

Pleasanton Weekly

Real Estate
Fall Preview

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GROWING UP IN PLEASANTON IN THE 1950S

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 Todd Utikal



"We have lived in Pleasanton for nearly 51 years and see how great local schools protect our property values and keep our community strong. Our children thrived in Pleasanton schools and we want the same for yours. We are strong supporters of Measure I."

Carolyn & Ken Mano, Residents since 1971

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 Josh Hill, *2020-2021 PUSD Teacher of the Year*



"It is very rewarding to work in a district with such wonderful parent support and involvement. Unfortunately, our facilities do not match the great teaching and learning happening at our schools. Vote Yes on Measure I to support my students and their families. They deserve quality school facilities!"

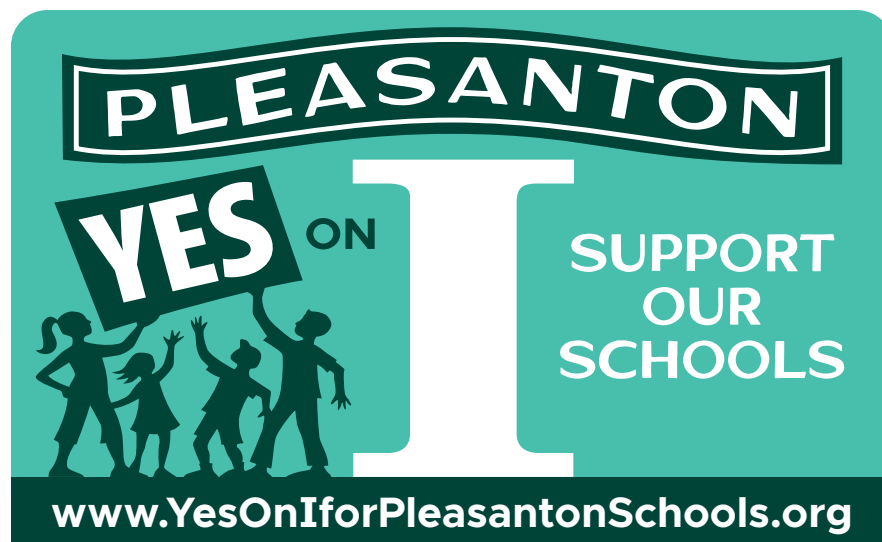
Stacey Sklar, Amador Valley High School Teacher

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 Mark Sweeney
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 Nita Thom
 Greg Thome
 Nancy Thome
 Sylvia Tian
 Kate Townsend
 Amy Turner-Bull
 Michelle Verkuilen
 Gayatri Verma



"Our high school science classrooms and labs are badly aging. Students should have equal opportunities to have success in schools. Vote Yes on Measure I!"

Connor Lam, Sophomore, Foothill High School

LOCAL ORGANIZATIONS

Pleasanton Chamber of Commerce
Pleasanton Weekly
 Alameda County Democratic Party
 East Bay Young Democrats
 Latine Young Democrats of the East Bay
 California School Employees Association Pleasanton Chapter 155
 Association of Pleasanton Teachers
 Pleasanton Rage
 Ballistic United
 Pleasanton Police Officers Association
 Bay East Association of Realtors
 Alisal Elementary School PTA
 Donlon Elementary School PTA
 Fairlands Elementary School PTA
 Hearst Elementary School PTA
 Lydiksen Elementary School PFC
 Mohr Elementary School PTA
 Vintage Hills Elementary School PTA
 Walnut Grove Elementary School PTA
 Hart Middle School PTSA
 Harvest Park Middle School PTSA
 Pleasanton Middle School PTSA
 Amador Valley High School PTSA
 Foothill High School PTSA

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 Jason Borris
 Sharolyn Borris
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 Mindy Garman
 Kayla Garrison
 Janet Gates, *Principal, Donlon Elementary School*
 Ryan Gette
 Audrey Gillette
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 Lore Hrousis
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 Kay Huff
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 Mei Li
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 Jennifer Miller
 Katherine Moe
 Mike Montoya
 Susie Montoya
 Tracey Montoya
 Sara Morales
 Breanna Morin
 Jennifer Murphy
 Kerry Nally Little
 Simi Narindray
 Emily Newton



"As a product of Pleasanton schools, a coach with Ballistic, a wife who is a teacher at Donlon, we are here for the

strong community, the exceptional education our kids will receive at Pleasanton public schools and the great investment in our home. WE are supporting Measure I."

The Villegas Family, part of Pleasanton for over 40 years



"As a teacher and parent of three students in PUSD, I've taken great pride in the education provided to students in Pleasanton. Unfortunately, our school facilities do not reflect the world class education that has made Pleasanton such a desirable district. Vote YES on Measure I to provide the school facilities our students deserve."

Shilpa Panech, 1st Grade Vintage Hills Elementary Teacher

Rita Poulson
 Adam Popick
 Jennifer Pranschke, *Valley View PTA President*
 Dwight Pratt, *Principal, Walnut Grove Elementary*
 Shannon Price
 Derrick Psaros, *CSEA Union President*
 Lesley Qian
 Lakshmi Rajagopalan
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 Lindsey Rearick
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 Kevin Wesse
 Lisa Willis
 Cheryl Wipfli
 David Wright
 Roz Wright
 Jamie Yee, *Former PUSD Board Member*
 John Yu
 Jennifer Zuanich
 Amy Zysk, *Valley View PTA president*

Partial list. Titles are for identification purposes only.

Ad paid for by Committee for PUSD Students-Yes On I. FPPC #1423382

AROUND THE VALLEY



BY GINA CHANNELL WILCOX

Group of many names

There is yet another incarnation of a political action committee that has plagued Livermore for at least a decade.

Friends of Livermore (FOL), a PAC around since at least 2011, morphed into Citizens for a Livermore Central Park (CFALCP) in 2019. Later in 2019, Protect the Central Park Vote, No on P (PCTP) was formed. Earlier this year, Move Eden Housing (MEH) came into being. Now Take Back Livermore (TBL) started running ads supporting candidates and opposing others.

A “non-political” coalition, Save Livermore Downtown (SLD), has been around for several years and is one of two groups currently embroiled in lawsuits against the city, with the other being MEH.

All these groups share many of the same people, agents and major contributors and employ the same tactics to obscure who is truly funding them.

The common objective of all these groups is to thwart city council actions to complete the downtown plan through lawsuits, referendums and disinformation, while trying to pack the council with candidates who will do the bidding of the principal players.

While there are small contributions made by many to give the appearance of large support for the groups, in reality it's a handful of people — and two wealthy individuals in particular — who contribute 90% or more of the contributions each entity receives.

Fair Political Practices Commission (FPPC) 460 filings show that hundreds of thousands of dollars in contributions to FOL, CFALCP and PTCP were made by Joan Seppala (publisher of the Livermore Independent), Seppala's relatives and Jean King.

Seppala, her relatives and King contributed approximately 93% of the total \$480,473 raised for FOL Committee 2018, approximately 94% of the total \$266,783 raised for CFALCP, and approximately 91% of the total \$605,733 raised for PTCP.

MEH's reported contributions reported Oct. 10, which cover Jan. 1 to June 30, 2022, of \$49,070 currently cover only about 25% of the outstanding expenses of \$191,884.

The newest committee, TBL, seems to have been formed to support a slate of candidates who will fall in line with the wishes of those behind SLD and MEH. The committee has already spent \$125,000.

Based on the patterns established for the FOL, CFALCP and PTCP committees, though, it is reasonable to assume that Seppala and King will cover the remaining expense balances for MEH and TBL once a full accounting of the contributions are made public.

MEH's expenses are guaranteed to increase over the next few months as the group filed a lawsuit against the city and the city clerk for not processing a referendum for the November ballot.

A ruling handed down Tuesday by Alameda Superior Court Judge Michael Markman in response to the MEH petition ordered MEH to post a \$500,000 bond. This is the second such order for the groups for the same reason of delaying the housing development. In November, SLD was ordered to post a \$500,000 bond.

Seppala is not named as a petitioner in any of the lawsuits, and she and King do their utmost to fly under the radar through confluence and convolution. Still, in addition to court documents and FPPC filings, there are also too many similarities in the committees and recognizable maneuvering with the FPPC filing timelines to completely wipe away their fingerprints.

The obfuscation starts with a well-oiled and often-used political machine consisting of the same people, key agents and vendors shared by the groups. The political machine is complemented by artful FPPC timeline manipulation and a complex way to pay vendors.

Under state law, contributors of more than \$50,000 or more to a PAC are considered “top contributors,” and their names must be disclosed on campaign advertising. When this group's major donors have to contribute before an election, the contributions are distributed to not exceed the \$50,000.

Additionally, major contributions are typically timed to take advantage of FPPC reporting timelines, so the full extent of Seppala and King's involvement is concealed until after the relevant election.

This cabal has caused irreparable harm to stakeholders and potential beneficiaries.

Someone hijacked TBL's URL and now this message appears: “Joan Seppala, please stop trying to buy our elections — Citizens of Livermore”

Let's hope she takes the hint. ■

About the Cover

From left: Judy Clark Engelken, Donna Kamp McMillion, Tom Jorgensen and Tom Orloff, all descendants of some of the founders of Pleasanton, sit in front of the Pleasanton Pioneer Founders Mural on Main Street. Group photo by Chuck Deckert; mural photo by Kristin Brown. Cover design by Doug Young.

Vol. XXIII, Number 39

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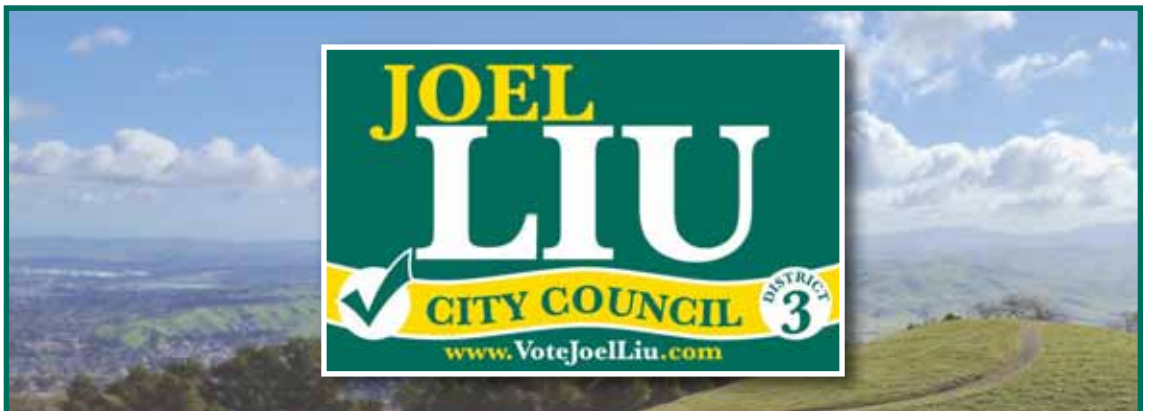
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For a Safe and Sustainable Pleasanton

**Vote for
Joel Liu
for Pleasanton
City Council
District 3**

- Ph.D. in Electrical Engineering
- Chair, Committee on Energy and the Environment, City of Pleasanton
- Member, Community Advisory Committee (CAC), East Bay Community Energy (EBCE)
- Awardee of 2022 Stover Volunteerism Award (only 8 among 90,000 global employees)
- A proud parent of two Pleasanton Unified School District students.



“As a father of two school age children, I care a lot about public safety and sustainability.”

www.VoteJoelLiu.com

Paid for by Joel Liu for City Council 2022 FPPC #1448272



Streetwise

ASKED AROUND TOWN

What is one thing you don't think you could live without?



Eri Perez

Lawyer

Movies! I love my job, but I work so hard and so much and it is very stressful. Movies really help me to relax for at least a little while — especially when I'm able to enjoy them from the comfort of my own home, with a nice glass of wine.



Kerri Gerardi and Leo Zingerman

Registered nurse; engineer

We think it is our connection to people and pets. It is these relationships that sustain us and give so much meaning to our lives, and significant layers and richness to life that we wouldn't otherwise have. We wouldn't really be able to live well without them.



Sheri Holland

Trial attorney

My cellphone because my daughter is away at college in upstate New York. I really need to be able to text back and forth with her during the day and to be able to receive a text from her at the end of each day, telling me "Mom, I'm fine. And I love you too!"



Robin Gonsalves

Executive assistant

Hope is what I couldn't live without. I've had a lot of health challenges this past year. Hope is what I need to face every new day, and every new challenge, with a smile on my face. Having hope in my heart and mind helps me to feel like I can keep going, no matter what.



Jim Doyle

Retired

Walking. Every day. Since I had a stroke in 2019, walking every single day has helped me to maintain a sense of independence. And health. If I didn't have that sense of independence and health, I don't think I could live, or even want to.

— Compiled by Nancy and Jeff Lewis

Have a Streetwise question? Email editor@PleasantonWeekly.com



Re-Elect District 3 City Councilmember

JULIE TESTA

Standing for Residents Not Developments

In a second term as your Councilmember I will continue to prioritize YOUR interests over special interests, and:

- Preserve Pleasanton's historic downtown, small town character, and excellent livability
- Prioritize public safety needs to reduce crime and improve resident safety
- Promote clean water resources and conservation
- Push back on State excessive growth mandates

"City Councilmember Julie Testa has worked hard in her first term on: assistance for our small businesses, increased public safety, and solutions to regain local authority on housing decisions."

— Pleasanton Mayor Karla Brown

"Vote for Julie Testa, a proven leader, and a strong champion for our residents."

— Pleasanton Vice Mayor Valerie Arkin

"Julie Testa truly considers the needs of our residents and puts their best interest, health, and safety first in all her decisions."

— Laurene Green, Director Zone7 Water Board

"A fierce advocate for mental health awareness for our youth and adults, re-elect Julie!"

— Kelly Mokashi, PUSD Trustee

Connect with me online at JulieTesta.com

Paid for by "Julie Testa for City Council 2022" FPPC#1452809



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DIGEST

City tech events

The city of Pleasanton's Community Education Series continues next Thursday (Oct. 27) at 7 p.m. with a workshop for families with students in pre-K through 12th grade, "Parenting in a Digital Age".

The session will be led by Jamie Nunez from Common Sense Media and "will focus on practical ways families can use technology for learning at home. Come for the insight and leave with a fresh perspective on parenting in the digital age," city officials said.

