estate Group.

OFFERED AT \$769,000

BELVEDERE



2925 MORENO AVENUE, PLEASANTON

Contemporary Single Family Home in Desirable Belvedere Community. This Three Bedroom, Two and One Half Bathroom Home Has Stucco Exterior, Tile Roof and Soaring Ceilings. This Home is Well Maintained and Comes with Central Air Conditioning, Gas Fireplace, Wood Flooring and Upgraded Master Bathroom. Granite Kitchen Countertops. Washer/Dryer/Frig.-Included. Private Rear Yard with Flagstone Patio. Just a Quick Ride or Walk to Downtown Pleasanton. Attendance Area for Great Schools! Just Minutes to Bart Station. For a Private Showing Contact: The Blaise Lofland Real Estate Group. For More Information or Photos go to 2925moreno.com

OFFERED AT \$899,888

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Mary Furnace is a true gem in the world of real estate. Mary took the time and got to know us as people and not just clients. Mary is a very detailed oriented individual, so any time that we viewed a property we always felt prepared. would highly recommend Mary to anyone who is looking for a fantastic real estate agent. - *G & R Vismar*

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OPEN SAT/SUN 1-4



NEW ON THE MARKET!

1630 Paseo Del Cajon, Pleasanton

Charming Del Prado home features 4 bdrms, 3 baths, remodeled kitchen, hardwood floors, sparkling pool and so much more!

Great location close to downtown Pleasanton, schools and ACE train.
\$1,069,000

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4 bdrms, 2.5 baths. New roof.

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1287 Donahue Court, Pleasanton

Gorgeous 5 bed 4.5 bath home with 3067 sq. ft. of living space on a 12,302 sq. ft. lot. Built in 2005, this home is beautifully updated throughout with many upgrades. Large kitchen with cherry cabinets, granite slab, and center island. Crown molding, plantation shutters, and ceiling fans throughout. Private end of court location with a beautiful backyard on a premium lot. Close to schools, downtown, and Bart. Please call agent for information.

Offered at \$1,649,000



Jennifer DeCoite

BHG Tri-Valley Realty

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jen.decoite@bhgtrivalley.com

BRE #01473959



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AGENT OF THE WEEK



Sherry Hughes

925.550.3334

CalBRE #01878567

A resident of Contra Costa County for over 21 years, Sherry is a Realtor who takes pride in offering her clients the utmost care and personalized customer service. She is warm, friendly, and meticulous in handling all of the details necessary for each of her real estate transactions. Sherry has built a strong customer base of repeat clients and her services range from new home sales and traditional re-sales onto working with investor clients, short sales and even foreclosures. Sherry is a great communicator, and will assist her clients with even the most difficult transactions, and will handle them professionally and with a smile. Coldwell Banker is proud to be affiliated with Sherry Hughes.



DUBLIN CALL FOR PRICING

2493 Cantalise

Outstanding Positano Crt Loc Home!

5 BD/3 BA Features 1st floor bdrm & full bath, loft, tile & wood floors, no rear neighbors!

Daisy Ng, CalBRE #01311067

925.872.6888



DUBLIN \$1,138,000

Open Sat/Sun 1 - 4

3515 Palermo Way

Beauty in Dublin!!

4 BD/3 full + 4 half BA Remodeled! Kitchen Island! Open Floor Plan!

Rosalind Chin, CalBRE #01362734

650.245.2378



DUBLIN \$685,000

Open Sat/Sun 1 - 4

11504 Treeline Place

A Beauty in Silvergate Highlands!

3 BD/2.5 BA Features Wood Lam Flrs, Dwnstrs New Crpt, Fresh Paint, Remodeled Kit/Mstr BA & Cute Patio!

Suzanne Bieser, CalBRE #01355940

925.699.3884



DUBLIN \$579,900

Open Sat/Sun 1 - 4

3245 Dublin Blvd 118

Outstanding Unit in the Terraces!!!

