

Pleasanton Weekly

Buying & Selling
REAL ESTATE

Inside this issue

VOL. XIX, NUMBER 39 • OCTOBER 19, 2018

WWW.PLEASANTONWEEKLY.COM



HISTORIC HOMES

PAGE
22

THE STORIES ETCHED
INTO CENTURY-OLD
PLEASANTON HOUSES,
AND THE MEASURES
TO PRESERVE THEM

- 5 | **NEWS** Council endorses Valley Link concept
- 5 | **NEWS** Sears shuttering Stoneridge Mall store
- 13 | **OPINION** Readers sound off on local elections



Young Woman Faces Breast Cancer After Birth of Baby

During a routine 38-week ultrasound for her second pregnancy, Parul felt a lump in her left breast. For most women, a clogged milk duct or pregnancy-related hormones would be suspected. But for Parul, who had a known genetic risk for breast cancer, the lump set off alarm bells. Before she could schedule a breast workup, her water broke. She delivered a healthy baby girl two weeks early. When her milk came in, she could no longer feel the lump. But her instincts drove her to push for an evaluation.

“My husband wheeled me in my C-section gown to the neighboring breast clinic for an ultrasound and a biopsy,” said Parul. Just days after leaving the hospital, she received the news. At 32 years of age, she had cancer.

“We had two glorious days at home with our happy family when I got the call that the biopsy results were in and it was malignant,” she said. She was seen at Stanford within a week of her diagnosis. Less than a month later, her treatment began.

“When Dr. Telli told me I would need to stop breastfeeding my newborn, it was only then that I started crying,” she recalled. Because she had a high-grade, aggressive type of cancer, she needed to try to rapidly wean the baby, said her medical oncologist Melinda Telli, MD, assistant professor of oncology at Stanford Medicine. “These kinds of cancers tend to grow very quickly, and they can be very life threatening.”

Treatment would consist of 12 to 20 weeks of combination chemotherapy, followed by surgery, neither of which was compatible with breastfeeding.

“Because we knew her BRCA status, we could more optimally select therapies,” said Telli. She further explained that for Parul’s type of breast cancer, how a patient responds to chemotherapy is directly related to their long-term survival. By administering chemotherapy first, her medical team could assess Parul’s response and adjust the therapy if needed. After 12 weeks, Parul had no sign of cancer in the breast or lymph node, a complete response to treatment.

Understanding her genetic risk and treatment options helped guide Parul’s medical decision-making. She selected to have bilateral mastectomies, according to her surgeon Amanda Wheeler, MD, both to help prevent a recurrence and to avoid further treatment with radiation. That was in 2014. Four years later, she remains cancer free, well past the peak risk for recurrence.

“It’s important to take the time to do the research, be comfortable with your care team and plan out the best course of action,” said Parul. “That was one of the things I loved about Stanford. Dr. Telli and Dr. Wheeler just sitting down with me, and very clearly walking me through this. This is what we see. This is what it means. These are the trade offs. They’ve been so amazing at a time when I needed it most.”

“I’m a very big proponent of genetic testing. It’s what probably saved my life.”

—Parul

Parul credits her health today to the care she received at Stanford, and to the knowledge she gained from genetic testing. A doctor recommended Parul receive genetic testing when she was just 29 years old because of her family history. Her mother had been diagnosed with breast cancer in her early 30s. A simple saliva swab showed that Parul was positive for a mutation in the BRCA 1 gene, putting her at a much higher lifetime risk of developing breast and ovarian cancer. “If I hadn’t gotten the genetic testing, it would have probably been a year later, once I stopped breastfeeding, that I would feel my lump again,” she said. “And by then, the end of this story would be very different than what it is today.”

“I’m a very big proponent of genetic testing,” said Parul. “It’s what probably saved my life.”



U.S. News & World Report recognizes, again, Stanford Health Care in the top 10 best hospitals in the nation.

Discover our patient stories on StanfordHealthNow.org



TIM TALK



By TIM HUNT

Bringing great burgers to downtown Pleasanton

When Todd Utikal and his wife celebrated life milestones at Skip Hinsley's Girasole restaurant, he never imagined that years later they would be business partners in downtown Pleasanton's newest restaurant.

They are scheduled to open SideTrack Bar + Grill later this month and will be participating in the Pleasanton Downtown Association's Brew Crawl next Saturday (Oct. 27). It's a total rebuild of the former Joy restaurant at 30 West Angela St.

Skip operated Girasole for many years in the strip shopping center at Santa Rita Road and West Las Positas Boulevard. He also owned a catering business.

Todd and his wife went to Girasole on their first date and also went there the night they learned the gender of their first daughter. Todd said he knew of Skip through Rotary and other community activities, but they had never met.

When he planned to open a restaurant, he promised his wife he would find an experienced restaurateur as a partner. Todd reached out to Skip with a Facebook message as Skip was headed to his new home in Tucson. They talked, and, after a few half-day meetings, Todd convinced Skip, 72, to get back into the business.

They started by nailing down the lease with landlord Larry McColm, who was trying to win city approval for a three-story building with two floors of apartments over the restaurant. McColm eventually abandoned those plans and moved ahead with the "remodel." While that was going on, Todd raised money from local investors and obtained a small business loan. By the time they open this month, they estimate about \$1.5 million will have been invested in the building.

Both were educated in different fields — Skip is a licensed lawyer and also holds an MBA from Dartmouth. Todd graduated with an accounting major. Instead of practicing accounting, he got into the cruise industry (he still has a small business booking tours for longtime clients) and became the youngest assistant cruise director for a major line. Skip joined "Frankie, Johnnie & Luigi" for a short-term project and 11 years later he was running four restaurants.

What they share is the love of making people happy, and that's their



CONTRIBUTED PHOTO

Skip Hinsley and Todd Utikal, owners of SideTrack Bar + Grill.

bottom line at SideTrack. The name and theme are based on the former Trans-Continental Railroad line located next to the restaurant.

Their goal is a family-friendly establishment with great hamburgers where dad can get a craft brew or a cocktail and mom has a wide choice of wines. Working with Skip's longtime chef Bert Ortiz, they spent a couple of weeks taste-testing burger blends on a gas grill set up in Todd's backyard. The menu includes seven beef burgers plus a black bean veggie burger and a portobella mushroom burger.

In addition to the burgers, there will be a variety of small plates and entrees, including a few favorites from Girasole. That includes Scoози, the garlic-laden cheese-stuffed buns as well as Absolut Prawns and Spinach for Veronica. It will reflect cultural diversity with dishes such as the Sonoran Street Taco Trio, Thai Chili Chicken Wings and Oaxaca Nachos.

When they open, the menu will be the same for lunch and dinner.

The restaurant seats about 140 with 55 seats on the two patios, one facing West Angela and the other facing the parking lot. The patios are equipped with gas heaters, so they should be usable year-round. There will be a few big screens for the ball games, but they emphasize that this is not a sports bar.

Handling the chef duties will be Victor Escamilla, an Amador Valley High grad. He's started cooking in downtown Pleasanton and has worked at Piatti's in Danville, the Blackhawk Grille and the Pleasanton Hotel.

When the first customer is seated, it will mark the end of three years of work and 13 months of construction and the start of making people happy. Fittingly, an empty eyesore will be reborn as another downtown restaurant. ■

Need an In-Law Suite?



6382 Paseo Santa Maria, Pleasanton

Coming soon to Ponderosa! This beautiful Tulare II model has been expanded to include an attached full in-law suite complete with kitchen.

4 Bedrooms, 3.5 Bathrooms, 2,864 Square Feet



Gina Piper
925.200.0202



2011 - 2018

www.PleasantonRealEstate.com

Better Homes & Gardens Tri-Valley Realty / BRE#: 01201349

RE-ELECT MAYOR THORNE



Endorsed by over 60 Elected and Appointed Officials

I BELIEVE IN...

land use decisions that are sensible and sustainable.

planning for our future so that the State does not plan it for us.

protecting Pleasanton from lawsuits that result in excessive high density housing.

connecting BART to ACE.

Pleasanton Proud

www.jerrythorne.com

Paid for by Jerry Thorne for Mayor 2018 FPPC #1337409

About the Cover

The home at 4432 First St. has stood in Pleasanton for over 120 years and has become somewhat of a landmark across the street from Lions Wayside Park. Photo by Erika Alvero. Cover design by Doug Young. Vol. XIX, Number 39

Re-elect

KATHY NARUM

City Council



Our Downtown Matters

I support the heart of our community:

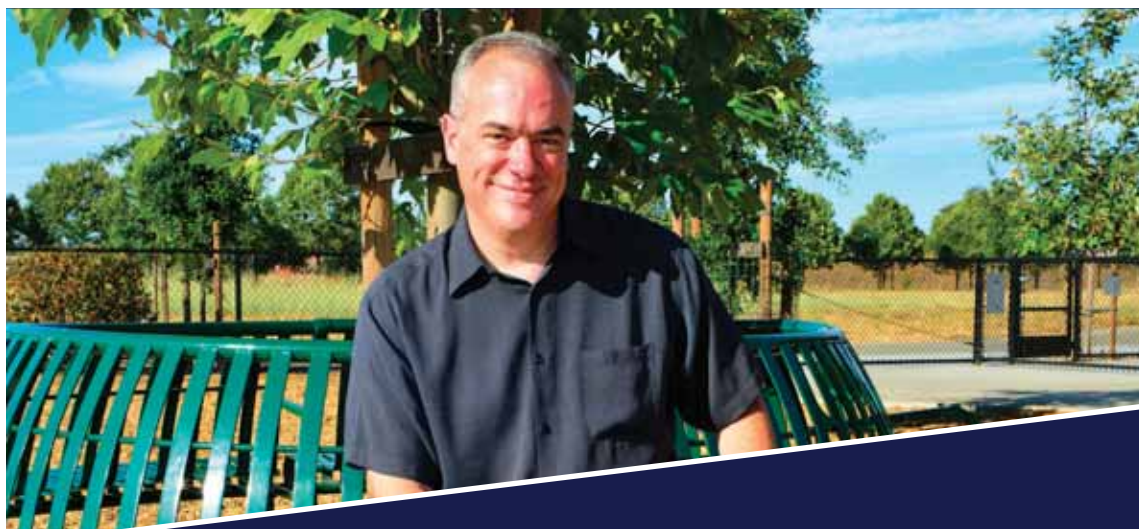
- ★ Promoting a Vibrant Economy
- ★ Encouraging Diverse Businesses
- ★ Renovating Lions-Wayside Park
- ★ Increasing Parking Availability
- ★ Wide-Ranging Community Events

Let's Continue Working Together

Endorsed by the Pleasanton Chamber of Commerce BACPAC



kathynarum.com Paid for by Kathy Narum for City Council 2018 FPPC# 1354971



Joe Streng

City Council

Joe Streng for Pleasanton City Council

Experience - Leadership - Commitment

joestreng.com | #VoteStreng

Endorsements

Pleasanton Weekly / Pleasanton Chamber of Commerce | Congressman Eric Swalwell | Mayor Jerry Thorne / Councilmembers Jerry Pentin, Arne Olson and Kathy Narum | Pleasanton Unifield School District Trustees Steve Maher and Joan Laursen

Paid for by Joe Streng for City Council - FPPC #1407796

Streetwise

ASKED AROUND TOWN

What did you do as a child that would make people laugh out loud?



Paula Thurman

Retired

I used to lock my mother out of the house. All of the neighbors thought it was a real hoot. My mom, not so much.



Romeo Thurman

4 year-old

I like to drop things and get a reaction. Recently I dropped an egg on the sand at the beach. It broke and everyone laughed.



Jayson Grace

Engineer

When I was little I would go around to all of the tables whenever I was at a restaurant with my parents, pretending to take people's orders. It was always great for a laugh.



Karen Battaglia

Administrative assistant

I used to crawl under the table during family gatherings, pretending to be a dog and begging for scraps of food. It was all fun and games until I started barking and tying people's shoe laces together. At that point my mom would make me get out from under the table and sit in my seat like a proper young lady.



Linda Roman

Records clerk

I used to breathe the helium out of balloons so that I would sound like a munchkin from "The Wizard of Oz." That would always have everyone in stitches. It wasn't until years later that I discovered it can be quite dangerous to inhale helium.

—Compiled by Nancy Lewis and Jenny Lyness

Have a Streetwise question? Email editor@PleasantonWeekly.com

The Pleasanton Weekly is published every Friday by Embarcadero Media, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566; (925) 600-0840. Mailed at Periodicals Postage Rate, USPS 020407. The Weekly is mailed upon request to homes and apartments in Pleasanton. Print subscriptions for businesses or residents of other communities are \$60 per year or \$100 for two years. Go to PleasantonWeekly.com to sign up and for more information. POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 100, Pleasanton, CA 94566. ©2018 by Embarcadero Media. All rights reserved. Reproduction without permission is strictly prohibited.

DIGEST

RSVP for Heroes

The Tri-Valley Heroes awards ceremony, which recognizes citizens and organizations who are making contributions to better our communities and their residents, is set for this Monday night at the DoubleTree Hilton, 7050 Johnson Drive in Pleasanton.

Doors will open at 6:30 p.m. and the presentations will begin at 7:15 p.m. If you would like to attend to honor a recipient, RSVP at bitly.com/2018TVHeroes.

This year's winners are Eugene O'Neill Foundation (Arts & Culture), Cricket for Cubs (Community Spirit), Sarah Banholzer (Courage), Bryan Ware and his Crayon Initiative (Environmental Stewardship), Ruchir Baronia (Innovation), Meachelle Lum (Rising Star), Doug Miller (Role Model) and Dr. Marshall Kamena (Lifetime Achievement).

Flood preparedness

The Zone 7 Water Agency is holding a "Flood Preparedness Open House" on Tuesday from 5:30-7:30 p.m. with various displays and information about what you can do to be flood-prepared, along with what Zone 7 has done to prepare its regional flood-protection system.

The event also features participation from the cities of Pleasanton and Livermore, Alameda County, the Federal Emergency Management Agency and the California Department of Water Resources.

During the open house, guests are invited to attend the "Get to Know your Flood Protection and Watershed" tour, which will view flood protection and habitat features near El Charro Road. For more information, register at <http://evite.me/4CwAd3N3Qt> or call Robyn Navarra at 454-5065.

Hazard plan website

Alameda County's recently updated Local Hazard Mitigation Plan (LHMP) website provides important details about the county's latest re-assessment of risks posed by natural and human-caused disasters and ways to reduce those risks, county officials announced last week.

The final plan guides the county in prioritizing future actions to reduce risks and will be cited in requests for federal assistance to institute risk-reducing actions.

For the first time, the county's LHMP update incorporates climate adaptation planning by addressing the hazard of climate change and how climate change affects other hazards.

In addition, the website has just been updated to include its newest feature — a series of interactive maps. Learn more at lhmp.acgov.org. ■

City Council endorses Valley Link

Also: Chabad hearing postponed, Arroyo Mocho Bridge debate, Bullying Prevention Month

By JEREMY WALSH

The Pleasanton City Council threw its support Tuesday behind regional officials' initial concept of creating a commuter light rail system, dubbed Valley Link, to extend public transit service east between the Dublin-Pleasanton BART stop and the North Lathrop ACE Train station.

The council vote confirmed a departure from the city's prior policy position of advocating an extension of conventional BART rail service into Livermore — but a move that also reflected the current reality of Valley Link being the region's preferred option in the wake of BART

opting in May against expanding its service in the Tri-Valley.

"It is something different than what the council supported originally, but since that time, the BART board has decided not to pursue BART to Isabel, so this is a completely different environment we're in now," Mayor Jerry Thorne said Tuesday night.

Thorne, who represents Pleasanton on the new Tri-Valley/San Joaquin Valley Regional Rail Authority, asked the authority's staff to give a presentation to the full council and city residents about the Valley Link project, which is still in the early design stage.

The concept centers on multiple-unit trains that utilize self-propelled cars with a hybrid engine traveling along primarily Alameda County right-of-way to the county line in the Interstate 580 median, the former Southern Pacific Railroad corridor over the Altamont Pass and in or near the Union Pacific Railroad right-of-way in San Joaquin Valley.

The regional rail authority directors voted to confirm the estimated \$1.8 billion commuter light rail system as their preferred concept in July, almost two months after the BART Board of Directors opted against expanding BART service beyond Dublin-Pleasanton into Livermore.

That move left the ball in the court of the new authority, whose sole task is finding an effective way to connect BART to ACE. Made up of elected leaders from the Tri-Valley and San Joaquin County, the authority board must complete a feasibility study and environmental review for its Valley Link concept by next summer with the goal of having project adoption by July 1.

"We have to start somewhere, and I think this is the start we need," Councilman Jerry Pentin said before the council unanimously approved the resolution expressing explicit

See **COUNCIL** on Page 10



RYAN J. DEGAN

The near-empty parking lot perhaps tells the tale for Sears at the Stoneridge Shopping Center, with the one-time retail giant announcing its Pleasanton store will be among the dozens closing by the end of the year.

Sears shuttering Stoneridge store

Closure due in weeks ahead amid company's bankruptcy

By RYAN J. DEGAN

The ramifications of Sears filing for bankruptcy will have far-reaching effects that are not limited to the national stage.

On Monday shortly after announcing that their company was filing for Chapter 11 bankruptcy protection, Sears Holdings officials confirmed that Pleasanton's Sears in the Stoneridge Shopping Center would be closing before the end of the year — along with 141 other Sears and Kmart locations nationwide.

"Over the last several years, we have worked hard to transform our business and unlock the value of our assets," Edward S. Lampert, chairman of Sears Holdings said in a statement. "While we have made progress, the plan has yet to deliver the results we have desired, and addressing the company's immediate liquidity needs has impacted our efforts to become a profitable and more competitive retailer."

As a part of the company's financial restructuring and liquidation process, 10 Sears and Kmart locations in California will be closed for good, two of which are located in the Bay Area — the other is a Sears in Santa Rosa.

While Pleasanton Sears employees declined to comment on the store's future, staff seemed surprised as numerous "now hiring" signs and banners were still on display throughout the store Monday afternoon.

A representative of Simon Property Group, which owns the Stoneridge Mall, declined to comment on the Sears news Monday.

It remains unclear how Simon might address the upcoming vacancy — though the Weekly has previously reported that given Sears' struggles on a national level, discussions in Pleasanton have considered Nordstrom moving to the Sears building, freeing up more space for new

retail, dining and entertainment on the Nordstrom side of the mall.

"While we are disheartened by the closing of our local Sears store, which has been an anchor at Stoneridge Shopping Center for many years, we look forward to working closely with the center's owner Simon Properties on new opportunities and amenities," City Manager Nelson Fialho said.

"As has been the case when individual stores have closed over the years, the quality of the center and of our community has continued to attract new retailers interested in opening in Pleasanton," he added. "We're confident that Simon is committed to investing in Stoneridge and positioning the center for success long into the future."

Liquidation sales at the affected stores are expected to begin shortly, with the goal of all selected locations officially closing before the year ends. ■

Work starts on BART garage

Regional effort to add 650+ parking spots at Dublin-Pleasanton

By RYAN J. DEGAN

In an effort to mitigate the traffic congestion and parking headaches that have plagued the area, local and regional leaders came together last week to mark the ceremonial groundbreaking of a multi-platform parking garage for the eastern Dublin-Pleasanton BART station.

Once completed, the garage will provide BART commuters with 650-700 parking spaces, helping alleviate the over 3,000 people wait-listed for a permit/reserved parking spot at the Dublin-Pleasanton station.

"There is a story here that I think our country needs now more than ever," State Assemblywoman Catharine Baker said at the Oct. 9 ceremony. "Leaders who can work together and do not give up easily can improve our quality of life every single day and that is what we are breaking ground on today."

The current BART parking garage, located directly adjacent to the future site, has been unable to keep up with the needs of the region and is typically full by 7:30 a.m., Baker said.

She added that the new structure — expected to open in late 2020 — will make life easier for BART passengers, drivers who will

See **BART GARAGE** on Page 11

“Our city council unanimously voted to **oppose Measure U** because we **know** it’s a triple threat to Livermore. It **requires** us to operate a large **new health care bureaucracy**, at a minimum **cost of \$19,750,000** over 10 years. It can only be **funded by cutting into other vital city services**, including police and fire. Worse yet, **it will force** family doctors, dentists and other **providers to leave our city**, undermining both the quality and availability of local health care.”

Mayor John Marchand
City of Livermore



PROTECT LIVERMORE
NO ON U

Get the facts at ProtectLivermore.org

PAID FOR BY PROTECT OUR LOCAL HOSPITALS AND HEALTH CARE
Committee major funding from
California Association of Hospitals and Health Systems
Stanford Health Care
Kaiser Foundation Health Plan

FPPC#1403025

Hope Hospice hires Hansen as new CEO

Health care exec succeeds Boehm, who retired last month

By JEREMY WALSH

The Hope Hospice Board of Directors has welcomed back Bay Area health care executive Jennifer Hansen into the nonprofit's leadership team, this time as its new CEO.

Hansen takes over for Bob Boehm, who retired at the end of September after more than three years leading the Dublin-based hospice and home health care organization.

"Among the highly qualified candidates we considered, we found Jennifer to be the best suited person to lead our organization into the future," Hope Hospice board president Craig Eicher said in a statement Monday.



Jennifer Hansen

"She has much knowledge and demonstrated successes in the hospice and home health fields, and we are confident that she will ensure that we maintain our high level of compassionate, quality care," Eicher added.

Hansen has more than 20 years of nursing and healthcare business development experience in the Bay Area, including three years with Hope Hospice.

Most recently, she worked as general manager of Comfort Keepers, a Sodexo company located in Walnut Creek. There, she provided leadership, had been responsible for managing daily operations and had complete oversight of a corporate-owned research and development location, Hope Hospice officials said.

Prior to that, she was a leader within the Hope Hospice organization from 2014-17, when she and her team focused on building

relationships with the nonprofit's partners and enhanced responsiveness to patient and family needs, officials said.

From 2006-14, Hansen worked for Kindred Health Care where she provided patient care and led her team in business development. She successfully negotiated contracts with major hospitals in the Bay Area while with Kindred, officials said. She also worked for HR/Manor Care as a manager of market development, managing a sales team to develop business growth for skilled nursing and post-hospitalization care.

"I'm honored to have been chosen as the CEO of Hope Hospice and Home Health, where my heart has always been," Hansen said. "This is such a wonderful organization and I knew I would return here someday. I am fully committed to serving our community and fulfilling our mission to provide

comfort, support and guidance to those who need our help."

Hansen takes the reins from Boehm, who started as interim CEO in May 2015, and then became permanent CEO that December, after previously serving on the nonprofit's Board of Directors.

During his tenure, he brought strong and visionary leadership to Hope, and helped position the agency as a leader in hospice and home health services in the

Tri-Valley community, officials said. Boehm will remain on-board in a consultative role with the organization during the transition.

"On behalf of the board, I want to thank Bob for his many years of guidance and leadership," Eicher said. "At the same time we warmly welcome Jennifer back to Hope as she leads our organization into a bright future."

