

Pleasanton Weekly

NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

Seniors
Living Well
INSIDE THIS ISSUE



VOL. XXVII, NUMBER 34 • SEPTEMBER 18, 2026

WWW.PLEASANTONWEEKLY.COM



5 | NEWS Ballot arguments set the stage for Measure HH

11 | PULSE Community on edge after rash of burglaries

24 | SPORTS Amador flag football team builds momentum



Unlock Nonprofit News

Help Us Drop The Paywall & Make News **FREE** for All!

We're dropping our paywall to make important election information available to all. Because this information is so critical to helping citizens make thoughtful decisions, we are making our journalism available to everyone in our communities. From September 14th to November 6th **we are dropping our paywall and working to keep nonprofit news free for everyone, permanently.**

An informed citizenry builds strong, well-run communities. To drop our paywall for good, we are launching a special fundraising campaign, and we need your support.

As a nonprofit, we are accountable to the communities we serve. We believe everyone should be able to access local news without a paywall barrier. Your donation today ensures we can cover essential local stories without ever locking them away again.

Please check out our election coverage through November and give today to support free, quality local news for all.

DONATE TODAY!



If you would like to pay for your donation by check it may be sent to:

Embarcadero Media Foundation
2345 Yale St., FL 1
Palo Alto, CA 94306

A receipt will be mailed to you.

<https://shr.pn/9SJv>

Pleasanton Weekly

NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

pleasantonweekly.com

WHAT A WEEK



BY JEREMY WALSH

105 years of service

Two of the most dedicated volunteer firefighters in the Tri-Valley are settling into a well-earned retirement.

Roger and Suzanne Lake, whose service dates back to the old Tassajara Fire Protection District, spent more than a half a century each supporting fire suppression efforts, responding to car crashes and medical emergencies, helping search-and-rescue operations and so much more in the swath of rural, agricultural and open space land southeast of Mount Diablo.

"It's really a program that glues the community together ... because you have this commonality of purpose," Roger Lake told me during a phone interview Tuesday afternoon.

The SRVFPD Board of Directors honored Roger and Suzanne Lake at its Aug. 26 meeting in San Ramon for their decades of volunteer fire service — 54 years for Roger, who retired in April, and 51 years for Suzanne, a local trailblazer who stepped away in 2024.

"A milestone like this says that protecting your neighbors isn't something you do for a season. For Roger and Suzanne it has been a way of life for more than half a century, and they did it while raising a family and maintaining a 10-acre rural property," deputy chief Joe Bradley told the board during the presentation.

The Lakes' history with volunteer firefighting along Morgan Territory Road really follows the history of fire service throughout the vast area.

Roger first joined the old Tassajara fire district in 1972, when Morgan Territory had only five houses and the program was a "shovel and wet sack brigade", as he put it.

"We wanted to be able to deal with the emergencies that we might have. I had been in the Forest Service for four summers, and so I knew what wildfires looked like," he told me.

"This other guy and I ... decided that we better do something, somebody may get into trouble and they get sick," Roger recalled. "We should be able to take care of our own."

Suzanne joined one year later to become the old district's first female firefighter — after overcoming some gender-based obstacles. "When starting she was told by a board member, 'Women don't fight fires; a woman's job is to make cookies!' That did not go over very well," Roger said.

The couple served with the Tassajara district, climbed the volunteer ranks and strengthened the program until 1991 when Contra Costa County compelled the consolidation of three fire districts in

south county, a list that also included Danville-San Ramon Fire and Dublin San Ramon Services District.

Tassajara opted to join the re-branded SRVFPD — and as part of the merger agreement came the construction of Station 37 on Morgan Territory Road that allowed the engine and equipment to move out of the garage they built on their property to support the volunteer program.

The Lakes both worked long professional careers at Lawrence Livermore National Laboratory, retiring during a "golden handshake" deal period in 1996. They stayed on with SRVFPD — and never really slowed down — for the next three decades into their 80s.

During their 30-plus years each with SRVFPD, Station 37 volunteers responded to 575 calls of service (31% medical, 31% vehicle accidents and 16% fires, with the Deer Fire in 2020 as the largest at about 3,000 acres), according to Roger. The rest were miscellaneous such as traffic control, lost or injured hikers and even a cow stuck in a tree.

The couple also saved two people from cardiac arrest with their training — each out of the district, in Las Vegas and in Livermore. The increase in medical service response by the volunteer firefighters, which the Lakes advocated for, was part of the evolution for the program since the 1970s.

"Their commitment was never about recognition — it was about their love for this community and their desire to help others," friend and fellow volunteer firefighter Maureen Zboyovsky said about the Lakes. "Through their dedication, mentorship, and example, they have inspired generations of volunteers and strengthened this department in countless ways."

