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TIM TALK



By TIM HUNT

The valley needs strong leadership on BART board

Livermore Valley political leaders are facing a crucial period dealing with the BART Board of Directors and plans to extend service to Livermore.

That's in addition to BART's refusal to accept \$20 million in state funding obtained by Assemblywoman Catharine Baker (R-San Ramon) to build a long-promised second parking garage at the Dublin-Pleasanton station.

Taking them one at a time.

BART has been circulating the draft environmental impact report that lists several options for extensions to Livermore ranging from the traditional BART service, to self-propelled light rails or express buses.

Alameda County Supervisor Scott Haggerty, who has been working on transportation issues throughout his more than 20-year tenure on the county board, drafted a letter that urged BART to work with the new joint powers agency to identify and potentially build a connection between BART and the ACE trains. That's the key to providing options for commuters.

That only happens efficiently if BART goes all the way to Greenville, not to a terminal station at Isabel Avenue.

The bill creating the association, co-authored by Assemblywomen Baker and Susan Eggman of Stockton, was signed by the governor last week. The bill was watered down significantly from its original version to build bipartisan support and limit opposition. Despite BART's opposition, it passed easily out of both houses.

To accommodate BART tracks in the median would require shifting I-580 north into Dublin, an impact that will be a cost of the extension.

Meanwhile Livermore objected because the plan only extends the tracks to Isabel and would include a service yard — an addition that Livermore council members believe would mean an end to the Greenville extension.

BART owns land in both locations because former director Erlene DeMarcus, who was the driving force in the first extension into the Tri-Valley, worked effectively on the BART board and convinced them to purchase the parcels.

That brings us to the new parking structure at the Dublin-Pleasanton station.

Dublin Vice Mayor Don Biddle wrote an opinion piece in the East Bay Times pointing out that five members of the BART board refused to accept the state money for a second parking structure that has been planned for more than a decade. Instead, the majority opted for more study that included restriping the parking lots and a screwy car elevator system. As Biddle wrote, the striping should have already been done given that the parking is full by around 7 a.m. most weekdays.

The second parking structure was a key part of the transit village plan that Dublin approved years ago. As Pleasanton officials have pointed out, the transit village on the BART lot was the basis for the high-density, transit-oriented projects that they approved across the street from the station.

The core problem is simple: The valley's director, John McPartland, is ineffective.

He cannot get his fellow directors to accept a free \$20 million from the state nor is he likely to convince a majority that the agency needs to connect BART with ACE. BART opposed the joint powers bill.

It's no secret that when the valley has been represented by an effective director, good things have happened. DeMarcus got lots done during her one-term tenure, while Dublin's original mayor, Pete Snyder, was the driving force in getting the West Dublin station built.

McPartland says the right things, but he has delivered nothing. The valley needs and deserves an effective BART director. Our valley is at the end of the line, far from San Francisco and the inner East Bay.

Making directors from those areas aware of the critical importance of the valley as the gateway to both the Oakland/San Francisco area and the South Bay, as well as the key corridor for the Port of Oakland, may adjust some thinking and change some votes. ■

Editor's note: Journalist Tim Hunt has written columns on the Tri-Valley community for more than 40 years. He grew up in the valley and lives in Pleasanton. His "Tim Talk" blog appears twice a week at PleasantonWeekly.com.

Our thoughts and prayers go out to those affected by the devastating fires.



Thank you to the brave first responders that put themselves in harms way every day to serve and protect all of us.



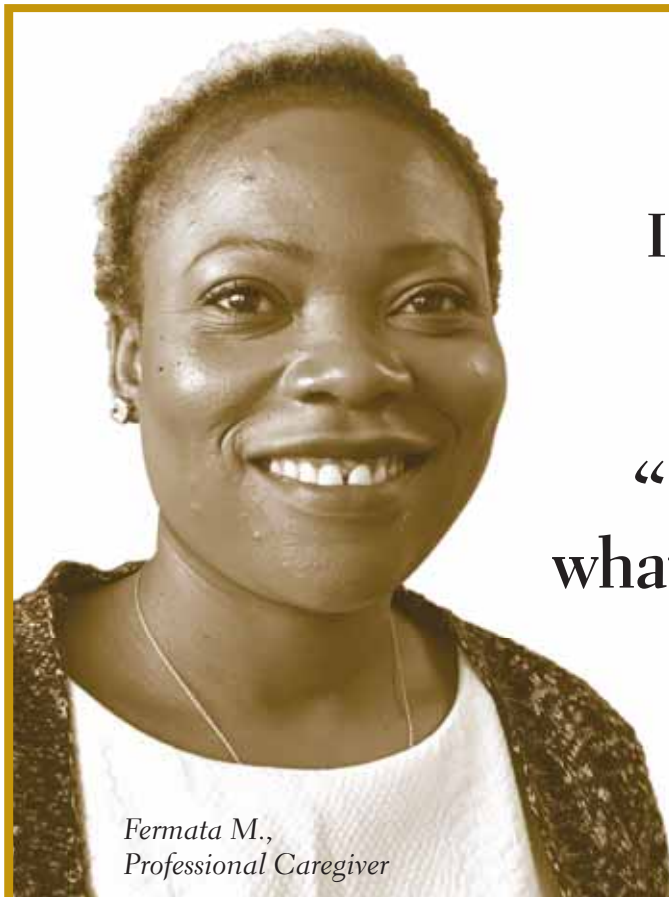
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About the Cover

Andrew Mondello stars as Billy Lawlor with Jessica Maxey as Peggy Sawyer in the Pacific Coastal Repertory Theatre's upcoming rendition of the famed Broadway musical "42nd Street." Photo by Berenice Ku. Cover design by Kristin Brown. Vol. XVIII, Number 39



Streetwise

ASKED AROUND Foothill High School

In the event of a natural disaster like a wildfire or earthquake, what emergency preparedness plans do you have in place?



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Mary Rozelle

AP psychology teacher

Well, if it happens at work (school), I'm trained and prepared and ready with a game plan, food and drinks. But in my personal life outside of school, honestly, I've got nothin'.



Belle Aduaka

High school student

I'm not really prepared at all, I guess because I'm a kid. I need to think more deeply about it and take it seriously with everything that's been going on lately. I can't expect my mom to look out for me and take care of me forever.



Kaylah Rampola

High school student

I have a secret stash of food in my bedroom, that might last for a couple of days — or even less, because of course I would share it with my family. Aside from that though, I'm not prepared. At all.



Jasmine Sahabi

High school student

I'm not necessarily prepared, as in "ready," but depending on the type of natural disaster, I at least have some pretty decent ideas for a game plan and how I would avoid harm and not get separated from my family.



Liz Sufit

Veterinarian

We are pretty well set up. We have a couple of big bins filled with supplies including stuff for our dogs, and we always have at least five gallons or more of water on hand. My husband and I are pretty handy, and we have medical knowledge. We do need to think more though, about what we'd grab if we had to actually evacuate.

—Compiled by Nancy Lewis and Jenny Lyness

COSMO'S Custom Barber Shop

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Cosmo's Barber Shop now has a second location. **Cosmo's 2 Custom Barber & Beauty Shop** is now open at 2739 Hopyard Road in Pleasanton (formerly "Shear Cuts") in the Gene's Fine Foods Shopping Center. We specialize in haircuts and styles for men, women and children.

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Have a Streetwise question? Email editor@PleasantonWeekly.com

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DIGEST

Dublin grass fire

A vegetation fire in Dublin prompted nearly hour-long evacuations for several residential streets before fire crews gained control of the blaze late Tuesday afternoon.

The fire broke out just before 2 p.m. in the area of Fallon and Tassajara roads. It spread with moderate pace initially but reached 75% containment at 118 acres that evening.

Alameda County Fire officials said crews fully contained the fire shortly after 12:30 a.m. Wednesday. No structures were damaged and no injuries were reported in the fire.

Halloween Brew Crawl

The Pleasanton Downtown Association is looking to help adults get in on the Halloween fun next weekend, hosting its annual Halloween Brew Crawl on Oct. 28.

The event, running from 5-8 p.m., will see more than 30 downtown merchants open their doors for patrons 21 years old and up to sample craft brews, ciders and mead along with tasty bites.

The PDA encourages participants to join the festive spirit and wear Halloween costumes while on their brew crawl. For tickets and other info, visit www.PleasantonDowntown.net.

Heart screenings

Gable Heart Beats is partnering with Pleasanton Rage Soccer Club and Tri-Valley Basketball to offer free and discounted heart screenings, which include an EKG and an echocardiogram, to all youths ages 5 and older.

The Pleasanton Rage screening will be from 10 a.m. to 4 p.m. Oct. 28 at the Four Points Sheraton, 5115 Hopyard Road. The 100 free screenings are already taken; discounted rates of \$45 are still available although space is limited.

Sign up at www.gableheartbeats.org/events. Appointments will take about 25 minutes.

Unity Day

Pleasanton is set to join other parts of the country next Wednesday in recognizing the annual Unity Day, an effort to raise awareness about the harmful effects of bullying and to promote kindness and inclusion.

Pleasanton's Community Education Series is marking the occasion with appearances from Annie Fox, online teen adviser and author of the "Middle School Confidential" book series: one for students only from 4-5 p.m. and the other for parents and the community at large from 7-8 p.m. — both Wednesday at the library at 400 Old Bernal Ave.

To register, visit www.pleasantonfun.com. ■

Planning Commission endorses city's Johnson Drive EDZ proposal

City Council set for Nov. 7 review of plans for site eyed by Costco, hotels

By JEREMY WALSH

The Planning Commission has given its support to the city's proposal aimed at creating Pleasanton's newest commercial center on Johnson Drive, expected to be anchored by Costco, two hotels and new retail shops.

With their unanimous vote, the commissioners urged the City Council to approve the new Johnson Drive Economic Development Zone (JDEDZ), including certifying environmental analysis of the site, amending the General Plan and

rezoning the site to allow new commercial uses there, and establishing strict design guidelines that could help expedite city review of future projects in the marquee area.

"We don't amend the General Plan very often. This, in my opinion, is a great example of a good reason to make the change," Commissioner Herb Ritter said during the meeting at the Pleasanton Civic Center on Oct. 11.

"It does support the residents. It adds community benefit, and also it generates some great revenue to help

support our parks and all the other things that we have," Ritter added. "I think it is a good opportunity."

The JDEDZ, expected to head to the council Nov. 7, seeks to breathe new life into largely underutilized property near the I-580/I-680 interchange that includes a nearly 20-acre chunk left vacant — except for leftover building rubble — after Clorox closed its research center there.

The proposal details rules for how redevelopment could occur in the 40-acre area, consisting of 12 parcels at 7106 to 7315 Johnson Drive and

7035 and 7080 Commerce Circle currently with a mix of land-uses. Some of the land is vacant while other areas are in use now.

Through the JDEDZ framework, Pleasanton planners look to spur a thriving retail and commercial hub that capitalizes on the near-freeway location, creates opportunities for new businesses to broaden Pleasanton's economic base and tax revenue, and streamlines the development review process in that area, according to city associate planner Eric Luchini.

See **JOHNSON** on Page 7

Veteran leader Doug Miller receives 2017 Mayor's Award

Retired serviceman active in plethora of veteran causes

By JEREMY WALSH

Doug Miller, a retired Army major and leader in the veteran community, has been honored as the recipient of this year's Pleasanton Mayor's Award.

A 26-year Pleasanton resident, Miller was lauded for his service in the military during and after the Vietnam era, his leadership in some of the most recognizable veterans organizations and his dedication last year to help spearhead efforts to establish a new Veterans Memorial at the city's Pioneer Cemetery — all while remaining a devoted family man and community supporter.

"Doug Miller is a true patriot, a man of character, and of his word, and he has done so much to help so many," Mayor Jerry Thorne said in handing out the award earlier this month.

"He has accomplished so much for so many. And I know he didn't do it for adulation or accolades. He did it out of gratitude and for love of country," Thorne said, later adding, "Congratulations Doug. You inspire us all."

Around 250 city officials, current and former elected representatives, community leaders and other residents were on hand at The Club at Ruby Hill for the evening dinner and award presentation organized by the city of Pleasanton on Oct. 6.

The yearly event also served as an opportunity for the Pleasanton community to recognize and highlight the work done during the past year by city commissions,



Doug Miller stands next to wife Janice and is surrounded by their children, Ashley, Jared and Reagan, after accepting this year's Mayor's Award.

committees and leaders — many of whom were in attendance.

Miller accepted the 46th annual Mayor's Award while joined onstage by his wife Janice, their three children and some of the people he has helped influence with his efforts over the years.

"I want to thank the mayor for this recognition because it truly is the recognition of so many people who are here tonight," Miller told the audience. "I'm here because of the memorial, I know. But there are a bunch of people out here tonight that served on the memorial committee."

His acceptance speech spanned much of the emotional spectrum, with some jokes sprinkled among words of reverence, family and community pride, and gratitude — perhaps highlighted best when he praised the two Wounded Warriors onstage, a Livermore servicewoman and a

Stockton serviceman who have endured long recovery journeys after being severely injured during conflicts abroad.

"One of the greatest privileges in my life is working with Wounded Warriors," Miller said. "All these Wounded Warriors are like Jose and Mariela. I learn so much from them. I've benefited so much from my association with them. These are amazing, amazing people."

A committed supporter for a variety of veteran causes, Miller's award comes less than a year after the culmination of his leadership efforts toward planning and completing the \$470,000 Veterans Memorial at the city-owned Pioneer Cemetery.

Dedicated during Veterans Day weekend last year, the memorial funding included \$320,000 raised through local philanthropists and

See **MAYOR** on Page 7

HEAD OF THE CLASS

Making Donlon 'feel like home'

New principal Gates comes from family of educators

By JULIA REIS

Janet Gates grew up around teachers.

Born in Oklahoma and raised in Hayward and Castro Valley, Gates' mother worked as a school nurse for Hayward Unified and her father as a science professor at then-Cal State Hayward. Her paternal grandmother was an elementary school teacher and her maternal grandfather a principal and superintendent.

So it may come as no surprise that Gates embraced working with kids from a young age.

"I had two younger brothers and we would play school," the new Donlon Elementary School principal recalled in a recent interview. "I was a babysitter and I taught swim lessons and I did tutoring, so I always liked the act of teaching — I found it fun."

Although Gates toyed with the idea of going into other professions like dentistry, ultimately "teaching felt comfortable."

"I keep coming back to this, so I



Janet Gates

See **DONLON** on Page 8

POLICE BULLETIN

Local responders supporting fight against North Bay fires

Officers from the Pleasanton Police Department are among the many out-of-area first responders supporting the communities affected by the fires that have ravaged the North Bay since last week.

Pleasanton police have been sending up rotating teams of police officers since Oct. 11, when the department received a mutual aid request, and they will continue to do so as long as there is a request for help, according to Officer Shannon Revel-Whitaker.

On that first night Oct. 11, a unit including one sergeant and three officers went up: Sgt. Brandon Stocking, and detectives Nick Albert, Jason Hunter and Chris Lewellyn. They checked into the Sonoma County Sheriff's Office — a main command center — and were then dispatched to various

posts within Santa Rosa, with two serving per 12-hour shift. They stayed until Saturday morning, when another PPD unit relieved them.

Their duties included being on neighborhood protection, both for neighborhoods that saw heavy destruction and those that did not; being on standby in areas where residents chose not to leave; and being on patrol duty. Looting was a particular concern for areas that were evacuated but not damaged, Stocking said.