Founded nearly 40 years ago, Hope Hospice provides hospice care and home health care as well as bereavement services and community education for families in the Tri-Valley and surrounding communities. ■



DAWN WILSON

Clubhouse opens in Pleasanton Hotel

Ed Westmoreland (pictured in center holding scissors) was joined by an enthusiastic crowd Monday as he cut the ribbon and opened his new Clubhouse restaurant in the Pleasanton Hotel at 855 Main St. Westmoreland also owns Eddie Papa's restaurant on Hopyard Road. Clubhouse is the first of two restaurants, a banquet room and an outdoor patio Westmoreland will open by year's end. Across the center hallway from the Clubhouse, work is finishing on Lily's Spirit Room, a new white tablecloth restaurant the will open in time for Thanksgiving dining. "Eddie Papa's is very successful, but it's not downtown," he said. "This is an opportunity for me to be involved on Main Street and to restore the Grand Lady, as the hotel is called."

Paid Political Advertisement



JULIE TESTA
PLEASANTON CITY COUNCIL

Standing up for RESIDENTS, not Developments.
"The Independent recommends voting for one Pleasanton City Council candidate this November - Julie Testa."

Connect with me at www.JulieTesta.com

Paid for by Julie Testa for Pleasanton City Council 2018 FPPC#1412005

Your safety matters!

We have made the protection of life and property our life's work. We believe strong public safety and City services are essential to keeping Pleasanton a great community. Public Safety depends on committed, responsive leaders.


Your Firefighters Support the Following Candidates...



Kathy NARUM
for City Council



Joseph LEDOUX
for City Council



Please join your local Firefighters in supporting these candidates when you vote by mail or at the polls on November 6

Paid for by Livermore-Pleasanton Firefighters Local 1974 Political Action Fund. Not authorized by a candidate or a committee controlled by a candidate.

Comprehensive coverage with prescription drug plan included

Stanford Medicine and Sutter Health-affiliated doctors, specialists and hospitals

Starting at \$69 per month

Medicare Advantage Plans

FROM STANFORD HEALTH CARE



The coverage. The doctors. The healthy extras. With Stanford Health Care Advantage (HMO), you get medical, hospital and prescription drug coverage in one plan and trusted care from a robust network of leading doctors—plus even more benefits that focus on healthy aging.

Learn more at a Stanford Health Care Advantage seminar near you.

Black Bear Diner
5100 Hopyard Rd
Pleasanton, CA 94588
Fri, Oct 19 • 2:00pm
Fri, Oct 26 • 2:00pm
Fri, Nov 2 • 2:00pm
Fri, Nov 9 • 2:00pm
Fri, Nov 16 • 2:00pm

Stanford Health Care – ValleyCare Mertes Education Center
1015 E Stanley Blvd
Livermore, CA 94550
Mon, Oct 22 • 2:00pm
Mon, Oct 29 • 2:00pm
Mon, Nov 5 • 2:00pm

Stanford Health Care – ValleyCare
5725 W Las Positas Blvd
Room 240
Pleasanton, CA 94588
Thu, Oct 25 • 2:00pm
Thu, Nov 1 • 2:00pm
Thu, Nov 8 • 2:00pm
Thu, Nov 15 • 2:00pm

Walk in or RSVP.

StanfordHealthCareAdvantage.org/seminar

Or call us toll-free to learn more.

1-844-778-2636 (TTY 711)

8am–8pm*

*Seven days a week (October 1–March 31, except Thanksgiving and Christmas); Monday to Friday (April 1–September 30, except holidays)



Stanford

HEALTH CARE ADVANTAGE

Stanford Health Care Advantage is an HMO with a Medicare contract. Enrollment in Stanford Health Care Advantage depends on contract renewal. Other providers are available in our network. This information is not a complete description of benefits. Call 1-855-996-8422 (TTY: 711) for more information. For accommodations of persons with special needs at meetings call 1-844-778-2636 (TTY 711).

ATTENTION: If you speak English, language assistance services, free of charge, are available to you. Call 1-855-996-8422 (TTY: 711). ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-855-996-8422 (TTY: 711). 注意: 如果您使用繁體中文, 您可以免費獲得語言援助服務。請致電 1-855-996-8422 (TTY: 711)。

H2986_MA19007v2_M

‘The Pothole Report’

Pleasanton ranks 15th in Bay Area road maintenance

By RYAN J. DEGAN

A recent study of the 43,000 miles of paved road found in the Bay Area — almost double the distance it takes to circumnavigate the globe — has recognized Pleasanton as having some of the best maintained and highest quality streets in the region.

Released by the Metropolitan Transportation Commission, the aptly titled “Pothole Report” analyzed the quality and maintenance efforts of the region’s nine counties and 101 cities, and found that Pleasanton had the 15th highest

quality roads in the Bay Area.

Achieving a pavement condition index (PCI) rating of 79 out of a perfect 100, the 512 miles of roadway found in Pleasanton handily outscored the regional rating of 67 PCI. It should be noted that while 67 may not seem high, officials said it is a marked improvement from 2003’s ranking of 63.

“We understand the quality of our city streets is important to our community,” said Steve Kirkpatrick, Pleasanton’s director of engineering. “City engineering staff works

diligently to implement a pavement management program that guides a comprehensive three-year planning cycle to balance limited funding for roadway maintenance and reconstruction while providing good conditions across all city streets.”

A municipality’s PCI is calculated by analyzing pavement age, regional climate, traffic congestion and available maintenance funding, according to the MTC. Cities with new housing developments and new streets may have a high overall PCI, while older, urbanized municipalities may have a much lower PCI, even though both are practicing pavement preservation.

Pleasanton helped bring up the relatively low Alameda County rating of 68, which is dragged down

by Oakland’s low rating of 55 PCI.

Neighboring Dublin received the highest rating in the Bay Area report with an average PCI score of 85, and San Ramon was ranked just outside of the top 10 at the 11th spot with a rating of 80 PCI. Pleasanton barely edged out Livermore’s rating of 78 followed by Danville’s rating of 77.

The lowest-ranked streets were found in the Marin County city of Larkspur, which recorded a score of 42 PCI.

In this year’s study, the MTC

took time to warn of the overall rating decreases of road quality should Senate Bill 1 — the Road Repair and Accountability Act — be repealed by voters in November, claiming that the estimated \$5.4 billion per year loss in maintenance funding may lead to a 10-point decrease over as many years.

“Additional funding such as from SB 1 is critical in keeping up with the demands of maintaining Pleasanton’s 512 lane miles of streets,” Kirkpatrick added. ■

Commemorating Kristallnacht

German rabbi coming to Pleasanton to speak, 80 years after massacre

By ERIKA ALVERO

Eighty years ago, Nazis in Germany swept through the country on the night of Nov. 9 and attacked its Jewish citizens, vandalizing synagogues, businesses and homes, and killing nearly 100 people.

That night — which came to be known as “Kristallnacht,” or “The Night of Broken Glass” — would mark the start of the Holocaust.

The local Chabad of the

Tri-Valley will commemorate this anniversary by hosting German Rabbi Y. M. Wagner to speak at its center in a few weeks on post-Holocaust Jewish life and confronting anti-Semitism.

“We are honored to welcome Rabbi Wagner to our community and hear him weave together the tragic stories of the past, the present, and his visions for the future,” said Rabbi Raleigh Resnick,

director of Chabad of the Tri Valley.

Wagner is a spiritual leader in Krefeld, Germany, and is the first German-born rabbi since the Holocaust.

The event will take place on Oct. 29 starting at 7:30 p.m. at the Chabad Center for Jewish Life, 3370 Hopyard Road. Tickets are \$15 in advance and \$20 at the door, and can be purchased online at www.jewishtrivalley.com. ■

TAKE US ALONG



Independence Day in D.C. Pleasanton resident and coach Debbie Ayres experienced a once-in-a-lifetime Fourth of July with fireworks over the National Mall in Washington, D.C. while working at the USA Deaf U-21 Basketball Championships at Gallaudet University last summer.



**PLEASANTON
CHAMBER of
COMMERCE**

**VOTE by mail or
on Election Day
Tuesday,
November 6**

www.pleasanton.org

Pleasanton is widely recognized as a premier community in which to live, work and do business.

The Pleasanton Chamber of Commerce believes that local businesses and residents share core values and community goals and that business has a critical role to play in the efforts to maintain and sustain those things that bring value to the community. Pleasanton businesses contribute over 60% of the local tax base and collectively act as the economic engine that produces the jobs, incomes, investments and contributions that support our extraordinary quality of life.

**For Jobs, a Strong Local Economy,
and Great Schools Vote...**



CITY COUNCIL

Kathy Narum

Joe Streng



Paid for by Pleasanton Chamber of Commerce BACPAC and was not authorized by a candidate or a committee controlled by a candidate.

LPC awarded state grant to support veterans

\$200,000 goes to disabled student programs, new student orientation, more

BY ERIKA ALVERO

Las Positas College recently was awarded \$200,000 from the state for veterans support services.

The award comes after the college's Veterans First Program applied for a Veterans Resource Center state grant through the California Community Colleges Chancellor's Office.

"LPC's Veterans First program began as a small group of veterans and has grown into a large group who are dedicated to helping their peers succeed," said Roanna Bennie, LPC interim president. "We are honored that our state Chancellor's Office recognizes the commitment of our faculty, staff and students. They are working each day to help our veteran students succeed."

The \$200,000 was awarded for a two-year period starting

in October. Las Positas officials say the funds will be directed toward student support services including the Disabled Student Programs & Services (DSPS), Extended Opportunity Programs & Services (EOPS), Financial Aid and Tutorial Center.

It will also go toward Operation Gateway (the two-day new student orientation for veterans), offer additional academic support services for students enrolled in gateway courses and enhance students' case management.

Overall, the Chancellor's Office distributed \$8.5 million to 59 community colleges with veterans resource centers, including Las Positas.

"These new funds will allow us to continue to support (veterans) in so many other ways," Bennie said. ■

COUNCIL

Continued from Page 5

support of the Valley Link commuter light rail concept.

In other business

- Though the council had been scheduled to continue with its Chabad Center for Jewish Life permit hearing Tuesday night, Rabbi Raleigh Resnick in recent days asked for a postponement. City staff said a new hearing date will be announced soon.

"Unfortunately, some technical and incremental issues just came up that we want to have all mapped out before we go before the council," Resnick, spiritual leader of the Chabad of the Tri-Valley, told the Weekly. "We presume they will be worked out shortly and expect to be back in front of the City Council in the immediate future."

The council is weighing in on the neighborhood dispute after the Chabad and their backyard neighbors Darlene and Michael Miller each appealed the Planning Commission's earlier approval of the Jewish congregation's request to expand its religious activities while also offering a preschool and hosting outdoor events at its property at 3370 Hopyard Road — a site previously hampered by noise and rowdiness problems when it served as the Pleasanton Masons' lodge.

The commission on June 27 endorsed permit conditions aimed at finding a balance between the property rights of both sides — a middle ground that neither group appeared particularly happy with.

The council held an initial, nearly two-hour hearing on the appeals in August but held off on a final decision after learning of an 11th-hour partial compromise between Chabad leadership and the Millers.

City staff wanted more time to review the proposal, plus the two sides seemed to be drifting away from potential compromise as that Aug. 21 hearing played out.

The status of that deal, as well as city staff's recommendation on the Chabad project at this point, remain unknown.

- Council members unanimously adopted a resolution urging the Zone 7 Water Agency, which sells potable water wholesale to Tri-Valley water providers like the city of Pleasanton, to delay its consideration of new water rates to allow for more time for city staff and the public at large to review the agency's final proposal.

The Zone 7 board was scheduled to consider a final vote on new water rates at its meeting Wednesday night. Go to PleasantonWeekly.com to see coverage of the Zone 7 meeting and look for it in next Friday's paper.

- The council was set to consider approval of restriping Stoneridge Drive over the Arroyo Mocho Bridge

to create four travel lanes, as originally envisioned, but the matter was delayed for two weeks for more public review at Councilwoman Karla Brown's request.

The bridge was built for four lanes (plus bike lanes) as part of the Stoneridge Drive extension on the northeast side in 2013, with a condition that the road on and near the bridge would be limited to one lane each direction initially but could be expanded to two lanes each way some time in the future.

City staff thinks now is that appropriate time, after analyzing traffic volume, speed and crash data. About 20 Stoneridge Creek senior living community residents also attended the council meeting to express strong support for the four-lane plan for safety and traffic relief reasons.

But Brown said she was concerned key stakeholders in the Staples Ranch Specific Plan debate from the early 2010s were not properly notified of the council's hearing Tuesday night, so she requested the item be put over. The matter is scheduled to return to the council for final deliberations at the next meeting, on Election Night.

- Council members hosted a ceremony recognizing local businesses for reaching milestone anniversaries. They also presented a proclamation declaring October as National Bullying Prevention Month and Oct. 24 as Unity Day. ■







SMALL BUSINESS

Profile

Passionate Athlete

Passionate Athlete
350 Main Street, Suite A2
(925) 417-2211
passionateathlete.com
Monday – Saturday 10 am – 6 pm
Sunday 12 pm – 5 pm



MEET THE OWNER
LISA WEIMAN

Q What sets your business apart from other businesses?
A We offer a tremendous selection and great sales!

Q How long has your business been in downtown Pleasanton?
A 18 years

Q Why do you want to be located in downtown Pleasanton?
A Love the vibe, love our town, and love the charm.

Q What do you want your business to be known for?
A Friendly service, great happy vibe, super cute fashions that last and last.

FUN FACT!

Most of the ladies have worked here since we opened 18 years ago — JoAnn, Louisa, Kerry and Traci! And Bette came on board about 3 years ago!



SMALL BUSINESS

Profile

American Harvest

American Harvest
438 Main Street
(925) 485-1577
Americanharvestinc.com
Monday – Friday 11 am – 5 pm
Saturday 10 am – 5 pm
Sunday 12 – 4PM



MEET THE OWNERS
SHARON AND RODGER MATTERN

Q What sets your business apart from other businesses?
A American Harvest is a unique venue with creative displays of American and French antiques and collectibles, as well as specialty gifts.

Q How long has your business been in downtown Pleasanton?
A Over 21 years!

Q Why do you want to be located in downtown Pleasanton?
A Downtown Pleasanton is the heart of this beautiful city. The residents of the Tri-Valley love Downtown Pleasanton.

Q What do you want your business to be known for?
A A great shopping experience for our customers!

FUN FACT!

Little kids who shopped with their parents are now grown and bringing their little ones to American Harvest.

#SMALLBUSINESSSATURDAY

#INPLEASANTON



#SMALLBUSINESSEVERYDAY

#DOWNTOWNPLEASANTON

BART GARAGE

Continued from Page 5

spend less time in traffic and local residents who will no longer have to compete for street parking.

Baker, along with Alameda County Supervisor Scott Haggerty, were largely credited for securing the \$20 million in funding from the state needed to commence construction of the structure, with the additional \$10 million needed to finish the project coming from local government partners.

Officials said they are excited for the project not only because of the alleviation of traffic congestion, but

also because of the positive environmental impact the region will enjoy as a result of less cars on the road.

“Most importantly (the structure) will allow our residents to use BART. It will take most of our congestion from our local city streets, where people are just wandering around trying to find a place to park, (and) it will put them in a parking garage,” Haggerty said. “This is one of the happiest days of my 22 years in public service.”

Haggerty added that the structure will have features specifically meant to complement regional

greenhouse gas reduction strategies, such as charging stations to promote electric vehicles and designated vanpool spots to encourage carpooling.

The project was initiated after BART’s decade-long inability to raise funds or approve plans for a 540-space garage to be located in the area, officials said. According to representatives from Baker’s office, BART claimed the project was never executed due to a lack of funding — which officials estimated would cost \$37 million.

“Over the course of the past decade it has both been incredibly disappointing and confusing, to

see BART advance seemingly endless series of studies, environmental reviews, new plans and policies for stations. All ... while experiencing explosive growth in housing in the Tri-Valley, and escalating congestion in our roadways,” Haggerty said.

The final design is still subject to some change but officials say it will be a convertible structure, allowing it to be redesigned for housing or office space if the region’s traffic congestion and parking issues are somehow resolved in future years. It also remains unclear who will maintain ownership of the garage once it opens.

“You guys are really delivering for your constituents ... at a time where there is a lot of rhetoric, a lot of sharp elbows in our political system. I think what Assemblywoman Baker you and Supervisor Haggerty have shown is that by working together you can get things done in a constructive way, faster than the bureaucracy typically allows,” State Sen. Steve Glazer said at the groundbreaking.

Haggerty also took the time to acknowledge former Dublin vice mayor Don Biddle — who died in February after a brief illness — saying the project would not have been possible without his efforts. ■

REAL PEOPLE. REAL FUN.

There is a reason we use our residents as our photo models. We want you to see real people at real communities enjoying the life they choose. Whether it’s joining friends in a card game, taking a stroll around the grounds, stepping on the bus for an excursion or getting together to share a meal, our residents find everything they need right here.

Experience the Parkview difference. Call or go online now.



Real friends share a secret an Eskaton community

eskaton.org/parkview

The Parkview
Assisted Living and Memory Care
925-398-3933
License #015601283

managed by
ESKATON
Transforming the Aging Experience
eskaton.org



Community Pulse

Jay Dee Knauer

July 10, 1936 – October 7, 2018

Jay Knauer passed away suddenly on Sunday, Oct. 7 in Roseville, CA from a cerebral hemorrhagic stroke. He was a man full of passion, love, gentle and humble, always had an ear to listen and a kind word with the best hugs, and oh so handsome.



He was born in Iowa and moved to California, eventually settling in Pleasanton where he raised his family. As a young man he served in the Navy Reserves and 4 years in the US Air Force. While in the Air Force he married the love of his life after a 3 month courtship. After discharge he worked for 50 years for the FAA as an air traffic controller/instructor out of Oakland and Sacramento.

The center of his life was Jesus and his family. He loved his bible study, teaching others about the bible, playing his trumpet, bocce, and his many friends whose lives he deeply touched.

Jay is survived by his wife, Roberta of 62 years, his children Darlyn Johnson (Rick), Dan Knauer (Kathleen), Denise Colvin (Dennis), Dana Benton (Terry), six grandchildren and seven great grandchildren.

Family and friends are invited to a celebration of life on October 26th, 2018 at 11:00am at the Centerpoint Community Church, 515 N. Sunrise Avenue, Roseville, CA. Donations in lieu of flowers may be made to Cancer Research Institute and the National MS Society in Jay's name.

PAID OBITUARY

Shirley Schwab

February 18, 1932 – October 12, 2018

In loving memory of Shirley Schwab (Blacklock), a longtime resident of Fremont, who passed away peacefully on Friday, October 12. She was 86.



She was preceded in death by her husband Joe, a San Francisco native, and four sisters and two brothers. She is survived by her children: Bryan Schwab, Teri O'Callaghan (Jim), Jennifer Fields, Matt Schwab (Christine), and Joe Schwab Jr. (Anna), 11 grandchildren and five great grandchildren.

A native of Taft and former Pleasanton resident, Shirley was adored by all who knew her. We are all devastated and heartbroken by her passing, but her memory also fills us with joy.

Everybody loved Shirley. She had a sweet soul and the strength to raise five children. She was a longtime legal secretary, a great cook and an ardent Giants and 49ers fan. Nothing made her happier than spending time with family and friends.

With a natural warmth, quick wit and sharp mind, Shirley loved her family unconditionally. She enjoyed talking sports and politics and always had something interesting to say. She was very well-read.

Special thanks to Quail Garden Assisted Living in Livermore and Hope Hospice.

Shirley was also a constant companion with her husband, Joe, a former Pleasanton attorney and school board member, who preceded her in death 18 years ago. Now they can be reunited. Soulmates.

Rest In Peace, Shirley. You lived a beautiful life.

A memorial service was held on Thursday, Oct. 18 at Holy Spirit Church, 37588 Fremont, Blvd. She was laid to rest at Holy Cross Cemetery in Colma.

PAID OBITUARY

POLICE BULLETIN

Tri-Valley native joins Pleasanton PD as newest officer

Pleasanton Police Department and city officials welcomed San Ramon native Nickolas Skaggs as the department's newest police officer during a ceremony last week.

Skaggs expressed his excitement to begin his service to the citizens of Pleasanton and said he is thankful for the opportunity to have achieved getting his "dream job," Pleasanton PD officials said in a statement after the special badge-pinning event Oct. 10.

Police officials said Skaggs rose to the top during a very competitive selection process that included multiple interviews, medical and psychological examinations, and an in-depth background investigation. Skaggs stood out because of his "stellar work history and solid communication skills," they added.

Skaggs joins the department in a lateral transfer from the Campbell Police Department, where he worked the past three years. He decided to pursue law enforcement after graduating from California High School in San Ramon, and he earned a

bachelor's degree in criminal justice administration, with a concentration in law enforcement, from California State University, East Bay.

He is set to undergo a 16-week training period before patrolling Pleasanton on his own.

In other news

- Pleasanton police recently spotlighted a case in which a traffic stop led to two drug arrests in an effort to demonstrate the positives of proactive policing.

An officer initiated a traffic stop in the city on a driver Oct. 9 for their car allegedly having an altered license plate, which is a California Vehicle Code violation.

The officer later searched the vehicle and found methamphetamine for sales, heroin for sales, prescription medication for sales, drug paraphernalia and a stolen disabled placard, police said. The two occupants, a 32-year-old woman from San Jose and a 44-year-old man from Milpitas, were arrested and booked into Santa Rita Jail.

"It isn't uncommon for Pleasanton police officers to hear comments like 'why do you do so many traffic stops,' 'don't you have real police work to do' and 'there are more important things happening in Pleasanton,'" police said in their post on Facebook.

"As in this case, proactive policing and traffic stops often lead to the discovery of other illegal activity. Therefore, we are proud to be able to do both for the Pleasanton community," police added.

They also said the key takeaways from the incident were "don't steal things, drugs are bad, proactive police work works, traffic stops can deter crime, Pleasanton is fortunate to have officers like Officer Jewel, we are fortunate to work in Pleasanton and we are #BetterTogether."

- Pleasanton was recently ranked as the 30th safest city in California, according to Safewise — a home and online security provider — after analyzing crime statistics from the Golden State's 482 municipalities.

That ranking placed Pleasanton above Dublin's 46th position, but well below Danville and San Ramon, which finished in first and third statewide, respectively.

Rankings are determined based off of the number of violent crimes — such as aggravated assault, murder, rape and robbery — in each city. Data used in the study were gathered from FBI crime statistics reported in 2016. ■

—Pleasanton Weekly staff

POLICE REPORT

The Pleasanton Police Department made the following information available.