Then, starting two days later, the city's Youth and Teen Program will host a 24-hour hackathon for high school students to create their own website, software, app or video game — and if desired, have their project judged to win prizes.

The event, which will also feature workshops in computer science as well as other games and free food, is set to run from noon Oct. 29 to noon Oct. 30 at the Pleasanton Senior Center, 5353 Sunol Blvd.

Promote mental health

The Pleasanton-based Alan Hu Foundation is hosting a free webinar next Wednesday (Oct. 26), "Leveraging the Opportunity of Adolescence to Promote Mental Health", featuring Andrew J. Fuligni, Ph.D., a professor of psychiatry, psychology and biobehavioral sciences at UCLA.

"Adolescence is a time of remarkable opportunity," Fuligni said. "The years between age 10 to about 25 mark a period of rapid growth, development and learning as we discover and adapt to the world around us. In this presentation, I will discuss how the unique developmental opportunities and needs of this period of life can be best supported in order to promote the ability of diverse youth to thrive."

The session runs from 6:30-7:30 p.m. via Zoom. Register by Tuesday at alanhufoundation.org.

Halloween Brew Crawl

The Pleasanton Downtown Association is set to host its Halloween Brew Crawl next Saturday (Oct. 29) from 5-8 p.m.

"We are so excited that Halloween Brew Crawl is back. It's going to be a great event; we can feel it in our bones," PDA officials said. "Grab your friends. Grab your costumes. And come get spooky with us!"

Check-in will begin at 4:30 p.m. that evening at the Museum on Main, where each guest will receive their commemorative glass and program. Must be 21 years old or older to participate. To purchase tickets, visit pleasantondowntown.net. ■

Dublin High's Kaplan awarded as county Teacher of the Year

Says she has her parents and her students to thank for their inspiration, wisdom

By **CHRISTIAN TRUJANO**

Dublin High School teacher Ramany Kaplan said when she was selected as an Alameda County Teacher of the Year, she thought about her parents and what they went through coming to the U.S. seeking refuge from Cambodia in the 1980s.

"I pictured them in my mind and then I thought about all the sacrifices that they've made and the ways in which they have encouraged us and supported all of my siblings and I to go to school, to go to college, to be happy," she said. "So, I dedicated that award to them."

Kaplan, an English teacher and Freshman Mentor Program advisor at Dublin High, was one of two countywide winners announced at the 33rd annual Alameda County Office of Education Teacher of the Year Awards Ceremony on Oct. 6. More than 300 people attended

the event, which honored 18 teachers who were district-level winners representing the more than 11,000 educators across Alameda County, according to a news release from the county Office of Education.

The other winner of this year's county award was Christy Taylor, a kindergarten teacher at Cabrillo Elementary School in Fremont. Kaplan and Taylor now advance to the statewide Teacher of the Year competition.

"The Teacher of the Year Awards Ceremony is always one of my favorite nights of the year," said L.K. Monroe, Alameda County's outgoing superintendent of schools. "I truly enjoy being able to recognize our teachers who have been through so much and continue to persevere amidst ever-evolving challenges."

Chip Dehnert, public information and community relations officer for

the Dublin Unified School District, said that leadership teams at different schools choose a nominee for Teacher of the Year. A district team then reviews the representatives from each school and picks one person for the county program.

"Every child deserves a great teacher in every classroom. Ramany exemplifies that sentiment. Her dedication to our students and their success is why our staff selected her as the DUSD Teacher of the Year," DUSD Superintendent Chris Funk said.

Kaplan told the Weekly that she was actually caught off guard when they called her name as the second county winner. She said that she was so invested in Taylor's speech that when she heard her name, all she could do was cry.

"I was so wrapped up in what she was saying ... that when my name was called, I kind of froze," she

said. "And then as I was walking to the stage, the only thing I could think about was, 'Oh, I wish my mom and dad were here.'"

Kaplan, originally born in San Jose, said that when her parents moved to the U.S. with her older brothers, they really had to start from scratch.

"They survived off the charity of local churches and their sponsors," she said. "There weren't that many opportunities for them."

She said that didn't stop her parents from instilling into her and her siblings the belief that education was the pathway to success and happiness and they even taught her the importance of giving back to the community.

"When we were younger, they didn't have a lot of money, but they did always fundraise to send money

See **KAPLAN** on Page 8

Día de los Muertos celebration of ancestry, dance and family

Homecoming show for Livermore-founded Ballet Folklórico de Mexico de Carlos Moreno

By **NICOLE GONZALES**

A feature performance next weekend by Livermore-founded dance company Ballet Folklórico de Mexico de Carlos Moreno is set to celebrate Mexican culture, heritage and indigenous dance artforms in honor of Día de los Muertos.

Bringing the celebratory and artistic aspects of the holiday to the stage, the one-day show produced by BFM will be presented at the Bankhead Theater in downtown Livermore next Sunday (Oct. 30) at 3 p.m., as part of the Livermore Valley Arts 15th season anniversary season.

The ballet event honors the holiday Día de los Muertos (or "Day of the Dead") that is often observed in Mexico and by the people of Mexican heritage from Nov. 1-2. The holiday typically involves celebratory gatherings and paying respects to ancestors, family members and friends that have died.

The performance for Día de los Muertos will be in two acts.

"The first act really highlights a little bit more of the longtime traditions in Mexico in the regions where these celebrations take place, such as Oaxaca and Michoacan," said BFM artistic

director, Carlos Moreno.

"Our second segment of the show then focuses more on what people in the United States and Mexico visualize or think about in terms of Día de los Muertos. We really emphasize this as more of a

celebration of life, a celebration of people that were here with us before," Moreno added.

BFM chose to design their performance this way to share with

See **CELEBRATION** on Page 7



Dancers from Ballet Folklórico de Mexico de Carlos Moreno performing for Día de los Muertos. The company returns to Livermore on Oct. 30.

Valley View principal abruptly resigns

VP named interim as Plaisance steps down months onto job

By **CHRISTIAN TRUJANO**

First-year Valley View Elementary School principal Julie Plaisance has announced her resignation after she was hired in late May — meaning whoever takes her place will be the fourth permanent principal the school has seen in the last three academic years.

The Pleasanton Unified School District confirmed Plaisance's departure on Friday and said that Valley View vice principal Andrea Withers will serve as the interim principal until somebody is permanently hired.

Cheryl Garrett, an experienced administrator who previously served other PUSD schools, will also be providing additional administrative support during this interim period.

"We are focused on supporting the



Julie Plaisance

See **VALLEY VIEW** on Page 7

Move Eden Housing ordered to post \$500,000 bond amid lawsuit

Civil case filed over city's decision not to process referendum on affordable housing project

By CIERRA BAILEY

Citizen group Move Eden Housing was ordered by Alameda County Superior Court Judge Michael Markman to post a \$500,000 bond to nonprofit developer Eden Housing, Inc. in a ruling issued Tuesday afternoon.

The bond serves as security for costs and damages incurred by Eden Housing from delays to the 130-unit affordable housing project planned for downtown Livermore caused by the citizen group's ongoing lawsuit.

The court looks for proof of four key elements to determine if a plaintiff is required to post a bond or "undertaking,"

which are, "(1) a civil action was brought to challenge a low- or moderate-income housing project; (2) the action 'has the effect of preventing or delaying the project from being carried out'; (3) the action was either 'brought in bad faith, vexatiously, for the purpose of delay, or to thwart the low- or moderate-income nature of the housing development project,' and (4) 'the plaintiff will not suffer undue economic hardship by filing the undertaking,'" according to documents obtained by Livermore Vine.

The judge said he was not persuaded by Move Eden Housing's argument that it is not

challenging the affordable housing project but rather the city clerk's decision to not process a referendum petition.

"The nature of the referendum, and the clerk's decision not to process it, cannot be unbundled from the Project," the ruling says.

Move Eden Housing filed its suit back in August, challenging the city's decision to not process the group's referendum petition which sought to overturn the City Council's approval of an amended disposition, development and loan agreement (DDLA) with the developer.

City clerk Marie Weber deemed the council's action approving

the DDLA as administrative, not legislative, and therefore not eligible for a challenge by referendum. This decision was based on the advice of city attorney Jason Alcalá and special counsel.

As part of its efforts, Move Eden Housing is advocating for the relocation of the Eden Housing complex in favor of a community park being built on the current project site instead.

Despite sharing the same members, Move Eden Housing has identified itself as separate from Save Livermore Downtown, which currently has a lawsuit under appeal that aims to overturn the city's initial approval

of the Eden Housing project. However, Markman noted in his ruling that the two groups have other commonalities.

"They attempt to distinguish this case from the earlier unsuccessful action brought by 'Save Livermore Downtown' under CEQA, which is now on appeal (and subject to a bond under section 529.2). The Court will credit Petitioner's argument that the entities are different, though the Court must also note that Save Livermore Downtown and Move Eden Housing share a common promoter, Joan Seppala, and common litigation counsel."

In addition to her ties to these groups, Seppala is also the publisher of The Independent newspaper.

Markman's ruling states that Move Eden Housing is required to post the \$500,000 bond on or before Nov. 14. ■

i-GATE hires new executive director

Fintschenko takes reins of life sciences, tech nonprofit

By NICOLE GONZALES

Livermore-based nonprofit organization i-GATE Innovation Hub has welcomed a new executive director, one who has played a hand in unifying and defining the life sciences and

tech community of the Tri-Valley.

i-GATE Innovation Hub, whose mission is to promote entrepreneurship and economic development, announced the onboarding of Yolanda Fintschenko in a recent

press release. Fintschenko, a prominent figure in Tri-Valley tech, began her position on Oct. 1.

Her primary roles as executive director include pursuing startup campaigns and directing Daybreak Labs,

i-GATE's research facility for science and deep tech located in Livermore.

"I understand how important it is to have a diversity of opportunities locally in the Tri-Valley," Fintschenko said in the press release. "I can't wait to work with the i-GATE board, partners, business leaders and startup community to increase economic and professional opportunities in the Tri-Valley by helping science-based startups begin and succeed here."

The position became available after the organization's previous director, Brandon Cardwell, accepted the role of innovation and economic development director for the city of Livermore. Members of the board then selected Fintschenko to fill the position.

"My belief in the mission of i-GATE, which has been dedicated to building a thriving startup community in the Tri-Valley since 2010, persuaded me to accept the position," Fintschenko said.

"Creating not only the opportunity for professional development locally, but also the awareness that there is a strong professional life sciences community in the East Bay, has been important to me and to the members of the group," Fintschenko added.

In the near future, i-GATE's goal is to create a self-sustaining organization that helps science-based startups succeed in the Tri-Valley, Fintschenko told the Weekly.

Fintschenko originally moved to Livermore in 1998 to assume a postdoctoral position at Sandia National Laboratories. According to the public statement released from i-GATE, it was there at Sandia where Fintschenko started to grow her professional record, holding various



Yolanda Fintschenko

scientific and marketing jobs in the field of "lab-on-a-chip technology and scientific equipment."

Fintschenko also helped with the founding of several Livermore marketing and tech-start up companies, including Fixate IO and FounderTraction — each being marketing agencies in the field of life sciences and technology.

In 2014 she began to work with East Bay Bio Network, a group focused on supporting professionals in life sciences careers and helping them develop their specialties. Coordinating with other organizations, the group presented such events as the Tri-Valley Life Sciences Summit in the years 2018, 2019 and 2022.

"EBBN's purpose is to help those who live and work in the East Bay in the life sciences develop their careers through networking opportunities," Fintschenko said. "We started co-hosting events with i-GATE focused on Tri-Valley startups and founders."

"Yolanda's experience as a founder and supporting entrepreneurs makes her uniquely qualified to lead i-GATE Innovation Hub," Stephanie Beasley, i-GATE Innovation Hub Board Chair, said in the press release. "I'm excited to have her join the organization as we galvanize new resources and programs through Startup Tri-Valley and Daybreak Labs." ■

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Sunol Visitor Center reopens after renovations years in the works

Trail and map guides, historic exhibits, new ‘animal ambassadors’

By NICOLE GONZALES

The East Bay Regional Park District recently saw the completion of a series of renovations for one of its most popular attractions in Alameda County: the Sunol Visitor Center.

A ribbon-cutting ceremony held earlier this fall marked the official reopening of the center for public visitation. The newly remodeled hub features wilderness exhibits on the surrounding area, the Ohlone Trail and regional ranching history, as well as animal exhibitions and a Discovery Zone for children.

“We’ve had a lot of people that have been able to interact with the visitor center even in the short period of time it’s been open,” said Kevin Damstra, interpretive regional manager with EBRPD. “It has resonated with everybody because it takes all these things that are found across this wide-open parkland in the wilderness area and brings them into one area that people can engage with before they go and explore further.”

Planning and design for the new center had been in development since 2015 following an infestation

of bats, woodpeckers and other rodents to the visitor barn, Damstra told the Weekly. The infestation rendered the older exhibits damaged to a point where park staff could not maintain or repair them.

The center reopening has done much more for the park than adding new displays and updating the barn; the district has been able to bring back interpretation staff full-time and see the creation of an internal exhibit design department.

“Our goal was to highlight the things that people don’t always get a chance to see and encourage people to be able to get out and experience the wilderness. From our observations early on, it seems to be doing just that,” Damstra added.

The EBRPD, a system of outdoor areas composed of over 70 parks and 125,000 acres, aims to protect and preserve the natural wildlife within its boundaries. Park visitation centers offer educational and environmental resources for the public.

Damstra explained the Sunol center now comprises three main designs, the first includes maps and trails about the park intended to orient visitors coming into the barn.

The second area discusses local, cultural connections to the site and offers information about the native Ohlone wilderness and people.

Most of the displays show data from long-term research projects that have been done to help maintain the local environment and ecosystems, Damstra said.

The third and largest area is known as the Discovery Zone. Visitors can be provided with information on trails, local animal sightings, and are able to visit the wildlife referred to as “animal ambassadors” that reside at the center. A gopher snake, rattlesnake, California toad, tarantula and western pond turtle are a select few of the animal enclosures at the Sunol hub.

“There’s a recreated rock wall. We have fossils there to talk about ancient history as well,” Damstra said of the new Discovery Zone. “There’s a digital microscope that projects up onto a screen so people can explore things up close.”

Sunol staff expect the new visitor center to host various upcoming events, such as “Meet the Reptiles” or the Halloween-themed “Spooky Creature Feature”. ■

CELEBRATION

Continued from Page 5

audience members the historical customs that are significant in Mexico by expanding on the typical commercial presentation of Day of the Dead, according to Moreno.