Albert described the area as being the "closest thing I have seen to what looks like a war zone since I was overseas."

Hunter added that the fires didn't just affect the families who lost their homes, but all those nearby whose homes and businesses sustained some level of damage from the fires. It can be a dangerous situation for children too, he said, in terms of chemicals in the air and surrounding areas.

At the same time, though, all the local responders said they were overwhelmed by the gratitude of

the North Bay community.

"Personally it brought me to when I first got into law enforcement, with the pure desire to help those in need," Albert said. "Over time in this job, it's easy to become jaded, always seeing the worst situations. This was people making the best of a horrible situation."

"The people up here have been awesome, very supportive and thankful ... even the people who lost everything still take the time to thank each first responder," Albert said.

Stocking added, "We were here less than an hour and three citizens stopped to give us food, water and masks."

Lewellyn called the experience "eye-opening," a wake-up call for Pleasanton itself, especially when considering how the fire spread. Embers that flew five miles across Highway 101 were responsible for taking out whole neighborhoods, he said. "We need to be better prepared," Lewellyn added.

Local firefighters are also aiding the effort.

According to battalion chief Aaron Lacey, 13 members of the



COURTESY OF PPD

A Pleasanton police officer captured this image of destruction left in the wake of the North Bay wildfires. Local police and firefighter units have been among the out-of-area emergency responders supporting the battle against the blazes.

Livermore-Pleasanton Fire Department were assisting in the Napa, Santa Rosa and Sonoma areas this week. On Tuesday, a crew of four

replaced the first initial LPFD crew deployed to the Atlas Fire early morning on Oct. 9. ■

—Erika Alvero

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Harvest Fest returns to Pleasanton

Show moves to Halloween weekend at fairgrounds

BY DOLORES FOX CIARDELLI

The Pleasanton Harvest Festival is back at the Alameda County fairgrounds from Friday to Sunday next weekend, this year coordinating its dates with Halloween and including a pumpkin patch and KidZone with Halloween-themed arts and crafts.

The fest, which is known as the largest indoor arts and crafts show on the West Coast, showcases thousands of handmade works, with original art, jewelry, clothing, ceramics, photography, specialty foods and more. There will also be food, musicians and other entertainment.

The festival is a chance to chat with artisans about their products and have items personalized. And the vendors enjoy this interaction as much as the customers.

"I have always loved the atmosphere of the Harvest Festival," said Lena Hash, a Livermore resident, who sells her organic Coconut Hut bath and body products at the festival. "The quality handcrafted items, people shopping for the holidays, the hustle and bustle of the crowd, and the excitement of seeing my loyal customers year after year."

A high-energy dance band from San Ramon, Retroactive, will play everything from '60s hits through today's songs, and acrobatic comedians Scotty and Trink will perform tricks and twists, and stunts that include juggling knives while balancing atop their unicycles.

Strolling performers, such as Big Mama Sue and Fast Eddie, Fables of the West and stilt walker WC Will, will wander the grounds to entertain patrons as they shop.



CONTRIBUTED PHOTO

Jason and Lena Hash of Livermore sell their Coconut Hut fine bath and body products at the Harvest Festival.

The Pleasanton Harvest Festival is partnering with the nonprofit Crown Monarchs Youth Cheer Squad of Brentwood this year, giving it half of the proceeds from all shopping bags sold at the event as well as a direct donation.

The festival has also teamed up with the Alameda County Community Food Bank by hosting a food drive at the show. A canned or other non-perishable food donation will save \$2 off any adult or senior admission.

The Harvest Festival began 45 years ago in San Francisco as a place for artists and craftspeople to gather and sell their handmade products. Today, there are nine shows through California and Nevada, and each exhibitor must undergo a rigid jury process to be selected as a featured artisan.

For more information, visit www.harvestfestival.com or call 392-7300. ■

Honoring the Hanger

PUSD program receives Dreammakers and Risktakers award

By JULIA REIS

The school board last week took time to recognize the Hanger, a PUSD program that just earned a Dreammakers and Risktakers award from Innovation Tri-Valley.

In operation since January 2016, the Hanger is a vocational skills classroom and donation center at Village High staffed by special needs students who learn job skills while also helping residents in need. The students sort, fold

and wash clothing, so far donating over 4,100 bags of clothes to local families.

Their efforts have been recognized by the Innovation Tri-Valley Leadership Group, which presented students and staff with a Dreammakers and Risktakers award at an Oct. 5 luncheon at the Palm Event Center in the Vineyards. Award recipients were chosen for “using technology and innovation to change the world and improve our future,” Innovation

Tri-Valley officials stated.

Several students and staff turned out at the Oct. 10 school board meeting, where trustees and administrators presented them with a certificate of recognition.

“I like to describe the Hanger often as a big ball of love because it’s meant so much for my students,” teacher Paige Giglio said at the meeting. “It’s given them a place. It’s taught them skills. It gets them out in the community, and it helps them to serve their community.”

For more information on the Hanger, visit their Facebook page or contact PUSD’s special education department at 426-4293. ■

JOHNSON

Continued from Page 5

City leaders and many residents point to the 63% to 37% defeat of Measure MM — which sought to prohibit retail uses of 50,000 square feet or more from operating in the zone — at the polls last November as a sign the Pleasanton community at large supports bringing Costco to town and the JDEDZ concept overall.

The lone pair of resident speakers at last week’s lightly attended commission meeting Wednesday echoed those sentiments, including John Sensiba.

“I’ve lived in town for about three decades, and I’ve never seen such a groundswell of support from the public, proven now through the election,” Sensiba said. “And I think the fact there’s not 75 people here saying the same thing is an expression of trust in the staff’s competency and in the commission’s ability to discern the facts.”

City officials hope the JDEDZ would spark new retail or broader commercial interest in not only the acreage currently vacant, but ultimately all parcels in the area.

The proposal does feature safeguards for those operating in the JDEDZ area now, including FedEx, AT&T, Black Tie Transportation and Valley Bible Church. Existing land-uses would be permitted to continue as is, protected by grandfathering provisions.

But for the vacant land, as well as redevelopment of occupied parcels, city officials propose changing the General Plan designations and zoning districts to allow for a wider range of new commercial uses in the JDEDZ.

The list includes almost 30 different types of possible commercial operations, broken down into businesses that could receive permit approval following only review by city staff and those that would require Planning Commission approval.

Costco, under the “membership warehouse club” category, and hotels are among the businesses that would need approval from the city’s zoning administrator with an application that adheres to all JDEDZ design guidelines — unless someone objects to that approval and appeals

to the Planning Commission.

The wholesale retail giant and a hotel developer have already pledged their desire to come to Pleasanton in the JDEDZ, provided they come to terms to purchase property there from Nearon Enterprises, which owns 27 acres in the area, including the old Clorox site.

“We are committed to this community, and we’re looking forward to continuing that partnership,” Jenifer Murillo, director of real estate development for Costco, told the commission. “This is why ... we intend to buy the property and make ourselves a long-term member in Pleasanton.”

Don Cape of Tharaldson Hospitality Hotels, which develops Marriott brand hotels, said his firm is “excited” the JDEDZ is close to approval. “And we anticipate wanting to move rapidly as soon as that could happen, provided we come to arrangements with (Nearon).”

Costco could not begin operating its Pleasanton store or gas station before the JDEDZ roadwork improvements are completed, but the hotels could open beforehand,

under the current proposal.

With the overall site rezoning would come specific rules developers must follow for site design, covering topics such as vehicular, pedestrian and bicycle circulation, landscaping, architectural standards, lighting, signage, parking, drainage, and outdoor equipment and storage.

It is because the JDEDZ package details those design guidelines upfront that city officials support allowing many retail operations to need only staff-level permit approval, rather than consideration during a commission meeting.

The Planning Commission voted to make several adjustments to the list, including making all massage parlors, theaters or tutoring centers conditional rather than permitted; remove nursing homes, senior housing and laboratories from the list altogether; and adding personal services, like hair or nail salon, as a new permitted option.

“I want a fast track for the retail. For the things that are not retail, I want a slower track,” Commissioner Justin Brown said. ■

MAYOR

Continued from Page 5

veterans organizations, with the city paying for the rest.

“When the council approved the plan to renovate the site to include the memorial, Doug and the local veterans group wasted no time,” Thorne recalled.

“And this group raised more money in less time than any other group I can recall in recent memory — which goes to show you the strength and power of Doug’s conviction, not to mention all the men and women behind him,” the mayor added.

Miller — the Pleasanton Weekly’s “Man of the Year” last year — is also president of the local chapter of the Association of the United States Army and is a former local leader in the Army’s Wounded Warrior program.

He is a lifetime member of the VietNam Veterans of Diablo Valley, the Vietnam Helicopter Pilots Association, American Legion Post 237 and Veterans of Foreign Wars Post 6298.

Miller was also an Alameda County Veterans Affairs commissioner and was a director of East Bay Stand Down, plus he helped establish a local Sentinels of Freedom Scholarship Foundation team.

A former Army serviceman, Miller served two tours in Vietnam as a helicopter pilot during his 10 years on active duty. After stepping down

from active duty in April 1977, he joined the Army Reserves where he served with the rank of major for another 10 years.

His time in the Reserves was concurrent to part of his 27-year career in the private sector, which included senior positions in sales and marketing, working primarily at Hitachi and Sun Microsystems in Menlo Park before retiring in 2004.

“Doug officially retired in 2004 after what you can see was already a very busy and successful and productive life. But again, retirement for Doug isn’t like retirement for the rest of us,” Thorne said with a smile. “Since retiring, Doug has been busy paying his gratitude forward by helping countless vets and military families throughout the region.”

Miller and his wife Janice and children Ashley, Jared and Reagan relocated to Pleasanton in the early 1990s after Hitachi transferred him from Boston to the Bay Area.

“I’m grateful for my family. I’m grateful for my friends out here,” Miller said toward the end of his speech.

“My philosophy is all of us are endowed with unique gifts in our life, and we also are given a purpose,” he added. “And I think how well you get tuned in to your gifts and your purpose has a lot to do with how successful and happy you are in your life.” ■

Nancy Pineau Higgins

August 22, 1961 – October 4, 2017

A loving wife, daughter, sister, and friend passed away on October 4th at Naples Florida. Nancy was born in Detroit Michigan in 1961; she graduated from Rochester Adams High School then attended Ferris State College where she earned her degree. After school Nancy worked for Saks Fifth Avenue for over 20 years. Upon her retirement from Saks she continued her retail work with Ann Taylor.



Nancy met her husband, Craig Higgins, in Detroit, MI where they were married October 13th 2006, then they settled in Pleasanton California, enjoying the northern California life style for several years. In 2013 Nancy and Craig settled permanently in Naples Florida.

Nancy’s life long passion was the welfare of all animals, in particular the elephants. All knew her love for the elephants, and she dreamed of the day when all elephants were safe.

Nancy is survived by her husband Craig, mother Barbara Ballantyne, brothers Bob and Tim Pineau, Sister Kathy Rawlings., Craig’s children Leila, Ianne, and Joseph., many nieces, nephews, and friends, and two very special childhood friends that have been side by side for 50 years: Tracy and Michele. Nancy was preceded in death by her father Joseph Pineau, her brother Danny Pineau, and nephew Bobby Rawlings.

Nancy never desired for any services upon this time. Her desires were any donations in her memory be made to: Performing Animal Welfare Society (PAWS), PO Box 849, Galt Ca. 95632.

A final wish of Nancy’s was for everyone to always smile at the elephants, Nancy has now gone to be with her favorite 2 – Wanda and Winky from the Detroit Zoo.

PAID OBITUARY



WEEKLY MEETING NOTICES

Planning Commission

Wednesday, Oct. 25, 2017 at 7:00 p.m.
Council Chamber, 200 Old Bernal Avenue

- **P17-0855, Clifton Sorrell for KFC** Application for Design Review to demolish the existing 2,132-square-foot KFC restaurant building with drive-through and construct an approximately 2,479-square-foot restaurant building with drive-through and related site improvements at 1803 Santa Rita Road
- **PUD-129, Sunflower Hill** Workshop to review and receive comments on an application for a Planned Unit Development (PUD) development plan to construct an affordable 31-unit multi-family residential community for individuals with special needs including an approximately 5,000-square-foot community building with associated site improvements on a vacant 1.64-acre site to be dedicated to the City located at 3780 Stanley Boulevard (Future 3701 Nevada Street)
- **Southeast Hills Mapping** Provide comments on mapping of the Southeast Hills pursuant to Measure PP (the “Save Pleasanton’s Hills and Housing Cap Initiative”)

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Services planned for Dr. Bill James

By JEB BING

A memorial service for Dr. Bill James, former long-serving superintendent of Pleasanton schools who died earlier this month, will be held from 3-5 p.m. Nov. 5 in the Palm Pavilion at the Alameda County Fairgrounds in Pleasanton. He was 84.

Dr. James retired in August 1998 after serving 13 years as school superintendent in Pleasanton. Previously he was the superintendent of the Paso Robles Joint Union High School District and the Paso Robles Union Elementary School District.

James' tenure in Pleasanton included leading the community through school district unification in 1988, when the former Amador Valley Joint Union and Pleasanton Joint districts combined to form the Pleasanton Unified School District.

His many other accomplishments in Pleasanton included the passage of a \$85 million school bond in 1988 with 76% of the vote, the construction of the 1,300-student capacity Pleasanton Middle School in 1991 and the passage of a \$70 million school bond in 1997 with 77% of the vote.

In 1997, James was appointed to the Educational Council for Technology and Learning and he also initiated a Pleasanton Chamber of Commerce education subcommittee that later evolved into the Pleasanton Partnerships in Education (PPIE)

Foundation. He also implemented elementary counseling for grades kindergarten through sixth in 1989 and executed a developer fee agreement to ensure that new housing growth cover the cost associated with expanding school enrollments.

Yet even with his busy schedule, James was an involved and active member of the community. The Chamber of Commerce, Pleasanton Rotary Club, Pleasanton Fine Arts Council, Tri-Valley Business Council and the PPIE were just a few of the many organizations he served with during his 13 years as Pleasanton schools superintendent, which was part of a career in education that spanned 38 years.

His daughter Lori J. Rice, an executive with the Valley Humane Society, said she was with her father when he passed away peacefully in the morning on Oct. 11 after having suffered a seizure three days earlier.

"I (was able) to say goodbye to my dad," she said. "He was a strong, wise and wonderful man, and I will miss him a great deal."

Current PUSD Superintendent David Haglund said district officials have had heavy hearts since learning of James' death.

"Dr. James was PUSD's first leader and played an enormous part in shaping the award winning Pleasanton schools we know today," Haglund said in a statement.

Besides daughter Lori, Dr. James is survived by son Michael James of Modesto, grandchildren Catie and Kevin Rice, and sister Ann of Poway. James' wife of 56 years, Catherine, died April 5, 2015. ■



Dr. Bill James

Raises approved for city management, police officers

3.5% pay bump for PPOA members this year, managers to get 3%

By JEREMY WALSH

The Pleasanton City Council has signed off on compensation increases and adjustments to benefits for city management employees and police officers.

The 4-0 approvals came with little fanfare and no discussion Tuesday night — as part of the council's 11-item consent calendar, a collection of items deemed routine and voted upon all at once at the start of the meeting. Councilman Arne Olson was absent.

Council members had voiced strong support for the new contract with the Pleasanton Police Officers Association (PPOA) during their initial review of the proposal two weeks ago.

The deal with the union calls for all 60 Pleasanton police officers and 13 sergeants to receive a 3.5% raise effective upon contract adoption and then 3% raises in June 2018 and June 2019.