Oct. 10

Theft

- 8:09 a.m., 2300 block of Meadowlark Drive; theft from auto
- 9:44 a.m. on the 5700 block of Belleza Drive
- 2:24 p.m., 4600 block of First Street; theft of bicycle

- 7:53 p.m., 1800 block of Sinclair Drive; theft from auto

Alcohol violation

- 12:05 p.m. on the 5400 block of Sunol Boulevard

Oct. 9

Theft

- 9:25 a.m. on the 1400 block of Freeman Lane
- 1:29 p.m., 2000 block of Stoneridge Mall Road; shoplifting
- 9:29 p.m. on the 4300 block of Foothill Road
- 10:09 p.m., 1000 block of Stoneridge Mall Road; theft from auto

Alcohol violation

- 5:48 p.m. on the 5400 block of Sunol Boulevard

Burglary

- 8:27 a.m. on the 3400 block of Isle Royal Court

Drug violation

- 4:16 p.m. on the 5500 block of Springdale Avenue

Oct. 8

Drug violation

- 10:28 p.m. at Hopyard Road and Parkside Drive

Burglary

- 5:48 a.m. on the 4100 block of Hopyard Road
- 10:16 p.m. on the 4300 block of Fairlands Drive

Assault/battery

- 4:10 p.m. on the 6800 block of Vale Court
- 7:51 p.m. on the 4400 block of Railroad Avenue

Vandalism

- 7:57 a.m. on the 3400 block of Dennis Drive

Theft

- 5:58 a.m., 4500 block of Rosewood Drive; theft from auto

- 7:35 p.m., 2300 block of Stoneridge Mall Road; shoplifting

Alcohol violation

- 12:41 p.m. on the 4800 block of Bernal Avenue

Oct. 7

Theft

- 3 a.m., 4100 block of Hopyard Road; theft from auto
- 6:01 p.m., 11900 block of Dublin Canyon Road; theft from auto
- 7:18 p.m. at Bernal Avenue and West Lagoon Road; theft of bicycle

Drug violation

- 12:08 a.m. on the 6000 block of Johnson Drive
- 3:12 a.m. at Hopyard Road and Inglewood Drive

Oct. 6

Alcohol violation

- 11:59 p.m. on the 300 block of St. Mary Street

Shoplifting

- 8:08 p.m. on the 1300 block of Stoneridge Mall Road

Assault/battery

- 10:35 a.m. on the 4000 block of Stanley Boulevard
- 12:50 p.m. on the 5400 block of Sonoma Drive

DUI

- 4:40 a.m. on the 4300 block of First Street

Oct. 5

Drug violation

- 10:26 p.m. on the 4500 block of Rosewood Drive

Graffiti

- 11:25 a.m. on the 4300 block of Black Avenue

Theft from auto

- 8:46 a.m. on the 6000 block of Allbrook Circle

FD #429 MORTUARY

LOCALLY OWNED
AND OPERATED SINCE 1891

BURIAL & CREMATION
CELEBRATION OF LIFE SERVICES
RECEPTION FACILITIES

ADVANCE PLANNING MADE EASY
FOR A FREE CONSULTATION OR IN-HOME VISIT CALL

DEANNA MOSER
925.846.5624

TO VIEW OUR FACILITIES VISIT:
WWW.GRAHAMHITCH.COM

4167 FIRST STREET,
PLEASANTON

Vote for Swalwell, Baker, La, Wieskamp

Here are the Pleasanton Weekly's endorsements of candidates for Congress, State Assembly, Alameda County Assessor and East Bay Regional Park District Board of Directors that serve the interests of Pleasanton voters. We reached our decisions after meeting with the candidates or questioning them during a public forum.

U.S. House of Representatives

Incumbent Congressman Eric Swalwell (D-Dublin) is seeking a fourth straight term representing District 15. His challenger is Rudy Peters (R-Livermore), a Navy veteran and owner of a systems engineering firm.

Swalwell is the strong voice the Tri-Valley needs in Congress.

The former Dublin councilman and Alameda County prosecutor continues to be a presence throughout his district and is responsive to constituents.

He remains committed to Tri-Valley goals such as securing funds for the Valley Link rail service, supporting our innovation economy and modernizing schools. Though a vocal critic of President Donald Trump, Swalwell said he hopes to work with a more bipartisan House in the next term to complete bills that align with some stated Trump goals such as the trillion-dollar infrastructure plan, prescription drug costs, DREAM Act and reducing corruption.

Peters has a laundry list of priorities, locally and nationally, but with no prior elected service at any level, he lacks the experience and political clout needed of an effective legislator. He also argues Swalwell doesn't focus enough on improving his district and constituents' lives. We disagree and look forward to seeing what Swalwell

can accomplish in the next two years.

Re-elect Eric Swalwell for Congressional District 15.

State Assembly

Assemblywoman Catharine Baker (R-Dublin) is running for a third term holding a key seat for the minority party in the State Legislature. Challenging the incumbent is Rebecca Bauer-Kahan (D-Orinda), whose resume is similar to Baker's pre-election — an attorney from the opposite party with nonprofit and school volunteer service but no elected experience.

We prefer Baker for District 16.

Over her four years in office, Baker has been persistently active in the district while also being a devoted advocate for her constituents in Sacramento. She has worked across party lines on statewide issues like women's rights, gun control and coastal protection, but as importantly, she has achieved results to improve life in the Tri-Valley — look no further than her helping find money for a new BART parking garage in Dublin, which broke ground last week.

Bauer-Kahan, who finished 13 points behind Baker in the primary but may well benefit from a blue wave in the general election, has proven herself knowledgeable on statewide issues but we worry about her finding her independent voice within her party and to what extent she will prioritize the Tri-Valley.

Re-elect Catharine Baker to the State Assembly.

Alameda County Assessor

The race to replace retiring Alameda County Assessor Ron Thomson features two Alameda residents: Phong La, a real estate tax attorney

whose practice is based in Newark, and Jim Johnson, chief of the Assessor's Assessment Services Division.

La's campaign centered on experience, affordability and transparency has resonated with us — as it did with many voters in June, with La earning 38.86% to Johnson's 24.88% in the four-candidate primary.

With experience on the consumer side of assessments (namely confronting incorrect tax bills), La wants to see the county office be more proactive with residents and businesses, including introducing informal hearings before assessment appeals, opening a satellite office in the Tri-Valley and prioritizing digitalization of the backlog of paper files to finally bring the assessor into the 21st century.

Johnson's campaign is focused on experience, continuity and nonpartisan decision-making for the Assessor's Office. But his core message seems to be that he has worked there for 26 years and he has the backing of the outgoing assessor. We hoped to hear more original ideas from Johnson on how he would improve the office with his own, independent voice.

Phong La is the leader the Assessor's Office needs going forward.

EBRPD Ward 5

Longtime Board of Directors member Ayn Wieskamp from Livermore is seeking re-election to the Ward 5 seat, representing the Tri-Valley south to Newark and parts of Fremont. She is being challenged by Fremont small business owner Dev Gandhi.

We support Wieskamp.

With nearly 20 years on the EBRPD board (on top of prior service on the Livermore City Council and

Livermore Area Recreation and Park District), Wieskamp remains experienced, knowledgeable and highly motivated to represent the Tri-Valley's interests.

She pointed to recent accomplishments in Pleasanton including opening the Castleridge Trailhead access point to The Ridge and solar panels at Shadow Cliffs. And we laud her top local priorities for the next four-year term, such as creating trail access at Doolan Canyon in Livermore and Niles Canyon.

Gandhi, who did not respond to requests for an interview, is a technology entrepreneur who said on his campaign website that he was inspired to run to fix (unspecified)

problems with local EBRPD parks, primarily Mission Peak Regional Preserve. But his candidacy seems to us half-hearted and unfocused.

Vote Ayn Wieskamp for EBRPD Board of Directors Ward 5 on Nov. 6. ■

Correction

Last week's Around Pleasanton column, "Council candidates find campaigning hard work, expensive," misidentified the occupation of a contributor to Julie Testa's campaign. Allen Roberts is a retired computer manufacturing engineer. The Pleasanton Weekly regrets the error.

LETTERS

Testa for City Council

Dear Editor,

With so many new faces running for Pleasanton City Council this year, who can you trust with your vote? One way is to examine their records.

Newcomers Joseph Ledoux and Joe Streng have virtually no track record on the issues. Incumbent Kathy Narum has a long record of supporting developers, businesses and the Chamber of Commerce over her years as a planning commissioner and City Council member.

On the other hand, Julie Testa has an equally long record but a different focus: fighting for the residents

against over-development, advocating measures to reduce school overcrowding, maintaining local control of land use decisions and opposing ill-conceived policies such as current plans to inject treated sewage into our drinking water aquifer (otherwise known as toilet-to-tap).

Another way is to understand who is funding their City Council campaigns. As indicated in campaign filings (<https://public.netfile.com/pub2/Default.aspx?aid=COPO>), both Narum and Streng are largely funded by developer, business and other special interests and both have been endorsed by the Pleasanton Chamber of Commerce.

The price for this endorsement and the money that will follow is for candidates to pledge allegiance to the chamber's 2020 Vision, a dystopian manifesto advocating for government of, by, and for business interests.

Conversely, Testa's contributions come from residents like you and me who understand that Julie will be an independent voice on the Council and will make decisions on our behalf, not for developers or the Chamber of Commerce. Please join me in voting for Julie Testa for City Council.

—Matt Sullivan
City Council, 2004-12

See **LETTERS** on Page 14

FIREHOUSE ARTS CENTER™



Lucky Diaz & The Family Jam Band
Oct 20 at 2pm
Emmy and Latin Grammy winning kids indie pop musicians

MILF Life Crisis

Oct 20 at 8pm
A new kind of post-relationship comedy with Second City Toronto alum Anne Marie Scheffler



Pleasanton Community Concert Band
Oct 21 at 2pm – Free Concert
A Russian Musical Adventure

Creatures of Impulse

Oct 23 - 27
Gather around the campfire as your suggestions inspire COI to create a dark and stormy night live onstage!



Tri-Valley Repertory Theatre
Guys & Dolls
Nov 3 - 18
Hailed as the perfect musical comedy, this award-winning classic gambles with luck and love under the bright lights of Broadway

TICKETS:

Phone: 925.931.4848
Box Office: 4444 Railroad Ave., Pleasanton, CA

FIREHOUSEARTS.ORG/EVENTS

LETTERS

Continued from Page 13

Who should follow?

It goes without saying that Kathy Narum should be re-elected to Pleasanton's City Council. Her experience, firm understanding of the issues facing Pleasanton and balanced approach to the position are exemplary.

A question arises then regarding who should fill the position I am vacating by deciding not to run for re-election. If you voted for me four years ago, you should replace me with Joe Streng.

Joe and his wife Elizabeth grew up in Pleasanton and are products of the Pleasanton Unified School District. Joe has solid commission experience having served to term out on the Parks and Recreation Commission. Along the way he helped develop our master plans for parks and recreation, and bicycle and pedestrians. This important effort required listening skills, collaboration and building consensus. These skills are critical for a properly functioning City Council.

Joe Streng favors bringing Costco to Pleasanton and resuming the planning of East Pleasanton, two issues I have supported. One candidate for council has consistently opposed Costco, developers

and development, and wants to delay planning the east side. This candidate has tended to dwell on the problems and, as the Weekly has recently indicated, pointing out the problems "isn't always enough."

Joe Streng is not anti-developer because he realizes that if one lives in a house in Pleasanton chances are high a developer built that house. Please vote to continue the positive working relationship we have experienced on our City Council. Vote for Joe Streng for City Council.

—Arne Olson,
Outgoing City Council member

False reporting

In the Oct. 12 Pleasanton Weekly, Jeb Bing wrote a column where he reported on my contribution to Julie Testa's campaign for City Council, a campaign whose platform is "Standing Up for Residents, Not Developments."

In his article, Mr. Bing referred to my occupation as developer. I've never been a developer; in my career I've been an electrical engineer and a professional photographer and I've been a longtime advocate for preserving Pleasanton's small-town character. In misstating my occupation, Mr. Bing could taint the Testa campaign as being funded by developers.

In a phone call to the Weekly, the editor explained that instead of using the information provided in the campaign disclosure, which accurately reports my occupation as retired, Mr. Bing relied on a 3-year-old anonymous post from the Pleasanton Weekly's Town Square forum. Because the anonymous post was not flagged, the information was considered to be accurate.

It's a sad day for Pleasanton that anonymous postings are now a source for our news. I have consistently supported candidates who care about the quality of life in Pleasanton. Julie is one of those candidates.

—Allen Roberts

Narum for council

Kathy Reed Narum is a 25-year resident of Pleasanton who has worked hard to preserve the small-town charm of our city. Additionally, she has created a town square and additional parking.

She has a wealth of experience from serving on the Parks & Rec and Planning commissions to becoming vice mayor in 2016. She listens to both sides of issues from residents.

She shows up everywhere all the time in support of our schools, police and fire departments. My favorite project that she has helped complete is Phase II of the Bernal Park.

Please join me in re-electing Kathy Reed Narum to our City Council.

—Lori Murphy

Experience matters

Good experience is essential to good government! Pleasanton is indeed fortunate to have Kathy Narum.

She has served many years on Parks & Recreation Commission, Planning Commission and City Council. Every place she makes a positive contribution that benefits the entire community. Kathy is thoughtful and very thorough. She is a voice of reason and common sense.

Please vote on Nov. 6 to re-elect Kathy Narum to the Pleasanton City Council.

—Brad Hirst

Experience, and fresh ideas

Pleasanton didn't become No. 7 on a national list of best places to raise a family without sound planning and carefully orchestrated projects. Kathy Narum, as a council member for the past five years, has played an important role in that planning and execution to maintain and improve the quality of life in our city.

Her training and education afford her the solid background to ask the in-depth questions before committing the city's dollars in

costly endeavors, and she uses her insight to assure we get the best bang for the buck.

Her commitment and accessibility to the citizens of this community are evident in her ready response to anyone with questions, even if she is away on business. She always returns a phone call or an email within a day, and if she can't answer, she is quick to direct you to someone who can.

Recognizing the changing demographics of our community, a fresh outlook can have enormous benefits to the overall workings of our council. Joseph Ledoux, a longtime Berkeley police officer and Pleasanton resident, is a new face in the race.

His earnest desire to contribute to the inner workings of the city and his willingness to familiarize himself with both the residents and the issues make him a viable choice for the second open seat on the council.

I'll be marking my ballot for Kathy Narum and Joseph Ledoux on Nov. 6. To me, they represent the best of both worlds.

—Linda Kelly

Recent Foothill grad for Baker

Assemblywoman Catharine Baker has been a remarkable leader for our community, consistently prioritizing policy solutions over ideological rigidity. Despite being a Republican, Baker has been willing to be a strong voice for young people, especially on issues that we care deeply about such as environmental protection laws, common-sense gun regulations, and stricter workplace protections against harassment and abuse.

In particular, I deeply appreciate Baker's strong stance against race-based affirmative action, which has been an unmitigated civil rights disaster for the Asian-American community. According to numerous studies, Asian-American students are forced to score over 150 points higher on the SAT and 0.8 points higher with the cumulative GPA to even be competitive against other ethnicities in prestigious college admissions.

Polls show affirmative action is overwhelmingly opposed by over 70% of the American public. Hopefully, with strict constitutionalist Justice Kavanaugh on the Supreme Court, we will finally see the end of the reverse racism of affirmative action — which has done absolutely nothing to help the very minorities it prioritizes over the last forty years.

Finally, Baker's opponent, Rebecca Bauer-Kahan, who has zero experience in public office, will be an exclusive voice for her hyper-partisan base, but will fail to represent the moderate viewpoints of the vast majority of Pleasanton citizens.

Baker has taken a courageous

stance by refusing to participate in special interest questionnaires, standing up for local autonomy over BART's unconstitutional efforts to force high-density housing into our overcrowded northern neighborhoods, and is willing to put substance before party.

—Andy Li

PleasantonVoters endorsements

PleasantonVoters.com would like to thank all those who attended the recent "Tri-Valley @ a Crossroads" forum, including the four candidates who are seeking the two open seats on Pleasanton's City Council.

They all shared their views on a variety of issues related to rapid growth in the region and its impact on our infrastructure. A special acknowledgment goes to Christopher Schlies, who served as moderator. Please go to our website, www.PleasantonVoters.com, to find a link to the recent forum on YouTube.

We endorse Julie Testa for Pleasanton City Council. She has consistently supported our mission of protecting the urban growth boundary, preserving ridges and open space and balancing infrastructure needs with growth in our neighborhoods. Julie continues to support slow and smart growth in Pleasanton.

Joe Ledoux is our second endorsement for City Council. He brings a different perspective to the council and is not aligned with any special interest groups.

We need people like Julie Testa and Joe Ledoux on our City Council. They are independent, conscientious and put Pleasanton residents first. They do their homework and premise decisions on input aimed at creating good for Pleasanton as a whole versus special interest groups.

—Kelly Cousins
President, PleasantonVoters.com

Baker doesn't share my 'California values'

I'm still in disbelief that Catharine Baker voted against the California Values Act (SB 54) last year.

This critical new law now ensures that state and local dollars and resources are not used to separate immigrant parents from their children or deport them. The law is much-needed until this Administration establishes an immigration policy that is humane.

Too, California taxpayers previously spent \$65 million a year responding to ICE detainer requests. Attorney Rebecca Bauer-Kahan coordinated the legal services at SFO for detained refugees and has the expertise and will to deal with these kinds of important issues. Baker does not share my "California values," so she has lost my vote for Assembly.

—William Oliver

THE CITY OF PLEASANTON



UPCOMING MEETINGS

Planning
Wednesday, October 24, 2018 at 7:00 p.m.
200 Old Bernal Avenue

- **Rong Chi Lin for Ron and J Auto, LLC**
Application for Conditional Use Permit approval to operate an automotive repair shop at an existing service station at 4212 First Street. Zoning for the property is C-F (Freeway Interchange Commercial) District.
- **David Nico for Lifesaver of Northern California**
Application for Conditional Use Permit approval to operate a quick service station located at 7059 Commerce Circle. Zoning for the property is I-G-40,000 (General Industrial) District.
- **Hong Chen/Shengmeng Education Center**
Application for Conditional Use Permit approval to operate an educational facility at 6691 Owens Drive. Zoning for the property is PUD-I/C-O (Planned Unit Development - Industrial/Commercial-Offices) District.

Bicycle, Pedestrian and Trails
Monday, October 22, 2018 at 6:45 p.m.
Senior Center, 5353 Sunol Blvd

- Review Trail System Within the Proposed Spotorno Ranch Development
- Review I-680/Sunol Boulevard Interchange Design Plans
- Update on the Foothill Road Sidewalk Improvement

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



LIFETIME ACTIVITIES

Left: Halloween Fun Night includes big chess games — chess is one of the programs offered at Pleasanton Tennis and Community Park, with lessons and occasional tournaments in the clubhouse. Above: Fun Night offers Halloween-themed games with tasty treats as prizes.

Tricks, treats, games galore

Halloween Fun Night at tennis center 'just grew and grew'

By DOLORES FOX CIARDELLI

What started out in 2005 as a fun Halloween-themed tennis party for a dozen young players has turned into an extravaganza of spooks, costumes, games and candy that draws hundreds — the Pleasanton Halloween Fun Night.

"It's been a large event for six or seven years — it just grew and grew," said John Vest, chief operating officer for Lifetime Activities, which contracts with the city to run the program at Pleasanton Tennis and Community Park. "Everyone is invited."

Vest was tennis director at the Pleasanton site in 2005 and thought it would be fun for the kids participating in tennis programs to

celebrate the holiday.

"We had fun Halloween-themed tennis games, some decorations, some big pumpkin blowups. One of the games was to hit the blowups," Vest recalled. "From there we started adding things, and it took off rather quickly."

They created a "haunted hallway" that over the years ended up snaking through the facility's common area as a haunted house.

"Last year we had about 80 volunteers from the local high school and organizations that played actors in the haunted house," Vest said.

He estimated that anywhere from 900 to 1,000 people came to enjoy the Fun Night last Halloween, with the children in costumes.

"It's pretty neat how the community has embraced it," Vest said. "One couple comes out every year in costumes that can only be described as 'professional.' One year they were Frankenstein — he was on stilts to make him 7 feet tall — and Bride of Frankenstein."

For this year's event, the haunted house has been scaled back to a haunted entrance once again.

"We decided to focus on adding games and activities that the community can play at the Tennis Park," Vest said. "We have a lot of fun activities planned."

For one game, badminton birdies will be transformed into fireflies using blinking LED lights. The rackets will have strings replaced with nets, and the kids can use

them to catch the fireflies.

"We have added so many games, and we are excited to let people try new things," Vest said. "Everything takes on a Halloween theme that night. There will be plenty they can do — and shopping carts full of candy."

The tennis facility has a staff of about 30 full- and part-time members, with more in the summer, and that evening they will be joined by leadership teams from the other sites. Lifetime Activities also runs the city programs in Sunnyvale, Cupertino, Santa Clara and Walnut Creek.

"We couldn't do it without the volunteers from the community," Vest said. "The Halloween Fun Night is our chance to give back to

the community. At the Fun Night, kids of all ages get to dress up and trick-or-treat with us while trying sports and activities they can enjoy for a lifetime."

The free event is a good time to check out the 12-court Pleasanton Tennis Park facility, which includes a clubhouse and a pro shop. That evening, it will offer specials on the programs, which include tennis, chess, badminton and pickle ball, a game played on a smaller court with a paddle and whiffle ball.

The 13th annual Halloween Fun Night will take place from 6:30-8:30 p.m., Friday, Oct. 26. For more information, go to www.lifetimeactivities.com, visit the Tennis Park at 5801 Valley Ave. near Hopyard Road, or call 931-3449. ■

Celebrate fall at Harvest Festival

Shop, shop, shop for unique jewelry, ceramics and more

By DOLORES FOX CIARDELLI

The Pleasanton Harvest Festival at the Alameda County Fairgrounds next weekend will blend Halloween fun, music and entertainment with a shopping bonanza of more than 24,000 handmade gifts. Indoor and outdoor booths will feature original art, jewelry, clothing, ceramics, photography, specialty foods, toys, decor and more.

The family-friendly fest includes a pumpkin patch and a KidZone with Halloween-themed "make-and-take" arts and crafts. Live entertainment will include Capt. Jack Spareribs — a magical juggling pirate who bears an uncanny resemblance to Johnny Depp — and Retroactive Dance Band performing songs from the '60s to current hits from Motown to Bruno Mars, Adele to Maroon 5.

The Pleasanton Harvest Festival is also giving back to the community by partnering with the Crown Monarchs Youth Cheer Squad, a nonprofit competitive squad that promotes

cheerleading and dance for girls. Half of the proceeds from shopping bags sold as the event will go to the cheer squad as well as a direct donation from the Harvest Festival.

The festival runs all next weekend, Oct. 26-28. ■

Fall fun

What: Pleasanton Harvest Festival

Where: Alameda County Fairgrounds

When: Oct. 26-28

Hours: 10 a.m.-5 p.m. Friday; 10 a.m.-6 p.m. Saturday; 10 a.m.-5 p.m. Sunday

Tickets (valid for re-entry): \$9 adults; \$7 seniors 62 and older, and military; \$4 ages 13-17 free for 12 and under

More information: www.harvestfestival.com or call 392-7300



CONTRIBUTED PHOTO

The Harvest Festival offers spooks in every size and shape.



CONTRIBUTED PHOTO

Mariachi de Mexico

Mariachi Herencia de Mexico, an ensemble of students from the Chicago's immigrant barrios, will be at the Bankhead Theater for one performance, at 8 p.m. next Saturday (Oct. 27). "We are the future. We don't want our culture to die and we want to keep celebrating it through music," violinist ZullyDiana Gomez told Billboard magazine earlier this year. Tickets are \$20-\$30. Visit lvpac.org, go to the box office at 2400 First St. in Livermore, or call 373-6800.

Visiting the villains

Broadway Chorus explores dark side of entertainment

Tri-Valley Repertory Theatre's Broadway Chorus is going to explore the darker side of Broadway, movies, opera and Disney next week in "Villains of Stage and Screen."

The show features music from "Sweeney Todd," "Don Giovanni," "Nightmare Before Christmas," "Jekyll and Hyde" and more, under the direction of Jed da Roza and Leslie Lawrence.