Moreno discussed how BFM was founded by his father, Carlos Moreno Sr., in 1967 in Livermore.

“He was involved in St. Michael’s Church in Livermore; they were thinking he could teach their kids a few dances and so he did. It was a very exciting, huge success, and he just kind of took off and started more,” Moreno said.

Following that success, his father was able to teach Mexican folk dance classes for Chabot College, which led to the founding of his official dance

group and later international success. “More students came in and so he was able to expand it and turn it into a dance company,” Moreno added.

“We’ve had the opportunity to tour throughout the United States and Mexico,” Moreno recalled. “It’s been a lot of hard work but very enjoyable. Initially it started with the interest to get people to learn about the culture and we’re still carrying on that mission.”

Being a native of Livermore and having the Día de los Muertos production at the Bankhead holds a special meaning for Moreno and other members of the dance crew.

“When the opportunity came up (at the Bankhead), it was definitely very exciting for my father and for my family,” he said. “Any chance that we get to come back to Livermore is very special.” ■

VALLEY VIEW

Continued from Page 5

Valley View community to ensure that school operations continue to move forward for their students, staff and families,” said Patrick Gannon, PUSD director of communications.

Gannon said that out of respect for privacy, the district is unable to elaborate or provide additional information as to why Plaisance decided to leave.

Plaisance came to the district after seven years of school administrative

experience, which includes leading a K-8 dual immersion school in Contra Costa County through the pandemic and the reopening of her school.

PUSD hired her leading into the start of the 2022-23 academic year after the announcement that former principal Gerardo Guzman-Rico was resigning after one year because he lived too far from Valley View. Guzman-Rico served as vice principal at Valley View before being appointed to principal for the 2021-22 school year. ■

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Winegrowers association rebrands as Livermore Valley Wine Community

‘We are really differentiating ourselves from other wine regions in the area’

BY CHRISTIAN TRUJANO

The Livermore Valley Winegrowers Association, an organization that supports wineries, growers and wine aficionados in the Livermore area, announced it has rebranded its name and will now go by the Livermore Valley Wine Community.

According to a news release on Tuesday, the group decided to change the name in order to better reflect the wine community in the area and to be a “destination that intersects incredible wines

with family-style hospitality.”

“This rebrand comes at a pivotal time for the region where we are really differentiating ourselves from other wine regions in the area, solidifying what we stand for and further putting ourselves on the map as a wine destination,” Brandi Lombardi, interim executive director for the organization, told the Weekly. “We hope more and more people will accept our personal invitation to visit our award-winning wine region and discover how much it has to offer.”

As part of the revamp, the organization debuted a new logo that highlights the vintners and growers as well as its official founding year of 1880. The website now features a new color palette that reflects the natural colors that are present in the vineyards such as shades of green, brown and gold.

In the news release, Lombardi pointed out that winemakers in the community are more often than not, behind the tasting room bar and the rebrand is supposed to reflect that personable and

hospitable experience of the organization’s vintners and tasting rooms.

The local wine region was also recently designated as the Livermore Valley Wine Heritage District by the Livermore City Council. According to a resolution adopted on Nov. 22, 2021, the district is “an assessment district which includes all wineries existing and in the future, within the boundaries of portions of the county of Alameda and the city of Livermore.”

In the resolution, it states that each winery located within the Livermore Valley Wine Heritage District will be responsible for reporting their quarterly gross sales revenue. Those numbers will be applied to marketing and education efforts to increase sales revenue and other improvements for the wineries in the Livermore Valley.

The organization was first established in 1880. Nine years later, wine from the Livermore Valley went on to win America’s first international gold medal at the Paris Exposition, putting California on the world wine map, according to the news release. It is one of the state’s oldest wine regions and features 44 different wineries. ■

KAPLAN

Continued from Page 5

back to Cambodia and to help build the schools in their local village to fundraise to send school supplies,” Kaplan said. “My first trip out there, it was to hand out school supplies and equipment and plant trees.”

Growing up, she said she saw the importance of education through her mother’s experience of going to an adult school and learning English when all her children were able to go to school and she had more free time during the day.

She said that the goal for her mom was to learn English so that she could help her youngest children with their homework.

“I was just watching her learn a different language and struggling through that, but continuing to persevere,” Kaplan said. “I always value that a lot when it comes to education, like you’re doing it for yourself because you want to do it.”

It was at that same adult school that Kaplan first started as a college aid where she helped people like her mom who didn’t speak the language, with community-based English tutoring. She made sure their applications were in order, that they had all of the appropriate materials and sometimes even helped



COURTESY KAPLAN

Dublin High School teacher Ramany Kaplan (left) poses with her family after being named Alameda County Teacher of the Year.

watch their kids or grandkids.

Now as a teacher at Dublin High for six years, she plays a similar supportive role with the school’s freshman mentorship program and even works with the English department in providing equitable, inclusive and just opportunities for students to learn.

She also teaches her “Deconstructing Race” class, which is something that she created for seniors who have the option to choose electives.

The semester-long course focuses on how people perceive the world around them considering their bias and how that plays into their interpretation of the world.

One of the first lessons she teaches in the class is about the concept of critical race theory and looking at that through a lens in education and law.

“We look at what it means to deconstruct social issues, to create a more just and liberated world and how we can use that to really make changes within our environment,” Kaplan said.

She said that she has always wanted to make a difference in people’s lives and that her mom similarly wanted to see Kaplan do something that not only makes her happy, but also brings change to the world.

“What I want to leave behind is an impact,” Kaplan said. “I want to open up ways, or provide my kids agency, to speak up to be their authentic selves. To question what’s around them.”

She said that she admires her students and that she continues to learn from them every day, which in turn helps her grow even more as a person and as a teacher.

“They continue to inspire me every day and I do what I do because of what I continue to learn from them and my belief in them, because they are the change makers,” Kaplan said.

Applications for both Kaplan and Taylor have been submitted to the California Department of Education for consideration as the state’s Teachers of the Year. ■

Kaiser, mental health therapists reach deal

Tentative agreement to end months-long strike

The union representing Kaiser Permanente mental health therapists has reached a four-year agreement with Kaiser to bring a months-long strike to its conclusion.

The agreement would improve access to mental health care and better support therapists in their work, according to a joint statement by Kaiser and the union.

Workers in Northern California and the Central Valley with the National Union of Healthcare Workers went on strike on Aug.

15 to ask for increased staffing, a wage increase and increased access for patients.

Union leaders rejected a previous contract offer from Kaiser late last month.

Both Kaiser and the union thanked Sacramento Mayor Darrell Steinberg for mediating and bringing negotiations to a close.

More details will be available after a two-day ratification vote with nearly 2,000 Kaiser mental health therapists. ■

—Bay City News Service



CONTRIBUTED PHOTO

Diwali celebration this weekend

City Center Bishop Ranch in San Ramon is set to see the return of its annual Diwali celebration this weekend, aimed at ushering in the fall season and providing a platform for Indian culture in the Tri-Valley. Festivities will take place in the shopping center’s Alexander Square, and include DJ music, dancing and henna tattoos. Rangoli artists, a fixture of Diwali celebrations worldwide, will also demonstrate their skills live. Diwali, also known as the Festival of Lights, is a Hindu celebration aimed at recognizing the triumph of light over darkness as the days shorten and winter approaches. The event in San Ramon is set for 2-4 p.m. Sunday (Oct. 23).

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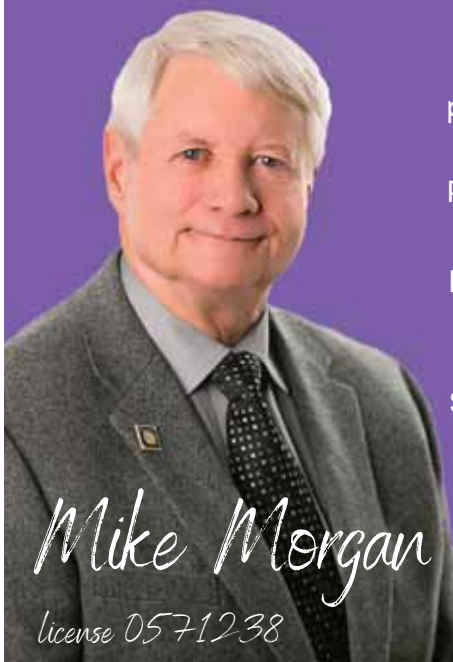
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COMMUNITY PULSE

POLICE REPORT

The Pleasanton Police Department made the following information available.

Oct. 17

Theft

- 12:55 p.m. on the 6800 block of Adobe Court
- 3:45 p.m. on the 1500 block of Stoneridge Mall Drive
- 4 p.m. on the 4500 block of Pleasanton Avenue

Oct. 16

Theft

- 12:58 p.m., 000 block of Vintage Circle; bicycle theft
- 4:33 p.m., 2000 block of Stoneridge Mall Road; shoplifting
- 6:09 p.m. on the 1300 block of Stoneridge Mall Road

Oct. 15

Warrant arrest

- 9:27 a.m. on the 5100 block of Hopyard Road

Fraud

- 11:27 a.m. on the 1800 block of Tanglewood Way

Shoplifting

- 6:19 p.m. on the 2300 block of Stoneridge Mall Road

Burglary

- 7:23 p.m. on the 5700 block of Hidden Creek Court

Assault/battery

- 8:50 p.m. on the 4500 block of Chabot Drive

Oct. 14

Warrant arrest

- 12:45 p.m. at Stoneridge Drive and Tom Burnett Lane

Theft

- 5:32 p.m. on the 6700 block of Bernal Avenue

Assault/battery

- 5:35 p.m. on the 6700 block of Bernal Avenue

Oct. 13

Trespassing/prowling

- 1:06 a.m. on the 5500 block of West Las Positas Boulevard

Drug violation

- 8:43 a.m. on the 5200 block of Hopyard Road

Vandalism

- 12:24 p.m. on the 4300 block of Black Avenue

Oct. 12

Drug violation

- 1:44 p.m. on the 5100 block of Hopyard Road

Theft from auto

- 4:16 p.m. on the 5800 block of Laurel Creek Drive

Domestic battery

- 7:14 p.m. on Rosewood Drive

Oct. 11

Stolen property

- 4:42 a.m. on the 6300 block of West Las Positas Boulevard

Theft

- 9:26 a.m., 5700 block of West Las Positas Boulevard; catalytic converter theft

- 1:08 p.m., 1800 block of Santa Rita Road; theft from structure

- 1:33 p.m. on the 2200 block of Goldcrest Circle

- 4:02 p.m., 3600 block of Andrews Drive; catalytic converter theft

- 5:08 p.m. on the 2700 block of East Ruby Hill Drive

- 6:51 p.m. on the 3900 block of Santa Rita Road

Assault/battery

- 12:58 p.m. on the 4200 block of First Street

Fraud

- 1:55 p.m. on the 2700 block of Stoneridge Drive

- 8:58 p.m. on the 5400 block of Greenfield Way

Domestic battery

- 7:41 p.m. on Stanley Boulevard

Oct. 10

Theft

- 3:48 a.m., 1300 block of Brookline Loop; catalytic converter theft

- 4:51 a.m., 2200 block of Greenwood Road; catalytic converter theft

- 8:41 a.m., 6900 block of Koll Center parkway; catalytic converter theft

- 8:52 a.m., 5600 block of Owens Drive; theft from auto

Graffiti

- 9:05 a.m. at Old Vineyard Avenue and Silver Oaks Lane

- 12:48 p.m. at West Las Positas Boulevard and Payne Road

Douglas R. Brenzel

February 8, 1953 – August 23, 2022

Doug Brenzel passed away peacefully after a brief but valiant stand against brain cancer. He will be remembered as a kind, fun-loving and a much-loved son, grandson, husband and friend.

Born in Livermore, Doug was the fourth generation to grow his family in the valley. As an only child, Doug spent his formative years hunting and fishing with his father in the hills on his uncle's ranch near Brushy Peak.

As a young teen, Doug and his dad got involved in racing outboard hydroplane boats in a local club. This ignited Doug's passion for speed and horsepower. At 14 years old he went to work in a local cabinet shop, cleaning up to earn funds to fuel his passion for engine building and horsepower. At 15, Doug purchased his first car, a 1957 Chevy, which he meticulously customized to be ready to drive for his 16th birthday. Over the years Doug would build several custom cars and Harley Davidsons.

Doug graduated from Livermore High School in 1971 and went to work for a local machine shop for several years to hone his craft of engine building. In 1978 Doug received the opportunity to start a Snap on Tool dealership in the Tri Valley, and the same year met, fell in love and became engaged to Barbara Ware. They wed in San Ramon, CA the following year on April 1, 1979.

Over the next 32 years Doug and Barbara built a flourishing business, receiving many awards and fostering a strong reputation with shop owners and mechanics in the Tri Valley. After retirement in 2010 Doug applied all of his expert skill set alongside Barbara in her real estate and property management business, performing repairs on behalf of landlords and tenants alike. From this he was able to build a small handyman business, DB Services.

Doug and Barbara surrounded themselves with the camaraderie and love of family and friends during their 43 year marriage. They enjoyed travel, hiking and camping with their 3 Dalmatians that they loved over the years.

Doug was preceded in death by his father, Norman Phillip Brenzel and his mother Agnes M. Moomau Brenzel. He is survived by his beloved wife Barbara Ware Brenzel.

A celebration of Life is planned for November 4th, 2022, at 6:00 p.m. at McGrail Vineyard and Winery (5600 Greenville Rd., Livermore).

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EDITORIAL

THE OPINION OF THE WEEKLY

Tri-Valley school board recommendations

Pleasanton

The Pleasanton Unified School District Board of Trustees will look very different after November, as seasoned trustees Joan Laursen and Mark Miller opted not to seek reelection, clearing the way for two newcomers after what will be the district's first election under trustee-area voting boundaries.

In both cases, the new trustee will be serving in elected office for the first time. But the community is fortunate to have one Area 2 candidate who is well-versed in district operations and an Area 5 representative-to-be who is well-experienced in government decision-making.

We recommend Laurie Walker for PSD Trustee Area 2, and we support Justin Brown, who is poised to be appointed to Trustee Area 5 as the only candidate to file for that seat.

Walker, who is truly part of the fabric at Amador Valley High School as an administrative secretary, is running against parent and businesswoman Urvi Shah for northcentral Area 2. Another candidate, Christine Lutz, also qualified for the ballot but decided to bow out and not actively campaign.