That compares to the new raises endorsed for 74 city management and confidential employees, a pay bump that works out to a 3% increase to the "control points" (or midpoint for the salary ranges) for those positions.

The resolution for management employees also includes a

1% increase, or up to \$434,107, going into the pool of money available for performance-based pay increases for those employees. The salary structure for these positions is a range system — with a minimum and maximum possible salary — rather than a step system.

It also calls for doubling the minimum employee contribution toward medical premiums for employees with family coverage to \$50 per month effective July 2018. There would also be an additional city contribution of 0.5% of base wages into a deferred compensation plan for a total city contribution of 1.5%, effective Jan. 13.

The financial impact on the city for all changes is estimated at \$488,000 over the next 12 months, with \$388,800 felt during the 2017-18 fiscal year.

The resolution applies to directors, managers and other top senior employees in each city department, including police management — all except the city manager and city attorney, who have separate contracts. It also applies to confidential employees, seven job classifications who are involved in the bargaining process and cannot be represented by a union.

As for the new memorandum of

understanding with the PPOA, in addition to the salary increases the new three-year contract includes a one-time stipend of \$2,000 per police officer and sergeant in recognition of each of them completing crisis intervention training.

As for pensions, all PPOA members already in the California Public Employees Retirement System (CalPERS) program, referred to as "classic members," will see their employee contribution increase 1.5% (to 12% overall) effective June 2, 2018. New members' contributions will remain at 11.5%.

The contract would also double the minimum employee contribution toward medical premiums for officers with family coverage to \$50 per month effective January 2019.

Among the other provisions, the deal stipulates that a joint committee of PPOA and police management will be created to discuss diversity, personal appearance, grooming standards and incentivizing special assignments, with the recommendations from this group — non-binding — to be presented to negotiating teams during the next round of bargaining talks.

In all, the new police union contract is estimated to cost \$1.9 million through fiscal year 2019-20. ■

DONLON

Continued from Page 5

feel like it's kind of a calling," Gates said.

Thirty years after her first teaching job, Gates in June got her first principal position when the school board selected her to lead Donlon.

Gates, 52, who most recently worked as a vice principal at Lydiksen Elementary for three years, replaced Sebastian Bull after he was appointed principal of Foothill High. She is Donlon's seventh principal since 2009.

"It gives me a little bit of a mission that I really do need to work on relationship-building," Gates said of the turnover. "It's got to be hard when you have somebody new all the time."

"My mission, too is to make it feel like home for me and for everybody," she added.

Gates attended UC Davis after high school, earning a bachelor's degree in biology while also minoring in Spanish and education. She also received her teaching credential there.

Right out of college in 1987 Gates taught science at a high school in Hollister. Then she got married and moved to Southern California, spending nine months there working at a law firm.

"I thought I was going to go into law because I really liked educational law," she said.

But then Gates and her husband moved back to Northern California, where she signed up to work as a substitute teacher for San Jose Unified to make money while studying for the LSAT.

Instead of giving her a sub job, however Gates was offered a teaching position at San Jose High Academy. There she taught biology and leadership until March 1993, when she took a leave from teaching for the birth of her first daughter.

Gates returned to teaching in 2004. By then a seven-year Pleasanton resident with three daughters, she again was looking for a substitute teaching position.

But a meeting with then-Harvest Park principal Jim Hansen — "a good salesman," Gates said — changed her mind.

"I was just going to sub, but they found out I have a science credential," she said.

So Gates taught science at Harvest Park, also taking time to earn a master's degree in teaching leadership from St. Mary's College and her preliminary administrative credential.

She first tried out working as an administrator soon after, volunteering as a vice principal for summer school in 2014.

"I really liked it, so I thought 'OK I'll look when something's open,'" Gates said.

That summer a vice principal

position opened up that was part-time at Hearst and part-time at Lydiksen. Gates got the job, splitting her hours between the elementary schools until moving over to Lydiksen full-time in fall 2015.

She credits Lydiksen principal Jacob Berg and Hearst principal Elias Muniz for being "excellent leaders for me."

"They were just super supportive," Gates said. "I feel like they both set me up for success."

When the principal spot opened up at Donlon this spring, Gates applied, buoyed by people who encouraged her to pursue the position.

Since arriving at Donlon over the summer, Gates has met individually with teachers and attended PTA meetings, working to build relationships within the school and Pleasanton community at-large.

She says she her personality as an administrator is "very loving."

"I want people to feel the love when I'm in the room and when I'm talking to them," Gates said. "I'm here because I love people."

In her off time, Gates enjoys singing, reading, hiking and spending time with her family, which consists of husband Martin, daughters Caroline, 19; Elaina, 22 and Lizzy, 24 and dogs Snickers and Riley.

She earns an annual salary of \$129,684 as principal of Donlon Elementary, located at 4150 Dorman Road. ■

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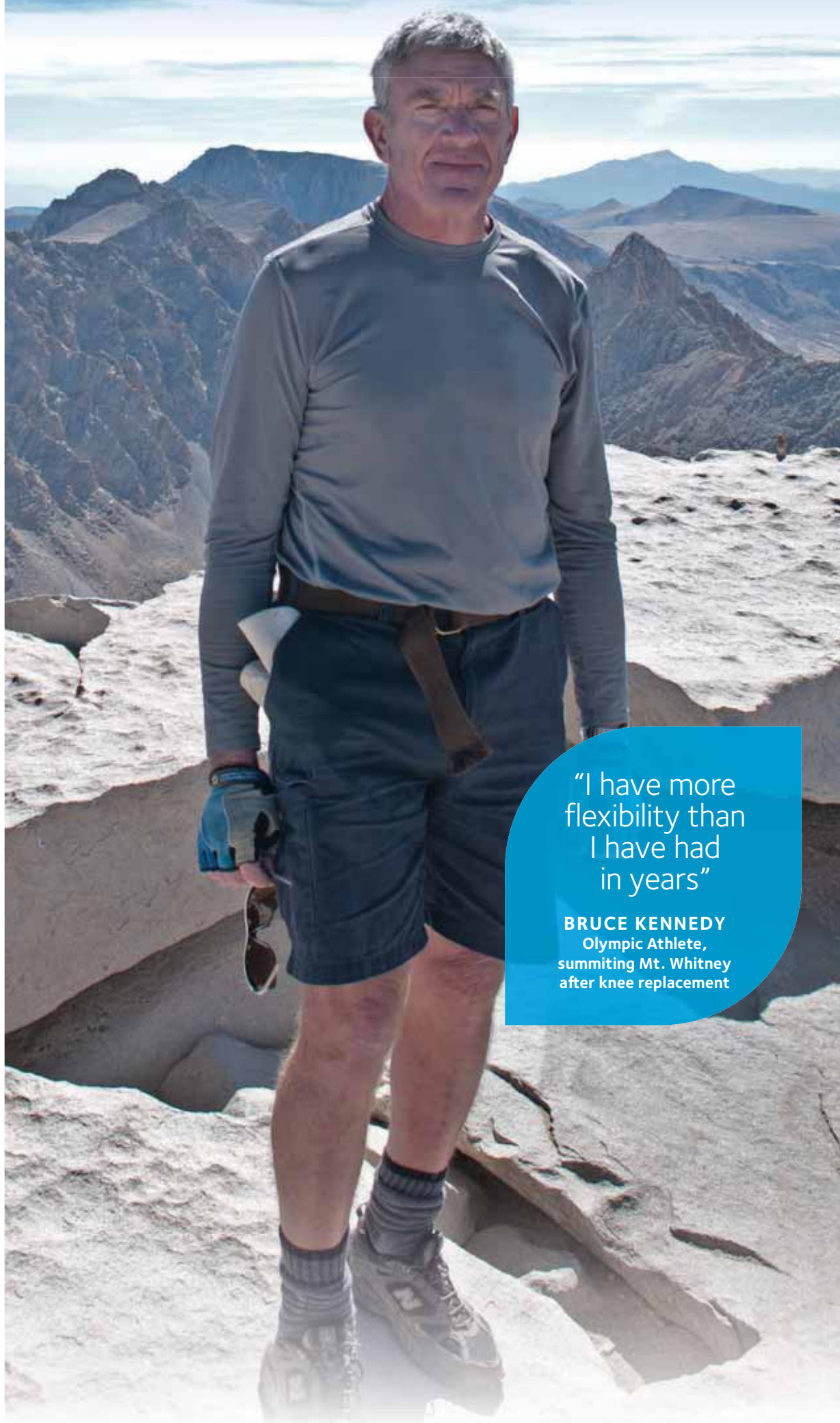
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BY DENNIS MILLER

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Foothill ladies star at Modesto tournament

Amador alum earns spot on SDSU's all-time soccer squad

The Foothill High School girls water polo team competed in the Western States Tournament last weekend in Modesto, finishing with a 4-1 mark.

The performance allowed the Falcons to place ninth out of 64 teams.

Foothill first defeated Golden West High School (Visalia) 13-5 with the three senior captains leading the way offensively and defensively. Lauren Dennen (three goals, four steals), Emily McElroy (four goals, four assists, two steals) and Madison Weiglein (four goals, three assists, two steals) paced the Falcons. It was a great team effort defensively, with a total of 12 steals by six players.

Foothill next faced Davis, the top seed and eventual tournament champions, and lost 12-2, with Dennen and McElroy each scoring a goal.

Foothill came back and beat

Heritage 6-3, avenging a 17-6 loss from earlier in the season. Weiglein had three goals, two assists, and three steals. A key factor in the win was the great defensive effort with eight steals and eight blocked goals as a team, with McElroy, Weiglein, and senior Erin Schafer securing two blocked shots each.

Foothill then defeated Clayton Valley 5-2 with McElroy scoring all five goals. Assists went to Schafer (two), Weiglein (two) and Dennen (one). Dennen led the game with four steals for a team total of nine.

Securing the ninth-place tournament finish was the Falcons' win over Kimball (Tracy) 15-8, with McElroy providing excellent effort in the water with seven goals, one assist and seven steals. Weiglein had four goals, three assists, and two steals.

Junior goalie Sam Ramirez had a

great effort in the goal with seven saves for a tournament total of 18 saves. Goalie sophomore Kaylee Dillon also contributed in the goal with three saves.

The team had 47 steals during the tournament, bringing the season steal total to 172 after 16 games — matching last year's 172 total, after 22 games were played during the 2016 season.

Kevin Crow honored

Kevin Crow, a 1979 graduate of Amador Valley and the current executive director for the Ballistic United Soccer Club, is being honored this weekend by the San Diego State soccer program.

In celebration of the team's 50th anniversary, the San Diego State men's soccer team has released its All-50 Team, honoring the top 11 players in the program's history. The selection criteria included both success in college and in the player's post-college soccer career.

The team includes a pair of National Soccer Hall of Fame inductees, several All-American award-winners and four former Aztecs who went on to play for their respective national teams. The All-50 Team will be honored at SDSU's next home game on Saturday against Santa Clara.

Among Crow's accomplishments since leaving Amador was representing the United States in the 1984 and 1988 Olympics. The star

defender was also a two-time All-American at San Diego State (1981-1982) and was the first SDSU soccer player inducted into the San Diego State Hall of Fame (1989).

Football

The third and final varsity high school football game to be broadcast this season on TV30 will be this week's Homecoming matchup as Amador Valley plays host to the Livermore Cowboys.

The game tonight will be video-recorded and start airing the following day at 7 p.m. on Comcast Channel 30, AT&T U-verse via Channel 99 and streaming live on the station's website at tv30.org.

Play-by-play and color announcing will include TV30 sports personalities Ian Bartholomew, George "Dr. B" Baljevich and TV30 teen reporter M.P. Hayes from Amador. Interviews during the game will include coaches, players, principals, students, mayors and more.

The Dons head into the Homecoming game after beating Dublin 24-3 last week. The crosstown Foothill Falcons, who fell 42-0 to De La Salle last week, are traveling to San Ramon tonight to take on Dougherty Valley.

The two Pleasanton squads remain on pace to both be 6-3 when they meet Nov. 3 in the regular season finale for both teams. ■

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BE SURE TO STOP BY '42ND STREET'

Pacific Coast Rep celebrates the magic of musical theater with season opener

Jessica Maxey stars as Peggy Sawyer with Andrew Mondello as Billy Lawlor.

By DOLORES FOX CIARDELLI
PHOTOS BY BERENICE KU

Cue the dancers. The new season for Pacific Coast Repertory Theatre kicks off next week with the Tony Award-winning musical, "42nd Street," at the Firehouse Arts Center.

"It's one of those shows that kind of whisks you away from your reality and puts you into this magical world of dancing and singing and big production numbers," director Joy Sherratt said.

The ultimate show-biz musical, "42nd Street" is a celebration of Broadway, Times Square and the people who make the magic of musical theater. Aspiring chorus girl Peggy Sawyer comes to the big city from Allentown, Penn., and soon lands her first big job in the ensemble of a glitzy new Broadway show, "The Pretty Lady." But just before opening night, the leading lady breaks her ankle. Will

Peggy be able to step in and become the star? Memorable songs include "You're Getting to Be a Habit with Me," "Dames," "We're in the Money," "Lullaby of Broadway," "Shuffle Off to Buffalo" and "42nd Street."

PCRT began its run as the resident professional theater company for the Firehouse Arts Center in January 2011, soon after the venue opened, and has developed an enthusiastic fan base.

"We sold out all three of our productions all the way through last year," said founder David Judson, who is now artistic director. "Not one seat was available for any of our shows. The community and the region have definitely bought into the works we have done."

The company has produced a variety of musicals during the past six seasons, meeting the challenges — even thriving on the challenges — of adapting large Broadway extravaganzas to the smaller stage in the

Firehouse Theater. And "42nd Street" will be no exception.

"We will actually have 26 cast members but traditionally it is done with about 40 people. It is a huge show," Sherratt said. "But we can only fit so many in that space."

She said they find the challenge exciting, especially with this iconic musical, and are, as much as possible, holding true to what renowned director Gower Champion did in the 1980 Broadway production. The show is based on the novel by Bradford Ropes and a 1933 Hollywood movie adaption about putting on a Broadway show at the height of the Great Depression.

"We want to honor the time period of 1932-33," Sherratt said. "When Champion originally staged '42nd Street,' he paid homage to the time. ... Our country was in economic distress and the story has a lot to do with that, too. And it's about second chances and your big break."

The show also has special meaning for Sherratt because when she was living in New York and performing in the early 2000s, one of her good friends played Peggy Sawyer in a revival of the show.

"It is really a wonderful story line of this young girl who has a huge heart and really changes all of those around her by her tenacity, her willingness to go for it," Sherratt said. "And the tunes are so catchy. It is one of those shows that has all of the components."

Although the Firehouse Theater does not have a stage with a framed action area, one will be created for the play within the play.

"We are going to be creating a proscenium, not an easy task," Sherratt explained. "We will have big standing tall pillars to the right and left."

The crew will also project backgrounds to create different locations where the

action is set.

"Now that technology has come a long way. Designers are beginning to use projection much more, especially in spaces like the Firehouse," Sherratt said.

The first thing the cast tackled was the major dance numbers.

"We wanted everyone to learn the music right away, to get the big, big production numbers learned because they take a lot of time," Sherratt said.

'It's one of those huge shows, for people of all ages to enjoy.'