Zboyovsky was among the Station 37 volunteers also honored by the fire board on Aug. 26 for their anniversaries of service: Zboyovsky at 25 years, Greg Bequette and Zel Helstrom at 20 years and Erik Sommargren at five years.

As they're both now retired from their volunteer careers, the Lakes are planning to move to Davis soon but still retain their property in Morgan Territory. And as for the volunteer program out of Stations 37 and 40 going forward, "Just like we used to ... they continue to do what we were doing," Suzanne said.

"We have two stations. They have volunteers," Roger added. "The alarms go off, and they leave the house, get your equipment, and go to the scene and deal with it the best you can." ■

About the Cover

Bingo4CHEF, located within Livermore Town Center, draws scores of eager players for every game. Photo by Jude Strzemp.
Cover design by Doug Young.

Vol. XXVII, Number 34

Sold by Gina

RECORD SETTING SALE!

Highest Recorded Sales Price in Pleasanton!

~ 2794 W Ruby Hill Drive ~



SOLD FOR \$7,800,000



Gina Piper
925.200.0202
gina@ginapiper.com
DRE#: 01201349
www.ElationRE.com



View Property



Raising Every Voice

**Dinner & Auction
Featuring Dueling Pianos**

Join us as we celebrate Hively's 50 years of strengthening children, families, and child care providers in our community.

**FRIDAY
OCT 9, 2026
Dublin, CA**

**RESERVE
YOUR SEATS
BY SEP 29**

SCAN ME



For details, tickets and sponsorship opportunities, visit behively.org/50yrs

How do you feel about seeing Halloween candy and decorations being displayed and offered for sale in early September?



Kristin Moore
Project Manager

I really enjoy Halloween, so I do like seeing the decorations on display well in advance of Halloween. In fact I have quite a collection of decorations and costumes. I try and find items that are well-made and reusable, or thrift items that can be repurposed, so that I'm not contributing to overconsumption and waste.



Ernest Adala
Barber

I think September is way too early to be displaying Halloween candy and decorations for sale. Timing is important. When things are displayed so early, by the time Halloween comes around, it's anti-climactic.



Michael Lewis
Business owner

I don't mind seeing Halloween decorations in early September because it gives me plenty of time to plan, buy and enjoy decorations and candy. But if I start seeing Christmas decorations in September, that's too much and I don't like that.



Andy Nelson
Volunteer caregiver / driver

While I believe that holidays in general are over-hyped and over-commercialized, Halloween gets a hall pass. For me, it's a simple equation: candy + scary decorations + pumpkins = the childhood joy of trick-or-treating. I'm all for it!

—Compiled by Nancy and Jeff Lewis



Amanda Mason
Mom of twins

Seeing Halloween decor and candy on display in September makes a lot of sense to me. It gives people ample time to plan and organize their own holiday displays and parties.

Have a Streetwise question? Email editor@PleasantonWeekly.com

The Pleasanton Weekly is published every Friday by Embarcadero Media Foundation, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566; (925) 600-0840. Mailed at Periodicals Postage Rate, USPS 020407.

The Pleasanton Weekly is mailed upon request to homes and apartments in Pleasanton. However, in order to continue delivering you the news you depend on, we encourage you to become a paid subscribing member. Go to www.PleasantonWeekly.com/join to start supporting the Pleasanton Weekly today.

POSTMASTER: Send address changes to Pleasanton Weekly, 5506 Sunol Blvd., Suite 203, Pleasanton, CA 94566. ©2026 by Embarcadero Media Foundation. All rights reserved. Reproduction without permission is strictly prohibited.



Give Where You Live
to help support the Pleasanton Weekly



Scan with camera to donate today.

Through our journalism, we have chronicled the history of Pleasanton, held its leaders accountable and kept residents informed for more than 25 years.

Be part of *Three Valleys Community Foundation's* “**925 GIVES**,” a regional fundraising campaign, and help our nonprofit newsroom boldly step into the future.

We need your help! Please join our campaign and help us reach our goal of \$25,000.

The first \$10,000 in donations will be matched dollar for dollar.

And get ready to give! You can donate at any time by visiting our Embarcadero Media Foundation / Tri-Valley page on 925Gives.org, but the big day is Sept. 25, with drawings and prizes for donors and nonprofits.



DIGEST

Election forums

The Pleasanton Weekly is set to continue its series of election forums next week, with two in-person events to hear from candidates running in the November general election.

The forum for the Livermore Area Recreation and Park District Board of Directors will be held on Monday (Sept. 21) from 6-8 p.m. at the Cresta Blanca Room located at 4444 East Ave. in Livermore. Three at-large seats are up for grabs between seven hopefuls.

On Wednesday (Sept. 23), a candidate forum for the Pleasanton Unified School District is scheduled for 6-7:15 p.m. at 5758 W. Las Positas Blvd. in Pleasanton. Area 5 candidates will face off at the forum.