Performances are at 7:30 p.m. Oct. 26 and at 2 p.m. Oct. 27 at Valley Community Church, 4455 Del Valle Parkway. Tickets are \$20 for adults; \$17 for seniors 65 and older; and \$10 for children under 18. For tickets, call 462-2121 or go to www.trivalleyrep.org. ■

—Dolores Fox Ciardelli

Roll of the dice

'Guys and Dolls' onstage at Firehouse

By DOLORES FOX CIARDELLI

Nathan Detroit is setting up his craps game at the Firehouse Arts Center as Tri-Valley Repertory Theatre opens "Guys and Dolls" on Nov. 3 to run at 8 p.m. Fridays and Saturdays and at 2 p.m. Sundays through Nov. 18.

The musical comedy is set in Damon Runyon's mythical New York City where gambler Nathan Detroit is trying to find the cash to set up the biggest craps game in town. But the authorities are breathing down his neck, and his girlfriend, nightclub entertainer Adelaide, is lamenting they've been engaged for 14 years.

Detroit hopes for help from fellow gambler Sky Masterson, but he is busy chasing the straight-laced missionary Sarah Brown. The adventures continue to the cafes of Havana and back to New York — and its sewers — with singing, dancing and laughs all the way. The show ran for 1,200 performances when it opened on Broadway in 1950.

Directors are Kathleen Breedveld and Brian Olkowski; music director, Sierra Dee; choreographer, Kelly Krauss Cooper; starring Noel Anthony as Sky Masterson, Rachel Powers as Sarah Brown, Robert Lopez as Nathan Detroit,



JOSH MILBOURNE

Sarah Brown (Rachel Powers) and Arvide Abernathy (Jim Rupp) want to lead others to salvation but gambler Sky Masterson has his eye on Sister Sarah.

Morgan Stinson as Miss Adelaide, and Johnny Orenberg as Nicely-Nicely Johnson.

Tickets are \$19-\$41. Go to www.firehousearts.org, call 931-4848, or purchase at the theater box office, 4444 Railroad Ave. For more information, visit www.trivalleyrep.org. ■

Fall is for Planting

Save 30% on All Plants

Shade trees, fruit trees, roses, shrubs, vines, vegetables, garden color. Now through October 31.



Save 20% on all pottery, fountains and fall decorations through Oct. 31.

Return of a Western Tradition

Western Garden Nursery's Christmas Shop featuring:

- Barcana's prestige line of artificial Christmas trees. Available in 6 ft, 7.5 ft and 9 ft. These are the most realistic trees you will find with warm white LED lights. 25 year warranty on construction. 6 season warranty on lights.
- An assortment of traditional and whimsical ornaments from Kurt Adler
- Unique selection of gifts



WESTERN GARDEN NURSERY

Open Monday-Saturday 9-5, Sunday 10-4:30

2756 Vineyard Ave., Pleasanton • 925.462.1760

www.westerngardennursery.com • [facebook.com/wgnursery](https://www.facebook.com/wgnursery)



CONTRIBUTED PHOTO

'Nightmare' comes to life

Creatures of Impulse, Pleasanton's award-winning teen improv troupe, is providing a "Nightmare" for audiences next week, gathering them around a "campfire" to follow their suggestions to create a dark and stormy night at the Firehouse Arts Center. Shows are at 7:30 p.m., Thursday, Friday and Saturday next week. There is also a matinee at 2 p.m. next Saturday. Tickets are \$7 for students and \$12 for adults. Go to www.firehousearts.org, call 931-4848, or purchase at the theater box office, 4444 Railroad Ave. There is also a special cash-only preview show for \$2 at the door at 7:30 p.m., Tuesday.



CONTRIBUTED PHOTO

Heartbreak and humor of divorce and dating

Anne Marie Scheffler shares insights of her "MILF Life Crisis" in a comedy show that explores the new kind of relationships she observed when newly divorced with kids, at 8 p.m. this Saturday at the Firehouse Arts Center. Scheffler, a Second City Toronto alum, observes, "To Tinder or not to Tinder? Your perfect life has fallen apart, and instead of the traditional family, you have an ex-husband and a parenting schedule. So are you ever going to love again?" Tickets are \$17-\$27. Go to www.firehousearts.org, call 931-4848, or purchase at the theater box office, 4444 Railroad Ave.



Fresh news delivered daily

Sign up today at PleasantonWeekly.com

PLEASANTON PREPS

BY DENNIS MILLER

Sponsored by



484-0789 vicsallstar.com

Foothill alum inducted into UC Davis Hall of Fame

Alma mater follows in Sedlak's footsteps with solid week on court

Betsy Sedlak, a graduate of Foothill High, was recently inducted into the University of California, Davis Hall of Fame following her incredible volleyball career.

A 6-foot-3 middle blocker, Sedlak transferred to UC Davis from the University of Oregon in 2009 but had such an emotional impact on her teammates that they selected her as their team captain in her junior year.

Sedlak also earned All Big West honors three straight years including back-to-back First Team nods.

From 2009 to 2011, Sedlak amassed 393 blocked shots, putting her second on the school career list despite playing one fewer season than the record holder.

She also had a .336 hitting percentage, breaking a 19-year old Aggie benchmark previously held

by another Hall of Famer.

UC Davis struggled in the Division I transition averaging just four victories per year in that span. But in Sedlak's sophomore and senior seasons, the Aggies enjoyed win totals of 20 and 21 respectively.

Foothill volleyball

The Falcons moved one step closer to the East Bay Athletic League title, winning both of their league games last week.

The team opened the week with a 25-7, 26-28, 25-22, 26-24 win over Carondelet. Grayce Olson led the way with 22 kills and 11 digs. Ishana Ram had 56 assists and 10 service points, while Naya Williamson finished with 12 kills and 16 digs.

The Falcons finished with a 25-15, 25-21, 25-20 win over San

Ramon Valley to move to 15-1 in league and 23-5 overall.

The highlights came from Emily Haskell (26 digs, 14 service points), Haley Roundtree (12 kills, 3 blocks) and Riley Francis (7 kills, 9 service points).

Amador volleyball

The Dons stayed right on the heels of Foothill with a pair of wins themselves.

First up was a 27-25, 25-20, 20-25, 25-23 win over Dublin.

Mahlia Jackson and Sarah Rieble led the Amador attack with 17 and 15 kills, respectively. Setter Helen Xiao had a double-double with 41 assists and 11 digs. Jillian Wittenauer led the Dons' defense with 12 digs.

Amador Valley also had 14 service aces, led by Abby Swindale's four.

The Dons closed the league week with a 25-14, 25-19, 21-25, 25-20 win over Monte Vista.

Rieble had 19 kills with a .368 hitting percentage, while Jackson nearly had another double-double with 11 kills and 9 digs. Kaitlyn McFall and Rachel Malmrose protected the net with 4 blocks each. Xiao had another double-double with 29 assists and 15 digs.

Wittenauer paced the Amador defense with 19 digs, with Summer Reeves and Swindale contributing 9 and 8 digs, respectively.

The Dons had 11 service aces with sophomore serving specialist

Collette Wogsland leading the way with 3 aces.

Amador rolled into the weekend and took sixth in the prestigious Stockton Classic, a tournament that included several Northern California volleyball powerhouses such as Archbishop Mitty, Bishop O'Dowd, Marin Catholic and James Logan.

The Dons first took on the Oak Ridge Trojans (El Dorado Hills). The Dons bested Oak Ridge 14-25, 25-17, 15-10 to open the tournament. Amador then fell to Exeter 25-23, 19-25, 12-15 before beating Pleasant Grove 25-23, 17-25 and 15-13. The Dons dropped their finale to St. Francis 25-27, 25-23, 8-15.

Foothill water polo

The Foothill boys varsity water polo team completed a full week, taking third in the Aptos Tournament.

Foothill beat Salinas and Aptos and lost to league rival Monte Vista.

The Falcons also had a tough game against league powerhouse De La Salle, losing 17-5, but still got some big showings. Jesse Goodman and Nathan Williams had 2 goals each. Sanjay Menon scored once, giving Foothill a wider scoring threat.

Standouts in the Aptos Tournament were Williams with 9 goals, Dylan Weiglein with 5 goals and Ryan Weiglein with 6 goals. ■

A NON-ATTORNEY ALTERNATIVE

Competitive Rates,
Excellent Service



- Divorce
- Probate, Trust Admin.
- Living Trusts, Updates
- Deeds

By appointment at 925-577-4736 or www.atlasdp.com

Atlas Document Preparation Services

120 Spring Street, Suite L, Pleasanton, CA 94566

Charlotte R Hargrave LDA CP NP Registered Alameda County LDA #96
I am not an attorney. I can only complete documents at your specific direction.



Having trouble finding the right care provider for you?

Let us take the guesswork out of finding great care.

Choosing the right care provider can be a long and complicated process. Home Care Assistance prides itself on helping families by providing expert care management, in addition to the most experienced and dependable caregivers. We take the guesswork out of what care clients might need and manage everything for you! Plus, our expert caregiver matching ensures your loved one is paired with a caregiver with the skills and experience to meet their needs but also with a personality that will make them optimally comfortable and happy.

Speak to a Care Advisor to schedule your free in-home consultation today.

From our family to yours!

925-291-0864

700 Main Street
Pleasanton, CA 94566

HomeCareAssistance.com/Pleasanton



Come visit us! Stop by our office conveniently located in the heart of downtown Pleasanton.



Serving happy clients across Pleasanton, Livermore, Dublin, San Ramon and more!

Calendar

Concerts

PLEASANTON COMMUNITY CONCERT BAND FALL CONCERT The Pleasanton Community Concert Band's Fall Concert entitled, "A Russian Adventure" will be from 2 to 3:30 p.m. on Sunday, Oct. 21, at the Firehouse Arts Center, 4444 Railroad Ave. Admission is free, but donations are appreciated. For more information call 846-5897 or go to pleasantonband.org.

A CELEBRATION OF LEONARD BERNSTEIN A Celebration of Leonard Bernstein presented by The San Ramon Symphonic Band at 7:30 p.m. on Friday, Oct. 19 in the Dougherty Valley Performing Arts Center, 10550 Albion Rd., San Ramon. For tickets and more information, go to SanRamonPerformingArts.com or call 973-3343.

Talks & Lectures

TRI-VALLEY WRITERS At 2 p.m., on Saturday, Oct. 20 at the Four Points Sheraton, 5115 Hopyard Rd., author and editor Audrey Kalman will discuss "Seeking the Muse: Connecting with Your Creative Self in an Age of Distraction". Check-in time 1:30 p.m. Cost is CWC adult members, \$14; adult non-members, \$18. To register e-mail reservations@trivalleywriters.org.

LIBRARY WELCOMES PHOTOGRAPHER APRIL XIE From 2-3 p.m. on Oct. 21 at the Pleasanton Library, 400 Old Bernal Ave., the next photography workshop in our series will feature photographer April Xie. She captures exquisite scenes of nature in all its grandeur, beauty, and variety, from California to New Zealand to Iceland and more.

Food & Drink

SUNFLOWER HILL AT THE STABLE CAFE Esther Hall, owner of the Stable Cafe at the Pleasanton Fairgrounds 4500 Pleasanton Ave., is giving our special needs community members the opportunity to learn restaurant skills. Please join us for breakfast on any of the following dates: Sunday, Oct. 21, Sunday, Nov. 18, Sunday, Dec. 16. Make reservation for an available day (Cash Only). Please arrive during the time frame selected and note that the food ordered will not be free. No credit cards accepted. eventbrite.com/e/sunflower-hill.

HALLOWEEN BREW CRAWL The 8th Annual Halloween Brew Crawl will be from 5 to 8 p.m., on Saturday, Oct. 27 in Downtown Pleasanton. Stroll through Downtown and sip on craft brews, ciders and mead while enjoying tasty bites along the way at 30+ downtown locations. For more information, go to pleasantondowntown.net.

FOOD PANTRY AT VALLEY BIBLE CHURCH From 6:30 to 8 p.m. on Thursday evenings at Valley Bible Church, 7106 Johnson Dr., the Food Pantry is open to serve anyone who needs food. No proof of residency is required, just come and get a couple of bags or more.

Fundraisers

WORLD POLIO DAY The Rotary Club of Pleasanton has partnered with both Mountain Mike's Pizza restaurants to raise funds through Pizza For Polio.

PET OF THE WEEK

Meet Cessna

Young Cessna is full of energy, curiosity and life; he's tons of fun to have around. The 8-month-old is neutered, micro-chipped, virus-negative, fully vaccinated (including rabies), treated to prevent fleas, litter box trained, and good with cats and kittens of all ages. Cessna is available for adoption through Allie's Pals Cat Rescue. Contact Terri at terrilduncan@yahoo.com or 487-7279.



ALLIE'S PALS

On Wednesday, Oct. 24, World Polio Day, at Mountain Mike's Pizza, 5424 Sunol Blvd. and 3120 Santa Rita Road, Mountain Mike's will donate 25% of the bill (excluding beer or wine) from anyone dining in or taking out pizza when they mention "Pizza for Polio." Call 846-3222 or 485-4242 for more information.

Lessons & Classes

AL-ANON AND ALATEEN Al-Anon and Alateen offer hope and strength for families and friends of problem drinkers. Contact 277-7661 or help@AlanonTriValley.org. Go to AlanonTriValley.org. Pleasanton.

NATIONAL ALLIANCE ON MENTAL ILLNESS (NAMI) TRI-VALLEY CONNECTION SUPPORT GROUP National Alliance on Mental Illness Tri-Valley Connection Support Group, meets from 7:15 to 8:45 p.m. on Wednesdays, at St. Clare's Episcopal Church, 3350 Hopyard Rd. for education and support for those experiencing a mental illness. Visit namitri-valley.org, or contact Kelley Thorpe Baker, (714) 296-3444.

GRIEF WORKSHOP The death of a loved one is unlike any other loss. Please join us for our Fall Workshop on Thursday evenings, beginning on Sept. 6 and ending on Oct. 25, at 7:30 p.m. at St. Elizabeth Seton Church, 4001 Stoneridge Drive. Pre-registration is required. Please call Eleanor at 846-8708 for more information.

Outdoor Recreation

HALLOWEEN SCAVENGER HUNT The Annual Halloween Scavenger Hunt will take place from 10 a.m. to 12 p.m. on Saturday, Oct. 20, while supplies last. Children 10 years old and younger are invited to come in costume and pick up instructions from the starting location outside of the Museum on Main at 603 Main St. Email events@pleasantondowntown.net for more information.

Seniors

FINDING WELLNESS CLASSES FOR SENIORS Finding Wellness is a 7-week fun and interactive series designed to promote healthy living and well being. Classes meet from 1:30 to 3 p.m., on Tuesdays, beginning Oct. 23 at the Church of Jesus Christ of Latter Day Saints, 3574 Vineyard Ave. (No class Nov. 20). Classes are free and include 20 minutes of gentle exercise. For age 60+. ssptv.org/finding-wellness-program.

Bulletin Board

140 Lost & Found

Reward for return: Diamond Ring
Reward for return.

Lost diamond ring with engraving "Forever"

Lost on Bernal Ave, North Side, between Mirador and Independence Drives.

Please contact if found, for return and reward.
Thank you.

For Sale

202 Vehicles Wanted

WANTED! Old Porsche
356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: porsche4restoration@yahoo.com.

210 Garage/Estate Sales

Pleasanton, 7035 Corte Rosa, 10/20/2018 8am-Noon
Garage sale featuring home furnishings, interior decorator items, outdoor items include a bird bath, pots to match, refrigerator, freezer, men's and women's clothing, too much to list. As a courtesy to our neighbors, doors open at 8am, no sales prior to 8am.

245 Miscellaneous

SAWMILLS from only \$4397.00
MAKE & SAVE MONEY with your own bandmill- Cut lumber any dimension. In stock ready to ship! FREE Info/DVD: www.NorwoodSawmills.com 1-800-567-0404 Ext.300N (Cal-SCAN)

Jobs

500 Help Wanted

SALESFORCE DEVELOPER
SalesForce Developer sought by Zenfair Solutions Inc for San Ramon, CA office: Design, develop, test, document and deploy high quality complex business solutions on Salesforce platform based on industry best practices. Configure, maintain, service, install, and administer architecture to ensure system/application functionality, efficiency, and security. Develop custom components and solutions in Salesforce utilizing Apex triggers/SOQL/Visualforce/HTML5/JavaScript. May travel and relocate to various unanticipated sites throughout the US. Must have Bachelor's in Comp Sci, Engg, Info Systems or related & 5 yrs of exp. Send resume to hr@zenfair-solutions.com. No calls. EOE.

SCIENTIST

Scientist sought by Apton Biosystems, Inc. in Pleasanton, CA. Plan, execute & analyze lab experiments for developing an innov next gen sequencing tech. Plan, execute & analyze experiments for developing an innov protein & nucleic acid (DNA & RNA) single molecule detection tech. Reqs: Master's deg, or foreign equiv, in Bio, Biochem, Pharma Sci or rtd fields. At least 3 yrs of exp in biotech or pharmaceutical industry, incl 2 yrs of exp performing protein analysis & protein purification using AKTA, SDS-PAGE, HPLC, western blot, Immunohistochemistry (IHC), & 2 yrs of exp performing nucleic acid (DNA & RNA) analysis using genomic DNA extraction, gel electrophoresis, PCR. Mail résumé to S Gorton, Apton Biosystems, Inc., 6670 Owens Dr. Pleasanton, CA 94588.

TECHNOLOGY

EntIT Software LLC is accepting resumes for the position of Presales Technical Consultant in Pleasanton, CA (Ref. # ENTPLCAJ1). Responsible for defining, developing and supporting the sales process for technology and solutions with account teams. Position may require travel to various unanticipated locations throughout the U.S. Mail resume to EntIT Software LLC, 5400 Legacy Drive, MS H4-1A-01, Plano, TX 75024. Resume must include Ref. #, full name, email address & mailing address. No phone calls. Must be legally authorized to work in U.S. without sponsorship. EOE.

TECHNOLOGY

Philips Healthcare Informatics is accepting resumes for the position of Senior Engineer in Pleasanton, CA (Ref. #DR-CA). Develop system solutions aligned with customer workflow enhancing customer productivity. Understand the interplay of 3rd party applications and Philips PACS and develop solutions to support this eco system. Less than 5% travel time to various unanticipated work locations. Mail resume to Philips People Services/Legal-BB, 3000 Minuteman Road, MS 1203, Andover, MA 01810. Resume must include Ref. #, full name, email address & mailing address. No phone calls. Must be legally authorized to work in U.S. without sponsorship. EOE.

Business Services

636 Insurance

Allstate Insurance - McGlinchy
RENTERS INSURANCE — As low as \$10 a month includes \$100,000 Liability to satisfy Landlord Requirements Call us 925.846.0880 24/7, or go to www.PTownRenters.com

640 Legal Services

DID YOU KNOW
that the average business spends the equivalent of nearly 1½ days per week on digital marketing activities? CNPA can help save you time and money. For more info email cecilia@cnpa.com or call (916) 288-6011. (Cal-SCAN)

645 Office/Home Business Services

BRIAN WARD PAINTING
INTERIOR/EXTERIOR. Kitchen Cabinets, S/rock & Texture repair, Deck Restoration, Small jobs OK, LIC 731462. 925 323 7833.

Home Services

707 Cable/Satellite

DIRECTV SELECT PACKAGE!
Over 150 Channels, ONLY \$35/month (for 12 mos.) Order Now! Get a \$100 AT&T Visa Rewards Gift Card (some restrictions apply) CALL 1-866-249-0619 (Cal-SCAN)

DISH TV \$59.99

For 190 Channels \$14.95 High Speed Internet. Free Installation, Smart HD DVR Included, Free Voice Remote. Some restrictions apply. 1-844-536-5233. (Cal-SCAN)

757 Handyman/Repairs

Water Damage to Your Home?

Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

783 Plumbing

DCC Plumbing
Drain & sewer experts, emergency plumbing repair, drain and sewer cleaning, hydro-jets cleaning, sewer camera inspection, sewer repair & replacement, water leaks repair, water, gas & sewer repair, water heater, garbage disposer, faucet, toilet installation. Tel: 510-379-8898, 925-888-9678. E-mail: dcc828@yahoo.com.

Real Estate

845 Out of Area

NORTHERN AZ WILDERNESS RANCHES

\$193 MONTH - Quiet very secluded 37 acre off grid ranches. Many bordering 640 acres of uninhabited State Trust woodlands at cool clear 6,100' elevation. No urban noise & dark sky nights amid pure air & AZ's very best year-round climate. Blends of evergreen woodlands & grassy wild flower covered meadows with sweeping views across scenic wilderness mountains and valleys. Abundant clean groundwater at shallow depths, free well access, loam garden soil, maintained road access. Camping and RV use ok. Near historic pioneer town & fishing / boating lake. From \$22,500, \$2,250 down, \$193 mo. with no qualifying seller financing.

Free brochure with photos, property descriptions, prices, terrain map, lake info, weather chart/area info: 1st Unit Realty 1-800-966-6690. (Cal-SCAN)

Legal Notices

995 Fictitious Name Statement

RELIANNZ
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 549953
The following person(s) doing business as: Reliannz, 4900 Hopyard Road, #100, Pleasanton, CA 94588, Alameda County, is hereby registered by the following owner(s): Ann Alderete, 4900 Hopyard Road, #100, Pleasanton, CA 94588. This business is conducted by an Individual. Registrant has not yet begun transacting business under the fictitious business name(s) listed herein. Signature of registrant: Ann Alderete. This statement was filed with the County Clerk of Alameda on September 21, 2018. (Pleasanton Weekly, Sept. 28, Oct. 5, 12, 19)

La Escuelita
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 550035

The following person doing business as: La Escuelita, 706 Main St., Pleasanton, CA 94566, Alameda County, is hereby registered by the following owner: Paola Corzo, 706 Main St., Pleasanton, CA 94566. This business is conducted by Paola Corzo, an Individual. Registrant has not yet begun to transact business under the fictitious business name listed herein. Signature of Registrant: Paola Corzo, Owner. This statement was filed with the County Clerk of Alameda on Sept. 24, 2018. (Pleasanton Weekly, Oct. 5, 12, 19, 26, 2018).

Key Academy
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 550707

The following person doing business as: Key Academy, 1570 Ward Street, Hayward, CA 94541, County of Alameda, is hereby registered by the following owner: Knowledge Enlightens You, 1570 Ward St., Hayward, CA 94541. This business is conducted by Knowledge Enlightens You, a Corporation. Registrant has not yet begun to transact business under the fictitious business name listed herein. Signature of Registrant: Krista Kastriotis, Executive Director. This statement was filed with the County Clerk of Alameda on Oct. 11, 2018. (Pleasanton Weekly, Oct. 19, 26, Nov. 2 and 9, 2018).

Golden State Taqueria, LLC
FICTITIOUS BUSINESS NAME STATEMENT
File No.: 550470

The following person doing business as: Golden State Taqueria, LLC, 4001 Santa Rita Road, Suite 1A, Pleasanton, CA 94588, County of Alameda, is hereby registered by the following owner: Golden State Taqueria, LLC, Registrant, 4001 Santa Rita Road, Suite 1A, Pleasanton, CA 94588. This business is conducted by Golden State Taqueria, LLC, a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name listed herein. Signature of Registrant: Josue Ruiz, President. This statement was filed with the County Clerk of Alameda on Oct. 4, 2018. (Pleasanton Weekly, Oct. 19, 26 and Nov. 2 and 9, 2018).