Joy Sherratt,
Director

Firehouse regulars will recognize some of the leads in "42nd Street." Edward Hightower, who plays director Julian March, was the lead in last season's "My Fair Lady." Jessica Maxey portrays Peggy Sawyer. Andrew Mondello, who plays Billy Lawlor, is from Pleasanton; he left town to do his theater training but is now back in the area.

"We are excited to have his amazing talents, and he is also a native," Sherratt said.

Maria Mikheyenko plays Dorothy Brock, and Derek Travis Collard is Bert Barry.

Judson is pleased that PCRT is fulfilling its mission of using professionals and has added Brandy Mieszkowski as its new casting director. Music direction for "42nd Street" is by Brett Strader, and choreography by Suzanne Brandt.

"Our company is officially a professional

See **SHOW** on Page 12



Lauren Meyer, Katherine Stein, Ali Lane, Jessica Maxey and Melissa Momboisse rehearse "Go Into Your Dance."



Andrew Mondello (Billy Lawlor) and the cast began practicing early for the big song and dance numbers, such as "Dames."



Show-biz musical

What: "42 Street," music by Harry Warren and lyrics by Al Dubin and Johnny Mercer.

Who: Pacific Coast Repertory Theatre

Where: Firehouse Arts Center, 4444 Railroad Ave.

When: Nov. 4-19. 8 p.m., Friday, Nov. 17. Saturday matinees at 2 p.m., Nov. 11 and 18. Saturday evenings at 8 p.m., Nov. 4, 11 and 18. Sunday matinees at 2 p.m., Nov. 5, 12 and 19.

Tickets: \$19-\$41. Go to www.firehousearts.org, call 931-4848, or purchase at the theater box office.

Inside the Show: Cast and crew will gather onstage to speak to the audience after the performance at 2 p.m., Sunday, Nov. 5.

SHOW

Continued from Page 11

theater, and each new season we're adding more and more Equity actors," Judson said.

This season, for the first time, one of the three productions will be a play rather than a musical. And all three offerings will feature a show within the show.

"This is super fun," Judson said.

The play, "Noises Off," will be onstage Jan. 27 to Feb. 11, followed by the Tony Award-nominated Broadway musical, "Rock of Ages," from April 28 to May 13.

"Noises Off" is essentially a group of actors working together with the director hoping their show is going to make it," Judson said. "It is a comedy of errors — crazy fast comedy."

In the second act, the set will revolve so the Firehouse audience gets to see the chaos backstage, he said. Then for the third act, the production is back facing the audience.

"A lot of the action backstage is happening onstage," Judson explained.

To add to the fun, Judson is directing "Noises Off," plus he portrays the director in the play. For rehearsals he plans to don a hat when he is director Judson so the crew and cast can know

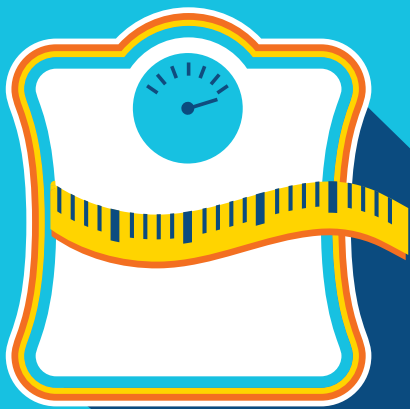
which part he is playing at any given moment.

"Rock of Ages" is about reviving a bar in the 1980s by holding a rock show, Judson said, and it is built around classic rock songs.

"It has all the typical show stoppers for that era," he noted. "Each of these shows features the show-stopping awesomeness that is Broadway."

But first in Pacific Coast Repertory Theatre's seventh season, "42nd Street" opens at 8 p.m., Saturday, Nov. 4.

"It's one of those huge shows, for people of all ages to enjoy," Sherratt said. "I love that we can offer that." ■



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AGENCY 5TH ANNUAL DINNER AND AUCTION Saturday, Oct. 21 at 6 p.m. at the Pleasanton Marriott, 11950 Dublin Canyon Rd. Providing safe, loving homes for children who have been removed from their families,

often due to abuse and/or neglect. It works with the children and foster parents (counseling, extracurricular activities, independent living skills programs, etc.) to help the children. Dinner sponsorship and auction items are most appreciated. Contact Janet Kleyn, at 866-3020 ext. 104 or via email at jkley@agapevillages.org if you can help. For additional info about Agape Villages go to: www.agapevillages.org.

TIP A COP EVENT Saturday, Oct. 21, 11 a.m. to 2 p.m. and 5 p.m. to 9 p.m., Red Robin, 4503 Rosewood Drive. Law enforcement members "serve" the community with the 12th annual Tip-A-Cop event to benefit Special Olympics Northern California from 11 a.m. to 2 p.m..

Collecting "tips" as donations. More info at www.sonc.org.

PLEASANTON CRAFT FAIR Jump start your holiday shopping on Saturday, Oct. 21, from 10 a.m.-3 p.m. Fund raising Holiday Craft Fair. Featuring close to 50 local artisans, the fair boasts a wide array of hand-made arts and crafts. Find that unique gift for friends and family. Senior Center, 5353 Sunol Blvd. For more info call 931-5365.

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Community Groups

ITALIAN CATHOLIC FEDERATION BRANCH 285A social/philanthropic organization, invites those who love all things Italian to join us for a potluck and guest speaker at 6 p.m. the third Friday of the month at St. Elizabeth Seton Church, 4001 Stoneridge Drive. Call Judy at 462-2487.

PLEASANTON NORTH ROTARY We meet every Friday for lunch 12:15 p.m. to 1:30 p.m. at Handles Gastropub, 855 Main Street. Learn more about us online at: <http://www.pnr-rotary.org>. Public Relations Contact: Stacey Blaney, 872-4036, email: stacey@denalidatasystems.com or call 519-0669.

GHOULISH GOOD TIME AT PLEASANTON GATEWAY Halloween event for the community on Thursday, Oct. 26, from 5:30 p.m. -- 7:30 p.m. Free entertainment including face painting, balloon artistry and safe, fun trick-or-treating at participating merchants. 6750 Bernal Avenue.



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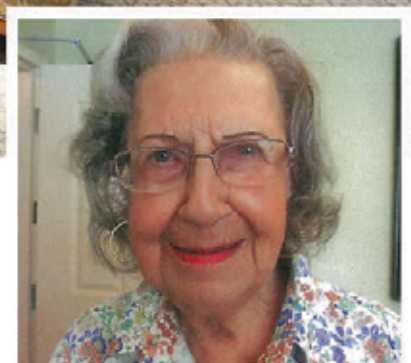
"Every day is a great day at The Parkview."

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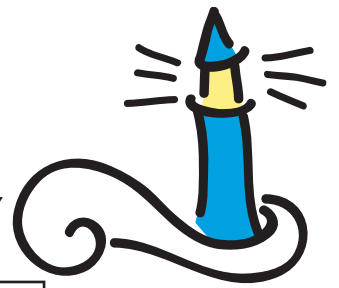
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995 Fictitious Name Statement

AAM Partners FICTITIOUS BUSINESS NAME STATEMENT File No: 536017

The following person(s) doing business as: AAM Partners, 1085 Nolan Court, Pleasanton, CA 94566, Alameda County, is hereby registered by the following owner(s): Shailesh Mangal, 34349 France Way, Fremont, CA 94555; Megha Jain, 1085 Nolan Court, Pleasanton, CA 94566. This business is conducted by Shailesh Mangal and Megha Jain, Individuals. Registrants began transacting business under the fictitious business name listed herein September 27, 2017. Signature of Registrant, Shailesh Mangal, Owner. This statement was filed with the County Clerk of Alameda on September 27, 2017. (Pleasanton Weekly, October 6, 13, 20, 27, 2017)

Crows Landing Road Plaza, Crows Road Plaza, Crows Plaza, Crows Landing FICTITIOUS BUSINESS NAME STATEMENT File No: 535660-663

The following person Crows Landing Plaza, LLC doing business as: Crows Landing Road Plaza, Crows Road Plaza, Crows Plaza, Crows Landing, 35699 Niles Blvd., Fremont, CA 94536, Alameda County, is hereby registered by the following owner: Crows Landing Plaza, LLC, 35699 Niles Blvd., Fremont, CA 94536 This business is conducted by Crows Landing Plaza, LLC. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein Crows Landing Road Plaza, Crows Road Plaza, Crows Plaza, Crows Landing. Signature of Registrant, Harpreet Grewal, Member. This statement was filed with the County Clerk of Alameda on Sept. 21, 2017. (Pleasanton Weekly, Oct. 6, 13, 20, 27, 2017.)

JOAN'S ON MAIN FICTITIOUS BUSINESS NAME STATEMENT File No: 535452

The following person(s) doing business as: JOAN'S ON MAIN, 616A MAIN STREET, PLEASANTON, CA, 94566, ALAMEDA COUNTY, is hereby registered by the following owner(s): JOANI LeCLAIRE, 4169 AMBERWOOD CIRCL, PLEASANTON, CA 94588. This business is conducted by JOANI LeCLAIRE, an Individual. Registrant began transacting business under the fictitious business name(s) listed herein AUGUST 1, 2017. This statement was filed with the County Clerk of Alameda on SEPTEMBER 9, 2017. SIGNATURE OF REGISTRANT: JOANI LeCLAIRE, OWNER (Pleasanton Weekly, OCTOBER 13, 20, 27 AND NOVEMBER 3, 2017)

GG's Caring Companion Service FICTITIOUS BUSINESS NAME STATEMENT File No: 535817

The following person doing business as: GG's Caring Companion Service, 3899 Vine Street, Pleasanton, CA 94566, Alameda County, is hereby registered by the following owner: Barbara Proctor, 3899 Vine Street, Pleasanton, CA 94566. This business is conducted by Barbara Proctor, an Individual. Registrant began transacting business under the fictitious business name listed herein September 25, 2017. Signature of Registrant, Barbara Proctor, Owner. This statement was filed with the County Clerk of Alameda on September 25, 2017. (Pleasanton Weekly, October 20, 27, November 3 and 10, 2017.)

Jeannette's Consignment Consulting Jeannette's Consignment Consulting FICTITIOUS BUSINESS NAME STATEMENT File No: 535460 The following person doing business as: Jeannette's Consignment Consulting, 110 Mission Drive, Pleasanton, CA, Alameda County, is hereby registered by the following owner: Jeannette Osorio, 110 Mission Drive, Pleasanton, CA 94566. This business is conducted by an Individual, Jeannette Osorio. Registrant began transacting business under the fictitious business name listed herein September 15, 2017. Signature of Registrant, Jeannette Osorio, Owner. This statement was filed with the County Clerk of Alameda on September 15, 2017. (Pleasanton Weekly, Sept. 29, Oct. 6, 13, 20, 2017.)

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REAL ESTATE

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**INSIDE
THIS
ISSUE**

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Short days, cold nights and real estate opportunities



By David Stark

Buyers active in fall market can see 'fantastic' results in home search

Real estate is seasonal, and with autumn's arrival, there should be less buying and selling in Pleasanton. But that could mean opportunities for those who put "a new home" on their holiday shopping list.

"The active months in November and December are great for buyers because a lot of people take themselves out of the market, so you're going to have less competition," said William Doerlich, 2017 president of the Bay East Association of Realtors.

"If somebody has their home for sale in November or December, they have a reason to have their home on the market, which is they want to sell their house," he added.

Doerlich explained that during the autumn months, sellers may have special motivations that could help home buyers.

"You're going to have a little more flexibility from the seller because they have a time frame. It could be taxes, it could be an investment, it could be a new job, you just don't know, but it's for a reason," he said.

A motivated seller may want to close quickly,

but that doesn't mean homes will be priced to move. "Buyers may expect a bit more flexibility on price but the market is still strong. But, there may be some give-and-take," Doerlich said.

Historically, home buyers have had fewer options during the holiday season. But with so few homes on the market in Pleasanton in 2017 compared to previous years, the drop in inventory may not seem as dramatic.

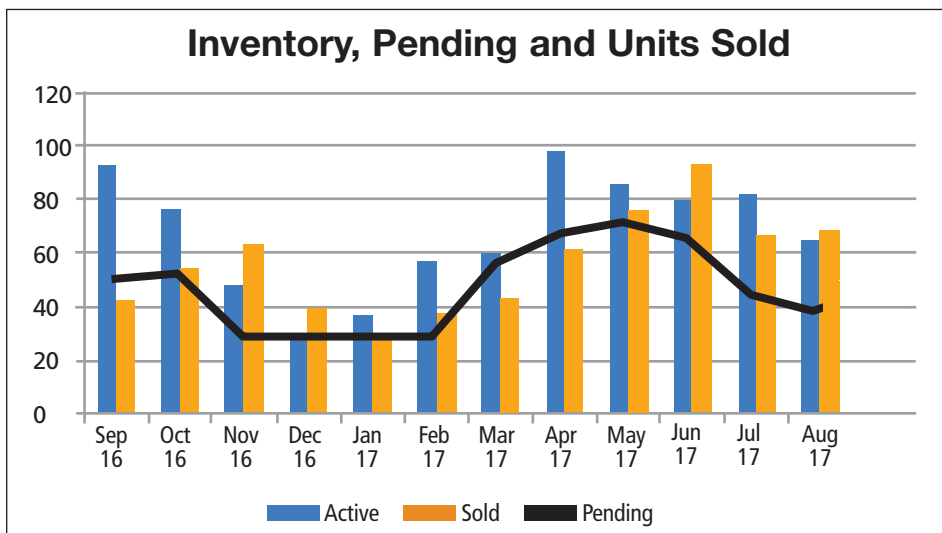
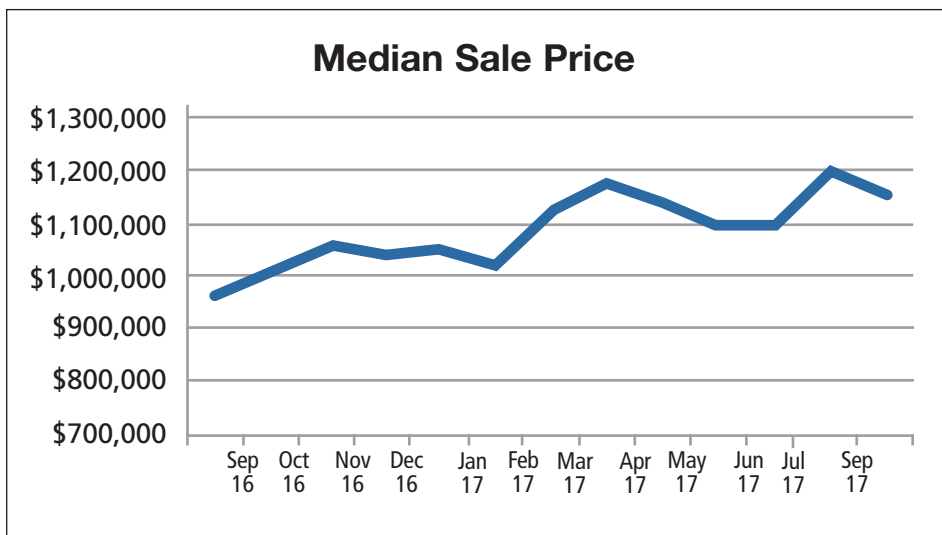
Inventory peaked in April with 94 single-family detached units listed for sale. Since then, it's dropped to slightly more than 75 homes for sale each month. Doerlich added, "The inventory hasn't changed much at all. There are some seasonal corrections that go on, but they're not as evident when you've had such low inventory all year."