With more than 16 years supporting Pleasanton schools, first as a parent volunteer and then as a school site secretary with the district for six years, Walker has institutional knowledge of PUSD that is unmatched on the Area 2 ballot. We appreciate her campaign's focus on strengthening school-to-community relationships, improving deteriorating school facilities, maintaining fiscal sustainability and providing a fresh perspective.

It is great to see a passionate parent like Shah come forward with such interest and drive to help the school district, but we had hoped to hear more actionable ideas and specific insights from the newcomer, especially as someone with less experience with district and school site operations.

Residents in Trustee Area 5, which covers southcentral and southeastern Pleasanton, will have one of the rising stars of civic leadership in town representing them in Brown. He will be appointed without an election since he was the only candidate for the ballot.

A thoughtful and receptive voice on the Pleasanton Planning Commission for the past six years, Brown proved himself to be a quality decision-maker on many projects and policies with impacts throughout the city. We're happy to see Brown want to bring that mindset, plus that of a parent with three young children in local schools, to the PUSD board.

And his priority list as a trustee demonstrates his strong grasp of school district issues: putting what's best for students first, fiscal responsibility, teacher retention, school safety, facility upgrades and better communication with families.

We would be remiss if we didn't express our disappointment at the lack of participation from other residents in Area 5 to compete for their local school board seat. Thankfully Brown stepped up to ensure effective representation.

Livermore Valley

In a crowded race for Livermore Valley Joint Unified School District Board of Education, three candidates stand out as best suited for the five-member governing body.

Newcomer Steven Drouin and incumbents Emily Prusso and Craig Bueno have earned our endorsement for school board.

While all nine candidates in the race have expressed, in one way or another, a passion for education and supporting Livermore youth, Drouin, Prusso and Bueno have displayed the strongest understanding of how the Livermore school board operates and presented the most tangible ideas and strategies for how to improve and continue moving the district forward.

Drouin's background as an educator and researcher will serve the school board well in addition to being a parent of students in LVJUSD and having a wife who teaches in the district. With these connections to education and specifically to Livermore, Drouin would bring a unique perspective to the board with insights from various angles.

While he has never held public office, Drouin has put in the time to learn how things work within the district as an organization by serving on the school site committee at his children's school and participating in the district's parcel tax oversight committee. He's also spent time in classrooms and building relationships with teachers as a parent volunteer. His involvement indicates a strong commitment to understanding the district's needs and how to meet them.

As a trustee for the past four years — serving as clerk for two of them — Prusso has experience and knowledge of how the board operates and the goals the district is currently working toward.

Like several of her fellow candidates, Prusso has cited closing the achievement gap as one of her top priorities but what sets her apart, in our view, is that she has identified attainable strategies for doing so,

including providing students with opportunities to work at their own pace and explore their own interests, support for test retakes and assignment resubmissions and encouraging and nurturing pathways toward trade careers.

We are recommending current Board President Bueno for a third term on the school board because he has demonstrated effective leadership over the course of several years and has played a key role in establishing partnerships that have benefited the district financially.

His experience will continue to serve him well on the board as the district moves forward with ongoing bond-funded improvement projects and works toward supporting the academic growth of students following the pandemic.

Sunol Glen

This is among the most critical elections for Sunol Glen Unified School District in recent memories because all three Board of Trustees seats are on the Nov. 8 ballot — in addition to the \$10.9 million Measure J school facilities bond. Two school board positions are up for full four-year terms while the other is for a special two-year short term.

As we weigh the three candidates competing for the two full terms, we see incumbent Ryan Jergensen and challenger Peter "Ted" Romo as the best options ahead of the other candidate James Lowder.

Jergensen has served on the board for nearly two years in an appointed capacity and is ready to expand his role into a four-year position. He is the most qualified, well-informed candidate to represent SGUSD's and local families' interests on the board moving forward. Jergensen has his priorities as trustee in the right places and he understands the needs of the small district, including the importance of Measure J.

For the other at-large full position, Romo has shown himself to be the standout newcomer. A corporate attorney whose children attended Sunol Glen School and wife previously served on the school board, Romo is focused on vital objectives for the district, including supporting students enrollment and teacher retention, embracing diversity and upgrading the school campus. He also wisely espouses commonsense, reasonable decision-making.

For the short-term seat, serving through the 2024 general election, we offer tepid support for Chris Bobertz over Linda Hurley. Both challengers here did not respond to our endorsement questions, so we've relied on our reporter's news

interviews and our other research.

Bobertz stands out just ahead because of his IT logistics background, the fact he has two students currently in the school (and a third on the way there soon), and his knowledgeable support of Measure J and why he feels the bond is necessary to address facility failings at Sunol Glen School. It is unfortunate that Bobertz did not answer our inquiry, which could have led to a stronger endorsement.

Dublin

Candidates in Dublin Unified School District Trustee Areas 2, 3 and 5 will be on the November ballot, with contested races in Areas 3 and 5.

Incumbent William Kuo and challenger John Wu are vying for the District 3 short-term seat.

The Area 3 position up for election is a shortened term through 2024, to get Area 3 back on its regular four-year election cycle following the unexpected vacancy created by trustee Catherine Kuo's death in March 2021. Her widower, William Kuo, was appointed by the rest of the board in May of that year to fill that seat.

William Kuo has earned the opportunity to complete the remaining two years of his late wife's term, which he seeks to "help ensure her legacy" and deliver on Catherine's campaign promises of equitable funding distribution, improved safety procedures and completion of Emerald High School.

Kuo has proven to hold the same values and priorities as his late wife, and has continued to serve with the same passion and dedication to students. The board has benefitted from Kuo's analytical approach to budgeting and his ability to use data to make decisions.

In Area 5, incumbent Dan Cherrier is being challenged by Sameer Hakim, a former Dublin school trustee who currently sits as vice chair of the city's Parks and Community Services Commission.

While both candidates have governance experience and knowledge of district issues, we recommend a vote for Hakim, who offers an openness and willingness to engage with the community we have not seen in Cherrier.

In addition to many volunteer positions within the district, Hakim served as a DUSD trustee in an appointed, at-large capacity from 2015 to 2016 and on the District Optimization Committee from 2014 to 2015.

See **CANDIDATES** on Page 12

EDITORIAL

THE OPINION OF THE WEEKLY

CANDIDATES

Continued from Page 11

Vote Yes on Measure D, county's amendments to 'Save Agriculture and Open Space Lands' initiative

Alameda County voters will decide whether or not to amend the original Measure D that was passed by voters in 2000 in an effort to preserve agricultural land and open space.

Upon review of the measure itself, the official pro and con arguments in the county voter guide and statements from stakeholders, we've concluded that 2022's Measure D improves upon what was already established 22 years ago. Therefore, we recommend Yes on Measure D.

As with any planning document, it is important to review the terms over time to make sure that it remains relevant and effective to support the current needs

of the community. In this case, the Alameda County Local Agency Formation Commission did exactly that and produced a report with recommended text changes that would allow for more flexibility for the size and location of buildings and expand permitted wine country visitor-serving uses within Alameda County.

The changes proposed in Measure D would benefit the Tri-Valley, specifically, as they are pertinent to sustaining and growing the Livermore Valley wine region — a valuable source of agriculture and tourism. It also allows for the building and renovation of equestrian facilities as well as storage and production

facilities for other agriculture businesses such as florists and olive oil producers.

The Livermore City Council previously expressed unanimous support for the amended Measure D. It is also supported by co-author of the original Measure D, Dick Schneider, and the Tri-Valley Conservancy.

In its opposition of the measure, the Alameda County Taxpayers' Association argues that Measure D would allow larger wineries in the county — like Livermore's Wente and Darcie Kent vineyards — to grow into "wine factories," which would threaten open space. However, based on the stated goals

and our own review of the measure, this concern comes across as more of a fear-mongering tactic than an actual consequence of passing Measure D.

The provisions that are currently in place to prohibit uncontrolled growth remain intact in the new Measure D and any future changes to the overall general plan for the protected open space areas would still need to be approved by voters, which maintains the system of checks and balances that have kept excessive growth at bay for the past two decades.

To move away from stagnation and advance the local agriculture industry, vote Yes on Measure D. ■

We were impressed with Hakim's performance during our DUSD candidates forum, where he talked about his priorities of building schools to accommodate the district's growing population — specifically the completion of Emerald High School, student achievement and financial sustainability.

We especially appreciate Hakim's desire to bring accountability and transparency to board decisions and seek input from stakeholders.

Area 2 candidate Kristin Speck, a member of the city's Parks and Community Service Commission and current chair, is running unopposed. She often speaks at board meetings and has served on several district committees including the 2017 and 2022 district boundary committees. Speck is knowledgeable about district issues and will make an excellent trustee for Area 2. ■

LETTERS

Accountability at PUSD

There are two significant forms of accountability at the Pleasanton Unified School District regarding school bond spending.

First, California law now requires a fully independent Citizens' Bond Oversight Committee to constantly review all school bond spending. I am one of seven members of the CBOC. We have no relationship with the school district except that we are Pleasanton residents.

In our opinion, current bond money has been used extremely well to provide critical improvements to middle school and high school science and technology learning facilities. As important are the safety infrastructure upgrades to all campuses which includes formidable security fencing, doors and gates and state of the art video monitoring and communications systems.

Second, Pleasanton school board members are elected by voters. Two seats are being determined now. While I might not agree with every decision, I find them to be serious and well-informed.

In addition to setting the priorities for bond spending, over the several years of spending, conditions change. In 2016 the school board determined that a new elementary school would be needed. By the end of 2020 the school board wisely deferred that project. In comparison, both Livermore and Dublin have converted elementary schools to other uses.

Unfortunately, other necessary needs exist. Village High School, Amador Theater, the Amador High School gym and other facilities need to be replaced.

With the passage of Measure I, we will still provide a great education at a relatively low cost.

Please support Measure I.

—Doug Miller

Julie Testa for District 3

As a Pleasanton resident, I support Julie Testa for reelection and hope you will too.

Julie has always fought hard for Pleasanton's interests, at both the local and state level. Julie was quick to understand and move to address our PFAS water problem, and works on committees to insure proper wastewater treatment and disposal.

She has always supported the Energy and Environment Committee's efforts and worked to secure its permanent status. Julie was also instrumental in creating the Tri-Valley Air Quality Community Alliance.

Julie truly listens to the needs of our residents and works every day to realize them so that Pleasanton remains the great town that it is.

—Laurene Green, director, Zone 7 Water Agency

Jeff Nibert for council — a clear choice

I support Jeff Nibert for 3 reasons:

1. His strong experience, as both a Pleasanton Planning Commission member (where I worked with him the past two years) and as an engineer overseeing multimillion-dollar projects. In contrast, his competitor, Dean Wallace, has no Pleasanton city experience. His primary experience is as a political staffer.

2. Jeff understands the unique needs of Pleasanton residents and is passionate about protecting our small-town character. His track record is clear. He raised his family here and has lived here 30-plus years. He refuses to take developer donations to help ensure objectivity. In contrast, his opponent has only lived in Pleasanton about a year and spent most of his time in Dublin. Dean accepts donations from local developers

which I believe could cause future conflicts of interest.

3. Jeff has been passionate about protecting our local control and strives to cautiously pace Pleasanton growth. This is evident in his thoughtful deliberations and final votes. In contrast, his opponent appears to have a pro-growth platform. His competitor works for Assemblywoman Buffy Wicks, who has initiated legislation that takes away local zoning control from cities. This tie scares me more than anything. I do not want Pleasanton to look like Dublin or Berkeley.

The differences between Jeff and Dean could not be clearer. Jeff Nibert is my choice to make smart and objective decisions to protect our quality of life and small-town charm.

—Nancy Allen

Yes on Measure P

The South Livermore Sewer Extension project will be on the November ballot. The Clean Water, Vibrant Wine Country initiative will make it possible to extend city sewer services into the South Livermore Valley to address the preservation of our groundwater from contamination.

* This sewer extension will help clean up and prevent groundwater pollution from previous, existing, and future uses.

* A vibrant and healthy wine country will support commercial success throughout the region and enhance the overall quality of life for Tri-Valley residents.

* Due to ongoing groundwater contamination in the South Livermore Valley, new septic systems are no longer allowed in the area. Other wastewater treatment options are prohibitively expensive for many agricultural operations.

* New wastewater treatment options are necessary to fully implement the South Livermore Valley Area Plan, including a long-awaited resort hotel

and a successful wine country.

* Extending the sewer line will ensure agriculture remains financially viable.

* Healthy vineyards play a key role in protecting Livermore from wildfires — vineyards are an excellent firebreak.

* Without a healthy agricultural region, there will be intense pressure to use land that is currently protected as open space for housing development.

* Land-use restrictions put in place by Measure D will continue to limit housing density to only one homesite per 20 acres in the South Livermore Valley.

* The city has completed a thorough analysis and confirms it has capacity to treat additional wastewater directed to its facilities if the sewer line is extended.

—Sblend Sblendorio

The Independent libels local charities

We are grateful for the honest reporting of LivermoreVine.com and Pleasanton Weekly, especially in comparison to the behavior of Livermore's The Independent.

On the front page of the Oct. 13 edition of The Independent, Shakespeare's Associates and two other charities were falsely accused of making campaign contributions to an individual's campaign. None of the charities donated to John Marchand's mayoral campaign. We do not make such contributions because it would jeopardize our 501(c)3 status.

By falsely accusing charities of making these donations, The Independent not only libels our organizations but harms other nonprofit organizations by casting doubt on their integrity.

The first line states "The Independent recently conducted a review of the campaign contribution reports for Livermore's mayoral and council candidates." Later it states the donations listed are from 2022. This

is untrue; there was no evidence of nonprofits contributing to campaigns.

In 2019, while closing out his campaign, instead of throwing a lavish party for supporters with remaining funds, John Marchand distributed donations to area charities. This should be lauded, not warped into something negative.

The article indicates the candidates who have earned the support of area businesses are bad, while those who have not earned support are good. This makes no sense, but nonsense is what is appearing on the front page of The Independent.

The Tri-Valley is a wonderful place, in part due to citizen participation with nonprofits and local government. The Independent does the whole community a disservice with libelous and erroneous so-called "reporting."