Video recording of the forums will be available after the events.

Community Service Day

The annual Community Service Day is returning this Saturday (Sept. 19) to Livermore, an occasion in which volunteers work on projects to enhance and beautify the city.

Projects this year include tree planting at city hall, painting at Hagemann Ranch and litter pick-up along Northfront Road.

This year's Community Service Day is set to begin at 8 a.m. with a breakfast and check-in at the Robert Livermore Community Center. At 9 a.m., volunteers are set to leave for their project site.

Community Service Day is hosted by the city of Livermore, LARPD and the Livermore Valley Joint Unified School District.

Visit livermoreca.gov.

Fair board seats

The Alameda County Agricultural Fair Association, a nonprofit organization that puts on the annual Alameda County Fair, is currently accepting applications to fill two seats on its Board of Directors.

Board members, according to the nonprofit, serve four-year terms and participate in monthly meetings, as well as other committee meetings.

To qualify for the seats, candidates must permanently reside in Alameda County. According to the organization, applications for the two open positions must be submitted by next Saturday (Sept. 26). Visit alamedacountyfair.com.

Competition for Young Musicians

Young musicians have until Friday, Sept. 18, to submit their applications for the Livermore-Amador Symphony Association's annual Competition for Young Musicians, which is set to take place early next month.

Learn more at livermoreamadorsymphony.org. ■

Ballot arguments set stage for Measure HH hotel tax campaign

City officials back rate increase while opponents say it will bring more harm than good

By CHRISTIAN TRUJANO

Almost \$3 million every year.

That's how much money city officials say Measure HH, which seeks to raise Pleasanton's hotel tax rate, would generate annually after 2028 if approved by a simple majority of voters on the November ballot.

The money, according to the ballot text, would be used to fund general municipal services like "police and fire protection; park and street maintenance; recreation

programs; and other general government uses".

"We've spent the past year steering Pleasanton towards a more fiscally sustainable future," Mayor Jack Balch said in a July 9 press release. "From countless conversations across our community, including close engagement with our hospitality industry, I am confident that we are presenting voters with a reasonable choice for November."

But as Election Day gets closer, the arguments against the tax measure have begun to take shape as

some people believe the proposed tax increase will negatively impact residents and businesses, even as the city claims otherwise.

"City Hall says 'visitors' pay this tax. But those visitors are our parents, children, friends, wedding guests, customers and business travelers," according to one of the argument letters in opposition to the ballot measure. "Their spending supports Pleasanton businesses, and higher hotel costs make Pleasanton less competitive with neighboring communities."

It's been two years since Pleasanton voters rejected Measure PP, a 2024 ballot measure that sought to address the city's ongoing structural deficit by increasing the city's sales tax rate by half a cent.

What followed the 2024 election was a contentious two-year budget development process that resulted in cuts to services and departments across the city organization. So, after the budget was adopted, the Pleasanton City Council directed

See **HOTEL TAX** on Page 6

Robot crossing

Daxbot assess accessibility, safety on city streets, sidewalks

By CHRISTIAN TRUJANO

Robots have taken over the streets of Pleasanton, but not in an apocalyptic fashion.

Small Daxbot robots began roaming the sidewalks and streets of Pleasanton this week, collecting information about the city's accessibility and the conditions of sidewalks. A Daxbot was spotted on the north end of downtown Tuesday morning, including rolling across Main Street against a red light at one point.

Sharon Petrehn, a public information officer and principal analyst for the city of Pleasanton, told the Weekly on Wednesday morning that the robots were first deployed on Monday as part of a "Public Right-of-Way (PROW) Survey" — which is part of the city's larger ADA Self-Evaluation and Transition Plan.

That plan, according to a July 24 social media post by the city, aims to "identify accessibility barriers and inform future improvements throughout Pleasanton".

"The City of Pleasanton is committed to ensuring that its facilities are accessible to and usable by individuals with disabilities, in accordance with the Americans with Disabilities Act (ADA) of 1990," Petrehn said. "As part of this commitment, the City is conducting a self-evaluation of public facilities, including City facilities, parks, parking lots, and the public right-of-way (streets, intersections, sidewalks, and access ramps)."

Daxbots, according to the company's website, are robots that gather accessibility data on public rights-of-way within city



JEREMY WALSH

A Daxbot robot, which collects data on the accessibility and safety of roads in cities, crosses Main Street (against a red light) in downtown Pleasanton Tuesday morning.

limits. Other cities throughout the country have been deploying these robots for similar purposes.

The data, according to the website, will then be used to "create a map of sidewalk conditions to help keep pedestrian pathways within the City of Pleasanton accessible and safe".

"Dax robots move at walking speed down pedestrian pathways taking accessibility measurements and keeping human crews out of traffic," according to the Daxbot website. "As they move, they capture data for sidewalks/trails, curb ramps, signalized intersections, and transit stops."