Asked what comes to mind when he hears "fall real estate," Doerlich said, "Fantastic. Just be out in the marketplace and be active. If you are a buyer and you're looking to make a move, get out there and be active." ■

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

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
Sep 17	38	-9.52%	\$1,268,957	13.79%	\$1,160,000	19.74%	\$1,279,697	15.53%	32	-16.00%	100.85%
Sep 16	42	-27.59%	\$1,115,153	5.36%	\$968,750	5.16%	\$1,107,706	3.60%	38	64.52%	99.33%
Sep 15	58	-12.12%	\$1,058,468	1.38%	\$921,250	4.10%	\$1,069,208	2.47%	23	-1.61%	101.01%



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

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Home upgrades that make 'cents'

Improvements to boost your home's value and enjoyment



A home is often a family's single largest asset, so making investments with upgrades and home improvements is almost always a good idea. However, knowing when and where to make those improvements isn't necessarily a simple decision.

Budget and space most often dictate the direction, but keeping function and your lifestyle needs in mind can help create a space that makes for an all-around smart investment.

Add technology in unexpected places

With the surge in smart devices, it's becoming increasingly common to add technology throughout the house, and the bathroom is no exception. From heated floors to mirrors with embedded TV screens, the options are plentiful.

A bathroom outfitted with the latest technology can bring function and a whole new level of style and elegance to your home. When choosing your upgrades, set a budget and then let your imagination soar to create a spa-like retreat you can experience without ever leaving home.

Keep in mind that not all smart devices integrate seamlessly, so do your research before buying to ensure a convenient connected setup.

Go green for the earth and savings

Appliances and climate control systems are often the first features homeowners consider when it comes to environmentally friendly upgrades, but windows and window treatments are another way to make a big impact.

In a similar vein, skylights are a surprisingly affordable upgrade for the functionality and aesthetic benefits they provide, especially in the bathroom and kitchen where ventilation is as important as ample lighting. You can give your lighting and home value a boost with an Energy Star-qualified option such as Velux solar-powered fresh-air skylights, which open for air flow, reducing dependence on electrical lights and fans, with the touch of a programmable remote control.

Finish the garage

Adding finished square footage to your home is nearly

always a way to increase its value. For many homes, the garage is the most practical place to gain that space.

Instead of using it as a collection ground for dust bunnies and storage, converting it into usable space can bring meaningful value, not only in dollars and cents, but in overall enjoyment of your home. A garage can be the perfect location for expanded room to live and entertain, and if you have egress or other windows, adding extra bedrooms may also be an option.

Create outdoor living space for all year long

If a garage renovation or addition isn't practical for your location or budget, you may be able to create additional living space in an area you already have — outdoors.

Even small patio spaces can become cozy gathering spots with the right furnishings and decor. For a larger yard, create destinations that make it comfy to congregate, such as a fire pit or grouping of chairs with overstuffed cushions.

This is another area where climate will play an important role in your plans; adding a well-constructed enclosure to a patio can make it usable during all but the coldest months, while a pergola or other shading can lend necessary relief to an area that bakes in the summer sun.

Aside from the hardscaping, look at other ways to soften your outdoor space and enhance livability, such as functional shade trees and flowering vegetation that attract birds and butterflies.

Add curb appeal

While you're considering the upgrade options outdoors, don't forget to think about your home's overall exterior appearance. Not only is it the first impression guests have of your home, it's your own view every time you pull into the drive and it's one that should make you proud.

Reworking the landscaping to highlight architectural features and freshening up the paint can make a big impact. Adding decorative elements like shutters or new lighting or doors can also update a tired exterior. ■

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not transactions!*

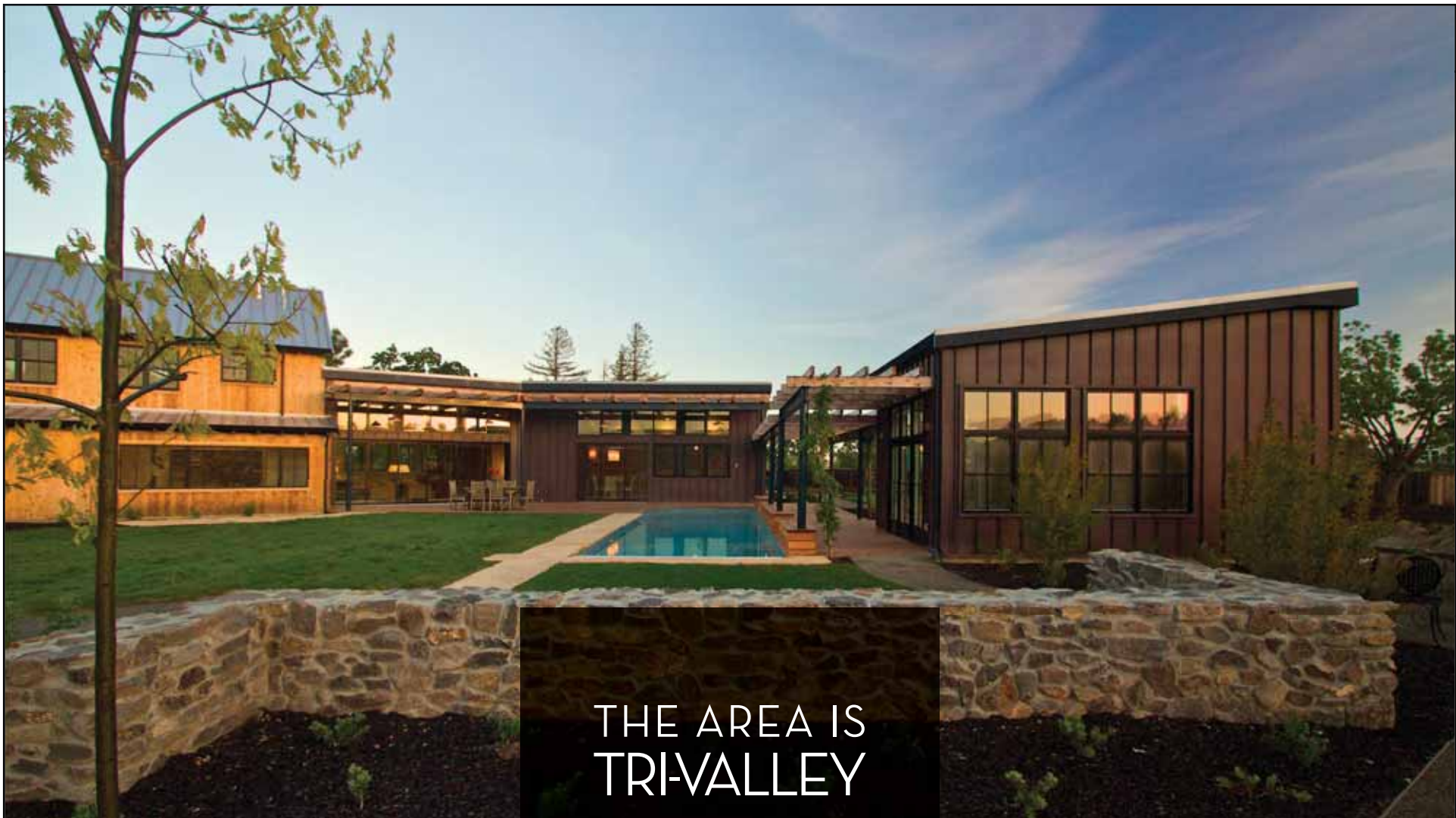
925-202-4505
mary@maryfurnace.com
www.maryfurnace.com



What Mary's Clients Say About Her:

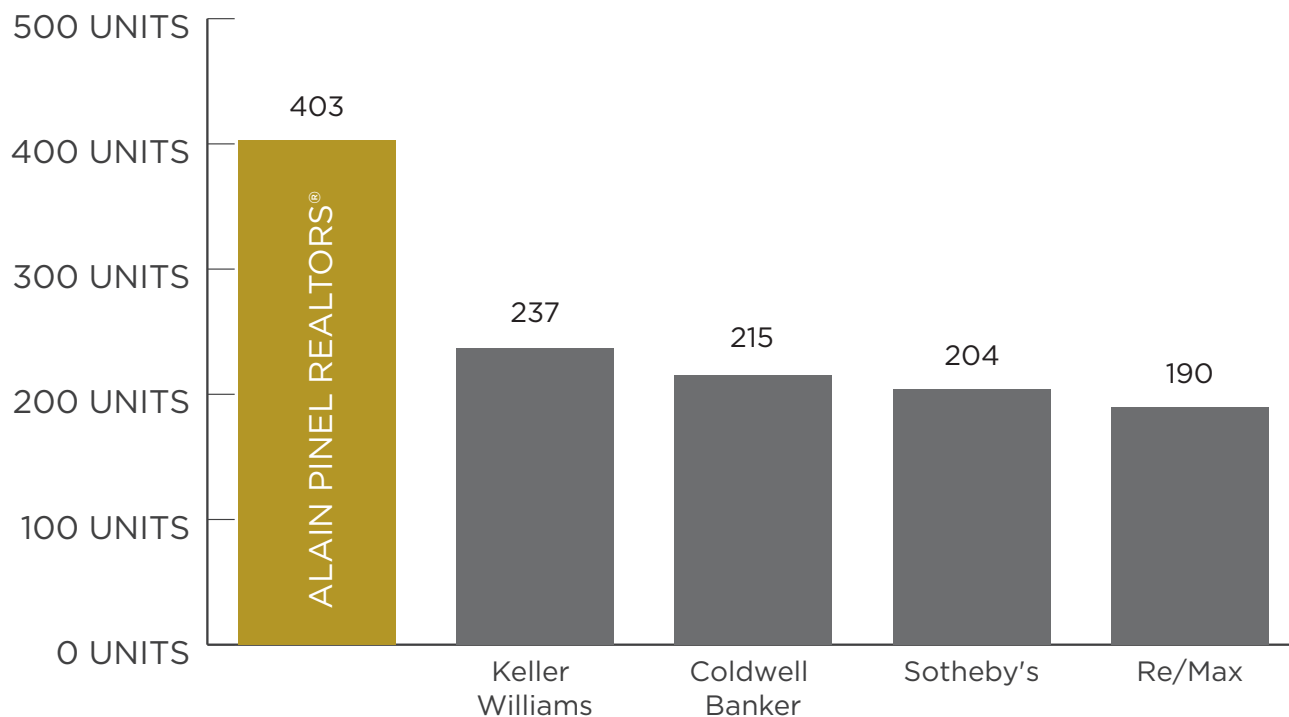
Mary and I met in the foodservice industry many years ago. She was a professional salesperson who took the time to listen to what a client needed; she paid attention to the details and then followed through. When it came time to purchase a home, I knew I could trust her and her work ethic. This was my first home purchase and she was with me the whole way explaining what needed to be done and why. She even found a program that, as a first time homebuyer, will rebate 6 months of HOA fees! I would highly recommend Mary. — **Marc A.**

Thank you for your expertise and guidance throughout our condo search and purchase. Your integrity and consistent follow up made us comfortable in this large transaction. Mary, we value your personal, thoughtful, calm approach and we deeply appreciate you. Thank you for being you. — **Mike & Karen B.**



THE AREA IS
TRIVALLEY

THE LEADER IS
ALAIN PINEL



Source: TrendGraphix, Oct 1, 2016 - Sep 30, 2017, 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.

APR.COM

Over 30 Offices Serving The Bay Area Including Pleasanton 925.251.1111





BEYOND FULL SERVICE | A CONCIERGE APPROACH TO REAL ESTATE



Tim McGuire
Realtor®/Leader
CAL BRE# 01349446



Mark James
Realtor®/Associate
CAL BRE# 00697341



Erika Vieler
Realtor®/Associate
CAL BRE# 01944712



Esther McClay
Realtor®/Associate
CAL BRE# 01872528



Karen Carmichael
Client Services

925-462-SOLD (7653) | TIMMCGUIRETEAM.COM

WHY WE CAN SAY WE GO BEYOND FULL SERVICE

- Over 55 homes listed and sold through September 2017
- Average list price: \$1,113,000
- Average days on market: 7
- Average sales price: 102.3% over listed price
- Over 120 five-star Zillow reviews
- Dedicated Escrow Coordinator and Marketing Director
- Concierge service always guaranteed

RECENT TRANSACTIONS



789 View Drive, Pleasanton

Pending for \$1,649,000

3 bedrooms, 3.5 bathrooms, 2,470 +/- sq.ft.



829 Oak Manor Court, Pleasanton

Sold for \$2,300,000

5 bedrooms, 4.5 bathrooms, 5,100 +/- sq.ft.

"Tim and his team were all very professional, detail oriented and prompt to assist and answer any and all of my questions. They assisted in helping me to prepare my home for sale. I am very happy with the assistance that the entire team provided. I would work with Tim and his team again in a heartbeat."

Sharron Zoyhofski, Pleasanton



COMING FALL 2017



SILVER OAKS
ESTATES

LIFE
WELL-LIVED

Welcome to Silver Oaks Estates, a stunning luxury development of four exclusive, custom-built homes, starting in the low \$4M. The gated homes are like private compounds with stunning views in an idyllic setting. The many custom features of these well-thought out homes are timeless in their details, with a bounty of light and nature all around. Silver Oaks Estates is a rare opportunity to own a custom home in the vineyards, overlooking lakes and the valley floor.

To learn more, go to www.silveroakspleasanton.com.


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REALTORS
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INTERNATIONAL

**TIM
MCGUIRE
TEAM**

Tim McGuire | tmcguire@apr.com
License #01349446

Mark James | markjames@apr.com
License #00697341

(925) 462-SOLD (7653)

TimMcGuireTeam.com

LIVERMORE
2896 SIENA ROAD



Home with a view! A like new home featuring large kitchen, spacious family room and home theater with screen and projector. 5 bedrooms, 4.5 baths, 2 fireplaces, large lot with separate pool area and basketball court, boat parking, and hardwood floors. GORGEOUS!

Offered at \$1,350,000



DIANE SMUGERESKY
License # 00519673

925.872.1276
DSmugeresky@apr.com
Diane.APR.com



LUXURY PORTFOLIO
INTERNATIONAL

Square footage, acreage, and other information herein, has been received from one or more of a variety of different sources. Such information has not been verified by Alain Pinel Realtors®. If important to buyers, buyers should conduct their own investigation.

PLEASANTON



LOTS OF POTENTIAL! 6 bedrooms, 3 baths, updated HVAC, roof and windows. Just bring your decorating skills. Pool and garden area, close to downtown Pleasanton.

Offered at \$1,000,000



DIANE SMUGERESKY
License # 00519673

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dsmugeresky@apr.com
diane.apr.com



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TRACEY ESLING

THE EXPERIENCE IS ALAIN PINEL



With over 20 years of experience in real estate, Tracey Esling's passion, true care for her clients, and an unwavering commitment to exceed their needs makes her one of APR's highly sought-after agents.

TRACEY ESLING

Serving Livermore & Tri-Valley Areas
tesling@apr.com | 925.366.8275 | License # 01219100



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THE ADDRESS IS SAN FRANCISCO
THE EXPERIENCE IS ALAIN PINEL



SAN FRANCISCO
26 Dorado Terrace #C

Offered at \$1,300,000
www.bayfamilyhomes.com

Beautiful 1844 sq.ft. 1-story condo with 4bd/2baths, w/Rooftop Panoramic View, laundry room & attached 1 car garage spot. Wall of floor-to-ceiling arched windows in an open concept living area welcomes you with plenty of bright natural light. Spacious dining area/breakfast nook flows into an updated, modern kitchen w/wood cabinetry, black granite counters and stainless-steel appliances. Airy master bedroom suite features hardwood floors, plus beautiful granite in master bath. Skylight in the bathrooms and kitchen. With three additional spacious bedrooms, the flexibility to have a home office, craft room or gym at your disposal makes this property even more attractive. Save time with low-maintenance backyard featuring concrete pavers and ample area to establish a garden or entertain. Near Stonestown shopping mall and Whole Food store. Close to 24hr fitness, Target and transportations.