—Lisa A. Tromovitch, president, Shakespeare's Associates

In support of Joel Liu

Having worked with Joel Liu on the Energy and Environment Committee, which he currently chairs, I'm convinced he is the best-suited candidate to represent District 3 on Pleasanton's City Council. In addition to his position as chair, he sits on the Community Advisory Board for East Bay Community Energy, helping to guide the vital decisions necessary as we work toward the goal of carbon neutrality.

Joel's leadership skills have been evident from the first time I met him. His professional background allows him to ask the right questions, seek the right persons to provide the answers, and the ability to sort through the chaff and drill down to find core solutions to a wide range of topics. He is at ease when engaging with voters, listening carefully and answering their questions without hesitation. If he doesn't know an answer, he is quick to exchange contact

information and will find the answer before getting back to the individual.

His natural curiosity enables him to see the value of new approaches to solving challenges facing city government in the most beneficial manner. He listens attentively, analyzes carefully and is willing to act without hesitation.

I live in District 4, so cannot vote for Joel, but I realize his decisions will affect all Pleasanton voters. I trust Joel Liu to help move the city in the right direction and get the job done. If you do live in District 3, please vote to place Joel on the City Council.

—Linda Kelly

Chamber supports Measure I

The Measure I bond is to build and maintain facilities that contribute to a strong and positive learning experience. It is needed because a gap has appeared between available funding and the cost of improving and maintaining our school facilities. The bond is to raise money specifically to modernize classrooms, repair deteriorating roofs, ensure facilities are safe for all students, and improve play equipment and multi-use facilities.

The Pleasanton Chamber of Commerce supports Measure I for several reasons. First, to make our school facilities better, which attracts both families and high-quality teachers who value modern facilities and tech improvements that enhance the learning experience.

Second, home values are directly impacted by school quality. The higher the quality, the higher a home's value when compared to a similar home in another city. Third, all of Measure I's funds stay in Pleasanton. There will be an independent oversight committee monitoring fund expenditures to ensure the money is going where it's supposed to go.

And fourth, all Measure I funds will go toward school facility repairs and upgrades, technology and equipment. No money will be spent on salaries or pensions.

The business community has a strong connection with our local schools. Today's students will be tomorrow's entrepreneurs, visionaries, and part of the greater workforce contributing to make Pleasanton the best city in which to raise a family and open a business. The Pleasanton Chamber of Commerce supports the effort to give our students a great educational experience.

—James Cooper, CEO/president, Pleasanton Chamber of Commerce

Testa advocates for us

Vote Julie Testa. Julie is a longtime resident who has devoted countless hours to making Pleasanton a better place to live. By challenging state-mandated housing she wants to keep Pleasanton's growth in the control of the people of Pleasanton, lessen traffic congestion and preserve open space.

Julie is an advocate for reasonable growth, safe water and mental health awareness. She has the drive and experience to accomplish all of these

goals if we support her. If you are an advocate for maintaining Pleasanton's small-town feel and charm, then vote for Julie. We need her on our City Council.

—Tom and Donna Hawkinson

Opinions and replies

I posted an endorsement of a SRVUSD board candidate, about which I am receiving responses. I have a policy of not responding to argumentative, often untruthful, replies. However, I believe that anyone who expresses or responds to an opinion should be required to include their full name, not just an initial or first name.

Please consider making that a requirement for any opinions expressed on DanvilleSanRamon.com. Thanks, and thanks for helping to keep people informed about issues in this community.

—Paul Gardner, former SRVUSD trustee

Joel Liu for City Council

When it comes to public safety and high-quality education, Joel is the best man for the job. I've always been impressed by his strong dedication to making Pleasanton a better place, from his extensive volunteering to working as chair of the Pleasanton energy committee.

As a father with two kids in PUSD, Joel understands first-hand what and how the schools can improve on, and he will definitely address and support the community's needs as our district representative. Vote for Joel!

—Feng Xu

Jamie Yee for District 3

We chose Pleasanton as the place we raise our families because of the world-class education it offers our kids. Alongside that, there is a vibrancy in Pleasanton that is unparalleled among our neighboring cities. Who could better understand, honor and help perpetuate that legacy than Jamie Yee? She graduated from those very schools, has raised her kids here and can proudly say she has been a Pleasantonian for over five decades.

I've had the pleasure and honor of getting to know Jamie, first as the PUSD school board trustee assigned to my children's elementary school. Over a decade, I've watched Jamie listen to her constituents and ask hard questions when everyone was taking easier paths. Questions of immediate need that led to action; childcare for parents and teachers, succession planning of district managers, and health and wellness for our kids. Jamie has brought her professional public health lens to many city committees.

We don't need political agendas stalling our future sustainability. Our current council is not proving they can put politics aside and make important, sustainability decisions. Jamie has a track record proving she looks beyond the noise and towards real action. That will propel us into a future of stability.

I have no doubt that the wealth of vast governance experience Jamie brings through her school board role, PTA involvement, coupled with a deep understanding of the fabric of diversity among us, Jamie is the only clear choice for Pleasanton's future.

—Shilpa Panech

The Independent isn't

I can only hope The Independent is the worst newspaper in California because I hate to think of another town subjected to even more bias. The Oct. 13 article "Who's Funding the Candidates" highlighted the top donors to Marchand, Branning and Chiong. However, when it came to Nop, Wahrer and Barrientos, the data ignored the largest contributors from PACs.

This was done to hide the fact these latter candidates are supported by an out-of-town billionaire, Jean King and Joan Seppala, who owns The Independent.

Plutocrats King and Seppala fund over 90% of many local PACs, such as Take Back Livermore. The Independent refers to those organizations as "grassroots," which is the opposite of true. The greatest lie I have seen Seppala print was a front-page article from April 2021 titled "Save Livermore Downtown Presents Findings for Eden Housing Downtown Alternative." It validated the deceptive talking points of another special-interest group, again funded by Seppala.

The "Downtown Alternative" was smoke and mirrors, to trick residents into opposing affordable housing during a housing crisis. Of course, full-page ads of Seppala's groups in her newspaper are paid for by her and also push her agenda.

Truth no longer seems to be a priority of this paper, only power. The Independent is not independent of the owner's politics, and Seppala uses it as a weekly propaganda leaflet, mailed to residents whether they ask for it or not. Most damning for a newspaper, regular readers are more likely to be misinformed of critical local news.

—Alan Marling

Support for Wallace, Liu

As Pleasanton's retired interim police chief, I dedicated my career to enhance public safety in our wonderful community. It is critical we continue to focus on providing a safe community for you: our residents, schools, and businesses.

I know first-hand how we face growing challenges in today's world. Our geography along 580 and 680 is a blessing, but also a challenge with easy access for those wishing to victimize our community.

It is through my 32 years of dedicated service and experience in keeping Pleasanton safe that I strongly encourage you to vote for Dean Wallace in District 1 and Joel Liu in District 3. They represent sound, thoughtful approaches to public safety, have each been endorsed by your Pleasanton

Police Officers' Association, and they understand that supporting our department with respectful listening and dialogue is supporting our community.

Please visit their websites to learn more at www.deanwallace.com and www.votejoelliu.com, and please vote.

—Craig Eicher

Pro life v. pro death

Proposition 1, if passed by voters, will amend the state Constitution to allow late-term abortions in California up until the birthday of the baby. Gov. Newsom has pledged to turn California into an abortion sanctuary state and to use our tax dollars to fund abortions for anyone in the country.

A late-term abortion is cruel and the most extreme form of abortion. Current California law provides a legal safeguard to protect babies at the point of viability — continued existence outside the womb. This amendment will remove the current provision to protect babies at viability and usher in the horrific practice of late-term abortion.

Our animals are euthanized and convicted murders are executed more humanly than aborted babies in the womb. Vote No on Proposition 1 and vote Newsom out of office. Save the babies and visit stopprop1.com.

—David Ott

Response to column

I was reading the Oct. 7 column "Comfort, communication and the lack of both" and found it to be transphobic and hurtful. Everyone should have access to the locker room of their choice and they should get it without judgment.

The article expressed concern about how the girls felt uncomfortable while the person was changing. In the '60s, a white girl might've felt uncomfortable changing alongside an African American girl. As we know, this was a misguided feeling based on prejudices.

According to Time Magazine, transgender youth are terrified to use the bathroom because they are afraid of verbal abuse or getting attacked. Mrs. Solito is quoted as saying, "I wanted to know what the requirements are

for a person who wants to change in a bathroom that is different from their gender. What does the school require from the parents or from a doctor?"

Firstly, a transgender person should be allowed to use the bathroom that matches their identity. Additionally, it's dangerous for the trans person if schools require anything from parents/guardians. Most LGBTQ youth don't come out because they fear repercussions, including being thrown out of the house. The Human Rights Campaign reported that only 24% of LGBTQ youth have come out to their families. That's horrible.

Families and communities should be supportive of transgender people. Respectfully, I know we can do better.

Please support people who come out. Coming out is ginormous and isn't easy. And for LGBTQ people, please know there's always people in your corner.

—Vivian Skeate

Vote No on I tax

Here we go again. Not too long ago, PUSD had a \$270 million bond measure and they were not too sure how to spend resident's hard-earned money.

Now they come again asking for more, another \$395 million!

At a time with very high inflation and highest gas prices, residents of Pleasanton have to be very careful how they buy groceries and do without necessities to make ends meet.

Seniors on fixed income could lose their homes where they could not meet the additional taxes from the bond and liens would be placed on their homes.

The California state is awash with money with over \$100 billion surplus. PUSD gets millions from the state and also from the CA lottery. Over 80% is spent on their wages and pensions. Average pensions from schools is over \$100,000/year compared to the only average Social Security of \$1,500/month for seniors.

PUSD needs reforms on how to allocate its monies than keep coming back for more and more money from the residents.

Time to put a stop to this lunacy and vote No on I and protect the seniors.

—Rajinder Ghatoaura

THE CITY OF PLEASANTON



HIGHLIGHTS

Bicycle, Pedestrian, and Trails Committee

Monday, October 24, 2022, at 6:30 p.m.

- West Las Positas Corridor Plan Update
- I-580 Overcrossing Improvements Conceptual Plans

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

Growing up in Pleasanton in the 1950s

'Cruising Down Memory Lane' interviewees share importance of documenting their history

BY CHRISTIAN TRUJANO

Imagine walking down Santa Rita Road after school just ended and seeing kids riding their horses to the pool rather than their cars.

Or seeing 13-year-olds driving their moms to the grocery store with no driver's license and waiving to the police as they do so.

Well, for people like Ray Calija who grew up in Pleasanton in the 1950s, that was life on a daily basis.

"I'd be driving that Main Street and they'd be coming the other way in their police cars and stuff and they'd waved and I'd wave to them," Calija told the Weekly. "They knew I wasn't old enough to drive, but they'd see my mother in the car and they knew my dad was on the farm working so they really didn't care."

Calija, a former agricultural harvester, was one of 38 people interviewed whose stories about growing up in the small town will be featured in an upcoming book "Cruising Down Memory Lane: Stories of Pleasanton in the 1950s."

Donna Kamp McMillion, a former director at Hope Hospice and longtime author, has been one of the masterminds behind the project as she interviewed everyone featured in the book such as former Pleasanton mayor Bob Philcox, former police chief Walt McCloud and former Alameda County district attorney Tom Orloff.

McMillion said the book is set to come out early next spring with the main goal of supporting the Pleasanton Museum on Main by providing oral accounts and family photos of what life was like back then.

"This is a minor piece, obviously, of overall history, but I think it's

just important to document history," Orloff told the Weekly. "Where would we be if we paid no attention to our history?"

McMillion said that the book of stories was first tossed around as an idea when Judy Wheeler from Towne Center Books encouraged her to write it because of people who came into the bookstore asking about stories from those times.

"She said so many people come into the bookstore and they want to know stories and what it was like to grow up here," McMillion said.

As a fourth-generation Pleasanton resident and great-granddaughter of Henry Mohr, one of the founders of the town, McMillion said it was easier to interview people like Calija and Orloff because she grew up with most of them.

She reminisced on the times when she would take her horse to the pool at Amador Valley High School after school and it would escape from one of the school neighbor's chicken coops where she left the horse while she went to cool off.

"He ran from Amador, down Santa Rita, across Santa Rita down Mohr Avenue, over Martin Avenue, back to our corral and there he was munching grass when I walked home," McMillion said.

She said that because so many of her sources were getting up in age, she knew it was crucial to share these stories before they were lost forever.

"These stories are too important," McMillion told the Weekly. "Bob Philcox, our mayor during that time... he's already passed away. One other person I interviewed is now in hospice. I want a top-notch book, but



CHUCK DECKERT

From left: Judy Clark Engelken, Donna Kamp McMillion, Tom Jorgensen and Tom Orloff, all descendants of some of the founders of Pleasanton and interview subjects for the new book, "Cruising Down Memory Lane" (cover shown below), sit in front of the Pleasanton Pioneer Founders Mural on Main Street.

I want their stories captured. That's how they will live on."

One year has passed since she first started the process of reaching out to everyone — not just people like Philcox, but also people like Calija who played just as much of an important role in Pleasanton's history — and now the book is in the final writing stages.

Two retired Lawrence Livermore National Laboratory writers are ghostwriting the book and McMillion is also bringing in people to help with page layout and front cover design — all for free.

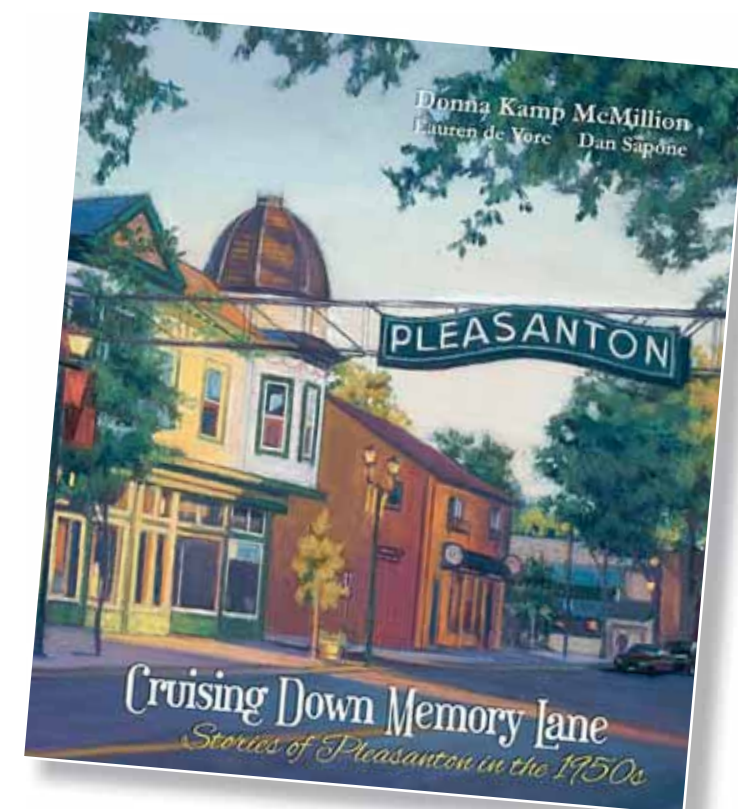
"They were so excited about contributing to the community and they wanted to be involved," McMillion said.