2 BD/2.5 BA Stunning Kit, Slab Grnt Cntrs, LR w/FP, SS Speakers, Pat. w/views, Amazing HOA Amenities & More

Romar De Claro, CalBRE #01341138

925.784.3068



PLEASANTON \$699,000

Coming Soon! ~ Pleasanton

4109 Stanley Blvd.

3 BD/2.5 BA Freshly Painted, Newer Crpts, Newer Corian Cntr in Ktchn, New Sod Sd Yrd & Comm Pool.

Nancy Sutorius, CalBRE #00628232

925.847.2314



SAN RAMON \$899,000

Open Sat/Sun 1 - 4

7581 May Way

Rancher in San Ramon

4 BD/2 BA Single Story Home on Large Corner Lot. Open & Spacious Floor Plan. A Must See!!

Terry Kim, CalBRE #01363454

510.299.6844

PLEASANTON

925.847.2200 | 5980 Stoneridge Drive, Ste 122

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OPEN HOMES THIS WEEKEND

Danville

3 BEDROOMS

63 Larkstone Court **\$909,000**
Sat/Sun 1-4 Tom Fox & Louise Davis 872-1275/200-2457

Dublin

2 BEDROOMS

3245 Dublin Blvd. #118 **\$579,900**
Sat/Sun 1-4 Coldwell Banker 847-2200

3 BEDROOMS

11504 Treeline Place **\$685,000**
Sat/Sun 1-4 Coldwell Banker 847-2200

3761 Central Parkway **\$878,000**
Sun 1-4 Susie Steele 621-4062

4 BEDROOMS

3515 Palermo Way **\$1,138,000**
Sat/Sun 1-4 Coldwell Banker 847-2200

6498 Tralee Village Drive **\$860,000**
Sat 1-4 Susie Steele 621-4062

Livermore

3 BEDROOMS

1057 Wagoner Drive **\$798,000**
Sat/Sun 1-4 Nicole Nicolay 580-2260

5 BEDROOMS

6877 Ridge Court **\$900,000**
Sat/Sun 1-4 Kris Moxley 600-0990

Pleasanton

3 BEDROOMS

3506 Helen Drive **\$908,000**
Sat/Sun 1-4 Andrea Rozran 858-4198

357 Mission Drive **\$980,000**
Sat/Sun 1-4 Fabulous Properties 980-0273/519-8226

3668 Shenandoah Court **\$869,000**

Sat/Sun 1-4 Linda Traurig 382-9746

4 BEDROOMS

1630 Paseo Del Cajon **\$1,069,000**
Sat/Sun 1-4 Melissa Pederson 359-9606

664 Rowell Lane **\$1,338,000**
Sun 1-4 Martin Group 998-4311

3155 East Ruby Hill Drive **\$2,800,000**
Sun 1-4 Fabulous Properties 980-0273/519-8226

3134 Paseo Robles **\$1,150,000**
Sat/Sun 1-4 Kris Moxley 600-0990

4628 Jefferson Court **Call for price**
Fri 11-1/Sun 1-3 Dave & Sue Flashberger 463-0436

5 BEDROOMS

1234 Hearst Drive **\$1,849,000**
Sat 1-4 Blaise Lofland 846-6500

4871 Arlene Place **\$1,549,000**
Sat 1-4 Blaise Lofland 846-6500

1287 Donahue Court **\$1,649,000**
Sat/Sun 1-4 Jennifer DeCoite 437-1233

1821 Via Di Salerno **\$2,899,000**
Sat/Sun 1-4 DeAnna Armario & Liz Venema 260-2220/413-6544

6 BEDROOMS

7932 Doral Court **\$2,098,000**
Sun 1-4 Peter McDowell & Phyllis Weiner 209-0343/872-1416

3540 Mercato Court **\$3,200,000**
Sun 1-4 Fabulous Properties 980-0273/519-8226

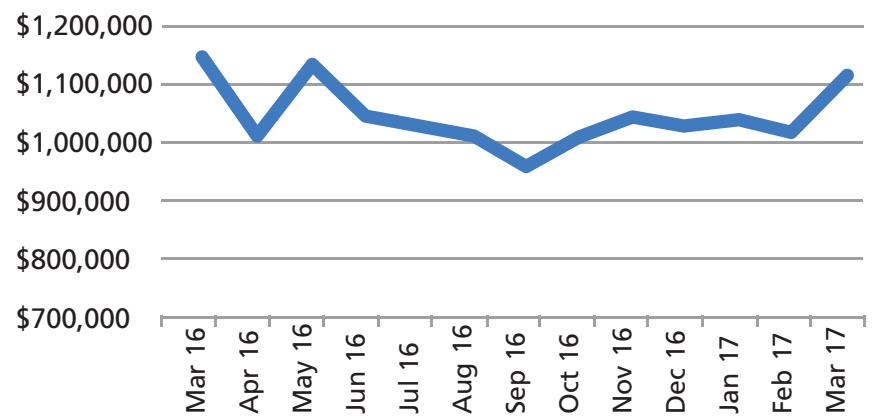
San Ramon

4 BEDROOMS

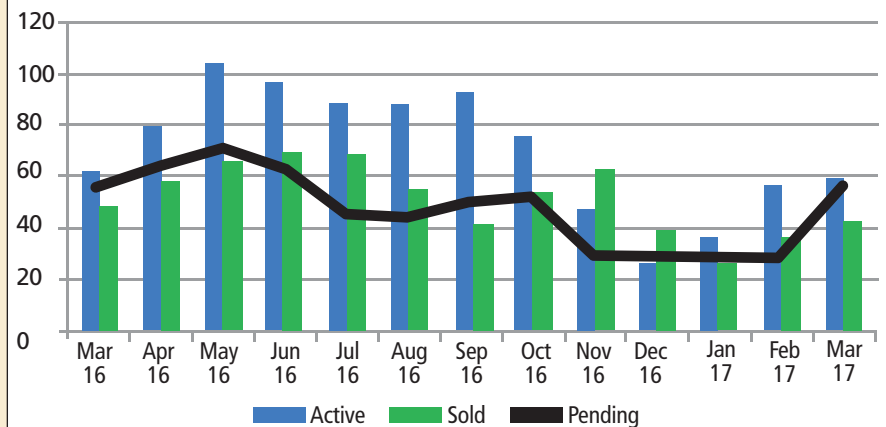
7581 May Way **\$899,000**
Sat/Sun 1-4 Coldwell Banker 847-2200

Find more open home listings at
pleasantonweekly.com/real_estate

Median Sale Price



Inventory, Pending and Units Sold