KAUFMAN RISK MANAGEMENT
FICTITIOUS BUSINESS NAME STATEMENT
File No.:539985

The following person(s) doing business as: Kaufman Risk Management Consultants, 6350 Stoneridge Mall Road #G101, Alameda County, is hereby registered by the following owner(s): Joshua Kaufman, 6350 Stoneridge Mall Road, #G101, Pleasanton, CA 94588. This business is conducted by an Individual. Registrant began transacting business under the fictitious business name(s) listed herein October 19, 2018. Signature of Registrant: Joshua Kaufman, Founder. This statement was filed with the County Clerk of Alameda on October 19, 2018. (Pleasanton Weekly, Oct. 19, 26, Nov. 2, 9, 2018.)

THE CHEESY COW
FICTITIOUS BUSINESS NAME STATEMENT
File No.:550837

The following person(s) doing business as: The Cheesy Cow, 4083 Inniswood Place, Dublin, CA 94568, Alameda County is hereby registered by the following owner(s):Debbie Bassett, 4083 Inniswood Place, Dublin, CA 94568. This business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name(s) listed herein. Signature of registrant: Debbie Bassett. This statement was filed with the County Clerk of Alameda on October 15, 2018. (Pleasanton Weekly, October 19, 26, November 2, 9.)

Buying & Selling

REAL ESTATE

A special
section
by the
Pleasanton
Weekly



INSIDE
THIS ISSUE

Page 21 Real estate market update
Page 21 Pleasanton home sales

Page 22 Historic Pleasanton homes
Page 42 Open homes this weekend



**SOLD IN PLEASANTON
NOLAN FARMS**



**SOLD IN PLEASANTON
CENTRAL**



**SOLD IN LIVERMORE
SOUTH SIDE**



**SOLD IN PLEASANTON
JENSEN/AMADOR**



**SOLD IN PLEASANTON
KOTTINGER RANCH**



**SOLD IN PLEASANTON
WEST SIDE**



**SOLD IN PLEASANTON
OAK TREE FARMS**



**SOLD IN PLEASANTON
BIRDLAND**



**SOLD IN PLEASANTON
IRONWOOD ESTATES**



**SOLD IN PLEASANTON
THE VILLAGE AT IRONWOOD**



**SOLD IN PLEASANTON
CENTRAL**



**SOLD IN PLEASANTON
PLEASANTON VALLEY**



KRIS MOXLEY
REAL ESTATE

LICENSED SINCE 1980
925-519-9080

MOXLEYREALESTATE.COM

DRE# 00790463

**Representing
Buyers
&
Sellers
Beyond Their
Expectations**



ALAIN PINEL
REALTORS

900 Main Street
Pleasanton, CA 94566

For 38 years I have been helping families buy and sell homes, helping bring their hopes and dreams to reality.



Review my 5 Star ★★★★★ ratings.



Unseasonable weather for Pleasanton real estate market

‘Like in other communities, more inventory is cooling the market just a little’

By DAVID STARK

The three most important things in real estate may be shifting from “location, location, location” to “season, season, season.”

Time of year has traditionally influenced the decision to both buy and sell homes. There are typically more homes on the market during the spring and early summer when most schools are out of session. Homes for sale drop in the fall with the return to school and the winter holidays.

The Pleasanton real estate market during the last half of 2018 is bucking this tradition.



David Stark

As of the end of September, the total number of homes listed for sale in Pleasanton since the beginning of the year was almost 10% more than the same period during 2017. This is a significant change given how stable the supply of homes has been in Pleasanton for the last four years.

Equally interesting is when this increase in homes for sale occurred during the year. Starting in July, the number of homes on the market was significantly more than July 2017. This trend continued in August and September.

Given the limited supply of homes for sale in Pleasanton, any increase is seen as a sign of a changing market. But in this case, more homes for sale doesn't mean more homes are selling.

“Like in other communities, more inventory is cooling the market just a little,” said Tim Ambrose, 2018 president of the Bay East Association of Realtors.

This chill is felt in the number of homes sold.

As inventory was increasing starting in July, the number of homes sold started to drop. In all, 75 single-family homes sold during July, 65 in August and 50 in September. The seasonal nature of real estate — kids heading back to school — was certainly a factor.

Another change is the amount of time a home is on the market. The average days-on-market for a single-family home being sold in Pleasanton during 2018 is 20 days. However, in August a home was on the market an average of 23 days and in September it was 27 days.

Ambrose believes more inventory coupled with fewer, slower sales, sends a message to sellers. “It's a conversation we have to have with our sellers to adjust their expectations,” he said. “For example, sellers receiving seven to 10 offers at over asking price won't be as often as it was in the past.”

Sales prices certainly contributes to more homes on the market along with fewer homes actually selling. The median sales price for a single-family detached home during the first nine months of 2018 was \$1,285,000, making Pleasanton the second most expensive real estate market — behind Danville — in the Tri-Valley.

This is the third year in a row where sales prices have exceeded \$1 million. Yet prices, as with homes sold, are trending downward. During September, the median sales price was \$1.29 million, which is \$36,000 less than September 2017 and \$126,000 less than August 2018.

Even with these year-to-year and month-to-month changes in sales prices, a million-dollar price-tag typically equates to a larger down payment and mortgage. Mortgage interest rates are rising, and while they are still relatively low, even a modest increase can result in a much larger monthly payment on a million-dollar loan.

Ambrose put these changes into perspective, saying, “Rates are going to play a role in Pleasanton and surrounding communities. A lot will depend on how great of an increase the feds will raise the rates. That being said, there is always a buyer out there if your home is priced right.” ■

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

HOME SALES

This week's data represents homes sold during Aug. 20-30.

Pleasanton

- 4118 Alvarado Street** T. Asencio-Farrell to R. Chhajer for \$1,390,000
- 6250 Alvord Way** Barton Trust to U. Joshi for \$1,120,100
- 5942 Black Avenue** D. & L. Walker to A. Ghassemi for \$1,320,000
- 4920 Blackbird Way** L. Vujjini to L. Ou for \$1,300,000
- 3406 Blakemore Court** A. Moyer to R. Sahani for \$1,275,000
- 1169 Bradford Way** Higgins Trust to T. Andersen for \$1,285,000
- 7750 Canyon Meadow Circle #A** S. Laksmireddipalli to A. Ng for \$659,000
- 910 Clinton Place** Y. & M. Kim to Y. Liu for \$1,015,000
- 6971 Corte Verde** Rowney Trust to M. Rodriguez for \$1,425,000
- 7859 Creekside Drive** Moreno Trust to K. Tsigutkin for \$841,000
- 2891 Diavila Court** Christen Trust to S. Badr for \$1,070,000
- 2037 Eilene Drive** P. Cruz to M. Chen for \$1,030,000
- 2043 Eilene Drive** Acord Trust to G. Singh for \$1,100,000
- 7710 Fairoaks Drive** C. Bjorge to R. Padmanabhan for \$1,020,000
- 1501 Fairview Court** T. Fontes to J. Amt for \$1,155,000
- 2705 Fressia Court** D. Bethanasamy to V. Dabreo for \$1,050,000

- 5216 Genovesio Drive** Hayward Industrial Parkway to J. Song for \$1,250,000
- 6522 Inglewood Drive** J. & C. Sitter to T. Chen for \$1,040,000
- 2635 Ingrid Court** B. & R. Miller to C. Alvino for \$2,015,000
- 4887 Mohr Avenue** Morgan Trust to H. Morshedian for \$1,210,000
- 8145 Mountain View Drive #F** E. Alejo to M. Maddah for \$615,000
- 3971 Mt. Rainier Court** S. Soe to W. Popal for \$1,175,000
- 7774 Oak Creek Court** Zappala Trust to M. Chen for \$1,050,000
- 7874 Oak Creek Drive** D. & B. Craig to J. Ramachandran for \$1,320,000
- 3657 Olympic Court #N** W. & C. Muat to Rescue Home Now for \$835,000
- 3 Puri Court** Danesh Trust to S. Tashima for \$1,890,000
- 2288 Segundo Court #1** C. & S. Caponigro to M. Mudigonda for \$477,000
- 825 St. John Court** Stancil Trust to S. Zhang for \$1,402,000
- 5807 Sterling Greens Circle** K. Sherwani to J. Yang for \$288,500
- 7210 Valley View Court** T. Kastan to P. Vengala for \$900,909

See HOME SALES on Page 43

Enjoy the good life!



Eva Deagen
 (925) 699-2133
 homes@evadeagen.com
 CalBRE #01291142

Your partner when selling or buying a home.
 Thank you all my friends and clients for your referrals.



MARY FURNACE
 DRE# 01961460
 925-202-4505
 MaryFurnace.com

I treat all my clients as individuals; not transactions
 Call Today for a Private Consultation!



Mary Furnace
 REALTOR®, DRE# 01961460

925-202-4505
 mary@maryfurnace.com
 www.maryfurnace.com
 608 Main Street, Pleasanton, CA 94566



HISTORIC HOMES



The stories etched into century-old Pleasanton houses, and the measures to preserve them

STORY AND PHOTOS BY ERIKA ALVERO

If walls did have ears, the sidings at 309 Neal St. have collected an earful of stories over the past century.

And the stories continue to grow, as the former downtown home of Jean Jones enters a new phase of existence — being renovated and revitalized after having fallen into disrepair.

It's just one of dozens of historical homes scattered around Pleasanton, homes that are deemed to have historical and architectural significance in the ways their structures have been preserved. And they serve as a reminder of decades past, harkening back to horse-and-buggy days when the city was just emerging.

"Historic homes are an irreplaceable nod to our past," said Linda Garbarino, president of the Pleasanton Heritage Association. "They define the roots of our city's past while enriching our lives each day with their unique architectural styles."

309 NEAL ST.

The house itself is a pretty, "Queen Anne" style bungalow, with beige and green walls made of wood from redwood and Douglas fir trees — hatchet marks are still visible from when it was originally constructed. A barn in the backyard is framed with tall oaks and giant eucalyptus trees.

Jean Jones lived at 309 Neal St. until her death in 2015, but its story precedes her.

The house is believed to have been constructed around the turn of the 20th century, though the builder and its original owners are currently unknown. In December 1930, it assumed the role of Pleasanton's first hospital, with a nine-bed capacity, two wards and a "modern" surgery room. The hospital was operated by Dr. M. E. Eastman and a nurse named Florence Conrad, who had served in Europe during World War I, according to Ken MacLennan, curator at the Museum on Main.

But the hospital ceased operation about a year later, for somewhat unclear reasons — history can be hazy.

At this point, the house was bought by George West, a jack-of-all-trades



An example of a downtown historical home in Pleasanton, the Victorian at 4432 First St. is unique in that it retains its historical architectural integrity despite having undergone major renovations.

entrepreneur, who ran a smattering of businesses in Pleasanton at various points in time, including a barber shop, the Valley Creamery on Main Street, a taxi company during World War II and the Greyhound bus station at the intersection of St. Mary and Main streets. He also served as assistant fire chief for two decades.

But it was his only daughter Jean who perhaps had the greatest role in ensuring the original home's preservation and longevity. Born in 1930, Jean West Jones graduated from Amador Valley High School and briefly moved away when she married former classmate Robert Jones. The two divorced a few years later, though, and she returned home to live with her family.

She worked as an AT&T operator, and would stay at that house for the rest of her

life.

"She was very, very sweet, very kind, very easily persuaded by people," said Christine Bourg, vice president of the Pleasanton Heritage Association. "I can see why at one point she was taken advantage of by a fellow who was helping her." A man who lived nearby for a time connived her out of some precious antiques, and even took over her bank account. The former Pinole police officer would later be arrested and charged for the scam.

Jones was somewhat of a recluse, Bourg said, and neighborhood children came to call 309 Neal St. the "Boo Radley house" — a bungalow nestled amid trees and overgrown bushes, with a mysterious resident.

Local historians who knew Jones like to call her a "collector" of everything from knick-knacks she bought after seeing a television advertisement to QVC jewelry.

"An avid — some would say over-the-top

— but I would say, a real avid collector of many, many things," Garbarino said. "It was just hard for her to give everything away or get rid of it. And as you age, that becomes harder to do."

She loved animals, feeding squirrels and cats — the engraved historical plaque outside the home right now is testament to that. At one point, she had over 20 cats living around her home, with a small structure for them in her backyard. And as she aged, the upkeep of her home proved too much, and it slowly fell into disrepair.

Despite the defrauding catastrophe, the last few years of Jones' life were very happy, Bourg said, as she befriended her neighbors, who looked out for her and took her into their lives; the Baileys across the street even posted a "Jean Crossing" sign on the Neal Street curb.

She died in January 2015 at the age of 84.

Upon her death, Jones left her house to the city of Pleasanton, with the express desire that the structure and its contents be preserved, perhaps to be converted into a museum, under the advisement of the Museum on Main and the Pleasanton Heritage Association. She wanted it to serve as a reminder of the city's past, of its everyday life.

But due to the high price-tag of repairs, along with neighbors' concerns about traffic associated with a prospective museum, the city decided to sell the property and use proceeds for an endowment in her memory. Bourg, along with Jones' executor Peter MacDonald and the Museum on Main's director Jim DeMersman, formed a committee to determine what should be done with Jones' belongings and what was necessary to do in order to preserve the house and



The house at 309 Neal St. is currently in the midst of renovations, though the new owners are required to keep the building's exterior, as visible from the front, in its original historical form.



A plaque in front of the house details the history of 309 Neal St. The cats and trees were engraved in honor of Jean Jones, an animal and plant lover.



Though her home couldn't be turned into a museum as Jean Jones had wished, the Museum on Main put items from her "collection" into a corner of the museum's gallery, which now bears her name.

barn — in accordance with her wishes, and because of the historical significance of the building.

"We wrote up a very tight contract that anyone who bought the house would have to restore it, in a more thorough way," Bourg said, meaning more stringent guidelines than many other historical homes in town.

The exterior front and sides would need to remain the same, though the committee acknowledged that some repairs were necessary. "What they replace has to be replaced with 'like,'" Bourg said. "So if it's a certain kind of wood, it has to be like that. Windows cannot be new, modern windows, they have to be exactly like they were."

Additions to the back were allowed, though.

They decided that the museum would take the items that represented Jones' life and Pleasanton's past. These items are now clustered in a corner of a museum gallery that now bears Jones' name, a corner with old newspapers and dolls and Alameda County Fair award ribbons, memorabilia both reminiscent of a bygone era and also specific to Pleasanton.

The rest of the collection was sold at an estate sale, organized in conjunction with the Valley Humane Society in recognition of her affinity for critters, with proceeds benefiting both organizations. The mystique of the home drew many curious locals.

"Like any old house that exists in a city,

people are curious about what it looks like inside," Bourg said. "It was a very, very popular event."

The home was ultimately sold, and the new owners are now in the midst of necessary renovations — to make the house livable, while adhering to the regulations drawn up by Bourg's committee. Although the front and sides of the house's exterior must remain the same, the interior is now undergoing a significant remodel, from the foundation to the piping. The backyard barn will be converted into a garage, and an addition will soon extend off the kitchen in the back.

The new residents will preserve a few of the rooms in the front, though, for history's sake. They hope to move in this spring.

4432 FIRST ST.

A stone throw's away, another historical home has become a Pleasanton landmark. A blue and white Victorian, with gingerbread-like ornamentation, the house at 4432 First St. has stood for over 120 years.

Nancy and Craig Gieringer moved there in 2012 from Ruby Hill, after deciding they wanted to be closer to downtown.

"We went to the open house and just fell in love with the house, especially our girls," Nancy said. "Because it's so charming on the inside."

The house was built in 1895, after the Central Pacific Railroad came to town and

the Joshua Neal land tracts were subdivided and aligned with the railroad tracks — becoming First, Second and Third streets.

A particularly unique aspect of the home is that it has maintained its architectural significance, despite undergoing major renovations.

"The people that had it before us, and maybe even the people before that, had (put) a lot of care and money into restoration," Nancy said. "I mean, the house was in perfect condition when we moved in."

So exact were the renovations that it qualified as being historically significant in a 2015 survey requested by the city of Pleasanton and downtown neighborhoods. The survey, conducted by Katherine Petrin Consulting and the Agricultural Resources Group, evaluated homes within the Downtown Specific Plan area to determine those eligible for inclusion in the California Register of Historical Resources — though eligibility doesn't necessarily mean designation.

The consultants analyzed homes built before 1942 — after World War II started, construction and construction materials were more restricted, and homes were built with less attention to architectural amenities, according to analysts.

In order to qualify for the register, the analysts looked at how particular homes were associated with historical events or people, or how they exemplified distinctive characteristics of a particular era or method of construction. They also needed to show that the house had retained its architectural integrity

— meaning that old homes in which owners had drastically changed the design layout or materials were no longer eligible.

Garbarino noted that the 309 Neal St. home was just out of the geographic range of the planning area. However, the home was surveyed later as the city prepared to place it on the market, she said, and "several covenants were established to protect the architectural integrity of the home and outbuildings."

But the previous owner of 4432 First St. had stayed true to the original design in his renovations. Many features are reminiscent of the early 20th century, from the door's peacock stained glass window to the chandeliers and light fixtures. A horse-shaped hitching post stands sentinel along the sidewalk, harking back to a time when a visitor might actually pull up on horseback and tie up.

Though not history buffs themselves, the Gieringers know that their eye-catching house holds a special place in the community. Craig once met a photographer out in front snapping pictures for a book. They also happened upon a painting of their home in the Museum on Main, which they bought.

"We're well-documented," Nancy said.

The empty-nesters are preparing to move out, though, with the house soon to be on the market. They leave behind many fond memories of the home, they said.

"I never actually saw myself living in a house built in 1895," Nancy said. "And it's definitely a different experience living in a historical home." ■

Thanks for voting us again as Pleasanton's Best Real Estate Team!



RESORT STYLE LIVING

4228 W RUBY HILL PLEASANTON

Walk through this stunning home online with our realistic interactive 3D virtual reality experience. It's as real as being there.

Go to: goo.gl/4eTUNr
Offered at \$3,695,000



NEW EXCLUSIVE

900 SYCAMORE RD, PLEASANTON
6 BD, 6 BA, 6,764 SF
Resort styled .93 Acres w/pool
Offered at \$3,100,000



TRANQUIL ESTATE

2423 POMINO WAY, RUBY HILL
4 BD, 3.5 BA + Office & Bonus
Gourmet Kitchen and Main Floor Master
Offered at \$2,250,000



A view of the Victorian at 4432 First St. around 1960.

Donna & Susan
GARRISON SCHALL
FABULOUS PROPERTIES TEAM

Donna Garrison
REALTOR® CalBRE#01735040
925.980.0273 CALL/TXT
donna@fabprop.net

Venture | **Sotheby's**
INTERNATIONAL REALTY
509 MAIN STREET, PLEASANTON, CA
CALBRE#01964566

Susan Schall
REALTOR® CalBRE#017113497
925.519.8226 CALL/TXT
susan@fabprop.net

SEE OUR LISTINGS AND SEARCH ALL HOMES FOR SALE AT
FABULOUSPROPERTIES.NET

Elevate Your Way OF LIVING

Ponderosa Homes



RED HAWK IN DANVILLE



Discover a home that transcends imagination. With expansive floor plans and highly sought-after features, the luxurious residences by Ponderosa Homes across the Bay Area invite you to live the way you've always imagined.

From small-town charm to vibrant downtowns, these ideally located new home collections by Ponderosa Homes will transform your every expectation.

Visit any of these charming Ponderosa Neighborhoods

LIVERMORE

THE VINES

Single-Family Homes
Approx. 1,548 – 2,235 Sq. Ft.
925.719.0499

PLEASANTON

ROSE AVENUE ESTATES

Single-Family Homes
Approx. 3,906 – 4,463 Sq. Ft.
925.200.4146

DANVILLE

RED HAWK

Single-Family Homes
Approx. 3,230 – 4,540 Sq. Ft.
925.200.4587

THE VINEYARD COLLECTION

Single-Family Homes
Approx. 3,230 – 4,540 Sq. Ft.
925.200.1633

SYCAMORE COMING SOON

Single-Family Homes
Approx. 2,451 – 3,200 Sq. Ft.
925.460.8900

PonderosaHomes.com

PONDEROSA
HOMES

Ponderosa Homes reserves the right at its sole discretion to make changes or modifications to prices, floor plans, features, specifications, exterior color schemes, policies, guidelines, dates, literature, maps, materials, homesites released and plans designated on each homesite without notice or obligation. Porches, windows, garages and courtyards (if available) may vary in size and configuration per plan and elevation. Square footages are approximate. All renderings, floor plans and maps are artist's conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping and are not to scale. Models do not reflect racial preference. Ponderosa Homes is a licensed California real estate broker, CA DRE license #01257567 REALTOR®.

Big brother or real estate brokerage?

ASK THE QUESTION.

Some brokerages use your information to make money on more than just real estate and mortgage transactions.

We don't.

Your data is yours. Our job is to safeguard it. Period.

We will never compromise on this point, and neither should you.

APR.COM

Over 30 Real Estate Offices Serving The Bay Area
Including Pleasanton 925.251.1111



THE EXPERIENCE IS



DON FAUGHT
V.P./Managing Broker



TAMMY PIRNIE
Office Administrator



ANNETTE HENRY
Escrow Administrator



DANIEL ALPHER
REALTOR*



AZAD ARMANDLA
REALTOR*



SEAN BIAN
REALTOR*



DEBI BODAN
REALTOR*



LYNN BORLEY
REALTOR*



MEGAN CAPILLA
REALTOR*



KAREN CARMICHAEL
Agent Assistant



JANNA CHESTNUT
REALTOR*



BRUCE FOUCHÉ
REALTOR*



LINDA FUTRAL
REALTOR*/Broker Associate



DAN GAMACHE JR.
REALTOR*



KAT GASKINS
REALTOR*



MARTI GILBERT
REALTOR*



MARIA GILLOTTE
REALTOR*



LINDA GOVEIA
REALTOR*



MELVA GUTIERREZ
REALTOR*



GINA HUGGINS
REALTOR*/Broker Associate



MARK JAMES
REALTOR*



ANNA MARIE ADAMS
Agent Assistant



JESSICA JOHNSON
REALTOR*



SEAN JOLLEY
REALTOR*



KELLY KING
REALTOR*



MADHURI KIRKHAM
REALTOR*



NICHOLLE KLOTOVICH
REALTOR*



LILLY MCCLANAHAN
REALTOR*



ESTHER MCCLAY
REALTOR*



TIM MCGUIRE
REALTOR*



KELLY MCKAIG
REALTOR*



LIZ MCKINNEY
REALTOR*



AMY MEYERSON
REALTOR*



TRACY MICHELS
Agent Assistant



KRIS MOXLEY
REALTOR*



AMANDA PEREIRA
REALTOR*



VERONICA PETER
REALTOR*



MARTA REIDY
REALTOR*



DAVID RENO
REALTOR*



KIM RICHARDS
REALTOR*



DIANE SMUGERESKY
REALTOR*



CHRISTINA SPAULDING
REALTOR*



CHRISTINE STARK
REALTOR*



DEAN WAGERMAN
REALTOR*/Broker Associate



JIM WALKER
REALTOR*



MIN XU
REALTOR*

APR.COM

Over 30 Offices Serving The Bay Area
Including Pleasanton and the Tri-Valley 925.251.1111

ALAIN PINEL REALTORS®



CASSIE THOMAS
Marketing Specialist



TINA VARGAS
Transaction Coordinator



ANYA HILL-BUTLER
Administrative Assistant



SARAH COURTNEY
REALTOR®



MICHAEL DONG
REALTOR®



CHERIE DOYLE
REALTOR®



KAARIN DOYLE
REALTOR®



APRIL DUARTE
REALTOR®



CHRIS DUARTE
REALTOR®



ELIZABETH ELLISON
REALTOR®



LESLIE FAUGHT
REALTOR®



JANICE HABLUETZEL
REALTOR®



BRETT HANSEN
REALTOR®



JULIE HANSEN
REALTOR®



TERESA HARTFORD
REALTOR®



GAIL HENNEBERRY
REALTOR®



DANIELLE HERNANDEZ
REALTOR®



CASEY HARRINGTON
Agent Assistant



LEIGH ANN HOFFMAN
REALTOR®



MARK KOTCH
REALTOR® | Career Development



SUSAN KURAMOTO
REALTOR®



JOHN LEDAHL
REALTOR®



BLAISE LOFLAND
REALTOR®



GLORIA LONTOC
REALTOR®



SARA LOVETT
REALTOR®



JO ANN LUISI
REALTOR®



MIRANDA MATTOS
REALTOR®



TYLER MOXLEY
REALTOR® / Broker Associate



JULIA MURTAGH
REALTOR®



DAVID NECA
REALTOR®



MAUREEN NOKES
REALTOR® / Broker Associate



TAJ OLMEDO
REALTOR®



LORI OLSON
REALTOR®



LANIE OTA
REALTOR®



KIM OTT
REALTOR®



SUSUE STEELE
REALTOR®



STEPHANIE STEWART
REALTOR®



SEAN TANNENBAUM
REALTOR®



DEE TEIGLAND
REALTOR®



EVA TIA
REALTOR®



LINDA TRAUIG
REALTOR®



JUDY TURNER
REALTOR®



ERIKA VIELER
REALTOR®



ROBIN YOUNG
REALTOR®



SCOTT DORUFF
Private Mortgage Advisors
Loan Officer



STEPHANIE AUGUST
Private Mortgage Advisors
Loan Officer Assistant



JOIN THE BEST. GET THE BEST.