She said the fact that all of the work has been done on volunteer time goes to show how important it is for those who lived the stories, and she wants to do everything she can do to promote the book so that it doesn't just gather dust.

Some of the tales that will be featured in the book are stories like that of Calija who lived on the Busch Brothers Ranch on Mohr Avenue with his nine siblings.

His father was a head laborer and sharecropper on the farm, and even though Calija said he never had things like toys for Christmas, he wouldn't trade his time growing up for anything.

"I really didn't know how much I miss living in Pleasanton and growing up on a farm until I left and once I left, I couldn't wait to get back home," Calija said as he talked about his time leaving



Pleasanton to join the Marines.

He said he felt privileged to be able to share his family's story with his community and couldn't wait to read the other stories of people who lived during that same time.

Stories of people like Orloff who, before going on to become a district attorney, used to spend his time cruising around town when he wasn't picking cucumbers from his dad's farms during the summers in high school.

"I still remember the first year I had the car, my sister's car ... The Coasters had a song called 'Poison

Ivy'. I can hear that playing on the radio," Orloff said. "It was just a slower pace and a lot more innocent."

He said that he was glad to be a part of the book and that even though the stories might not seem historically significant, they are still stories about Pleasanton's residents and the city's history.

"I hope they will enjoy it," Orloff said, regarding the book. "If they enjoy it, then it will have some effect on the way they think and the way they look at things." ■



COURTESY MCMILLION

Late former Pleasanton mayor Bob Philcox and the 1975 building committee pose in front of what is now the St. Mary & St. John Coptic Orthodox Church on Mirador Drive.

Sports



PLEASANTON PREPS

Amador girls win Tri-Valley Invitational

Also: Local youth club expands and rebrands into Triton Aquatics

The Tri-Valley Invitational Girls' Water Polo Tournament was held last Friday and Saturday and brought together some of the top teams from the North Coast and Central Coast sections.

The event, which was hosted by Amador Valley, Foothill and Granada, goes a long way toward determining seeds for the upcoming NCS playoffs.

And this year it was Amador who got the best of the weekend by winning the tournament.

The Dons grabbed the title by taking out Redwood 8-6 in the finals. Amador trailed 4-3 at the half but rallied for three unanswered goals in the third to take a lead it would not relinquish.

Evelyn McLaughlin, much as she would throughout the tournament,

led the way with four goals. Kate Harris had three goals, and Paige Reynolds had a single tally.

Lily Keegan had three assists and McLaughlin added a pair, with Kate Harris and Susan Swyers getting one each. Erin Brown had 15 saves in the goal.

In the semifinals, the Dons beat Monte Vista 13-6.

McLaughlin had five goals, with Harris adding four scores. Swyers had three goals and Regan Braga had one. Braga did add four assists, with McLaughlin adding three.

Brown made 12 saves during her time in the goal, with Katherine Nally adding three saves.

The tournament started off strong for Amador with a 16-0 win over Alameda. McLaughlin led the onslaught with seven goals, Harris had

four, and Swyers three to lead the way. Nally and Brown got some time as field players, and each got a goal.

In the goal, Brown had nine saves and Nally notched two.

The second game of the weekend saw Amador beat Terra Linda 12-7. McLaughlin had six goals, with Braga getting four and Reynolds two. Lily Keegan and Harris had three assists each. Brown had a pair of assists to go with her 11 saves, with Nally making four.

Foothill volleyball

The Falcons scored another pair of league wins to head into the final week of the season that will determine the No. 1 seed out of the Valley Division for the playoffs.

Foothill started the week winning over Livermore by a 25-7, 25-10, 25-22 final.

The highlights came from Maddy Snodgrass (13 digs, 7 kills, 4 aces), Ema Okuhara (9 kills, 4 aces) and Ema Vukojevic (4 kills, 1 ace).

The Falcons closed the week with a 25-19, 25-22, 25-15 win over Granada. The top players were

Pleasanton Preps sponsored by



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COURTESY AVHS WATER POLO

The Amador Valley girls' varsity water polo team won the Tri-Valley Invitational last weekend.

Katie Salonga (34 assists, 7 aces), Paige Bennett (21 kills, 6 digs) and Lulu Hoenninger (4 kills, 3 blocks).

The week left Foothill 24-6 overall, and 9-2 in EBAL play.

Tri-Valley Triton Aquatics

Tri-Valley Triton Water Polo became Triton Aquatics effective Oct. 1. The club is now a comprehensive youth aquatics club offering year-round water polo and swimming training and competition.

The Winter Water Polo Season begins on Nov. 14 and ends on Feb. 10, 2023. Winter registration is now open for ages U12-U18 boys.

Detailed information and registration forms can be found at tritonaquatics.org. Triton Aquatics is looking to build on its summer season success when two teams qualified to participate in the Junior Olympics — the largest and most prestigious youth water polo tournament in the United States. ■

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Halloween

PIRATES OF EMERSON HAUNTED

THEME PARK Get ready to scream at Northern California's Premier walk-thru haunted attraction. Tickets are all sold online. Now through Oct. 31. Visit alamedacountyfair.com.

GHOSTS OF DUBLIN Brace for an evening of spooky fun and take a flashlight tour through the Pioneer Cemetery where Dublin's buried past comes alive. Recommended for ages 8 and up. Tickets \$15 for residents. 7:30-10:30 p.m., Oct. 21-22. Visit dublin.ca.gov/1872/Ghosts-of-Dublin.

FLOATING PUMPKIN PATCH Find the perfect Halloween pumpkin

at the annual Floating Pumpkin Patch in the Natatorium at The Wave in Dublin. Kids choose a pumpkin to decorate. Oct. 22. Cost \$20R/\$24NR. Visit Dublinrecguide.com to register.

MUSEUM ON MAIN'S ANNUAL GHOST WALK Tours begin at the museum and leave every thirty minutes. 6-8 p.m., Oct. 21-22. The virtual Ghost Walk is 7:30 p.m., Oct. 29. Visit museumonmain.org.

PUMPKIN PATCH AND SPLASH Bring family and friends to this Pool Pumpkin Patch and Splash event. Choose a pumpkin floating in the pool pumpkin patch, then carve or paint it. Registration fee includes entrance to the event and

a pumpkin. 1-4 p.m., Oct. 22. Cost \$15. RSVP to 925-960-2400. Robert Livermore Aquatic Center.

PUMPKIN CARVING SOCIAL Carve a pumpkin with a fun and eerie group of Halloween co-carvers and wear a costume. Pumpkins, tools and refreshments included. 1:30-3:30 p.m., Oct. 28. \$22R/\$24/NR. Call 925-373-5700. Robert Livermore Community Center.

HALLOWEEN BREW CRAWL Stroll or crawl through haunted Downtown Pleasanton and sip on craft brews and ciders while enjoying tasty bites along the way at over 25 downtown locations. Guests are encouraged to wear costumes. 4:30-8 p.m., Oct. 29. Visit Tickets \$50. Visit pleasantondowntown.net.

KIDZ TOWN HALLOWEEN HAYDAY Livermore's tradition for families with children fifth grade and under includes a costume contest, Trick or Treating at participating downtown businesses and fun kids' games and activities. 10 a.m.-1 p.m., Oct. 29. Stockmen's Park. Visit livermoredowntown.com/events.

PET OF THE WEEK



EAST BAY SPCA

Hi, I'm Rollie

Classically handsome, tons of fun, and smart as a whip? Look no further! I'm a lean, mean, ball-chasing machine just looking for my forever home. Walking, hiking, jogging — I'm always up for an outing. I'd love to learn a few more skills and explore more of the world with a fun-loving human by my side. Visit eastbayspca.org.

HALLOWEEN PARADE AT DUBLIN LIBRARY Pre-schoolers are invited to dress up in Halloween costumes for a non-spooky parade around the library where trick-or-treaters can collect small goodies. Free bags will be handed out for all participants. 11-11:45 a.m., Oct. 31. 200 Civic Plaza.

G&M FARMS PUMPKIN PATCH Harvest fun for all ages at G&M Farms Pumpkin Patch. Oct. 1-30,

closed Mondays & Tuesdays. 487 East Airway Blvd. Visit gmfarms.com.

JOAN'S PUMPKIN PATCH Joan's Farm and Pumpkin Patch officers a unique family experience in the Livermore countryside. 10 a.m.-6 p.m., Oct. 1-30 Closed Mondays. 4351 Mines Road. Visit joansfarm.com.

Festivals

HARVEST FESTIVAL ORIGINAL ART & CRAFT SHOW The festival is celebrating its 50th anniversary and features American handmade art & crafts of wall art, fine and fashion jewelry, metalwork, wood art and more. Oct. 28-30. Visit alamedacountyfair.com.

PLEASANTON HACIENDA CRAFT FAIR The Club House at Pleasanton Hacienda's Annual Craft Fair is 9 a.m.-3 p.m., Oct. 22. All products are handmade/crafted by local area artists. 3231 Vineyard Ave.

Entertainment

DUO CONCERT AT TRINITY LUTHERAN CHURCH Jumi Kim, soprano and Yo Oh, tenor present an afternoon of music spanning art songs, Korean folk song, opera, popular music and duets. 3 p.m., Oct. 23. Suggested donation: \$15 20 General; \$5 Student. 1225 Hopyard Road.

THE PLEASANTON COMMUNITY CONCERT BAND The Pleasanton Community Concert Band presents the premiere of Pleasanton Portraits, a commissioned musical journey through chapters of Pleasanton's early history which includes projections and historical photos. This free concert will be held at the Firehouse Arts Theater. 2-3:30 p.m., Oct. 23.

CREATURES OF IMPULSE: NIGHTMARE 2022 In this live improvised Horror Show, watch through terrified fingers as audience suggestions inspire Creatures of Impulse to create nightmares onstage. Oct. 27-29. Tickets \$10. Visit firehousearts.org.

BANKHEAD PRESENTS MICKY DOLENZ Micky brings a one-of-a-kind presence to the stage, drawing on his background in television, film broadcasting and Broadway. 8 p.m., Oct. 21. \$100. Visit livermorearts.org.

BUBBLE RUN AT ALAMEDA COUNTY FAIRGROUNDS Enjoy good, clean fun at Bubble Run and be showered with colorful, fluffy, foam while navigating through four colorful bubble stations and walk, run, and dance through this family friendly 5k course. 8 a.m.-10 a.m., Oct. 22. Visit alamedacountyfair.com.

Public Notices

995 Fictitious Name Statement

Dahlia Center for Healing and Transformation FICTITIOUS BUSINESS NAME STATEMENT File No.: 591675
The following person doing business as: Dahlia Center for Healing and Transformation, 608 Main Street, Unit E, Pleasanton, CA 94566, County of Alameda, is hereby registered by the following owner: April Waldman, 3673 Touriga Drive, Pleasanton, CA 94566. This business is conducted by April Waldman, an Individual. Registrant began transacting business under the fictitious business name listed herein July 28, 2022. Signature of Registrant: April Waldman, Owner. This statement was filed with the County Clerk of Alameda on September 1, 2022. (Pleasanton Weekly, September 30, October 7, 14, 21, 2022.)

RG MEDIA FICTITIOUS BUSINESS NAME STATEMENT File No.: 592514
The following person doing business as: RG MEDIA, 2150 Portola Avenue, Ste D #1077, Livermore, CA 94551, County of Alameda, is hereby registered by the following owner: RG MEDIA LLC, 2150 Portola Avenue, Ste D #1077, Livermore, CA, CALIFORNIA. This business is conducted by RG MEDIA LLC, a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name listed herein. Signature of Registrant: Rogelio Aranador, Manager. This statement was filed with the County Clerk of Alameda on October 6, 2022. (Pleasanton Weekly, October 14, 21, 28, Nov. 4 2022.)

997 All Other Legals

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RONALD J. OSTOVICH, SR.
Case No.: RP22131610 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RONALD J. OSTOVICH, SR. A Petition for Probate has been filed by: ALISON CULLEN in the Superior Court of California, County of ALAMEDA. The Petition for Probate requests that: ALISON CULLEN be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on NOVEMBER 7, 2022 at 9:45 a.m. in Dept.: 202 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the

date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: Glen L. Moss, Moss & Murphy, 1297 B Street, Hayward, CA 94541, 510-583-1155. (Pleasanton Weekly, October 14, 21, 28 2022.)

NOTICE OF PETITION TO ADMINISTER ESTATE OF: Magno Antonio De La Cruz
Case No.: RP22131607 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MAGNO ANTONIO DE LA CRUZ. A Petition for Probate has been filed by: Rhonda Soukup in the Superior Court of California, County of ALAMEDA. The Petition for Probate requests that: RHONDA SOUKUP be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on November 7, 2022 at 2:00 p.m. in Dept.: 201 of the Superior Court of California, County of Alameda, located at 2120 Martin Luther King Way, Berkeley, CA 94704. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: Glen L. Moss, Moss & Murphy, 1297 B Street, Hayward, CA 94541. 510-583-1155. (Pleasanton Weekly, October 14, 21, 28 2022.)

Call (925) 600-0840 for assistance with your legal advertising needs.

Employment

Mobile iOS Developer

Safeway Inc. hiring Mobile iOS Developer in Pleasanton, CA. Must have legal right to work in U.S. EOE. Subj. to backg. check. Email resume to TA.Perm. Project@albertsons.com, Attn: M. Ferreira.

Program Manager

Safeway Inc. hiring Program Manager, Cloud Management Office in Pleasanton, CA. Scrum Master Cert. reqrd, SAFe cert. Must have legal right to work in U.S. EOE. Subj. to backg. check. Email resume to TA.Perm.Project@albertsons.com, Attn: M. Haws.