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Graphs show market trends for single-family detached homes in Pleasanton and Sunol through last month.

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822 Kikare Road, Sunol **\$1,549,950**
3 bdrm/2.5 baths/2,374 sq ft/3.99 acres
Joel & Cindy Engel 925.580.5106



631 Claret Court, Pleasanton **\$1,089,000**
4 bdrm/2.5 baths/2,050 sq ft/7,105 sq ft lot
Claudia Colwell 925.323.5031



3986 Rockingham Pl, Pleasanton **\$1,015,000**
4 bdrm/2 baths/1,918 sq ft/6,491 sq ft lot
Katie Moe 925.216.9083



3506 Helen Drive, Pleasanton **\$908,000**
3 bdrm/2.5 baths/1,745 sq ft/4,568 sq ft lot
Andrea Rozran 925.858.4198



2562 Killkare Road, Sunol **\$799,000**
4 bdrm/2 baths/1,704 sq ft/.5 acres
Natalie Bianco 925.200.5119



1057 Wagoner Dr, Livermore **\$798,000**
3 bdrm/2 baths/1,851 sq ft/6,000 sq ft lot
Nicole Nicolay 925.580.2260



125 Mrack Road, Danville **\$1,625,000**
4 bdrm/2.5 baths/3,072 sq ft/33,411 sq ft lot
Barbara Benotto 925.337.3770

Agents: We've added 24 Realtors to our Pleasanton office in the last 14 months. Contact me to set up a confidential meeting to learn why.

Earl Rozran
Vice President, Pleasanton office
925.251.2513

*BY THE SAN FRANCISCO BUSINESS TIMES BASED ON TOTAL SALES VOLUME



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PENDING



7932 COUNTESS COURT, DUBLIN

Open floor plan, 3 BR, 2 BA. Remodeled Kitchen & bathrooms. Dual-pane windows, court location, RV access, close to award winning schools.

We have more coming soon...Call us for private showing!



Cindy and Gene Williams
REALTORS® BRE LIC # 01370076 and 00607511
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1236 OAK KNOLL, CONCORD

Montecito Beauty. Built in 2003, this property features 4 BR, 3 BA, 2632 sqft on approximately 0.25 acres. Amazing backyard with no rear neighbors and breathtaking views. Open floor plan with lots of windows and natural light. Beautiful neighborhood at the foot of Lime Ridge Open Space and on the border of Walnut Creek. Gourmet kitchen with island. Large windows in master bedroom to take in the views of Mt. Diablo. Gated community. Community swimming pool. Great school district.

150 WAYNE AVE., ALAMO
Gorgeous 1.06 acre property on highly sought after street. Includes updated main house with 3 BR 2 BA plus 1 BR 1 BA guest house, pool and more.



David Darby
REALTOR® LIC # 01842223
925.858.4910
www.ddarbygroup.com

COMING SOON



SOLD FOR \$2,550,000



The Flashberger Group

PREMIERE OPEN HOUSE FRI 11-1 & SUN 1-3



4628 Jefferson Court, Pleasanton
Beautiful 4 bdrm, 2 bath one level home. With over 1800 sq ft and a beautifully remodeled kitchen! Great court location! **Priced in the mid \$900,000's**

REVIEWING OFFERS



4163 Dorman Road, Pleasanton
Beautifully remodeled 4 bdrm, 2 bath home with granite slab kitchen, large center island & hardwood floors. Beautiful backyard! **\$850,000**

ANOTHER NEW LISTING!