How much could your home sell for? Obtain a complimentary, no obligation property analysis report by going to bayfamilyhomes.com



IZABELLA LIPETSKI
License # 01272992

925.506.2072
izabella@apr.com
bayfamilyhomes.com



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LIVERMORE
2998 Bresso Drive



Offered at \$1,248,000

lindafutral.com

South Livermore Single Story! Incredible private yard w/pool, spa, built-in BBQ, outdoor bar/island w/refrigerator. Great for family enjoyment or entertaining friends! Near the best rated schools, near local wineries, walking trails, parks, and just a few minutes from downtown Livermore. 5 bed/3 bath 2820 sq ft, 3 car garage, 11,374 sq ft lot.



LINDA FUTRAL
License # 01257605

925.980.3561
lfutral@apr.com
lindafutral.com



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MARYJANE BILLOWITCH

THE EXPERIENCE IS ALAIN PINEL



MaryJane has been practicing real estate in the Tri-Valley for over ten years. Her passion, trust, and integrity make her the top choice when it comes to selecting an agent to help you buy or sell a home. She has been featured on HGTV's 'MyFirst Place' and has received production awards through the BayEast Association of Realtors each year. To learn more about MaryJane visit her website at mbillowitch.apr.com

MARYJANE BILLOWITCH

Serving The Tri-Valley Areas
mbillowitch@apr.com | 925.519.6435 | # 01829615



LUXURY PORTFOLIO
INTERNATIONAL

THE ADDRESS IS THE TRI-VALLEY
THE EXPERIENCE IS ALAIN PINEL

PLEASANTON
6212 Detjen Court

Offered at \$1,998,000
6212Detjen.com

Elegant 5 bedroom, 4.5 bathrooms, 4000+/-sf estate home on nearly half acre. Located in one of Pleasanton's most prestigious neighborhoods, the Preserve. The 100 acre community is truly unique and the property is exquisite. Located in northwest Pleasanton on top of Pleasanton Ridge, surrounded by open space and amazing valley views and miles of trails to enjoy via Laurel Park.

- 3 Car Garage
- Built in 1999
- 3992 +/- Sq.Ft.
- 20,899 +/- Sq.Ft. Lot



JO ANN LUISI
License # 01399250

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jluisi@apr.com
joannluisi.com



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SOLD - ROCKFORD PLACE, PLEASANTON



"Kris is an incredible agent. She is professional, works incredibly hard and makes the selling and buying process manageable. We started working with Kris over 5 years ago, and she has since helped us sell a home, purchase a new one and then sell that one when an opportunity to move came up. She handles the entire process smoothly and gets the right price for her clients. She is a wonderful person and agent and we highly recommend her!"

-2014 & 2017 Seller, 2014 Buyer

SOLD - RIDGE COURT, LIVERMORE

"Kris Moxley is an amazing real estate agent and if we ever need an agent in the Tri-Valley again, we will call on her. She is very knowledgeable on the laws and gives expert advice as to how to receive top dollar for your home. She was at every inspection with or without us to ensure the buyers only did what was allowed, and obtained info for us on how things were progressing. To top it all off, she was always available, very patient with all our questions, and at the closing to ensure no last minute issues arose. Kris is a class act and we recommend her to anyone looking to buy or sell a home."

-2017 Seller



SOLD - BRIDLE PATH COURT, LIVERMORE



"Words are so very small to thank Kris for all she has done... from taking us to see many properties to finding our dream home and fighting for us on every front. She was on top of every detail and she is truly the reason we have our home today. I think selling and buying at the same time all while pregnant is one of the most nerve-racking things we've ever done, but Kris made it as peaceful as possible and constantly put our fears to rest. She is an amazingly hard worker and definitely the realtor you want on your side!"

-2017 Buyer & Seller

*M*y mission is to provide outstanding service along with being a partner and source of knowledge to help clients make an informed decision about real estate.

*P*roviding expertise in negotiating skills, value in knowledge of the market, tools that create wealth for my clients, plus a professional reputation within the community.

*T*hese attributes ensure that I exceed my client's expectations in selling and/or purchasing a home.

COME  MY FACEBOOK BUSINESS PAGE:

 [FACEBOOK.COM/KRISNOXLEYREALESTATE](https://www.facebook.com/krisnoxleyrealestate)



KRIS MOXLEY

LICENSED SINCE 1980

925-519-9080

KMOXLEY@APR.COM

BRE# 00790463

**Representing
Buyers
&
Sellers
Beyond Their
Expectations**



ALAIN PINEL
REALTORS

900 Main Street
Pleasanton, CA 94566

ESTHER MCCLAY

A CONCIERGE APPROACH TO REAL ESTATE



Esther has recently joined the Tim McGuire Team at Alain Pinel Realtors®. She has been a Pleasanton resident for over 22 years and brings her enthusiasm, expertise and knowledge to every client meeting and transaction.



ESTHER MCCLAY

License # 01872528 | 925.519.5025
emcclay@apr.com | esthermcclay.com



JANNA CHESTNUT



Janna is recognized for her communication, marketing and negotiating skills. Born and raised in the East Bay, she has a great amount of knowledge of the local community along with a great deal of tenacity, enthusiasm, and a keen eye for detail! Janna enjoys guiding new and experienced home buyers and sellers through every step of the process, and navigates complex transactions with ease and expertise to deliver results.

Above all Janna is recognized and praised for her dedication to her clients; they know they can count on her. This trust translates to repeat business and referrals as well as lasting personal friendships.

JANNA CHESTNUT
License # 01875289

925.876.6105
jchestnut@apr.com
jannachestnut.com



LIVERMORE 1250 LAKELAND DRIVE



3 Bedrooms, 2 Bathrooms, 1,226 square feet, 8,925 square foot lot. This beautiful one owner home offers the pride of homeownership. Large side yard access and mature lovely backyard. Close to freeway access, shopping and wonderful schools. A must see!

1250lakeland.com
Offered at \$730,000



LESLIE FAUGHT
License # 01027778

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leslie@apr.com
lesliefaught@apr.com



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Susie Steele

925.413.9306
susiesteele@apr.com
susiesteele.apr.com
License # 01290566



With the Tri Valley Real Estate Market continually changing it is important now, more than ever 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!



127 Monaco Court, Pleasanton

Nicely Updated 4 Bedroom 3 bathroom 2750 square foot home nestled on a 9,000+ Square foot lot, is just a leisure stroll to all that downtown Pleasanton has to offer! List Price \$1,428,000



Sold with Multiple Offers!
3761 Central PKWY Dublin
Sold Price \$881,000



Sold with Multiple Offers!
6498 Tralee Village Dr. Dublin
Sold Price \$845,000



Sold Representing the Buyer!
1258 Hearst Dr. Pleasanton
List Price \$1,879,000

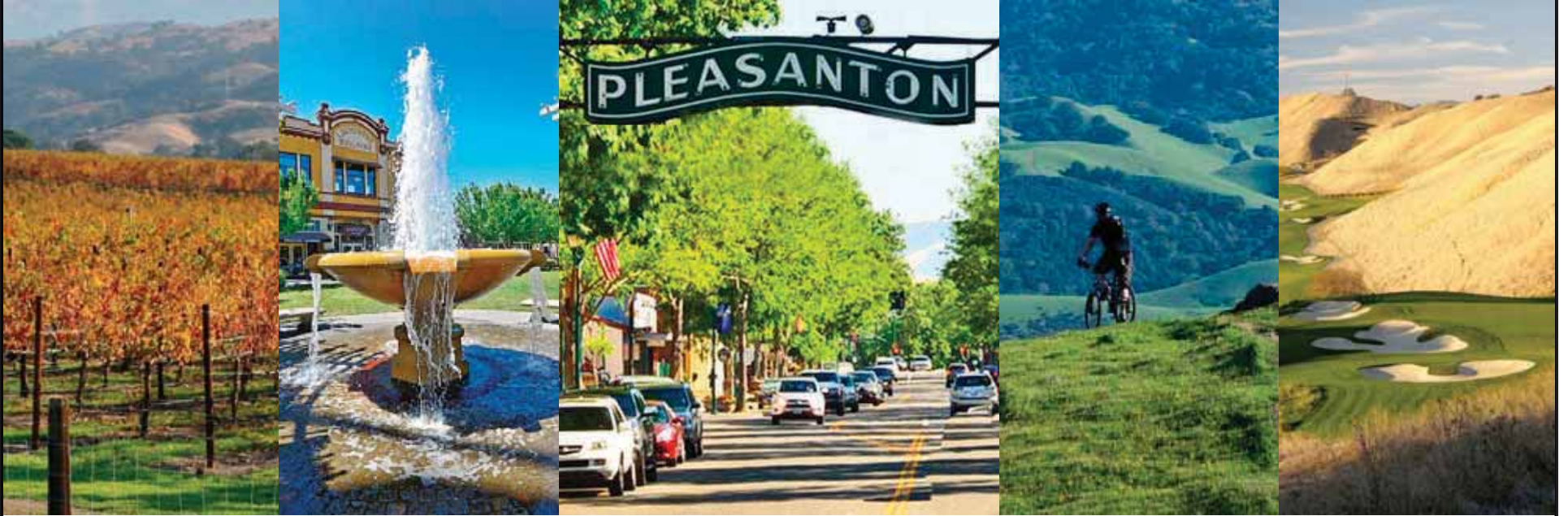


Sold Representing the Buyer!
219 E Angela St. Pleasanton
List Price \$1,288,000



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WELCOME TO PLEASANTON/LIVERMORE VALLEY



Pleasanton/Livermore Valley is known for growing world famous wine, spectacular golf courses, vibrant downtowns and nationally ranked schools. Our neighborhoods offer charm, safety and the small town feel. This is where my family has called home for nearly 40 years. Explore our homes and the lifestyle this region offers.

TylerMoxley.com

Search for Properties
Find the perfect property by the search options below

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PLEASANTON
- Search by LIFESTYLE
LIVERMORE
PLEASANTON
- Search by NEIGHBORHOOD
LIVERMORE
PLEASANTON



TYLER MOXLEY

Broker Associate | 4th Generation REALTOR®
License # 01412130

925.518.1083
tmoxley@apr.com
tylermoxley.com



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INTERNATIONAL®

TYLER MOXLEY

4TH GENERATION REALTOR



COMING SOON

PLEASANTON LOW \$2,200,000

Bridle Creek Neighborhood
6bd/5ba | 4,455 Sq.Ft. | 3-Car Garage
Upscale design with curving staircase, porches and butler's pantry. A 'Town & Country' feel with ample room inside and out. Bonus Room and Guest Suite.



JUST SOLD

PLEASANTON \$1,700,000

Castlewood Neighborhood
4bd/3.5ba | 3,990 Sq.Ft. | 28,949 Sq.Ft. Lot
Custom built in 2000 with panoramic views. Entertainers delight. Large kitchen opening to family room. Expansive master suite w/ dual vanity and walk-in closet.



PENDING

DUBLIN \$1,115,000

Ivy Oak at Walls Ranch Neighborhood
4bd/3ba | 3,300+/- Sq.Ft.
Representing new construction buyers. This model ranges from 4-6 bedrooms, 3,016-3,359 Sq.Ft. of living space. New homes in a master planned community.



JUST SOLD

DUBLIN \$1,000,000

Sonata Neighborhood
4bd/2.5ba | 2,244 Sq.Ft.
Private location on a court and views of the ridge. Large living room and gourmet kitchen. High-end appliances. Large master w/ walk-in closet, elegant bath.



JUST SOLD

PLEASANTON \$905,000

Downtown Pleasanton
4bd/2ba | 1,575 Sq.Ft. | 13,885 Sq.Ft. Lot
Premier location with a peaceful setting and near Main Street. Backing to a season creek the deep lot offers easy expansion options. Side yard access. Needs TLC.



JUST SOLD

LIVERMORE \$585,000

Sunset East Neighborhood
3bd/1.5ba | 1,192 Sq.Ft.
Court location and close to downtown. Updated kitchen, wood flooring, newer HVAC. Detached 2-car garage with workshop/storage.



PENDING

DUBLIN \$559,900

Alamo Creek Neighborhood
2bd/2ba | 1,080 Sq.Ft.
Second story living with views of the hills. Updated kitchen, baths and large indoor laundry room. Master offers a private patio and walk-in-closet.



JUST SOLD

PLEASANTON \$550,000

Birch Creek Neighborhood
2bd/2ba | 860 Sq.Ft.
Rare single level in Downtown Pleasanton. Corner location backing to open space. Updated kitchen with modern features.

MY BUYERS NEED

PLEASANTON (WEST SIDE)
3/2 1,700 Sq.Ft.+
Single level & updated
Up to \$1,100,000

LIVERMORE (WEST SIDE)
3/2 1,200 Sq.Ft.+ with pool
Up to \$900,000



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tylermoxley.com



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THE FALL MARKET IS HOT!

20 ACRES FOR UP TO 4 HOMES

OPEN SUNDAY 1-4



1 Brozosky Hill Lane, Pleasanton
3 BD, 2.5 BA, 4,400 SF on 20 Acres
Custom home with barn, horse ring, pool
Ability to subdivide and build 3 additional homes.
Offered at \$3,999,000

CONTEMPORARY CRAFTSMAN ESTATE

OPEN SUNDAY 1-4



3720 Raboli Street, Ruby Hill
5 BD, 5.5 BA, 5,480 SF on .45 Acre
Main floor bonus, office and
en-suite guest room, 4 car garage
Offered at \$2,549,000

MUCH DESIRED PREMIA HOME IN RUBY HILL

OPEN SAT/SUN 1-4



468 Cabonia Court, Ruby Hill
4 BD, 3 BA, 2,680 SF on .17 Acre
3 car garage & gorgeous backyard with
built-in BBQ, hot tub & patios
Offered at \$1,449,000

INVESTMENT OPPORTUNITY



2301 Concannon Boulevard, Livermore
2.08 Acre corner lot in middle of Livermore Wine
Country. Zoned for Tasting Room or Small Restaurant.
Offered at \$599,000



FABULOUS PROPERTIES

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925.980.0273 | 925.519.8226

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FABULOUSPROPERTIES.NET



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Buying & Selling

How to **lower** your monthly mortgage payment

Private mortgage insurance might be your best option

Owning your own home comes with many advantages, including escaping rising rents and the personal and financial stability associated with home ownership. Fortunately, millions of Americans, with less than 20% down, have been able to buy a home sooner thanks to mortgage insurance (MI).

If you don't put down 20% of the mortgage cost, you will likely be required to purchase MI, which enables low-down-payment borrowers to qualify for home financing from lenders.

While home ownership has many benefits and continues to be part of the American dream, it is not without costs. Several surveys have found that the majority of first-time home buyers — over 80% according to one study — put less than 20% down. For these borrowers, there is usually the added expense of MI, which may give some of these borrowers pause.

But there is good news: The monthly private mortgage insurance premiums do not last forever on most conventional loans. And when private MI (PMI) cancels, homeowners will have more cash in their pockets each month — money that is available for home improvements or other goals.

It is important to understand, however, that not all MI is the same, and not all MI can be canceled.