Machine Learning Engineer

Workday, Inc. has an opening for Machine Learning Engineer in Pleasanton, CA. Job duties include: Work with Data Scientist to deploy, monitor and deliver Machine Learning models. Interested candidates send resume to: J. Thurston at Workday, Inc. 6110 Stoneridge Mall Road, Pleasanton, CA 94588. Must reference job 20637.1251

Sr. Engineer, DevOps

ICE Mortgage Technology, Inc seeks Sr. Engineer, DevOps in Pleasanton, CA. Employ troubleshooting & scripting skills to improve availability, perf., & security of services. Telework permitted w/in US. Apply at www.jobpostingtoday.com Ref #30454

Sr. Engineer, Data Services

ICE Mortgage Technology, Inc. seeks Sr. Engineer, Data Services in Pleasanton, CA to maintain databases. Telework w/in the US. Apply at <https://www.jobpostingtoday.com/> Ref: 57187.

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FALL PREVIEW 2022

Real Estate



COURTESY GETTY IMAGES

Buyer's market? Maybe not. 'Different' market? Absolutely.

Conflicting economic forces influencing buyer behavior in local real estate climate

BY DAVID STARK

More homes on the market and rising interest rates have changed the homebuying experience in Pleasanton. However, real estate experts are reluctant to announce we are in a buyer's market.

"I don't ever use terms like buyer's or seller's market because it just depends on what your goals are and your timeline," said Jordan Levine, vice president and chief economist for the California Association of Realtors. "When people ask me if this is a good time to buy, I always turn around and ask more questions: How long will you own the house? Do you like the house? Can you afford the house?"



David Stark

Levine said there are conflicting economic forces influencing buyer behavior: "On one hand, we're in a period of heightened economic uncertainty, that could be a strike

against buying a home. On the other hand, we have a market that's a lot less competitive than it used to be and that's a positive for someone who wants to buy a home."

He continued, "Mortgage interest rates are higher and that's a negative, but rates are probably going to go higher in the future and that's a vote in favor of buying now. Those are all considerations you want to think about."

Asked how much power homebuyers in Pleasanton have, Sheila Cunha, 2022 president of the Bay East Association of Realtors, said, "It depends on the house. If the house is totally renovated and fixed up, I don't think they have a whole lot of control because people want to move into a house that's ready for them, and in Pleasanton you don't see a lot of fixer-uppers."

The median sales price for a single-family detached home in Pleasanton dropped from more than \$2 million during March to \$1.6 million during September. Sales prices were approximately \$20,000 more than September 2021.

Cunha observed that even if it is not necessarily a buyer's market, sellers do need to pay attention to shifting conditions.

"I do think a seller has to be more realistic about the price because sellers have seen appreciation since the pandemic of over

40% or higher in some areas," Cunha said. "They've had a lot of appreciation but it's not going to continue, they need to be very realistic about prices."

Cunha's advice for sellers is to price their home "attractively, so they can get the most eyeballs on

it and you always want to stage it. Even if the sellers have their own furniture, Average Days-on-Market in Pleasanton get a professional in there to advise you what to do."

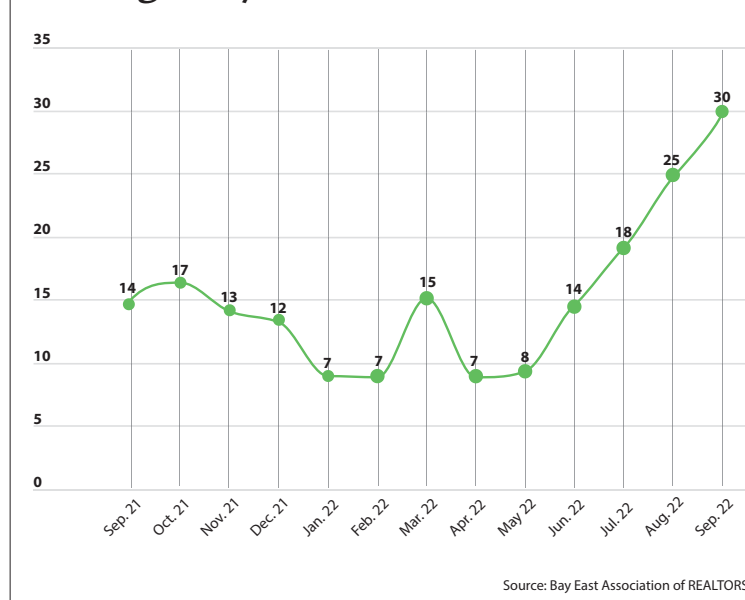
Major changes in both supply and demand have brought prices down. On the supply side, there were 22 homes for sale in Pleasanton during September 2021 compared with 80 during September 2022.

The dramatic increase in supply is changing more than sales prices. "In places like the Bay Area that has been so incredibly inventory-constrained, buyers will have a different experience just because there are more homes to look at and they're not flying off the shelves as fast as they used to," Levine said.

"People who didn't have all-cash or 20% down were having a rough time over the couple of years and now those folks have some options to get their foot on the property ladder and that's a big change," Levine added.

On the demand side of local

Average Days-on-Market in Pleasanton



See MARKET on Page 26



Record home price on Happy Valley Road!

582 Happy Valley Rd., Pleasanton

7 Beds | 5 Full Baths | 2 Half Baths

2.49 Acres | 8,188 Sq. Ft.

Sold for \$5,400,000 just closed in October!

No credits or concessions provided by the seller!

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LIVERMORE | DOWNTOWN
 2570 Chateau Way | SOLD \$1,525,000
 Representing Sellers



We only had one choice for an agent when we started the search to buy our first home: Kris Moxley! Pretty much everyone we know who has purchased or sold a home in the Tri-Valley went through Kris and she came highly recommended! Kris was patient with our questions and attentive to our needs. Her confidence and experience gave us peace of mind, especially when it came to putting in an offer. We were also grateful to have her with us for the house inspections so that she could share her wisdom with us. Kris remained in touch with us long after we closed on our house, offering to field any questions that arose in our first year of home ownership. Most memorably, however, were all of the personal touches she provided along the way. We highly recommend Kris to anyone looking to buy their first home in the Tri-Valley!

– Patrick and Alicia

Are you ready to make a housing change?



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LIVERMORE | CENTRAL
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Kris Moxley

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COURTESY GETTY IMAGES

Challenges and opportunities for senior homebuyers

Despite real estate market shift, this remains 'a really good time to sell'

By DAVID STARK

Shifting real estate markets in the Bay Area and in Pleasanton and recent state legislation are creating opportunities for seniors who want to buy or sell a home.

"It's a good opportunity to sell. You may not have as many multiple offers as you would have last year, but it is a really good time to sell," said Sheila Cunha, 2022 president of the Bay East Association of Realtors.

Compared with both 2020 and 2021, the number of homes on the market has increased significantly.

More choices for homebuyers, along with buyer concerns about rising interest rates, have led to homes staying on the market longer and sellers adjusting their expectations about how much buyers are willing to pay. However, while sales prices have dropped since March, they are still at record-setting levels. This has led some buyers to back off on purchasing a home.

Cunha said, "While it might take you a bit longer to sell your house today, you can still get a lot more for it than compared with a few years back."

For seniors in Pleasanton who haven't been in a real estate transaction recently, Cunha said selling a home now may be a different experience.

"The selling process is so different than 20 years ago," Cunha said. "You definitely want to get a qualified agent that knows the area, get a pest inspection and a home inspection because that tells you about the condition of your house and lets you know if you need to address any issues while you've been in your home."

Cunha said the more paperwork a seller needs to review also means there's more protection against potential liability. "There's a lot

more to selling real estate than putting up a for-sale sign in front of your house. You have to make sure that you're protected and dealing with an ethical Realtor."

Because buyers now have a few more choices, selling a home as-is, especially if the seller is the original owner, may not be the best strategy.

"You need to do a little something to it if you can because people have choices, and if you're going to sell your home as-is, you may not get top dollar," Cunha said. "If you're working with a Realtor who has access to contractors, there are ways to update your home economically. It does make a difference. Decluttering is a great place to start, painting the home and taking a look at the flooring."

Seniors in the market to purchase a home may have an edge on other buyers. California voters approved Proposition 19 in 2020 to allow homeowners aged 55 and older to transfer their property tax rate to another home anywhere in California.

"The fact that you can move anywhere you like now and not take a property tax penalty is good," said Jordan Levine, vice president and chief economist of the California Association of Realtors.

Levine said that senior homebuyers may have other advantages over buyers.

"They have probably accumulated more wealth, have more home equity, and even though inventory has risen, and the market isn't quite as competitive as it was — it's still pretty competitive," Levine said, adding that seniors may be able to make a larger, more competitive down payment. ■

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

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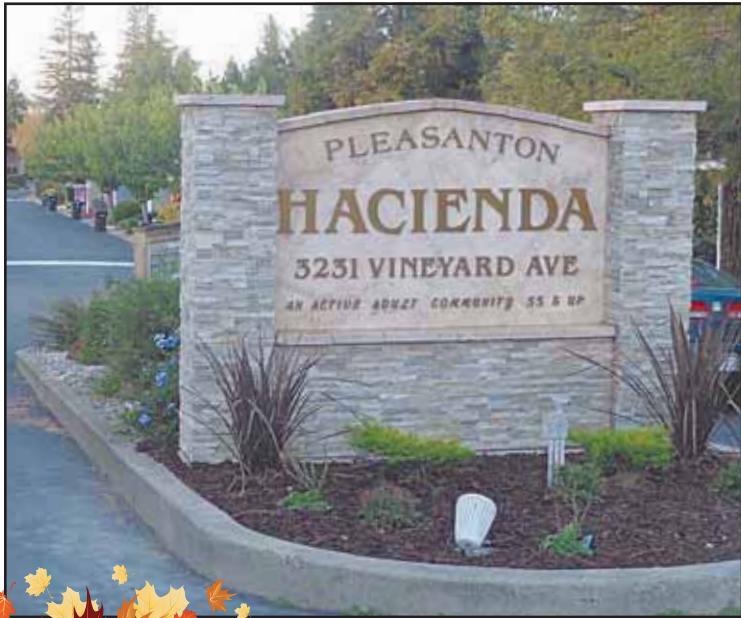
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Keller Williams	925-413-6544		
SAN RAMON		440 Canyon Woods Place (C)	\$750,000
3317 Hudson Court	\$1,699,000	Sat/Sun 1:00-4:00	2BD/2BA
Sat/Sun 1:00-4:00	4BD/3BA	Compass	925-784-2524
Side Inc.	925-216-9083		

Legend: Condo (C), Townhome (T).
Agents: Submit open homes at PleasantonWeekly.com/real_estate



NEW HOMES FOR SALE

Come enjoy a “resort style” community for those 55+. With so many amenities and activities there is truly something for everyone.

- Friendships flourish at the Clubhouse Community Center over a cup of coffee. Enjoy food at the Potlucks, the thrill of winning at Bingo, Bunco, Bocce, Billiards and so much more. A tastefully decorated and well-stocked library is available for those desiring a quiet moment.
- For those seeking exercise try the swimming pool or the tree lined walking paths throughout the Park.
- Access to Shadow Cliff Park is just outside the back gate.
- Downtown Pleasanton is a short drive/ride away to the quaint shops and a variety of dining options.

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I'm your Seniors Real Estate Specialist, I've been expecting you

1. FOCUS ON FAMILY

If family plays an extensive role in your life, you'll probably need space to accommodate them. That might mean an extra bedroom or a play area for weekly grandchild visits. Or a multi-generational floor plan that carves out a living suite for an adult child's family—or yourself.

2. TRAVEL AND TAKING IT EASY

Perhaps home is where relaxation is the name of the game, and it's easy to travel because the property “takes care of itself.” In this case, look for a home that minimizes maintenance and landscaping chores, perhaps focusing on townhomes or condos with homeowners' associations.

3. SOCIAL BUTTERFLY

If you thrive on social interactions, an age restricted community may be an excellent fit. Often, they offer a full schedule of activities and events where residents can easily make new acquaintances and build relationships.

4. STAYING PUT

Moving is hard work! If you want to minimize moves, focus on finding a “forever” home that will continue serving your needs if your health and mobility falter. Many buyers age 50+ prioritize one-floor living and aging in-place amenities.

5. EATING AND ENTERTAINING

Maybe you love cooking or hosting gatherings. In this case, prioritize a home with adequate entertaining space indoors and outside. And if you view retirement as a time to let your culinary skills shine, make sure your next home also includes the kitchen of your dreams.

6. STILL WORKING

If you aren't ready to relax into full retirement or need to continue working for financial reasons, make sure your next home can accommodate remote work (a dedicated office, quiet location, etc.) or is near appealing, in person job opportunities.

7. HAPPY HOBBYIST

Will retirement provide more time to devote to a favorite hobby—or to tackle new skills? Make sure your home includes space for your pursuits, such as a woodworking shop, a painting studio, or a crafts room. Outdoor enthusiasts may need room to store large equipment, like a fishing boat.

Contact Diana for your complimentary “Moving on Guide”. She can assist with a stress free transition to your next home.



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Talking Real Estate with Doug Buenz | Compass

Contingencies... They're Back

Sellers and most REALTORS today are looking back on the halcyon days of an overheated seller's market with multiple offers, waived contingencies, and over asking sales. Life was good, at least for sellers.

But now contingencies, like Jason in the Halloween franchise, are back. And some sellers and REALTORS are having to adjust to the new reality. Many offers today have one or more contingencies included in the terms, so a brief refresher on contingencies is in order. There are 3 main contingencies in the standard real estate contract (Purchase Agreement). Contingencies are for the protection of the buyer. They are conditions that must be satisfied before the buyer removes the contingencies and elects to move forward.



The appraisal contingency is the most straight forward. It simply says that if the property fails to appraise for at least the sales price, the buyer can cancel the agreement >> **To read the rest of this article go to www.680homes.com/blog**



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SALES AT A GLANCE

Pleasanton (Aug. 22-26)

Total sales reported: 20
Lowest sale reported: \$550,000
Highest sale reported: \$3,600,000
Average sales reported: \$1,612,250

Livermore (Aug. 22-26)

Total sales reported: 29
Lowest sale reported: \$582,500
Highest sale reported: \$2,168,000
Average sales reported: \$1,050,000

Dublin (Aug. 22-26)

Total sales reported: 12
Lowest sale reported: \$701,000
Highest sale reported: \$2,400,000
Average sales reported: \$1,295,000

San Ramon (Sept. 12-16)

Total sales reported: 26
Lowest sale reported: \$950,000
Highest sale reported: \$3,900,000
Average sales reported: \$1,697,250

Source: California REsource

HOME SALES

This week's data represents homes sold during Aug. 22-26 for Pleasanton, Livermore and Dublin, and Sept. 12-16 for San Ramon.