CMA
Powered by CloudCMA



CRM
Powered by Contactually



EMAIL MARKETING
Powered by ActivePipe



DIGITAL ADVERTISING
Powered by AdWerx



PROPERTY ALERTS
Powered by RealScout



PROPERTY MARKETING
Powered by XpressDocs



PHOTO & VIRTUAL TOURS
Powered by TourFactory



CONCIERGE SUPPORT
In-office Marketing Specialist

At APR, you receive access to best-in-class tools through our exclusive partnerships with real estate software companies, who are known as leaders in their respective categories. Find it all in one place through our single easy-to-use portal, SAVI. Contact us today so we can discuss your future with Alain Pinel Realtors®.

APR.COM

Over 30 Offices Serving The Bay Area
Including Pleasanton and the Tri-Valley 925.251.1111



LINDA TRAURIG

THE EXPERIENCE IS ALAIN PINEL REALTORS®

PENDING



1049 FLORENCE DRIVE, LIVERMORE

Listed at \$900,000
Multiple Offers

SOLD



560 WAYLAND LOOP, LIVERMORE

Sold for \$1,298,500

SOLD



11736 REGIO DRIVE, DUBLIN

Sold for \$1,140,500
Represented Buyers



LINDA TRAURIG

License # 01078773

925.382-9746
ltraurig@apr.com
lindatraurig.com

SOLD



3052 KITTERY, SAN RAMON

Sold for \$885,000
Multiple offers

SOLD



296 CREEK TRAIL, PLEASANTON

Sold for \$1,460,000
Represented Buyers

COMING SOON



TWO STORY IN BRIDLE CREEK

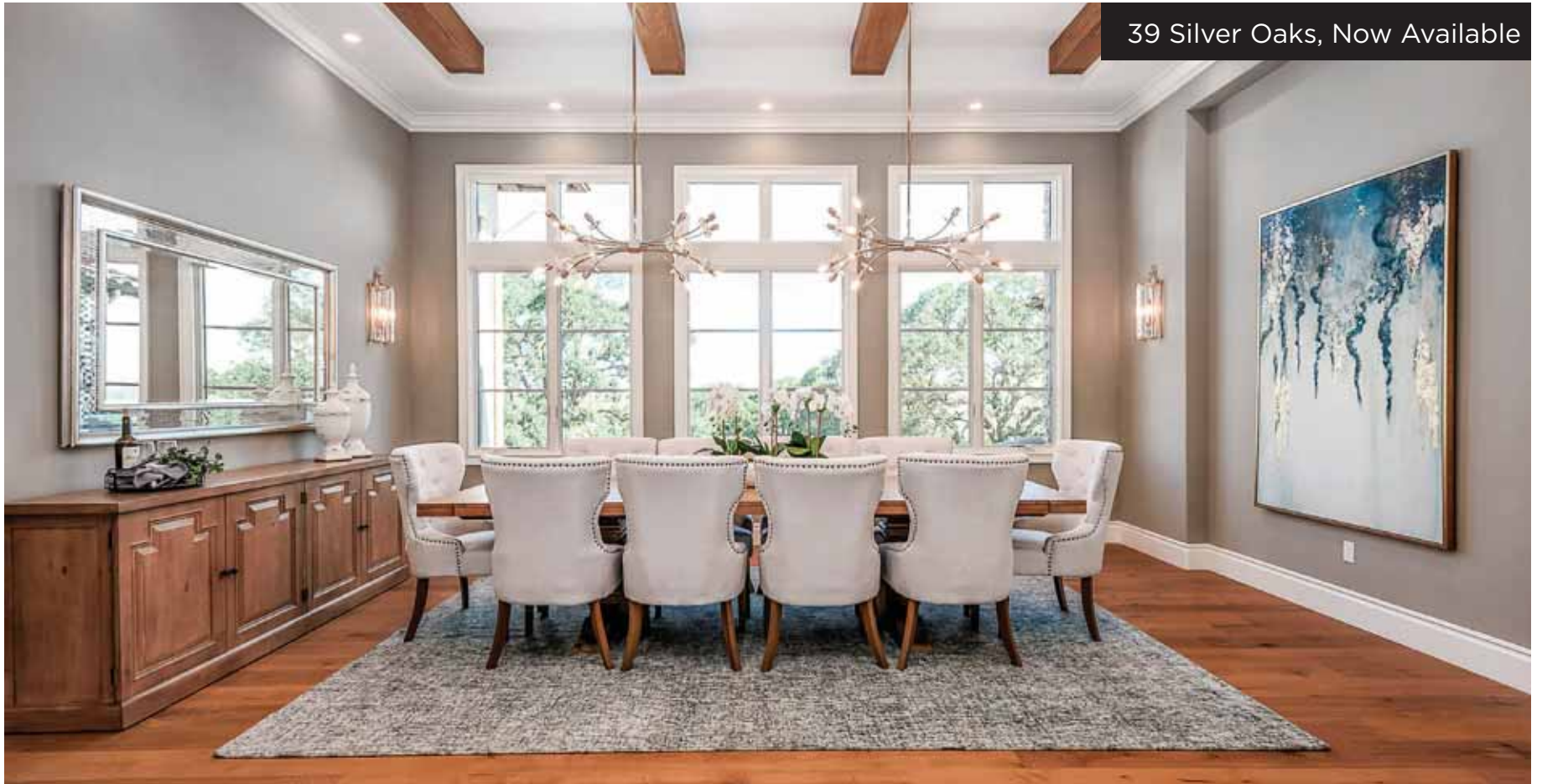
Call for more information.



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.

TIM MCGUIRE TEAM

BEYOND FULL SERVICE - A CONCIERGE APPROACH TO REAL ESTATE



DON'T WAIT UNTIL SPRING TO DEVELOP A STRATEGY FOR SELLING YOUR HOME NEXT YEAR.

Contact us today to learn more about how we can save you time and money with our proven formula for success to ensure you get top dollar for your home.



Tim McGuire
License # 01349446



Mark James
License # 00697341



Erika Vieler
License # 01944712



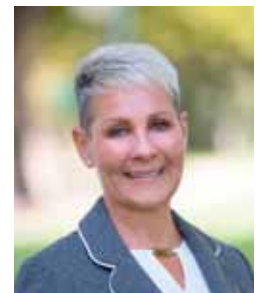
Esther McClay
License # 01872528



Min Xu
License # 01874082



Eva Ti'a
License # 02072764



Karen Carmichael
Client Services



TIM MCGUIRE TEAM

925.462.7635
tmcguire@apr.com
timmcguireteam.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.

MADHURI KIRKHAM

THE EXPERIENCE IS ALAIN PINEL



I have been actively supporting my community for over 20 years. As your REALTOR®, I will bring that commitment to you and your family.

MADHURI KIRKHAM

License # 02006570 | 510.290.2949
mkirkham@apr.com | mkirkham.apr.com



LUXURY PORTFOLIO INTERNATIONAL®

THE MARKET IS CHANGING

DO YOU HAVE AN EXPERIENCED AGENT TO GUIDE AND PROTECT YOU?



"I have bought and sold over 10 pieces of property in my life. I can honestly say that Jessica Johnson was by far, the best Realtor I have ever had the pleasure of dealing with. She worked with me to set up a strategic game plan. She then flawlessly executed the game plan utilizing her network of key individuals from "fix-it" people to "stagers" to the right "title" company. The end result: We sold the property in 1 week at 10% above the asking price. If you are looking for a professional and pleasurable Real Estate experience, look for Jessica Johnson!" - B. Costello



JESSICA JOHNSON

License # 01723385

408.455.1697

jjohnson@apr.com
realtbyjessica.com



LUXURY PORTFOLIO INTERNATIONAL®

PLEASANTON

3304 Medallion Court



\$2,275,000

www.jchestnut.apr.com

This stunning luxury home offers 6 bedrooms, 4 bathrooms and generous updates throughout. The highly sought after "Laguna" model was built in 1998 and the floor plan with 4,592+/- square feet is perfectly suited for entertaining and living. The kitchen is stunning with stone countertops, gorgeous cabinets and top-of-the-line stainless steel appliances. All the interior doors and baseboards are custom stained wood. The fireplace in the family room is a beautiful focal point of the home. Flooring is Travertine, hardwood and brand new carpeting. The backyard is brimming with amenities, including a lovely pool, spa, pergola and outdoor kitchen with ample seating. The exterior of the home has been freshly painted. The home features a solar system. The highly desired Westside of Pleasanton location is near parks, walking trails, easy access to the freeway and award-winning schools. This home boasts of superior craftsmanship paired with impeccable design.



JANNA CHESTNUT

License # 01875289

925.876.6105
jchestnut@apr.com
jannachestnut.com

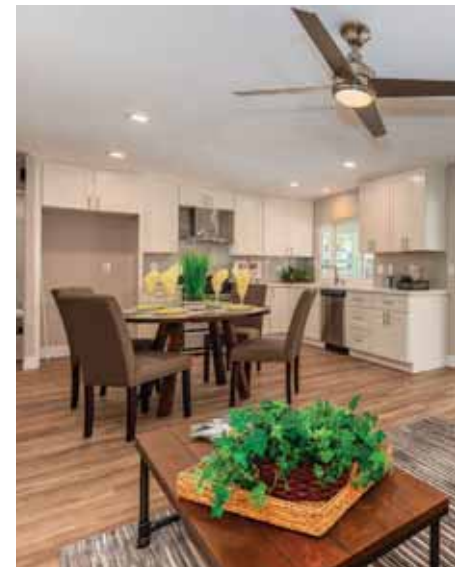


LUXURY PORTFOLIO INTERNATIONAL®

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.

BEAST TO BEAUTY

KIM OTT & ASSOCIATES



AT KIM OTT & ASSOCIATES WE PROVIDE AN EXPERIENCE YOU WON'T FORGET.

We offer to our sellers:

- Professional staging
- Remodeling Services
- Professional Photography
- Advanced marketing locally & Worldwide
- Professional Cleaning
- Free Market Analysis



KIM OTT & ASSOCIATES

SEAN TANNENBAUM

License # 01249663 | # 02019689

510.220.0703
kott@apr.com
kimott.com



LUXURY PORTFOLIO INTERNATIONAL®

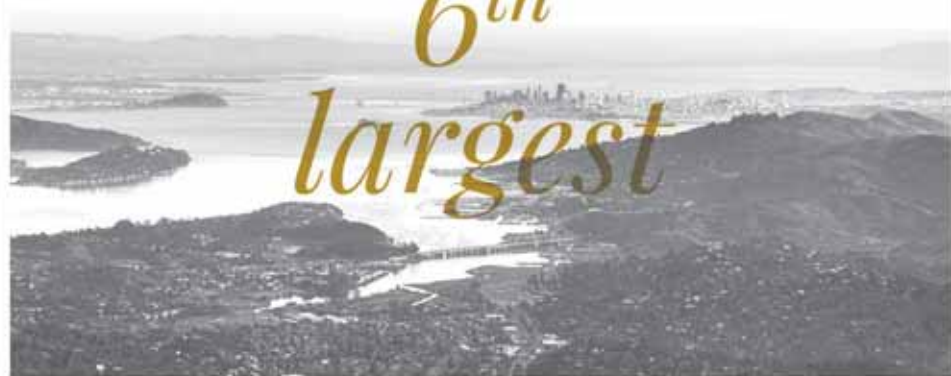
HIGHEST
average home sale price
OVER \$1.6 MILLION
in the country

(2018 REAL TRENDS 500 ANNUAL RANKINGS)

ranked
#1



6th
largest



IN SALES VOLUME
residential
REAL ESTATE
BROKERAGE
in the nation

(RISMEDIA'S 2018 TOP POWER BROKER REPORT)

Alain Pinel has once again been ranked number one in the United States for achieving the highest average home sale price in the country of over \$1.6 million, as part of the 2018 Real Trends 500 annual rankings. This is 12% higher than the second ranked firm! Additionally, we were also named the sixth largest residential real estate brokerage in the nation by RISMedia.

We are both proud and honored to be recognized among our country's most successful residential real estate firms. These dual rankings demonstrate that not only are we serving some of the most prestigious property owners in the country, but also that our dedicated, experienced, and tenacious Realtors represent the finest real estate professionals anywhere in the U.S.

DON FAUGHT
Vice President / Managing Broker
Alain Pinel Realtors® Tri-Valley

APR.COM

Over 30 Real Estate Offices Serving The Bay Area
Including Pleasanton 925.251.1111



SUSAN KURAMOTO

THE EXPERIENCE IS ALAIN PINEL



SOLD
4205 Twilight Court, Castro Valley

Listed at \$1,980,000
Sold for \$1,156,000



SOLD
5569 Cold Water Drive, Castro Valley

Sold for \$1,100,000



SOLD
66 Morninghome Drive, Danville

Sold for \$1,545,000
Represented Buyers

Serving the greater Bay Area over 24 years.
Please call me for upcoming listings.



SUSAN KURAMOTO
License # 01199727

408.316.0278
skuramoto@apr.com
skuramoto.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.

MAUREEN NOKES

SERVING PLEASANTON AND THE TRI-VALLEY SINCE 1977



5012 Cabrillo Point Drive, Discovery Bay

- Vacation from home
- Deep water location
- Single story 4bd/2 ba
- U-dock with hoist
- 3-car 23' deep garage
- Spacious deck area



MAUREEN NOKES
License # 00589126

925.577.2700
mnokes@apr.com
mnokes.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.

DIANE SMUGERESKY

THE EXPERIENCE IS ALAIN PINEL



81 Tourmaline

LIVERMORE



2548 Jones Road

WALNUT CREEK

Spectacular home in Sandhurst...4 bedrooms 3 full baths plus large bonus / movie room; pool with waterfall; putting green+ lots of patio space; 3 car garage plus huge side access

Beautifully updated kitchen , Stainless Steel appliances, granite, newer custom cabinets plus 2 spacious bedrooms & 2 baths ; Fireplace; opens to a backyard perfect for gardening or relaxing



DIANE SMUGERESKY
License # 00519673

925.872.1276
diane@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.

JANICE HABLUTZEL

TRUSTED, FULL-TIME REALTOR® FOR OVER 16 YEARS IN THE TRI-VALLEY

SOLD



1300 Hilliker | \$1,549,888 | Represented Buyers

SOLD



9220 Longview Drive | \$2,010,000 | Listed by Janice

SOLD



11293 Rolling Hills Drive | \$1,138,311 | Listed by Janice

SOLD



6 Crested Oak Court | \$1,410,000 | Listed by Janice



JANICE HABLUTZEL
License # 1385523

925.699.3122
jhabluetzel@apr.com
janicetherealtor.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.

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

- Search by SCHOOL BOUNDARIES
LIVERMORE
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



LUXURY PORTFOLIO
INTERNATIONAL®

TYLER MOXLEY

4TH GENERATION REALTOR



SOLD | \$2,190,000

956 SUMMIT CREEK COURT, PLEASANTON
6BD/5BA | 4,455+/- Sq.Ft.
3-Car Garage



SOLD | \$2,075,000

615 ROMEO COURT, PLEASANTON
4BD/3.5BA | 3,901+/- Sq.Ft.
1 Acre Lot



SOLD | \$1,550,000

2347 7TH STREET, LIVERMORE
5BD/4.5BA | 3,935+/- Sq.Ft.
2 Homes on Lot



SOLD | \$1,690,000

4711 AMANDA PLACE, PLEASANTON
5BD/3.5BA | 3,609+/- Sq.Ft.
3-Car Garage



SOLD | \$1,315,000

4426 LINDA WAY, PLEASANTON
4BD/2BA | 2,163+/- Sq.Ft.
Downtown Location



LISTED AT \$1,299,000

2431 DETERT STREET, LIVERMORE
4BD/2.5BA | 3,277+/- Sq.Ft.
Wine Country Location



SOLD | \$1,360,000

2253 VIA ESPADA, PLEASANTON
4BD/3BA | 1,950+/- Sq.Ft.
Remodeled Top to Bottom



SOLD | \$1,300,000

5650 SAN JUAN WAY, PLEASANTON
4BD/2BA | 2,050+/- Sq.Ft.
Remodeled Top to Bottom



SOLD | \$895,000

4316 GUILFORD AVENUE, LIVERMORE
4BD/2BA | 1,832+/- Sq.Ft.
Wine Country Location



SOLD | \$1,030,000

2037 EILENE DRIVE, PLEASANTON
3BD/3BA | 2,058+/- Sq.Ft.
2-Master Suites



SOLD | \$990,000

8002 CROSSRIDGE ROAD, DUBLIN
3BD/2BA | 1,940+/- Sq.Ft.
Backs to Open Space



SOLD | \$995,000

3676 VINEYARD AVENUE, PLEASANTON
3BD/2BA | 1,451+/- Sq.Ft.
Downtown Location



TYLER MOXLEY

Broker Associate | 4th Generation REALTOR®
License # 01412130

925.518.1083

tcoxley@apr.com

tylermoxley.com



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 should conduct their own investigation.

LORI OLSON & DAVID RENO
LUXURY EAST BAY REAL ESTATE SERVICES



LORI OLSON
License # 02004247
510.541.0572
lolson@apr.com
lolson.apr.com

DAVID RENO
License # 01872318
925.699.4375
dreno@apr.com
dreno.apr.com



ELIZABETH ELLISON
THE EXPERIENCE IS ALAIN PINEL



1882 AQUARIUS STREET, LIVERMORE, COMING SOON

As a native of the San Francisco Bay Area, I have lived in many of its diverse neighborhoods and communities. To stay current in a constantly evolving Real Estate environment, I arm myself with innovative marketing practices for my listings, and continued education for myself. My communication and negotiating skills are what set me apart, which translates into success when buying or selling a home. I enjoy creating relationships with my clients and being their trusted advisor, taking the stress out of buying and selling properties.



ELIZABETH ELLISON
License # 02055771

510.684.5014
eellison@apr.com
ellison.apr.com



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.

LIVERMORE
2841 HOYA COMMONS



3 bedrooms, 3 baths, 1,600+/- Sq. Ft.

Beautifully upgraded detached home. Dream kitchen for the discerning chef with granite counters, backsplash, gas stove, and HUGE island. Tile, laminate, and carpeting. Very well maintained in very nice community with greenbelt, spa, clubhouse, Gym, playground, and pool close by. One bedroom and bath on ground floor for in-laws, office, etc. Low HOA. Near schools, Las Positas College, 580, and 84.

Offered at \$790,000



JOHN LEDAHL
License # 01419146

925.989.4994
jledahl@apr.com
jledahl.apr.com



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.

LYNN BORLEY

THE EXPERIENCE IS ALAIN PINEL



An integral part of APR is the collaboration of high caliber, capable professionals such as Lynn, who brings a wealth of skills and expertise to the firm.

Lynn has the experience and knowledge to handle your entire real estate transaction. Alain Pinel Realtors is dedicated to excellence, and our association with Lynn is a bright example.



LYNN BORLEY

License # 1490040

925.487.3371
lynnb@apr.com
lynnb.apr.com



MELVA GUTIERREZ

THE EXPERIENCE IS ALAIN PINEL



I'm dedicated to improving your lifestyle by finding the right home for you, using my APR resources, or maximizing the value of your home as you sell through customized marketing and wide listing exposure. I have a strong knowledge of local neighborhoods and market trends. I'm instantly to assist you please call, text, or email.

MELVA GUTIERREZ

License # 01993342 | 925.699.9633
mgutierrez@apr.com | mgutierrez.apr.com



ESTHER MCCLAY

A CONCIERGE APPROACH TO REAL ESTATE



Esther will go the extra mile for each and every client and has the experience, expertise and compassion to tackle any challenge in today's ever-changing Real Estate market. She and her team enthusiastically provides a concierge approach to every buyer and seller. Call/text or email her today!



ESTHER MCCLAY

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



MAUREEN NOKES

SERVING PLEASANTON AND THE TRI-VALLEY SINCE 1977



3549 Helen Drive, Pleasanton

- Mohr Park Neighborhood
- Spacious 3+ bd/2.5 ba
- Vaulted ceilings
- Triple pane windows
- Freshly landscaped
- Walk to school and park



MAUREEN NOKES
License # 00589126

925.577.2700
mnokes@apr.com
mnokes.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.

SUSIE STEELE

THE EXPERIENCE IS ALAIN PINEL REALTORS®

BEFORE



AFTER



4057 Sherry Court, PLEASANTON

Just Sold for \$1,378,888

Such an exciting transformation! This Beautiful Custom home nestled on an expansive large lot with a sparkling pool in Pleasanton Heights, walking distance to Downtown, was a rewarding project from beginning to end for all! Have you thought about selling your home and are overwhelmed by the prospect of what it would take to get it ready for the market? With my Knowledge of the Market, 20+ Years of Local Real Estate Experience and Relationships, Vast Resources and a Team of people to get the job done, let me assist you with the sale of your home and manage the process for you!

A home can be one of the biggest investments of our lives, don't hesitate to give me a call today to discuss how I can maximize the return on that investment, while I minimize the stress of that process.

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.



SUSIE STEELE
License # 01290566

925.413.9306
susiesteele@apr.com
susiesteele.apr.com



LUXURY PORTFOLIO
INTERNATIONAL

STEPHANIE STEWART & JIM WALKER

YOUR LOCAL FULL SERVICE REAL ESTATE TEAM.