There are numerous low-down-payment mortgage options available that include MI. The two most common are:

1. Home loans backed 100% by the government through the Federal Housing Administration (FHA) that include both an upfront and annual mortgage insurance premium (MIP).
2. Conventional loans, which are typically backed at least in part by private sources of

capital, such as private MI. The key difference is that one form can be canceled (PMI) while the other (FHA) typically cannot be canceled.

An FHA loan can be obtained with a down payment as low as 3.5%. However, be aware that you will typically have to pay a mortgage insurance premium (MIP) of 1.75% of the total loan amount at closing or have it financed into the mortgage.

In addition to your regular monthly mortgage payments on your FHA loan, you will also pay a fixed monthly MIP fee for the life of the loan. This means you could pay hundreds of dollars extra every month — thousands over the life of the loan — until you pay off the entirety of the loan.

If you obtain a conventional loan with PMI, you can put as little as 3% down. Like an FHA loan, PMI fees are generally factored into your monthly mortgage payment. However, PMI can often be canceled once you have established 20% equity in the home and/or the principal balance of the mortgage is scheduled to reach 78% of the home's original value.

This means that the rest of your mortgage payments will not include any extra fees, so that your payments go down in time, saving you money each month. What you save in the long run can then be put toward expenses like home renovations, which can further increase your home's value.

MI is a good thing because it bridges the divide between a low down payment and mortgage approval. But not all MI is created equal.

If you want to buy a home but still save in the long run, PMI might be the right option for you. Check out lowdownpaymentfacts.org to learn more. ■

—BPT

PAID ADVERTISEMENT

Representing Buyers and Sellers Beyond Their Expectations

- ❖ Real Estate has been my chosen full-time profession for 37 years in the Tri Valley area. With a historical family tradition from my mother-in-law and previously her mother-in-law.
- ❖ My focus is being #1 in client service, market knowledge and strong negotiating skills.
- ❖ For me, Real Estate is about creating memories and a positive client experience that makes an impact.
- ❖ Being respected in my community within the industry and colleagues is also important and something I strive to continue.
- ❖ I love my profession; especially demonstrating a passion for my clients with a genuine concern for follow through during and after a sale. When clients want to refer friends and family to me, I know I've done a good job and that is a compliment I cherish.



KRIS MOXLEY

REALTOR®
BRE #00790463

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kmoxley.apr.com

ALAIN PINEL
REALTORS

HOME SALES

This week's data represents homes sold during Aug. 11-29

Pleasanton

2505 Arlotta Place J. Grimaldi to T. & E. Phan for \$1,875,000

1224 Chianti Court Kushner Trust to M. & P. Deo for \$1,325,000

5206 De Natale Court J. Grunkemeier to C. & J. Patio for \$856,000

2155 Foxswallow Road Scatena Trust to M. Shao for \$1,310,000

4518 Gatetree Circle Gourley Trust to C. & S. Robertson for \$1,390,000

307 Mavis Drive B. & A. Lyden to A. Suri for \$1,075,000

2625 Rasmussen Court M. & S. Becker to S. & B. Dahake for \$1,180,000

8335 Regency Drive MCM Construction to H. Fung for \$1,900,000

735 St. Michael Circle C. Crawford to U. Sivashanmugam for \$708,000

5948 Sterling Greens Circle J. & H. Han to O. Stringa for \$1,260,000

4058 Suffolk Way B. & W. Connolly to C. Lin for \$1,065,000

4767 Sutter Gate Avenue Mills Trust to B. Ferringo for \$1,050,000

1034 Via Di Salerno Rush Trust to R. & C. Chan for \$2,079,000

1833 Via Di Salerno Y. & D. Kanouff to S. Zhu for \$3,348,000

1145 Vintner Way Metras Trust to Lucas Trust for \$1,069,000

1890 West Lagoon Road C. & P. Lacourse to Mitzenmacher Trust for \$1,515,000

5513 Baldwin Way P. Lu to K. Pathak for \$760,000

2232 Camino Brazos J. & S. Bean to L. Huang for \$1,330,000

1539 East Gate Way Nguyen-Phan Trust to A. & L. Stetsenko for \$1,200,000

4309 Krause Street T. & S. Zurcher to M. Myint for \$745,000

4602 Laramie Gate Court Radojevich Trust to A. Sharma for \$893,000

2231 Oakland Avenue Phoenix Trust to C. Mu for \$870,000

3202 Royalton Court A. Breen to D. Khanna for \$965,000

5747 San Carlos Way Longmuir Trust to J. Weber for \$1,211,000

2726 Solandra Court K. Sundaresan to S. Venkatachalam for \$1,025,000

1992 Taboada Lane Summerhill Las Positas to P. & K. Agarwal for \$865,000

2828 Tudor Court M. & E. Miyasaki to J. Qiu for \$1,825,000

3232 Verde Court Yi Trust to D. & P. Purohit for \$850,000

3989 West Las Positas Boulevard Onojafe Trust to Hui Trust for \$920,000

6058 Allbrook Circle Roberts Trust to A. Jena for \$870,000

6599 Arlington Drive I. & J. Srouji to L. Grace for \$1,420,000

3710 Bairn Court Yeung Trust to Sridhar Trust for \$1,115,000

5606 Belleza Drive S. & S. Shah to R. Jaiswal for \$775,000

Source: California REsource

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MOLLER RANCH

NEW LISTING!



OPEN SAT & SUN 1-4PM!

5751 ATHENOUR COURT, PLEASANTON

Premium Location! Don't Miss This Three Bedroom, Plus Office (4th area), Two and One-Half Bathroom Single Family Home in The Western Hills of Pleasanton Ridge off Foothill Road. This Property Backs to Tree Lined Open Space. Private Rear Yard with Patio, Brand New Interior Paint & Carpeting, Fireplace, Balcony, Central Air Conditioning, Tile Roof, Professionally Staged. Conveniently Located for Commute Access to 580/680 Interchange, BART's Western Station, Stoneridge Mall and Just Minutes to Main Street and Several Livermore Valley Wineries!

CALL FOR PRICE

SALE PENDING



4105 PLEASANTON AVE., PLEASANTON

Like New-Customized Downtown Home! Recently Remodeled Bathrooms & Gourmet Kitchen-GE SS Appliances! Travertine Floors, Plantation Shutters, Upgraded, Crown Molding, Newer Wrought Iron Stair Bannister, Anderson French Doors, Upgraded Lighting, Closet Organizers, Expanded Front Porch with New Large Walnut Front Door, Covered Outdoor Living Area with Paver Patio, Beautiful Landscaped! Premium Lot in the Neighborhood! Adjacent to Park! Walk to Main Street! Downtown! Don't Miss this one. It's Turn Key and exceptional!

OFFERED AT \$1,249,000

MISSION SAN JOSE

NEW PRICE



OPEN SUNDAY 1-4PM!

2382 CASTILLEJO WAY, FREMONT

Desirable Mission San Jose Home with Five Bedrooms and 2 1/2 Bathrooms and approximately 3160 Square Feet. Large Great Room with window Wall. Large Downstairs Bonus Room. Premium .39 Lot (17,120) at End of Court Location. Private Rear Grounds with Views of San Francisco Bay and Natural Parkland. New Paint and Carpeting. Three Car Garage. In-Ground Swimming Pool, Patio & Decking. Preferred Schools Attendance Areas. Convenient access to Downtown & Commute Access. For a Private Showing, Contact-The Blaise Lofland Real Estate Group. For More Information and Photos, go to www.2382castillejo.com.

OFFERED AT \$1,699,000

HILLSDALE

SALE PENDING



235 CROYDEN DRIVE, PLEASANT HILL

Location, Location, Location! Don't Miss This Three Bedroom, 2 Bathroom Home with approximately 1302 Square Feet. Located in Quiet Mature neighborhood that's Close to Everything! Premium Nearly One Quarter Acre Lot (10,005 Square Feet). New Paint & Carpets, Updated Kitchen, Large Rear Yard & Covered Patio Central Heat & Air Conditioning. For a Private Showing, Contact-The Blaise Lofland Real Estate Group. For More Information and Photos, go to www.235croyden.com

OFFERED AT \$759,500

CUSTOM HOME

SOLD



5682 SUNSET CREEK CT., PLEASANTON

Beautiful Custom Home Built in 2008 with Quiet Court Location! Located Adjacent to Desirable Bridle Creek and Sycamore Heights Neighborhoods. This 5-Bedroom, 5-Bathroom Home Includes a Private Office and Game Room Area and is Approximately 5147 Square Feet. This Half-acre (.46) Lot Includes a Newer In-ground Pool and Spa, Large Covered Patio, Outdoor Kitchen Entertainment Area/ Fire Pit and Beautiful Landscaping. Enjoy Views of The Surrounding Hills and Pleasanton Ridge from the Front and Rear Grounds, as Well as From Inside the House and Multiple Balconies. Upstairs and Downstairs Master Suites. This Desirable Location is Sought-after Because It's Quiet, Located Away from Freeways and Trains, Near an Awesome Neighborhood Park (Mission Hills Park), and Within Walking Distance to Downtown Pleasanton. For More Information and Photos, go to 5682sunsetcreek.com. For a Private Showing Call, the Blaise Lofland Real Estate Group.

OFFERED AT \$2,270,000

CASTLEWOOD HEIGHTS

SOLD



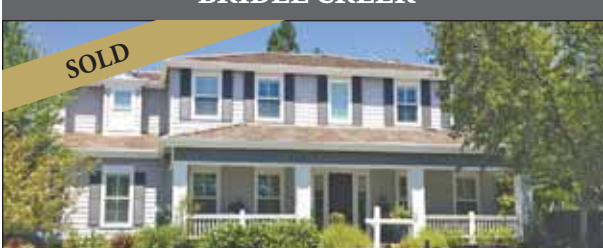
6900 RIDDELL STREET

Upgraded Single Level in Castlewood Heights by Pulte Homes in 2002 Five Bedrooms, Four Bathrooms, Approximately 3249 Square Feet, Finished Four Car Garage* Large Open Family Room (with Fire Place)/Kitchen Great Room Concept. Gourmet Kitchen with Granite Countertops and Stainless Steel Appliances, Large Master Suite with Recently Remodeled Master Bathroom, Newer Wood Style Tile Flooring and Extensive Woodwork Throughout. Guest Suite with Private Bathroom, Updated Secondary Bathrooms, Large Laundry/Mud Room, Beautifully Upgraded Landscaped Side and Private Back Yard, Backs to Natural Community Open Space, Large Side Yard Lawn Area and Play Structure, Occupied But Immediate Possession Available. For More Information and Photos, go to 6900riddell.com. For a Private Showing Call, the Blaise Lofland Real Estate Group.

SOLD FOR \$1,725,000

BRIDLE CREEK

SOLD



5786 SHADOW RIDGE CT., PLEASANTON

Remodeled and Highly Upgraded Popular Hillstar Model on Quiet Court in Bridle Creek. Five Bedrooms, Workout Room (6th), 4.5 Bathrooms Plus Home Theater/ Bonus Room. No Expense Spared in Making This Home Very Desirable. Plantation Shutters and Beautiful Wood Flooring. Remodeled Gourmet Kitchen. Premium Lot is Beautifully Landscaped with In-Ground Pool/Spa, Outdoor Kitchen, Fire Pit, and Sports Court. Perfect Location - Walk to Main Street, Attendance Area for Great Schools, Located Near Awesome Park, Convenient Access to 680 and Ace Commuter Train. The Blaise Lofland Real Estate Group Represented Buyer on All Cash, Two-Week Close Full Price Offer At \$2,450,000.

SOLD FOR FULL PRICE: \$2,450,000

LAGUNA OAKS ESTATES

SOLD



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.

SOLD AT \$1,899,950

KOTTINGER RANCH

SOLD



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.

SOLD AT \$1,800,000

EMILY BARRACLOUGH
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harveyb.apr.com
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TriValleyHomeSearch.com
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Pleasanton/Livermore Valley

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Vice President/Managing Broker
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Drysdale Properties

OPEN SAT/SUN
6053 SKYLINE BLV., OAKLAND
3BD/2.5BA, 2896 Sq. Ft. Panoramic bay area views from every room \$1,495,000
LOIS COX 925-200-8495

OPEN SUN 1-4
2826 MONTAIR WAY, UNION CITY
4BD/3BA, 2331 Sq. Ft. Vaulted ceilings, recess lighting, open plan. \$950,000
LOIS COX 925-200-8495

AVAILABLE
4700 NORRIS CANYON RD., SAN RAMON
3BD/2BA, 1015 Sq. Ft. End unit facing greenbelt, private patio. \$620,000
LOIS COX 925-200-8495

PENDING
954 HOPKINS WAY, PLEASANTON
4BD/3.5BA, 2987 Sq. Ft. Vaulted ceilings. Valley & Ridge Views \$1,549,000
LOIS COX 925-200-8495

PENDING
1792 DOGWOOD GLEN WAY, MANTECA
2BD/2BA 1330 Sq. Ft. Light, bright Hancock model. \$369,950
HELEN MCNUTT-GENTILE 925-719-2894

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You can also "GET AN INSTANT HOME VALUE ESTIMATE" or Download our APP from our website!

PENDING
2728 FARMERS CENTRAL RD., WOODLAND
3BD/2BA, 1667 Sq. Ft. Single story. Built 2007
JO HUNTER 925-413-4278 \$375,000
CARLA HUNTER 925-200-2142

SOLD
2603 DANIEL HANSEN WAY, TRACY
4BD/3BA 2878 Sq. Ft. Built 2015
1bd /1ba down, upgrades \$589,000
VARSHA UPDAHYE 925-339-8090

SOLD
2157 INVERNESS CT., PLEASANTON
3BD/2.5BA 2520 Sq. Ft. Gorgeous Golden Eagle home. Call for Pricing.
DEBRA McMURPHY 925-699-0604

SOLD
21199 SAN JOSE RD., TRACY
3BD/2BA Approx. 5.22 acres w/stables & corral to board horses. \$779,950
HELEN MCNUTT-GENTILE 925-719-2894

SOLD
3503 MENDENHALL CT., PLEASANTON
3BD/2BA, 1556 Sq. Ft. Single level, corner lot. Gorgeous yards. \$959,950
MIICKIE DEFREITAS 925-963-5805

Teri Dunne

Jo Gibbons

Jennifer Hosterman

Jo & Carla Hunter

Joanne Khamsehpour

Steven Langston

Silvia Llamas

Debra McMurphy

Helen McNutt

Angela Ochs

Teri Pohl

Varsha Upadhye

JoAnn Wheeler

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CAL BRE#01944712



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CAL BRE#01872528



Karen Carmichael
Client Services

925-462-SOLD (7653) | TIMMCGUIRETEAM.COM

5280 GOLDEN ROAD, PLEASANTON



2bd/1ba, 940 sq ft, 3,147 lot sq ft
Offered at \$645,000

2789 ELSTON STREET, LIVERMORE



5bd/4ba 3,527 sq ft, 11,292 lot sq ft
Offered at \$1,230,000

16 TULLACH PLACE, HAYWARD



5 bd/3ba, 3,184 sq ft, 6,623 lot sq ft
Offered at \$1,099,900

789 VIEW DRIVE, PLEASANTON



3 bd/3.5 ba, 3,000 sq ft, .39 acre lot
Offered at \$1,649,000

927 HAPPY VALLEY ROAD, PLEASANTON



4 bd/3ba, 3,350 sq ft, 1.94 acre lot
Offered at \$1,649,000

2070 RAVEN ROAD, PLEASANTON



4bd/2ba, 2,186 sq ft, 11,799 lot sq ft
Offered at \$1,279,000

3940 INVERNESS COMMON, LIVERMORE



3bd/2.5 ba, 1,536 sq ft, 3,114 lot sq ft
Offered at \$650,000

2886 CALLE REYNOSO, PLEASANTON



4 bd/2ba, 1,909 sq ft, 9,887 lot sq ft
Offered at \$1,089,000

4696 SHASTA COURT, PLEASANTON



4 bd/2ba, 1,909 sqft, 9,887 lot sq ft
Offered at \$1,089,000

“Tim and his team were all very professional, detail oriented and prompt to assist and answer any and all of my questions. They assisted in helping me to prepare my home for sale. I am very happy with the assistance that the entire team provided. I would work with Tim and his team again in a heartbeat.”