Pleasanton

- 4432 Arbutus Court** A. Khan to A. & R. Weber for \$1,674,500
- 5230 Armani Court** H. Vancura to K. & S. Arumugam for \$1,220,000
- 2105 Armstrong Drive** A. Baptista to Foreverhome Properties LLC for \$850,000
- 8172 Arroyo Drive #3** E. Valle to T. & B. Gatten for \$550,000
- 118 Birch Creek Terrace** Naruo Family Trust to D. & G. Thompson for \$1,250,000
- 1619 Calle Santiago** Kellenberger Trust to Kanelos Family Trust for \$800,000
- 2757 Camino Casa Buena** Triassi Family Trust to M. & S. Tandon for \$2,275,000
- 5719 Dimas Court** Community Equity Group Inc to T. & Y. Tang for \$3,600,000
- 3617 Dunsmuir Circle** R. Alvari to L. & D. Devaraj for \$1,550,000
- 4226 Fairlands Drive** S. Selvadurai to Patel Family Trust for \$1,675,000
- 5442 Greenfield Way** Thorson Family Trust to M. Hu for \$1,250,000
- 1675 Holly Circle** K. & G. Barrera to S. & T. Bhambhani for \$1,200,000
- 3650 Locke Court** J. & J. Rowland to S. & A. Rawat for \$2,660,000
- 5174 Mount Tam Circle** Bradley Trust to L. & F. Fei for \$2,150,000
- 4463 Pleasanton Avenue** Davis Living Trust to Garber Family Trust for \$1,748,000
- 3520 Rathbone Way** Ramirez Living Trust to D. & D. Choi for \$2,450,000
- 3486 Serra Circle** K. Lin to M. & I. Gani for \$1,115,000
- 4503 Shawnee Way** Robillard Trust to J. & M. Gonzales for \$650,000
- 1150 Wenig Court** M. & S. Sekigahama to A. & A. Bande for \$2,150,000
- 2333 Woodthrush Way** Fairfield Trust to C. & C. Lieu for \$2,000,000

Livermore

- 762 Alden Lane** Kennemore Alden Lane LLC to K. Miller for \$1,100,000
- 4152 Bristlecone Way** L. Cross to P. & K. Bhardwaj for \$877,000
- 2198 Cabernet Way** Macedo Family Trust to H. & G. Kang for \$2,168,000
- 630 Cedar Drive** M. Medaglia to J. & J. Clew for \$1,195,000
- 502 Cedar Drive** B. Munroe to S. & M. Saripalli for \$1,050,000
- 1080 Coronado Way** M. Espinoza to S. & K. Poorey for \$910,000
- 819 Curlew Road** N. & K. Adams to S. & P. Jagannathan for \$1,200,000
- 964 De Caen Court** B. & E. Battram to J. & K. Mantach for \$1,070,000
- 1055 Eve Lane** Henderson Family Trust to Biro-Manley Family Trust for \$1,450,000
- 516 Everglades Lane** Wagle Living Trust to E. & A. Caplan for \$975,000
- 5881 Flora Common** Morgan Living Trust to S. & K. Garg for \$1,211,500

- 1247 Geneve Court** Laughery Family Trust to D. Voronov for \$1,385,000
- 576 Heligan Lane #2** Kenney Living Trust to P. & J. Mckie for \$940,000
- 847 Keystone Way** Kennard-Lau Living Trust to J. & M. Jasser-Stone for \$1,260,000
- 871 Keystone Way** Crowley Family Trust to C. Ronney for \$940,000
- 789 Lido Drive** C. & J. Qualls to H. & A. He for \$1,390,000
- 749 Lido Drive** J. & B. Evans to S. & C. Salas for \$1,115,000
- 884 Lucerne Street** Y. Wang to Collinson Trust for \$1,400,000
- 3658 Madeira Way** C. Sales to R. & S. Rule for \$900,000
- 111 Northwood Commons** Roy Trust to Harris-Castro Living Trust for \$685,000
- 1623 Peachtree Common #Cm** T. Seals to T. Walker for \$760,000
- 490 Persimmon Common #9** C. Carvalho to D. & R. Shen for \$901,000
- 1796 Rhododendron Drive** Nigg Family Trust to F. & M. Parisi for \$740,000
- 517 Ruby Road** M. & J. Heymann to Nalinikailas Trust for \$1,800,000
- 667 Sonoma Avenue** Tomatis Trust to V. & Y. Lakhwara for \$900,000
- 1334 Spring Valley Common** S. Romero to E. & M. Karbaschi for \$582,500
- 4131 Torrey Pine Way** S. Veeraghanta to S. & R. Kadekuzhi for \$880,000
- 817 Tranquility Circle #9** K. & Z. Rawlings to D. Mosqueda for \$930,000
- 4718 Zinnia Court** Wolf Trust to M. & S. Fuller for \$995,000

Dublin

- 9538 Albert Drive** M. & A. Woo to H. Han for \$2,400,000
- 8606 Beverly Lane** Plank Living Trust to Y. & X. Morales for \$1,150,000
- 5201 Cerreto Street** Y. Huang to K. & B. Pachala for \$2,275,000
- 6555 Conestoga Lane** M. Trejo to B. Daniel for \$701,000
- 4315 Markleville Road** Siddiqui Family Trust to A. & M. Frohnen for \$1,350,000
- 4182 Midlands Court** B. Pachala to F. & A. Cheng for \$1,075,000
- 5603 Newfields Lane** T. & T. Madigan to Y. & J. Chen for \$2,300,000
- 7936 Regional Common** A. Chiu to M. & A. Kabanov for \$950,000
- 8362 Rhoda Avenue** C. & J. Bruland to S. & N. Maung for \$1,500,000
- 4605 Rimini Court #32** B. Lee to W. Fay for \$1,190,000
- 7656 Topaz Circle** Hahn Living Trust to P. & R. Ambalathveetil for \$1,240,000
- 11842 West Vomac Road** A. Vanscoy to J. & S. Huang for \$1,530,000

San Ramon

- 9432 Alcosta Boulevard** L. He to A. Hoang for \$1,220,000
- 1477 Allanmere Drive** S. & J. Sanghera to S. & J. Kumar for \$2,200,000

See HOME SALES on Page 26

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MARKET

Continued from Page 17

real estate economics, concerns about rising interest rates and prices that are still out of touch for many buyers have both had a chilling effect. A home was on the market for an average of 14 days during September 2021 compared with 30 days during September 2022.

“Buyers are going to have a lot longer conversation when they are buying than

what they are used to. ‘How much money will I have to pay?’ was really the only question a buyer could ask during the last couple of years and now I think they can start to negotiate again. We’ve heard of sellers reducing prices, helping with down payments or closing costs,” Levine said.

Cunha agreed, “Asking a seller for assistance with closing costs is probably a reality that hasn’t happened during the last 10 years, and if inspections have been done and things need to be fixed, a buyer can

ask for those repairs.”

Both Cunha and Levine acknowledged interest rates that have doubled during the last few months are top-of-mind with homebuyers yet should not be the only factor when home shopping.

Cunha said, “If I’m a buyer right now, I’m looking for a house I really want to buy because I’m going to marry the house, not the interest rate. I know I can address interest rates later should they come down.”

Levin said, “From a long-term standpoint,

it absolutely makes sense to buy a house right now because you don’t have to fight past so many other buyers and the long-term appreciation is unblemished by the current challenges that we’re facing. If you’re buying a house to hold, raise your kids, etc., it’s a great time to buy. If rates go down in the future, you can always refinance and get your payment down even lower.” ■

Editor’s note: David Stark is chief public affairs and communications officer for the Bay East Association of Realtors, based in Pleasanton.

TAKE US ALONG

College in Chicago:

Paris Catura recently returned for his second year at Columbia College of Chicago majoring in music. Here he posed with mom Christine Catura and the Weekly at Buckingham Fountain in Grant Park with the Chicago skyline, including the Willis Tower (formerly Sears Tower), in the background.



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

HOME SALES

Continued from Page 24

- 1469 Allanmere Drive** H. Uppal to R. & R. Anantharaman for \$2,129,000
- 12103 Almeria Way** Faria Preserve LLC to M. & G. Lakshminarayanan for \$1,300,000
- 720 Arboles Place** L. Frank to C. & Y. Song for \$1,480,000
- 2760 Ascot Drive** L. & R. Zare to J. Mar for \$2,100,000
- 9744 Belladonna Drive** V. Manickam to S. & P. Falor for \$1,396,000
- 3047 Blackberry Avenue** L. Lejano to G. & T. Ha for \$1,110,000
- 7439 Blue Fox Way** C. & P. Cadiente to S. & D. Majumder for \$1,305,000
- 2271 Britannia Drive** X. Zhao to K. & S. Kesineni for \$2,686,000
- 380 Cardona Circle** V. & T. Oconnor to C. & N. Gill for \$1,975,000
- 203 Claremont Crest Way** Lorenzini Family Trust to X. & F. Xiao for \$1,669,500
- 493 South Clovercrest Lane** Yacob Trust to Visvanathan Trust for \$1,150,000
- 89 Coyote Place** N. Wu to L. & C. Bailey for \$1,998,000

- 2033 Elderberry Drive** G. Qayum to R. & A. Akhouri for \$3,900,000
- 2915 Enfield Street** S. & V. Valmeekam to J. & X. Ma for \$1,725,000
- 312 Fiddle Creek Place** Vohra Family Trust to Damle Family Trust for \$1,640,000
- 762 Galemeadow Circle** M. & D. Schultze to S. & S. Saxena for \$1,200,000
- 4932 Ivyleaf Springs Road** Y. Wu to B. Felipe for \$950,000
- 4584 Lilac Ridge Road** A. Wong to M. & H. Ahuja for \$3,700,000
- 757 Pradera Way** J. Cunningham to K. & Z. Fan for \$1,760,000
- 111 Radford Court** Mate Living Trust to S. & D. Smith for \$1,800,000
- 6114 Tigerside Way** C. Kee to H. & B. Wei for \$1,928,000
- 12237 Toledo Drive** V. Hall to Govinda Trust for \$1,300,000
- 59103 Via Vicenza** Faria Preserve LLC to S. & A. Halawani for \$1,280,000
- 9 Waterbury Place** Hughes Trust to F. & J. Elefant for \$1,800,000

Source: California REsource



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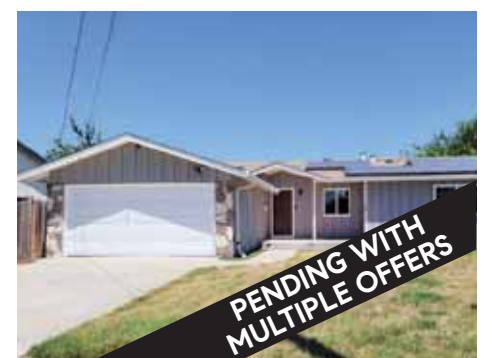
176 Canyon Green Place, San Ramon
3 BD | 2.5 BA | 2,159sf | Offered at \$1,150,000
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Liz Venema
Owner, Realtor
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Liz Venema is the Owner of the Venema Homes Team. She has been the team's fearless leader earning multiple, prestigious awards and designations. Helping her clients get what they want in all phases of real estate is her intention. She is an excellent negotiator, making all transactions a win-win. With bold, effective marketing techniques that set up clients to be in a position of success at all times and a tri-fold strategy combining positioning, marketing and negotiation.



Meet Our Sales Force



Alexis Venema
Realtor, Top Producer
(925) 963-5446

Alexis participated in \$40M+ in 2021 ranking in the top 10% of Keller Williams Tri-Valley and earned Rookie of the Year in 2020. She looks forward to sharing the love she has for the Tri-Valley area with new residents, as well as her firsthand knowledge of the home buying and selling process.



Lisa Desmond
Realtor, Listing Manager
(925) 352-5065

Specializing in Luxury Properties, Lisa earned Rookie of the Year in 2016. Lisa's knowledge and hands on approach earns her repeat business and referrals. She is also our incredible Listing Manager that helps our sellers through the entire selling process from list to close.



Michelle Kroger
Realtor
(925) 785-3134

Michelle plays an integral part in the success of our team as top producers in Pleasanton. A California girl at heart, she truly believes the Tri-Valley is one of the best places to live and is excited for the opportunity to help people secure their next home of their dreams.



Sabrina Tirado
Realtor, Success Manager
(925) 578-4303

Sabrina doubles as an incredible agent and our team's success manager. She helped our team earn Keller Williams prestigious Quadruple Platinum Sales Award and "Pleasanton's Best Real Estate Team" two years in a row. Everything she touches turns into your "success".



Brenda Meckenstock
Realtor
(925) 353-6484

Having lived in Pleasanton since 2013 and currently living in Ruby Hill, Brenda is a local luxury expert. With 35 years of experience in commercial real estate, Brenda brings a unique expertise and extensive knowledge to her role on our team. She is a wealth of information.



Celeste Storrs
Realtor
(925) 519-3019

Celeste is an experienced Keller Williams Real Estate Professional, consistently achieving KWTV's Top 20% of Realtors. She has a strong working knowledge and administration in housing, and public relations. She is steadfast and always has her clients best interests at heart.

Meet Our Operations Team



Amanda Davlin
Director of Operations

Amanda is always sourcing new ways to streamline efficiencies and make the buying and selling process easy for our clients. She is a key member of our team earning the prestigious KW Triple Platinum sales award and was recognized among the top 1% of real estate teams nationwide. Amanda holds the magic ever revolving.



Michele Diaz
Transaction Coordinator

As our in house transaction coordinator, Michele ensures that all required documents and signatures are compliant from contract to close. Michele lives downtown Pleasanton and always has her finger on the pulse.



Kelsey Schmitt
Marketing Manager

As our marketing manager, Kelsey ensures that we are staying on top of social media and marketing trends, and is always working on new and innovative ways to market our team and properties.



Steve Venema
Vista Construction

Steve is our in-house contractor he plays an important role in getting our clients top dollar on the sale of their home. Steve is involved in all listing preparation and brings a unique blend of talent, knowledge and current trends to our clients.