8031 OAK CREEK DRIVE, PLEASANTON

Sold for \$1,820,000



2730 LONGSPUR WAY, PLEASANTON

Sold for \$1,310,000



JIM WALKER

License # 01346202

925.989.9125
JWalker@apr.com
JWalker.apr.com



STEPHANIE STEWART

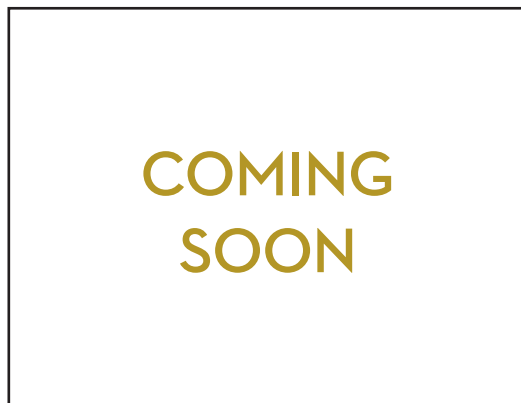
License # 02039967

925.400.7255
SStewart@apr.com
SStewart.apr.com



3727 PLATT COURT NORTH, PLEASANTON

Sold for \$1,200,000



**COMING
SOON**

Your home could be next!

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.



LUXURY PORTFOLIO
INTERNATIONAL

SOLD

**4244 BRINDISI PL.
RUBY HILL**

5 Bedrooms/4 Baths
Represented the Buyer
Sold for \$2,400,000

PENDING IN 5 DAYS

**2022 PALMER DR.
MARTIN/MOHR**

4 Bedrooms/3 Baths
Represented the Seller
Offered at \$1,740,000

SOLD

**1222 HEARST DR.
KOTTINGER RANCH**

4 Bedrooms/2.5 Baths
Represented the Seller
Sold for \$1,715,000

SOLD

**3337 ARBOR DR.
VINTAGE HILLS**

4 Bedrooms/2 Baths
Represented the Seller
Sold for \$1,315,000

SOLD

**4131 GRAHAM ST.
JENSEN/AMADOR**

4 Bedrooms/2 Baths
Represented the Seller & Buyer
Offered at \$1,020,000

SOLD

**3737 PINOT CT.
VINTAGE HILLS**

4 Bedrooms/2.5 Baths
Represented the Seller
Sold for \$1,300,000

Client Testimony:

We have bought and sold a few homes over the years, and thought we'd seen it all... Kris made even our purchase/sale combo look easy! From day one, she fully explained what to expect on this deal: timelines, potential pitfalls, everything. It surely wasn't a cookie cutter transaction, but Kris made it seem like one. We just can't thank you enough. You brought the perfect mix of old school service and professionalism, with cutting edge technology, to bring all the pieces together for a home run! In closing, we will not hesitate to refer friends and family (we already have!) even though we will not be needing your services, because YOU found us our FOREVER home!

— The Mountain Family



KRIS MOXLEY
LICENSED SINCE 1980
925-519-9080

MOXLEYREALESTATE.COM

DRE# 00790463



JuliaMurtagh

PLEASANTON LUXURY AGENT

Helping Buyers and Sellers in the Tri-Valley



JULIA'S 2018 SALES

1/19	7589 Highland Oaks Dr.	\$1,220,000
1/22	819 Genevieve Place	\$1,620,000
2/7	1080 Victorine Road	\$2,250,000
2/21	7768 Creekside Dr.	\$835,000
2/23	340 E. Angela Street	\$799,000
3/8	7507 Driftwood Way	\$1,155,000
3/30	5215 Riverdale Court	\$800,000
3/30	7857 Driftwood Way	\$1,181,000
3/30	4866 Treewood Ct	\$1,181,000
4/17	6570 Arlington Drive	\$1,350,000
4/27	3360 Maguire Way	\$629,000
4/30	149 Briar Place	\$1,308,000
5/18	6629 Amber Lane	\$2,150,000
5/25	5766 Corte Libre	\$1,880,000
5/31	370 Amador Court	\$865,000
6/5	3951 Blacow Court	\$1,620,000
6/15	2401 Skylark Way	\$1,400,000
7/10	3113 Joanne Circle	\$1,278,000
7/16	7263 Cronin Circle	\$700,000
7/31	3768 Eastwood Way	\$1,200,000
8/20	6266 Garner Court	\$967,000
8/30	4874 Drywood St.	\$1,275,000
9/24	5608 Black Ave.	\$1,070,000
9/25	820 Oak Manor Ct.	\$2,300,000

“Julia is the antidote to the stress of buying a home. She anticipated what we needed and addressed all the details. At any moment, we could contact Julia with questions, concerns, and ideas, and she was accessible and responsive. In the Tri-Valley market, this made the difference in getting the house to which we were already emotionally attached. At every stage, Julia was present; she continues to be even after we have been in our new home for a couple of months. The care that Julia brings to her work reflects who she is at her core. Julia is a real person with keen intuition who truly cares and wants to make people happy.”

Lisa F. Aug. 2018



Get in touch

JULIAMURTAGH.COM
(925) 997-2411
JMURTAGH@APR.COM

DRE#0175154



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.



CalBRE#00882113

BLAISE LOFLAND REAL ESTATE GROUP

Blaise Lofland - Marti Gilbert - Kelly McKaig - Amanda Bowen - Megan Capilla

Professional Real Estate Services  Connecting People and Property

925.846.6500 • BlaiseLofland.com • BLofland@Apr.com

ALAIN PINEL
REALTORS

570 SYCAMORE CREEK WAY, PLEASANTON



Premium Location and .31 Acre Corner Lot for this Desirable Bridle Creek Home! Adjacent to Quiet Court. Four Bedrooms (One Downstairs), Three Bathrooms, Bonus Room and Office/Den with 3445 Square Feet. Spacious Gourmet Kitchen with Granite Countertops. New Interior Paint, New Carpeting and Extensive Crown Molding. Beautifully Landscaped Grounds! Escape to Your Own Private Backyard Oasis for Relaxation and Outdoor Dining which Includes Solar Heated In-Ground Pool & Spa, Palm Trees, Tanning Area and New Fencing. Conveniently Located Near Downtown, Mission Hills Park and Access to 680. Includes Three Car Garage and is within Desirable Schools Attendance Area. Just Five Minutes to Castlewood Country Club. This Well-Maintained Home was Built in 2000 by Greenbriar Homes. To Schedule a Private Showing Contact the Blaise Lofland Real Estate Group. For additional photos/video tour visit www.570sycamorecreek.com

OFFERED AT \$2,095,000

7961 PARAGON CIRCLE, PLEASANTON



Highly Upgraded La Jolla Model with Downstairs Master Suite in Desirable Laguna Oaks! Located Away from Freeway. This Impeccably Maintained Home Has 4 Bed, Bonus Room, 3 1/2 Bath and 3886 Square Feet. It's Situated on a Large Premium .35 (15,662) Lot with Pleasanton Ridge Views from the Private Expansive Rear Grounds. Front & Rear Landscaping Upgraded in 2016. Recently Completely Remodeled Gourmet Kitchen Opens to Remodeled Family Room. Spacious Master Suite with Fireplace and French Doors to Backyard Patio and Sitting Area. Upgraded Master Bathroom Includes New Large Walk-In shower and Recently Installed Closet Organization Systems in Double Walk-In Closets. Two Zone Heating and Air Conditioning, Tile Roof and Air Conditioned 4 Car Garage with Electrical 220V Upgrades for Workshop Option. Save \$1,000's with Owned Solar System. Quick Access to Freeway. Quiet Community For More Information and/or a Private Showing Contact The Blaise Lofland Real Estate Group. For additional photos/video tour visit www.7961paragon.com

OFFERED AT \$2,095,000

1416 CALLE ENRIQUE, PLEASANTON



Excellent Location for this Completely Remodeled in 2014 Single Level Townhome that Feels Like a Single-Family Home! You Own the Land. Includes Two Bedrooms, Two Remodeled Bathrooms and Remodeled Gourmet Kitchen with Wall Removed So Now Opens to Family Room, Two Car Attached Garage, Short Walk to Downtown-Arroyo Del Valle Walking Trail, Adjacent to Greenbelt and Nearby Community Pool, Beautifully Landscaped Private Patio, Newer Roof (2016), Newer Wood-Style Flooring, New Carpe, Newer Windows, New Doors and Door Hardware, Newer Mirrored Closet Doors, Newer Furnace and Air Conditioner, Newer Hot Water Heater, Newer Whirlpool Washer, Dryer and Frigidaire Stainless Steel Refrigerator AllIncluded. For More Information and/or a Private Showing Contact The Blaise Lofland Real Estate Group. For additional photos visit www.1416calleenrique.com

OFFERED AT \$709,500

414 PIONEER TRAILS PLACE, PLEASANTON



Single Level Custom Home in Country Setting Tucked Back on Secluded Private Lane, but close to Downtown, Commute Access and City Conveniences. This Home is Solar Powered with Owned Solar Photovoltaic Syste Free Home Energy for Years to Come! This Private .33 Acre (14,357) Lot is Nicely Landscaped with Trees, Small Vineyard and In-Ground Pool & Spa. There are Four Good Sized Bed Plus Loft Area, 2 and 1/2 Bath and Approximately 3174 Sq Ft. New Carpeting throughout. Large Gourmet Kitchen Open to Generous Family Room for Great Room Concept. Home offers a spacious Master Suite with Tub, Separate Shower and Walk-In Closet. Enjoy Downtown and Nearby Livermore Valley Wineries! For more photos and property information go to 414pioneertrails.com or For a private showing call the Blaise Lofland Real Estate Group.

SOLD FOR \$1,630,000

3234 MARILYN COURT, PLEASANTON



Location, Location, Location! Check Out this Expanded Single Level "Parkview" Model in the Desirable Parkside Community! Highly Upgraded Throughout with Remodeled Expanded Gourmet Kitchen with Granite Countertops, Custom Cabinets & Stainless-Steel Appliances, Expanded Family Room (Great Room) with Fireplace. Remodeled Bathrooms, Upgraded Milgard Windows, Extensive Engineered Wood Flooring & New Carpeting, Beautifully Landscaped, Private Backyard with In-Ground Pebble Tech Pool/Spa and BBQ Area. Included is a Spacious Three Car Garage. This Central Pleasanton Location is Convenient to Everything Including Adjacent Ken Mercer Sports Park, Downtown Pleasanton, Stoneridge Regional Mall and both BART Stations. Just minutes to Livermore Valley's Wine Country! For more information and/or a private showing contact the Blaise Lofland Real Estate Group.

JUST CLOSED AT \$1,450,000

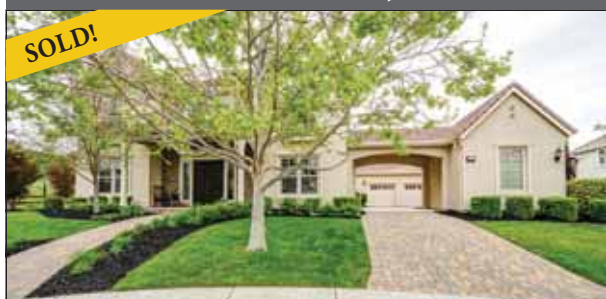
2635 TORREY COURT, PLEASANTON



Upgraded Sunny Five Bedroom (One Downstairs), Bonus Room (6th), Three Bathroom Home with Approximately 2,854 Square Feet. Built in 1996. Plantation Shutters, Wood-Burning Fireplace, New Carpeting, New Interior Paint, New Furnace and Air Conditioning. Quiet Court Location. Low Maintenance Backyard with Gas/Solar Heated In-Ground" instead of just "Solar Heated In-Ground Swimming Pool/Spa & Firepit. Tile Roof, Near Desirable Award-Winning Mohr Elementary School and Parks. Just a Few Minutes from Downtown Pleasanton, the BART Station, Stoneridge Regional, the Newer Outlet Mall, Many Livermore Wineries, Stanford Valley Care and The Iron Horse Trail.

SOLD FOR \$1,505,000

1081 HEINZ RANCH COURT, PLEASANTON



Location, Location, Location! Don't Miss This Upgraded Beautiful Pleasanton Solar Powered(Owned) Home at the End of a Court, That is Adjacent to Wine Country Vineyards. This Upgraded "Bordeaux Estates" Home is on a 13,014 Square Foot Private Lot with Beautifully Landscaping, Private Backyard Includes In-Ground Pool, Spa, Covered & Heated Outdoor Entertainment/BBQ Area and Backs to Views of Heritage Oaks, Nearby Hills & Vineyards! Great Flexible Floor Plan Includes 4141 Square Feet with Spacious Upgraded Gourmet Kitchen, Five Bedrooms, Four Bathrooms, Plus Office. Large 5th Bedroom with En-Suite Bathroom Can Be Bonus Room. For More Information or a Private Showing Call The Blaise Lofland Real Estate Group or Visit www.1081heinzranch.com!

SOLD FOR \$2,195,000

4263 JENSEN STREET, PLEASANTON



Walk 100 Yards to Main Street Pleasanton! Upgraded Downtown Single Level Detached Home Includes 3 Bedrooms, 2 Bathrooms and Approximately 1350 Square Feet. Attached 2-Car Garage. Generous Private Backyard with Trees, Patio and New Lawn on a 6076 Square Foot Level Lot. Upgraded Bathrooms, Upgraded Kitchen with New Stainless-Steel Appliances, New Wood Style Flooring Throughout Main Living Areas and New Carpet in Bedrooms, New Interior Doors and Hardware, New Interior Paint, Attendance Area for Convenient Preferred Schools. Enjoy the Downtown Amenities!

SOLD FOR \$1,025,000

7774 OAK CREEK COURT, PLEASANTON



Kelly McKaig Of The Blaise Lofland Real Estate Group Represented the Buyers in This Transaction. Charming Well-Maintained Single Level Home with 4 Bedrooms, 2 Bathrooms & 2004 Sq. Ft. Located in Desirable Oak Hills Neighborhood & Close to Award-Winning Schools, Shopping, and Freeway Access. Spacious Great Room/Kitchen Combination with Lots of Natural Light. Large Master Bedroom Suite with Vaulted Ceilings. Gorgeous Views of Pleasanton Ridge from Your Front and Backyard. Mature Fruit Trees, Low Maintenance Landscaping and Large Side Patio Area for Entertaining. Located Near Oakhill Park, Greenbelt, and Community Amenities, Including Swimming Pool.

SOLD FOR \$1,050,000

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.

Representing Buyers and Sellers Beyond Their Expectations

- ❖ Real Estate has been my chosen full-time profession for 38 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®
DRE #00790463
925.519.9080
MoxleyRealEstate.com



PRIVATE MORTGAGE ADVISORS

Competitive Rates - Timely Approvals Impeccable Service

Conventional | Jumbo | FHA & VA | Bridge Loans

Financing a home can be a daunting experience with many decisions to make and products to choose from. It doesn't have to be. Whether you're purchasing your first home, moving up into a new home, or refinancing, I can provide the options and advice to help you find the optimal loan to help you meet your short and long-term financial goals and needs. My 30+ years of experience with California homeowners, state-of-the-art lending technology, and a top notch support staff help to ensure the smoothest possible transaction and take the worry out of the loan process.

Need proof? Check out my customer reviews at: <https://socialsurvey.me/pages/scott.doruff>

Contact me today for a FREE detailed Total Cost Analysis



SCOTT DORUFF

Mortgage Loan Originator | Private Mortgage Advisors
NMLS# 288485 | Company NMLS# 460151

510.676.1268
925.621.4081
sdoruff@pmaloans.com
www.scottdoruff.com
900 Main Street, Ste. 101, Pleasanton, CA 94566



Private Mortgage Advisors, LLC is an FHA Approved Lending Institution, and is not acting on behalf of or at the direction of HUD/FHA or the Federal Government. Private Mortgage Advisors, LLC is a California limited liability company headquartered at 390 Diablo Road, suite 100 Danville, California 94526. Company NMLS# 460151. Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act (RMLA# 4150080). We offer many loan products, contact a representative to learn more. This is not a commitment to Lend. PMA038_112814.

THE EXPERIENCE IS ALAIN PINEL

Throughout the Bay Area and Northern California - from San Francisco to Lake Tahoe,
Carmel to Wine Country - our level of service is second to none.

<p>APRIL DUARTE 925.519.4497 aduarte@apr.com aduarte.apr.com License # 01938648</p>	<p>CHRIS DUARTE 925.699.1969 cduarte@apr.com cduarte.apr.com License # 01981056</p>	<p>LESLIE FAUGHT 925.784.7979 leslie@apr.com lesliefaught.com License # 01027778</p>	<p>LINDA FUTRAL 925.980.3561 linda@apr.com lindafutral.com License # 01257605</p>	<p>DAN GAMACHE 925.918.0332 dangamache@apr.com trivalleyhomesearch.com License # 01237538</p>
<p>KAT GASKINS 925.963.7940 kgaskins@apr.com katgaskins.com License # 01137199</p>	<p>LINDA GOVEIA 925.989.9811 lindag@apr.com lindag.apr.com License # 01412619</p>	<p>JANICE HABLUETZEL 925.699.3122 jhabluetzel@apr.com janicetherealtor.com License # 01385523</p>	<p>TERESA HARTFORD 925.344.9983 thartford@apr.com thartford.apr.com License # 02047065</p>	<p>JESSICA JOHNSON 408.455.1697 jjohnson@apr.com realtbyjessica.com License # 01273385</p>
<p>SEAN JOLLEY 925.621.4063 sjolley@apr.com seanjolley.com License # 01981029</p>	<p>KELLY KING 925.455.5464 lkking@apr.com lkking.apr.com License # 01142949</p>	<p>MARK KOTCH East Bay Director of Career Development 925.251.1111 mkotch@apr.com mkotch.apr.com</p>	<p>SUSAN KURAMOTO 408.316.0278 skuramoto@apr.com skuramoto.apr.com License # 01199727</p>	<p>IZABELLA LIPETSKI 510.506.2072 ilipetski@apr.com bayfamilyhomes.com License # 01372992</p>
<p>BLAISE LOFLAND REAL ESTATE GROUP 925.846.6500 blofland@apr.com blaiselofland.com License # 00882113</p>	<p>JO ANN LUISI 925.321.6104 jluisi@apr.com joannluisi.com License # 01399250</p>	<p>LILY MCCLANAHAN 925.209.9328 lilym@apr.com lilym.apr.com License # 01975835</p>	<p>KRIS MOXLEY 925.519.9080 kmoxley@apr.com moxleyteam.com License # 00790463</p>	<p>MAUREEN NOKES 925.577.2700 mnokes@apr.com mnokes.apr.com License # 00589126</p>
<p>KIM OTT & ASSOCIATES 510.220.0703 kott@apr.com kimott.com License # 01249663</p>	<p>CHRISTINA SPAULDING 925.548.6534 cspaulding@apr.com cspaulding.apr.com License # 02033139</p>	<p>SUSIE STEELE 925.413.9306 susiesteel@apr.com susiesteel.apr.com License # 01290566</p>	<p>LINDA TRAUIG 925.382.9746 ltraurig@apr.com ltraurig.apr.com License # 01078773</p>	<p>MIN XU 925.989.9811 minxu@apr.com mxu.apr.com License # 01874082</p>

APR.COM

Over 30 Real Estate Offices Serving
The San Francisco Bay Area Including the Tri-Valley 925.251.1111



EXPANDED PLEASANTON MEADOWS BEAUTY



3229 Flemington Ct, Pleasanton

True Pride of Ownership! This beautiful home features 5 bedrooms, 3 updated bathrooms, updated gourmet style kitchen with granite counter-tops, shaker style

cabinets, stainless appliances and tile flooring, perfect for gatherings. Newer neutral carpet, inviting tile entry, soaring ceilings, raised panel doors, recessed lighting, ceiling fans, newer A/C and furnace & whole house fan. French doors leading to entertaining backyard with fenced pool. Close to: greenbelt with community pool, playground, walking trail and tennis courts. Near: shopping, restaurants, BART and More! Desired cul-del-sac location. Low HOA's.

New Price — Offered at: \$1,179,000

If you are thinking of buying or selling, let me know. I'd love to help.



Venture | Sotheby's
INTERNATIONAL REALTY

Joyce Jones

REALTOR, CA Lic#01348970

Direct 925.998.3398

joycejones4homes@gmail.com | joycejones4homes.com

OPEN HOMES THIS WEEKEND

Discovery Bay

5 BEDROOMS

209 Sussex Court \$648,000
Sat/Sun 1-4 Jo Ann Luisi 583.1106

Livermore

3 BEDROOMS

2841 Hoya Commons \$760,000
Sat/Sun 1-4:30 John Ledahl 989.4994

4 BEDROOMS

883 Cindy Lane \$898,000
Sat/Sun 1-4 Cindy Gee 963.1984

2431 Detert Street \$1,299,000
Sun 1-4 Tyler Moxley 518.1083

59 Riverstone Common \$925,000
Sat/Sun 1-4 Linda Futral 980.3561

5 BEDROOMS

1392 Clavey River Court \$1,175,000
Sat 2-4 Gina Huggins 640.3762

Pleasanton

3 BEDROOMS

6350 Alisal Street \$1,799,000
Sun 2-4 Doug Buenz 621.0680

4659 Lakewood Street \$988,000
Sat/Sun 1-4 Jo Ann Luisi 583.1106

4 BEDROOMS

1790 Beachwood Way \$1,448,888
Sun 2-4 Doug Buenz 621.0680

520 Bunker Lane \$1,870,000
Sun 2-4 Doug Buenz 621.0680

2827 Cedrus Ct. \$1,268,888
Sat/Sun 1-4 Joel Engel 580.5106

7949 Limewood Court \$1,199,000
Sat/Sun 2-4 Doug Buenz 621.0680

3048 Melbourne Court Call for pricing
Sat/Sun 1-4 Katie Moe 216.9083

3565 Whitehall Court \$1,179,000
Sat/Sun 1-4 Cindy Whitehand 200.4102

5 BEDROOMS

528 Bunker Lane \$2,395,000
Sun 2-4 Doug Buenz 621.0680

3229 Flemington Court \$1,179,000
Sat 2-4 Joyce Jones 998.3398

8227 Moller Ranch Drive \$1,850,000
Sat/Sun 1-4 Mark James 216.0454

387 Mullin Court \$1,799,000
Sun 2-4 Doug Buenz 621.0680

4228 W. Ruby Hill Drive \$3,695,000
Sun 1-4 Fabulous Properties 980.0273/519.8226

6 BEDROOMS

3304 Medallion Court \$2,275,000
Sun 1:30-4 Janna Chestnut 876.6105

2496 Minivet Court \$1,388,000
Sat/Sun 1-4 Jo Ann Luisi 583.1106

Are you buying or selling a home?

Visit PleasantonWeekly.com/real_estate for sales information, current listings, open homes and virtual tours.

OPEN SAT & SUN 2-4



7949 Limewood Court

Modern remodeled 4 BR, 2.5 BTH home with hardwood floors and a large 9000 sq ft lot
Offered at \$1,199,000

OPEN SUNDAY 2-4



1790 Beachwood Way

Charming 4 BR, 3 BTH home in premium location with hardwood flrs, remodeled kit, and more!
Offered at \$1,448,888

OPEN SUNDAY 2-4



528 Bunker Lane

Spectacular home with 5 BR, 5.5 BTHs on a 1 acre lot with pool, outdoor kit & fireplace!
Offered at \$2,395,000

OPEN SUNDAY 2-4



520 Bunker Lane

4 BR, 3.5 BTH luxury home in Castlewood on premium 2/3 Acre lot with beautiful views!
Offered at \$1,870,000

OPEN SUNDAY 2-4



6350 Alisal Street

2800 sq ft one story on FLAT 1.5 Acre lot with detached bonus rm, huge shop area, and more!
Offered at \$1,799,000

OPEN SUNDAY 2-4



387 Mullin Court

Gorgeous home featuring 5 BR + Loft, 4.5 BTHs, 3 car garage, and huge .28 Acre cul-de-sac lot
Offered at \$1,799,000



Pleasanton Market Update

What's going on in the market? Well, inventory is constrained still but it is higher than last year. Buyers are more cautious, certainly there seems to be a shift in the buyer mentality. They are more deliberate, there is not as much pressure to make multiple offers. So buyers have definitely slowed down their pace and that is having an impact.