3934 Kern Court, Pleasanton
Coming Soon. Beautiful one level home with over 1800 sq ft. Granite kitchen w/ white cabinetry and stainless steel appliances. **Mid \$900,000's**

COMING SOON



Vintage Heights
Beautiful custom home on a 16,000 sq ft parcel with a sparkling pool! Gourmet granite kitchen and open family room! 4 bdrms, 3 baths and over 3700 sq ft.

RECORD HIGH SALE! \$56K OVER ASKING



2824 Gray Fox Court, Pleasanton
Country estate on 1 acre w/ 5 bdrms, 3.5 ba, one bdrm casita and detached in law unit. Pool, outdoor kitchen, bocce ball and sport court. **\$2,306,250**

ANOTHER RECORD HIGH SALE



6168 Inglewood Drive, Pleasanton
Another RECORD high neighborhood sale for Val Vista! Beautiful 3 bdrm, 2 bath 1372 sq ft. **Just closed at \$846,000**

JUST SOLD! 3 OFFERS



906 Gray Fox Circle, Pleasanton
Stunning Foxbrough Estates Custom home. 5 bdrms, 4.5 baths, 4259 sq ft on a 37000 sq ft parcel with beautiful views and pool! **\$2,010,000**

RECORD HIGH SALE \$62K OVER ASKING!



1518 Ramblewood Way, Pleasanton
Downsizing isn't easy until you see this remodeled one level home! Gourmet kitchen. Gorgeous bathrooms! Beautiful yard, covered cabana. **Sold at \$1,000,000**



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

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1821 VIA DI SALERNO, RUBY HILL
Simply Stunning! Premium lot overlooking the golf course. Elegantly styled estate home boasts loads of luxurious amenities and flexible floor plan. Gourmet Kitchen and Great Room, Wine Cellar, Main Level BR & full BA, Bonus Rm, Executive Office. Spacious MBR suite w/private view balcony & so much more. Extra large pool sized lot.
5BR, 5.5BA, 6090+/- Sq. Ft. Offered at \$2,899,000

DeAnna Armario & Liz Venema
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SALE PENDING! RECORD HIGHS!



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FIND YOUR PLACE



PLEASANTON \$2,499,000

1006 Shotwell Court | 6bd/5ba
Wendy Harmon | 925.251.1111
BY APPOINTMENT



PLEASANTON \$1,849,000

1234 Hearst Drive | 5bd/3.5ba
Blaise Lofland | 925.846.6500
OPEN SATURDAY 1:00-4:00



PLEASANTON \$1,549,000

4871 Arlene Place | 5bd/3ba
Blaise Lofland | 925.846.6500
OPEN SATURDAY 1:00-4:00



SAN RAMON \$1,475,000

6 Crested Oak Court | 5bd/4.5ba
Janice Habluetzel | 925.251.1111
BY APPOINTMENT



DANVILLE \$1,329,000

1204 Dutch Mill Drive | 4bd/3ba
Lily McClanahan | 925.209.9328
BY APPOINTMENT



PLEASANTON \$1,295,000

6331 Calle Altimira | 5bd/2.5ba
Tim McGuire | 925.251.1111
BY APPOINTMENT



PLEASANTON \$1,150,000

3134 Paseo Robles | 4bd/2.5ba
Kris Moxley | 925.600.0990
OPEN SAT & SUN 1:00-4:00



DUBLIN \$878,000

3761 Central Pkwy | 3bd/2ba
Susie Steele | 925.621.4062
OPEN SUNDAY 1:00-4:00



PLEASANTON \$869,000

3668 Shenandoah Court | 3bd/2.5ba
Linda Traurlg | 925.382.9746
OPEN SAT & SUN 1:00-4:00



DUBLIN \$860,000

6498 Tralee Village | 4bd/3.5ba
Susie Steele | 925.621.4062
OPEN SATURDAY 1:00-4:00



PLEASANTON \$839,000

5239 Caparelli Court | 3bd/2ba
Leslie Faught | 925.784.7979
BY APPOINTMENT



PLEASANTON \$709,000

7425 Stonedale Drive | 3bd/2.5ba
Tim McGuire | 925.251.1111
BY APPOINTMENT

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