Sharron Zoyhofski, Pleasanton



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REALTORS

PLEASANTON WEEKLY OPEN HOMES THIS WEEKEND

Brentwood

4 BEDROOMS
2097 Roper Circle \$739,000
 Sat 1-4 Suzan Gladieux 336-1108

Castro Valley

3 BEDROOMS
33803 Palomares Road \$1,395,000
 Sun 1-4 Nancy Valett 251-2536

4 BEDROOMS
35600 Palomares Road \$1,259,000
 Sun 1-4 Kristy Peixoto 251-2536

5 BEDROOMS
20950 Manter Road \$995,000
 Sun 1-4 Kristy Peixoto 251-2536

Danville
4 BEDROOMS
60 Normandy Court \$1,185,000
 Sat/Sun 1-4 Jo Ann Luisi 321-6104

Dublin
3 BEDROOMS
4837 Swinford Court \$748,000
 Sat/Sun 1-4 Cindy Gee 963-1984

4 BEDROOMS
7346 Newcastle Lane \$748,800
 Sat/Sun 1-4 Suzanne Bieser 699-3884

Fremont
2 BEDROOMS
4099 Tawny Terrace \$799,000
 Sat 2-4/Sun 1-4 Brian Cullen 872-1722

5 BEDROOMS
43542 Excelso Drive \$2,349,000
 Sat/Sun 1-4 Kelly King 455-5464
2382 Castillejo Way \$1,699,000
 Sun 1-4 Blaise Lofland 846-6500

Livermore
3 BEDROOMS
1544 Olivina Avenue \$648,000
 Sun 1-4 Linda Futral 980-3561

4 BEDROOMS
3018 Picholine Drive \$1,479,000
 Sat/Sun 1-4 Barbara Benotto 337-3770
5784 Cherry Way \$899,000
 Sat/Sun 1-4 Miranda Mattos 336-7653

901 Medolla Court \$1,224,950
 Sat/Sun 1-4 Ingrid Wetmore/Lisa Sterling-Sanchez 918-0986/980-9265

5 BEDROOMS
2789 Elston Street \$1,230,000
 Sat/Sun 1-4 Tim McGuire 462-7953

Pleasanton
2 BEDROOMS
5280 Golden Road \$645,000
 Sat/Sun 1-4 Tim McGuire 462-7653

3 BEDROOMS
1 Brozosky Hill Lane \$3,999,000
 Sun 1-4 Fabulous Properties 980-0273/519-8226

5785 Black Avenue Call for Price
 Sat/Sun 1-4 Daisy Ng 872-6888

5751 Athenour Court Call for Price
 Sat/Sun 1-4 Blaise Lofland 846-6500
7334 Elmwood Circle \$890,000
 Sat/Sun 1-4 Kristy Heyne 321-1253

4 BEDROOMS
468 Cabonia Court \$1,449,000
 Sat/Sun 1-4 Fabulous Properties 980-0273/519-8226

3687 Ashwood Drive \$925,000
 Sun 1-4 Karen Kohne 980-1012

1035 Sycamore Creek Way \$1,938,889
 Sat/Sun 2-4 Doug Buenz 785-7777
4206 Dundalk Court \$1,189,000
 Sat/Sun 1-4 Joan Sakyo 989-4123

5 BEDROOMS
6155 Club House Drive \$2,758,888
 Sun 2-4 Doug Buenz 785-7777

866 Sunset Creek Lane \$2,338,888
 Sat 1-4/Sun 2-4 Linda Traurig 382-9746

3720 Raboli Street \$2,549,000
 Sun 1-4 Fabulous Properties 980-0273/519-8226

6 BEDROOMS
4129 Grant Court \$2,249,988
 Sat 1-5 Bimla Sabhlok 408-448-4488

San Ramon
3 BEDROOMS
12 Boca Raton Court \$989,000
 Sat/Sun 1-4 Kim Richards 621-4054

Find more open home listings at pleasantonweekly.com/real_estate

Available Soon!

Build to Suit Retail & Gallery

Retail Space 868 sq. ft.
 Gallery Space 1247 sq. ft.
 273 Spring Street, Pleasanton

Knuppe Development

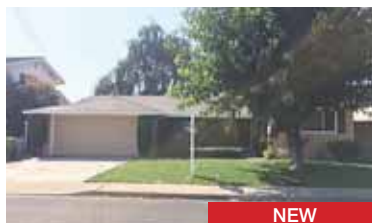


Call: (510) 589-0661

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BRENTWOOD \$739,000
Open Sat 1 - 4
2097 Roper Circle
 Gorgeous Sterling Pinnacle w/POOL
 4 BD/3 BA Sterling Pinnacle w/POOL!
 Sweeping Entry, Tile & Wood Flooring,
 Loft, 1 Lrg BD/BA dwnstrs.
 Suzan Gladieux, CalBRE #01245705
 925.336.1108



DUBLIN \$748,800
Open Sat/Sun 1 - 4
7346 Newcastle Lane
 Wonderful Dublin Single Family Home
 4 BD/2 BA 1-stry flwing FP, New paint
 inside & out, Nwly rfnshd hrdwd flrs, new
 fmlly rm crpt & DPW's.
 Suzanne Bieser, CalBRE #01355940
 925.699.3884



LIVERMORE \$825,000
6321 Tioga Pass Court
 A Charming Home in Livermore!
 4 BD/2.5 BA Charming home, light
 & bright, all laminate flooring, volume
 ceilings, across from park.
 Mary Anne Rozsa, CalBRE #00783003
 925.963.0887



LIVERMORE \$525,000
1479 Spring Valley Common
 Lovely Spring Valley Townhome!
 4 BD/2.5 BA Updated frnt to bk, Kit w/
 granite, SS Appliances, HOA Dues \$320,
 Laundry area & Much More!
 Mary Anne Rozsa, CalBRE #00783003
 925.963.0887



OAKLEY \$509,500
360 Coolcrest Drive
 Beautiful Home In Oakley
 3 BD/2.5 BA Grmt Kit w/Brkfst Bar,
 Granite Cntr, Dbl Oven, Gas Stv, Lrg Pntry
 & Mstr Ste w/Wlk In Shwr
 Sherry Hughes, CalBRE #01878567
 925.550.3334



PLEASANTON \$2,249,988
Open Sat 1 - 5
4129 Grant Court
 Custom Kottinger Ranch Beauty!!
 6 BD/4 BA Custom Built Home. Backyard
 is Entertainers Delight w/Pool, Built in
 BBQ, Deck & Grass.
 Bimla Sabhlok, CalBRE #00939221
 408.448.4488



PLEASANTON \$890,000
Open Sat/Sun 1 - 4
7334 Elmwood Circle
 Great Westside Family-Friendly Home
 3 BD/2.5 BA Move-in ready, light and
 bright, volume ceilings, hrdwd floor, close
 to schools and parks.
 Kristy Heyne, CalBRE #01488364
 925.321.1253



PLEASANTON CALL FOR PRICING
Open Sat/Sun 1 - 4
5785 Black Avenue
 Heart of Pleasanton!
 3 BD/2 BA Newer SS Home Loc Within
 Walking dist. to Hansen Prk! High Ceilings
 Bright Open Flr Plan!
 Daisy Ng, CalBRE #01311067
 925.872.6888



SAN LEANDRO \$688,000
147 Best Avenue
 Charming Duplex in North Side!
 2 BD/2 BA Features Hardwood Floors,
 DPW, Each Unit-1 BD/BA, Extra Storage,
 Laundry & Close to BART.
 Laurie Pfohl, CalBRE #00866660
 510.851.3551



SAN LORENZO CALL FOR PRICING
15690 Wagner Street
 Cute as a Button!
 3 BD/1 BA Cute as a button! Also has a
 detached building in rear yard with many
 possibilities!
 Diane McDonald, CalBRE #01197910
 510.332.8181

PLEASANTON

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4264 W. Ruby Hill Drive, Pleasanton \$3,299,999
5 bdrm/5 baths/6,875 Sq Ft
Colleen Bliss 925.922.4401



5655 Bruce Drive, San Ramon \$2,999,888
6 bdrm/3 baths/4,700 Sq Ft
Kristy Peixoto 925.251.2536



31 Orr Place, Alameda \$947,000
3 bdrm/2 baths/1,616 Sq Ft
Jennifer Obara-Kang 415.424.2420



3128 Hansen Road, Livermore \$1,599,000
4 bdrm/3.5 baths/3,870 Sq Ft
Claudia Colwell 925.323.5031



839 Bonde Court, Pleasanton Coming Soon
4 bdrm/3 baths/2,174 Sq Ft
Andrea Rozran 925.858.4198



OPEN SUNDAY 1-4
35600 Palomares Rd, Castro Valley \$1,259,000
4 bdrm/3 baths/2,308 Sq Ft
Kristy Peixoto 925.251.2536



OPEN SAT & SUN 1-4
3018 Picholine Drive, Livermore \$1,479,000
4 bdrm/3.5 baths/3,527 Sq Ft
Barbara Benotto 925.337.3770

Agents:

We've added **32** REALTORS® to our Pleasanton Team in the last 19 months. Thinking about becoming an agent? Not getting the training, support and fun you deserve? Contact me to set up a confidential meeting to learn why so many of your peers are joining this office. We can help you finish '17 strong & help your business thrive in '18.

Earl Rozran
Vice President, Pleasanton & Brentwood Offices
J. Rockcliff Realtors
erozran@rockcliff.com

J. ROCKCLIFF REALTORS . 5075 HOPYARD ROAD, SUITE 110, PLEASANTON, CA 94588 (925) 251-2500

WWW.ROCKCLIFF.COM
*BY THE SAN FRANCISCO BUSINESS TIMES BASED ON TOTAL SALES VOLUME

Market Update — Low Inventory Still Dominates

Inventory has been falling since June but the decline slowed in September with a net loss of only two properties from August. Supply was still less than two thirds the level of a year ago. Pending sales have been declining since May and were off 7% from August. Prices have held up as the market has slowed, with homes priced under \$2 million buoying the market. Homes priced from \$1 million to \$2 million sold for an average of 102% of the list price in September.

58 homes were actively listed at the end of September, two less than at the end of August but 32 less than a year ago. Pending sales fell from 54 in August to 50 in September. 54 sales went pending in September 2016 also. With both sales and inventory falling, inventory relative to sales was little changed at 1.2 months.

The average sale in September was for 99% of the list price, unchanged from August. The median sales price dipped from \$1.2 million in August to \$1,143,000 in September, which was still 17% higher than September 2016's \$973,000. The price per square foot was up from \$506 in August to \$509 in September, compared to \$486 a year ago.

Homes sold in September did so in an average of 27 days, compared to ...

Go to www.680homes.com to read the rest of this article.

Pleasanton Market At A Glance September 2017

AVAILABLE HOMES FOR SALE 58	MEDIAN SALES PRICE \$1,143,000
AVERAGE PRICE PER SQ FT \$509	AVERAGE DAYS ON MARKET 27
SALES PRICE TO LIST PRICE 99%	MONTHS OF INVENTORY 1.2



58 Homes For Sale, 50 Pending Sales, 40 Closed Sales

OPEN SAT & SUN



1035 Sycamore Creek Way

Elegant one story Mediterranean style home w/ 4 BR, 2.5 BTHS, and large private .39 Acre lot
Offered at \$1,938,889

OPEN SUN



6155 Club House Drive

Gorgeous modern one story custom home with pool, spa, guest house, and incredible views!
Offered at \$2,758,888

JUST SOLD



2109 Black Oak Court

Exquisite modern custom with 4 BR + office & bonus, premium .94 Acre lot with amazing views
Offered at \$2,550,000

JUST SOLD



5756 Hanifen Way

Elegant 5 BR, 4 1/2 BTH luxury home in Sycamore Heights on .42 Acre lot with spa
Offered at \$2,020,000



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



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6BR, 6.5 BA, 7129+/- Sq. Ft.

Offered at \$3,599,000

PENDING



10 CARVER LANE, SUNOL

One of a Kind Country Estate! Custom single story with Guest House set in private location on almost 10 acres. Completely remodeled and professionally designed interior with high end finishes and luxurious amenities throughout. Gourmet Kitchen and Great Room, private and luxurious Master Bedroom Suite, Theater Room, Executive Office, Detached 6 Car Garage, & more! Resort Backyard with outdoor kitchen, fireplace, pool, and sports court.

5BR, 7 BA, 8058+/- Sq. Ft.

Offered at \$3,495,000

COMING SOON

2227 ASHBOURNE DRIVE, SAN RAMON

At Norris Canyon Estates

4BR, 2.5 BA, 3919+/- Sq. Ft.

Call For Pricing and Details

370 OAK LANE, PLEASANTON



Offered at \$1,699,000

4508 MIRANO COURT, DUBLIN



PENDING ~ \$899,000



DeAnna Armario
Team Leader/Realtor



Liz Venema
Team Leader/Realtor



Kim Hunt
Team Manager/Realtor



Lisa Desmond
Buyer's Specialist



Kevin Johnson
Buyer's Specialist



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Welcome To The Team, Mary Arnerich!
Mary brings with her over 20 years' experience in sales and marketing. The past 10 years she has served as the Director of Membership and Corporate Wellness at ClubSport. A second-generation real estate professional, Mary was first licensed in 2004. She has been a resident of the Tri-Valley for close to 15 years and currently resides in Pleasanton. An active volunteer in the community, Mary serves on the Board of Directors for the Stanford-ValleyCare Foundation and Pleasanton Chamber of Commerce Leadership Program.



DeAnna Armario & Liz Venema
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5-10pm
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Livermore

Donation of
\$50 per person
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d'oeuvres Wine
& Beer Silent &
Live Auction
Live Music

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wear your
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Gentlemen
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Kelly King | 925.455.5464
OPEN SAT & SUN 1:00-4:00



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866 Sunset Creek Lane | 5bd/5ba
Linda Traurig | 925.382.9746
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J. Murtagh/C. Spaulding | 925.251.1111
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2998 Bresso Drive | 5bd/3ba
Linda Futral | 925.980.3561
BY APPOINTMENT



DANVILLE \$1,185,000

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Jo Ann Luisi | 925.321.6104
OPEN SAT & SUN 1:00-4:00



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12 Boca Raton Court | 3bd/2ba
Kim Richards | 925.621.4054
OPEN SATURDAY & SUNDAY 1:00-4:00



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5784 Cherry Way | 4bd/3ba
Miranda Mattos | 925.336.7653
OPEN SAT & SUN 1:00-4:00



LIVERMORE \$648,000

1544 Olivina Avenue | 3bd/2ba
Linda Futral | 925.980.3561
OPEN SUNDAY 1:00-4:00



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5280 Golden Road | 2bd/1ba
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