The news media is starting to report that the market has slowed down ...

Go to 680Homes.com/blog to read the rest of this article

Doug Buenz | 680 Homes Group

Bringing You Home™



Venture | Sotheby's
INTERNATIONAL REALTY

BRE #00843458

680Homes.com

(925) 621-0680

See these homes at 680Homes.com

SALES AT A GLANCE

Pleasanton (Aug. 20-30)

Total sales reported: 42
 Lowest sale reported: \$288,500
 Highest sale reported: \$2,181,000
 Average sales reported: \$1,147,998

Dublin (Aug. 20-30)

Total sales reported: 39
 Lowest sale reported: \$610,000
 Highest sale reported: \$2,135,000
 Average sales reported: \$991,653

Livermore (Aug. 20-30)

Total sales reported: 40
 Lowest sale reported: \$412,000
 Highest sale reported: \$1,650,000
 Average sales reported: \$864,662

San Ramon (Aug. 30-Sept. 12)

Total sales reported: 30
 Lowest sale reported: \$455,000
 Highest sale reported: \$1,775,000
 Average sales reported: \$1,139,983

Source: California REsource

HOME SALES

Continued from Page 21

- 3865 Vineyard Avenue** G. Davis to Bechwati Trust for \$1,487,500
- 425 Virginia Way** J. & P. McLaughlin to S. Patchipulusu for \$1,325,000
- 3944 West Las Positas Boulevard** Pinkney Trust to R. Bhuleskar for \$1,059,000
- 2821 Calle Reynoso** Coon Trust to C. Lu for \$1,225,500
- 843 Division Street #A** M. Wilson to D. Ho for \$515,000
- 4874 Drywood Street** R. & D. Yates to M. Kitts for \$1,275,000
- 1143 Kottinger Drive** H. & L. Williamson to K. Kalra for \$1,220,000
- 136 Mission Drive** Harris Trust to Wilson Trust for \$601,000
- 856 Palomino Drive #B** Khaghani Trust to B. Hasan for \$1,388,000
- 3372 Sagewood Court** A. & L. Shah to Ravi & Radhika Trust for \$2,181,000
- 518 San Miguel Court** W. & J. Reilly to T. & G. Brown for \$1,215,000
- 3520 Touriga Drive** A. & N. Prentice to T. Yehezkel for \$1,200,000

Dublin

- 6314 Bray Court** P. Rao to A. Joseph for \$785,000
- 7850 Bristol Road** A. & N. Griffithy to P. Parvataneni for \$942,000
- 4026 Cashel Road** R. Ontiveros to S. Ma for \$885,000
- 2188 Central Parkway** J. & R. Campbell to Y. Syed for \$948,000
- 4037 Chalk Hill Way** A. & M. Kim to K. Patel for \$1,132,000
- 4184 Clarinbridge Circle** Jones Trust to Wong Trust for \$739,000
- 4216 Clarinbridge Circle** E. & P. Gabriela to A. Enwiya for \$673,000
- 4912 Colchester Court** R. Dillon to K. Koteswaran for \$1,275,000
- 5501 De Marcus Boulevard #542** M. Medala to S. Lala for \$648,000
- 3701 Dublin Boulevard** G. Pliego to M. Ramachandran for \$780,000
- 6420 Ebensburg Lane** Grevstad Trust to J. & P. Neudecker for \$945,000
- 11574 Estrella Court** B. & M. Nelson to Saran Trust for \$980,000
- 4291 Fitzwilliam Street** A. & A. Podvisotsky to H. Chen for \$748,000
- 5339 Iron Horse Parkway** D. Treadwell to J. Niu for \$900,000
- 6479 King Way** Serbian Orthodox Church to G. Gallardo for \$815,000
- 5618 Ramsgate Court** Miller Trust to S. Vavilapali for \$1,250,000
- 2826 Randall Loop** B. Roman to B. Shiramshetty for \$1,225,000
- 9855 Reimers Way** Nguyen Trust to L. Nashier for \$1,300,000
- 7852 Ridgeline Place** A. & D. Mohammadali to P. Sonu for \$1,450,000
- 11293 Rolling Hills Drive** P. Bieler to A. Natarajan for \$1,138,500
- 5037 Royal Pines Way** B. & A. Matthews to K. Chada for \$1,320,000
- 4626 Sandyford Court** Wells Trust to F. Adharsh for \$732,500
- 3951 Scottfield Street** Y. Gao to X. Li for \$1,098,000
- 6031 Turnberry Drive** Tomlinson Trust to Y. Nagi for \$2,135,000
- 3895 Camino Loop** S. Fornaro to C. Wang for \$905,000
- 5501 De Marcus Boulevard #273** D. Auyang to Singamsetti Trust for \$712,000
- 7911 Diana Lane** S. & J. Curtis to S. Deshpande for \$865,000
- 3385 Dublin Boulevard #128** K. Wong to S. Badwaik for \$680,000
- 7149 Dublin Meadows Street #G** E. Riegelhuth to J. Jaggi for \$610,000
- 5898 Hillbrook Place** R. & P. Bhaiya to R. Li for \$998,000
- 7432 Ione Court** S. Kotturi to D. Lee for \$790,000
- 7616 Jacquelin Street** Song Trust to R. Chae for \$1,500,000
- 4216 Jordan Ranch Drive** Chen Trust to W. Kim for \$1,360,500

- 3360 Maguire Way #139** H. Shaikh to S. Amaral for \$660,000
- 7454 Oxford Circle #60** Paul Trust to R. Pathania for \$720,000
- 6986 Stagecoach Road #C** C. Fithian to T. Ouyang for \$645,000
- 4225 Trolan Lane** Pulte Home to B. Davis for \$1,100,000
- 3666 Whitworth Drive** M. Sanchez to K. Chervela for \$710,000
- 4851 Viento Court** D. & J. Sidebottom to N. Sharma for \$1,575,000

Livermore

- 491 Andrews Street** Balducci Trust to D. Lueder for \$620,000
- 2858 Barouni Court** Turner Trust to P. Nunes for \$1,650,000
- 1751 Calle Del Rey** S. Holz to A. Choudhary for \$760,000
- 5643 Carnegie Way** K. Carpenter to F. Li for \$1,270,000
- 1334 Cheryl Drive** Houghton-Thompson Trust to W. Mifsud for \$1,080,000
- 375 Covellite Lane** Tedford Trust to S. Santoro for \$888,000
- 1137 Dana Circle** R. & M. Orozco to Srivastava Trust for \$910,000
- 6412 Forget Me Not** B. Chandrasekaran to Y. Lee for \$595,000
- 3644 Glasgow Circle** R. & S. Daniels to G. Elayathamby for \$1,245,000
- 3865 Harvard Way** L. Erwin to A. MachHado for \$750,000
- 207 Heligan Lane #8** J. Gilpin to T. Shkuryna for \$670,000
- 5341 Hillflower Drive** R. Reyes to Q. Costa for \$801,000
- 1119 Madison Avenue** B. & K. Burger to Z. Stephens for \$770,000
- 1932 Meadow Glen Drive** D. & K. Rogers to K. Rollins for \$980,000
- 440 Meadowlark Street** J. Chan to M. Lemos for \$690,000
- 1030 Miranda Way** Estabrook Trust to Jacoli Investments for \$573,000
- 356 Misty Circle** Hopkins Trust to M. Murray for \$850,000
- 1849 Monterey Drive** Harris Trust to D. Repine for \$510,000
- 1699 Paseo Laguna Seco** D. Jensen to J. Dave for \$412,000
- 1874 Railroad Avenue #112** E. & M. McKinzie to J. Sanchez for \$599,000
- 460 Robert Way** SGT Investments to M. Vaince for \$770,000
- 336 Selby Lane** P. & S. Guevara to B. Ramamurthy for \$775,000
- 271 Snider Court** S. & T. Sullivan to J. Fields for \$1,089,000
- 578 South K Street** C. Eyster to S. Venn for \$1,200,000
- 886 Adams Avenue** M. & C. Bettencourt to Cook Trust for \$795,000
- 421 Alameda Drive** C. & M. Davis to D. Ames for \$771,500
- 477 Anna Maria Street** Survivors Trust to May Man & Construction for \$686,000
- 361 Basswood Common #4** D. Keith to S. Kishinevsky for \$675,000
- 335 Brittany Place** E. & L. Curbelo to J. Sarmiento for \$1,275,000
- 398 Burgess Street** D. & A. Hutchings to G. Baker for \$791,000
- 1465 Calle De Las Granvas** Smith Trust to B. Hong for \$775,000
- 3657 Carrigan Common** Parker Trust to H. Kolla for \$631,000
- 1092 Marigold Road** C. & L. Rosa to K. Yalamanchili for \$675,000
- 1460 Milan Court** Schuyler Trust to D. Kennerley for \$1,445,000
- 2041 Pine Street** Anderson Trust to C. Shaffer for \$691,000
- 3997 Portola Common #5** A. Palma to R. Lau for \$699,000
- 187 Selby Lane #6** A. Agiral to S. Ham for \$680,000
- 549 Sonoma Avenue** William Lyon Homes to J. Hall for \$1,300,000
- 691 Trinity Hills Lane** Nunes & Land Trust to G. Barker for \$1,325,000

Source: California REsource

3048 Melbourne Court, Pleasanton Meadows

Just Listed



Open House: Saturday and Sunday 1-4 pm

Amazing 2 story home in court location with:

- 4 bedrooms
- 2.5 bathrooms
- 2,446 sq ft of expanded living space
- Updated kitchen
- 3 car garage
- HOA membership at Cabana Club

Contact Katie Moe for additional details



KATIE MOE

925.216.9083

Katie@KatieMoe.com
 www.KatieMoe.com
 BRE#01507863



J. Rockcliff
 REALTORS

This is a GREAT TIME TO SELL OR BUY!
 Call CINDY today!
 She can help you get TOP DOLLAR!

883 CINDY LANE, LIVERMORE



Gorgeous 1 story executive home in the lovely Windmill Springs area of Livermore. This updated home includes laminant flooring, plantation shutters, quartz counters, lovely open kitchen to family room with cozy fireplace, 4 bed, 3 bath lovely park. Like backyard with trees, grass, mini bocce' ct. 3 Car-garage. Walk to schools, parks, shopping, close to freeway.
 Offered at \$898,000

4723 FAIR ST., PLEASANTON



Downtown Pleasanton.
 Cute Cape Cod!!
 Sold Over Asking, \$1,040,000

4359 QUAIL RUN LANE, BLACKHAWK



Gorgeous updated home includes outdoor gourmet kitchen.
 Sold \$1,875,000 Represented Buyer



Cindy Gee

925.963.1984

925-963-1984
 cindy.gee@bhgtrivalley.com
 BRE# 01307919

CALL CINDY for a FREE consult for SELLING your home!!

TOP PRODUCING Residential specialist,
 . Proven track record of success!!
 . Walk you through the process.
Better Homes and Gardens REAL ESTATE | **TRI-VALLEY REALTY**
 Realtor, Notary, GRI, CDPE,
 Top Producer, Pinnacle Award,
 Grand Masters

Caring Professional Hardworking
 Call Cindy for all your Real Estate needs... She will make it happen for you!

TRUST — IT STARTS WITH PERSONALIZED ATTENTION

Earning your trust is important to me. As your Home Lending Advisor, I'll do this by reviewing your loan options and helping you choose the mortgage that's right for you. You can depend on me to answer your questions and follow up right away.

Contact me today about working together.



Sofia Hamid

Sr. Home Lending Advisor Cpc

T: 925-285-1282

sofia.hamid@chase.com

<http://homeloan.chase.com/sofia.hamid>

NMLS ID: 814769



The Armario Venema Home Team and Chase Bank Gets Results!



4426 Linda Way, Pleasanton
Represented Buyers
\$1,315,000



7655 Catalon Court, Dublin
Represented Buyers
\$1,115,000

In this competitive and shifting market, you need a Main Street real estate team and Lender to make your home ownership dreams a reality. Our top producing team and lending partner, Sofia Hamid at Chase Bank, work together closely to ensure you find the right home and the right mortgage that fits your budget.



DeAnna Armario
Team Leader/Realtor



Liz Venema
Team Leader/Realtor



Kim Hunt
Team Manager/Realtor



Lisa Desmond
Realtor



Kevin Johnson
Realtor



Amanda Davlin
Transaction Coordinator
Team Assistant



Michelle Kroger
Client Services

DeAnna 925.260.2220
DeAnna@ArmarioHomes.com
DRE#01363180
ArmarioVenemaHomes.com

Luxury Living & Real Estate Specialists in the East Bay

PLEASANTON LIVERMORE DUBLIN SAN RAMON
DANVILLE BLACKHAWK ALAMO WALNUT CREEK

Liz 925.413.6544
Liz@VenemaHomes.com
DRE#01922957
ArmarioVenemaHomes.com



DeAnna *Liz*
ARMARIO & VENEMA

The Difference Between Ordinary and Extraordinary



NEW PRICE



2842 W. Ruby Hill Drive, Ruby Hill
4BR, 4.5BA, 6905+/- Sq. Ft.
Offered at \$2,988,000

NEW PRICE



3504 Mercato Court, Ruby Hill
5BR, 4.5BA, 4765+/- Sq. Ft. w/In-Law Unit
Offered at \$2,299,000

NEW PRICE



4326 Campinia Place, Ruby Hill
5BR, 4BA, 4600+/- Sq. Ft.
Offered at \$2,195,000

FOR SALE



2245 Doccia Court, Ruby Hill
4BR, 3BA, 3252+/- Sq. Ft.
Offered at \$1,800,000

PENDING



3839 Antonini Way, Ruby Hill
5BR, 5.5BA, 5877+/- Sq. Ft.
Offered at \$2,799,000

PENDING IN 8 DAYS



2508 Wilde Avenue, Pleasanton
5BR, 3.5BA, 3525+/- Sq. Ft.
Offered at \$2,195,000

PENDING



480 Montori Court, Ruby Hill
4BR, 3BA, 2680+/- Sq.Ft.
Offered at \$1,569,000

PENDING



1517 Whispering Oaks Way, Pleasanton
4BR, 3.5BA, 3168 +/- Sq. Ft. w/ Guest House
Offered at \$1,399,000

PENDING



1121 Navalle Court, Pleasanton
4BR, 3BA 2662+/- Sq. Ft.
Offered at \$1,299,000



DeAnna Armario
Team Leader/Realtor



Liz Venema
Team Leader/Realtor



Kim Hunt
Team Manager/Realtor



Lisa Desmond
Realtor



Kevin Johnson
Realtor



Amanda Davlin
Transaction Coordinator
Team Assistant



Michelle Kroger
Client Services

DeAnna 925.260.2220
DeAnna@ArmarioHomes.com
DRE#01363180
ArmarioVenemaHomes.com

Luxury Living & Real Estate Specialists in the East Bay

**PLEASANTON LIVERMORE DUBLIN SAN RAMON
DANVILLE BLACKHAWK ALAMO WALNUT CREEK**

Liz 925.413.6544
Liz@VenemaHomes.com
DRE#01922957
ArmarioVenemaHomes.com



A Team That Speaks Your Language

- 40+** Years of Experience
- 600+** Properties Listed & Sold
- 650M+** In Closed Transactions
- 100+** Homes Sold in Ruby Hill
- 52M+** Year to Date



Uwe Maercz

Broker Associate
925.360.8758
uwe.maercz@compass.com
DRE 01390383

Sonali Sethna

Broker Associate
925.525.2569
sonali.sethna@compass.com
DRE 01194792

Just Listed



203 Vallecitos Road, Ruby Hill Ruby Hill Vineyard Estates
22 Ac 2 Ac Building Pad \$1,999,000

New Price



1695 Germano Way, Ruby Hill
5 Bed 7 Bath 7,330 Sq Ft 0.65 Ac \$3,275,000

New Price



301 Kalthoff Common, Ruby Hill Vineyard Estates
5 Bed 7 Bath 8,626 Sq Ft 17.42 Ac \$3,788,000

Pending



491 Trebbiano Place, Ruby Hill
4 Bed 3 Bath 2,680 Sq Ft \$1,538,888

Sold



1 Brozosky Hill Lane, Pleasanton | Sold 7x faster than previous listing agent
3 Bed 2.5 Bath 4,400 Sq Ft 20 Ac \$3,300,000 Double-Ended

Sold



3906 Rockingham Drive, Pleasanton
3 Bed 2 Bath 1,655 Sq Ft \$1,165,000 Represented Buyer

6701 Koll Center Parkway, Ste. 250, Pleasanton, CA 94566

usfineliving.com

Please welcome The JPRE Group to **Keller Williams Tri-Valley Realty**



**Jason
Pugao**



**Ricky
Chan**



**Eddie
Rios**



**Yun
Tong**



**Maria
Rojas**

5756 MARKET STREET, OAKLAND



So much possibility with this building! Located in highly sought-after North-Oakland Santa Fe neighborhood bordering Emeryville and Berkeley. This unique building features a spacious 3 bedroom 2 bathroom unit, a 1 bedroom 1 bathroom unit and a retail/office ground floor space. Perfect for a live/work situation or owner/user. Strong rental demand in this location. Less than 1 Mile to Ashby BART and easy access to HWY 24, 80, 580, 980 and the BAY BRIDGE.

Call for price



Jason Pugao
The JPRE Group
510-472-6916
www.thejpregroup.com
CA DRE#01908325

3847 VINEYARD AVE. UNIT I, PLEASANTON



****Open House** Fri. 10am-12pm, Sat. 2-5pm, Sun. 1-4pm**
Charming, Fresh and Upgraded Condo in Pleasanton. Beautiful 2 bed and 2 bath with Vaulted Ceilings, Remodeled Kitchen and Bathrooms, New Floors and Paint throughout. Enjoy the Open Feeling of the Kitchen and Family Room Combo. The kitchen with its Shaker Style Cabinets, Stainless Steel Appliances, Granite Countertops and Backsplash will appease any chef. Close to Downtown Pleasanton, Parks, Freeways, BART and Top Rated Schools!!

Call for price



Michael Swift
CA DRE#01135478
510-414-8224
www.allsfbayareahomes.com

4526 CARVER STREET, PLEASANTON



Stunning one level model situated on a wonderful tree lined cul de sac. Custom double door entry to tile foyer. Sunny remodeled kitchen with Silestone counters, custom tile back splash, gas stove with convection oven, tile floors and a large breakfast nook. Step down living room with large dual pane picture window.

Call for price



**Dave & Sue
Flashberger**
REALTORS®, GRI, CRS, SRES
CA DRE# 01243871, 01001584

925.463.0436 | www.SoldinaFlash.com

1113 WAGONER DRIVE, LIVERMORE



Welcome to this expanded gem in Sunset West! Centrally located in Livermore, this gorgeous 3 bedroom, 2 bathroom single-story home is truly perfect for people in every stage of their lives. Not to be missed is the unique over-sized family room that can accommodate the whole family plus some! Close to commute routes, top Livermore schools, shopping and more. Don't miss it!

Call for price



Jessica Jackson
CA DRE#01872331
925-487-2955
jjackson.realestate@gmail.com

1023 SPRING VALLEY COMMON



GORGEIOUS & STUNNING 4 bedroom, 2.5 bath townhouse at affordable price!!! Updated kitchen and bathrooms, freshly painted and enclosed spacious patio w/storage shed. Amenities include a community pool, playground, 2 assigned carport spaces and guest parking. Conveniently just a few minutes away to Downtown shops, restaurants & I-580.

Call for price



Gabriela Mendoza
CA DRE#01981421
510-244-9208
gabriela.myhomes@gmail.com

11470 SILVERGATE DRIVE, DUBLIN



Beautiful North/East facing home in Briar Hill. This home sits on a large corner lot with 3rd driveway. Recently remodeled with a newer kitchen featuring white shaker cabinets and an island. Granite counter tops and mosaic backsplash with stainless steel appliances. Newer flooring throughout. First floor living room, family room, dining area and bedroom with full bath. Bonus living space just off the family room.

\$987,900



Jason Pugao
The JPRE Group
510-472-6916
www.thejpregroup.com
CA DRE#01908325

BECOME PART OF SOMETHING BIGGER

Keller Williams Realty is a company that changes lives.
Contact me about a career with KW.

JENNIFER HAUS

Team Leader
925.628.4077
Jennifer.Haus@kw.com



THE ADDRESS IS PLEASANTON

THE EXPERIENCE IS ALAIN PINEL



ALAMO \$4,700,000

100 Alamo Ranch Road | 6bd/5ba
D. Teigland/M. Jamshidnejad | 925.285.2459
License # 01955926 | 01482134
BY APPOINTMENT



PLEASANTON \$2,275,000

3304 Medallion Court | 6bd/4ba
Janna Chestnut | 925.876.6105
License # 01875289
OPEN SUNDAY 1:30-4:00



PLEASANTON \$1,850,000

8227 Moller Ranch Drive | 5bd/3ba
Mark James | 925.216.0454
License # 0697341
OPEN SAT & SUN 1:00-4:00



PLEASANTON \$1,388,000

2496 Minivet Court | 6bd/3ba
Jo Ann Luisi | 915.583.1106
License # 01399250
OPEN SAT & SUN 1:00-4:00



LIVERMORE \$1,299,000

2431 Detert Street | 4bd/2.5ba
Tyler Moxley | 925.518.1083
License # 01412130
OPEN SUNDAY 1:00-4:00



LIVERMORE \$1,175,000

1392 Clavey River Court | 5bd/3ba
Gina Huggins | 925.640.3762
License # 01243739
OPEN SATURDAY 2:00-4:00



FREMONT \$1,099,000

5500 Beau Court | 4bd/2ba
Janice Habluetzel | 925.699.3122
License # 01385523
BY APPOINTMENT



PLEASANTON \$988,000

4659 Lakewood Street | 3bd/2ba
Jo Ann Luisi | 925.583.1106
License # 01399250
OPEN SAT & SUN 1:00-4:00



LIVERMORE \$925,000

59 Riverstone Common | 4bd/2ba
Linda Futral | 925.980.3561
License # 01257605
OPEN SAT & SUN 1:00-4:00



LIVERMORE \$875,000

162 Cameo Drive | 3bd/2ba
Gina Huggins | 925.640.3762
License # 01243739
BY APPOINTMENT



LIVERMORE \$760,000

2841 Hoya Commons | 3bd/3ba
John Ledahl | 925.989.4994
License # 01419146
OPEN SAT & SUN 1:00-4:30



DISCOVERY BAY \$648,000

209 Sussex Court | 5bd/3ba
Jo Ann Luisi | 925.583.1106
License # 01399250
OPEN SAT & SUN 1:00-4:00

APR.COM

Over 30 Real Estate Offices Serving The Bay Area
Including Pleasanton 925.251.1111

ALAIN PINEL
REALTORS

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.