Once one of the robots finishes assessing an area, it will go into "snooze mode" to upload data

and wait to be picked up.

And while some might be worried about these robots collecting information that doesn't have to do with roads and sidewalks, both the city and the company said that shouldn't be a concern for residents.

"The robots are designed for shared public spaces, and data collection is limited to pedestrian infrastructure," the city stated in its July 24 post. "They do not store personal information."

The company also stated that they robots are not taking away any human jobs, they are just collecting information in a more efficient manner.

See **ROBOT** on Page 10

Showdown for EBRPD Ward 5

Director Sanwong challenged by committee rep Henry

By CHRISTIAN TRUJANO

East Bay Regional Park District Director Olivia Sanwong is defending her Ward 5 board seat against Bruce Henry, chair of the district's Park Advisory Committee and a fellow longtime Pleasanton resident.

Sanwong is seeking a second term representing her hometown plus the communities of Dublin, Fremont, Livermore, Newark, Sunol and unincorporated eastern Alameda County on the Board of Directors, after she was first elected to the position in 2022.

"I bring nine years of governing experience in elected office, approving public budgets and holding fiduciary duty to voters at two different agencies," Sanwong told the Pleasanton Weekly in an email interview, referring to her time on the Zone 7 Water Agency Board of Directors. "That's rare, direct experience in both water and parks governance. I know what's going on, and I know who we need to work with to get things done."

Henry, however, said he wants to challenge the idea of uncontested elections by offering himself, a viable and knowledgeable candidate, as an option for voters.

"There is a long history of uncontested elections in the Park District, which I don't think is good for democracy; the people of Ward 5

See **EBRPD** on Page 10

Sunol residents voting on \$6.1M school bond

District officials say Measure K will help fund main building renovations, among other improvements

BY CHRISTIAN TRUJANO

Sunol residents will be voting on a \$6.1 million general obligations bond this November which, if passed, will help the Sunol Glen Unified School District pay for infrastructure improvements to its century-old campus.

The request comes four years after Sunolians approved Measure J, a \$10.9 million school bond that funded the renovation of the school's cafeteria, kitchen and multipurpose room, among other things.

"Many of our facilities are aging," Shay Galletti, Sunol Glen School principal and district superintendent, told the Pleasanton Weekly. "This would address critical facility needs, and help update our campus, including the 200 wing — that's the second oldest building on campus — and then phase three of the main building."

Over these past four years, Sunol Glen has been using bond dollars from Measure J to fund several key renovation projects. Those projects included the modernization of the cafeteria and kitchen, and many seismic upgrades and renovations to the 100-year-old main building.



CHUCK DECKERT

A photo shows the main building of Sunol Glen School, which officially turned 100 years old in 2026.

While these renovations addressed many critical facility needs, Galletti and other Sunol school officials said there is still much more work that needs to be done, especially to the school's historic main building. This was made clear during an investigation of the facility that exposed even more structural issues that were previously unknown to the school district.

"There was really no way to know the full scope of what kind of work was going to be necessary when we proposed the first bond," Erin Choin, Sunol school board

president, told the Weekly.

That's why, over the summer, the SGUSD Governing Board voted unanimously to place a new bond — later dubbed Measure K — on this year's general election ballot. The decision came after the district developed a Facilities Master Plan, which investigated and outlines all of the school's facilities and systems needs, and after the school board collected feedback from the community to gauge their support for another bond.

Apart from the 2024 Measure J, Measure K will be the third school

bond Sunol considers approving. Before Measure J, the last school bond Sunolians passed was in 1999.

According to the ballot language, Measure K would fund the main building's retrofitting and renovations; new plumbing, electrical, sewer, heating and ventilation systems; and the modernization and upgrading of aging classrooms and restrooms located in the school's 200 wing.

Per the Alameda County Counsel's impartial analysis of Measure K, the district's best estimate of the average annual tax rate that Sunolians will have to pay in order to fund the bond issuance is "\$33.54 per \$100,000 of the assessed valuation of a taxed property."

"The final fiscal year in which the tax is anticipated to be collected at the estimated average rate is 2058-59," according to the impartial analysis. "The District's best estimate of the highest tax is \$35.00 per \$100,000 of assessed valuation of a taxed property. The final fiscal year anticipated to collect the tax at the estimated highest rate is 2056-57."

"The District's best estimate of total debt service to repay the bonds (including principal and interest)

is approximately \$13,815,000," the analysis further states. "The District estimates the tax would generate on average approximately \$431,700 annually while bonds are outstanding."

However, as Choin pointed out, that might not even be the final outcome for taxpayers.

She explained how Measure J had originally planned to utilize a tax rate of \$52.10 per \$100,000 of assessed value for property owners. But when the bond passed, a reevaluation determined that about three to four major taxpayers in the area are agencies like the San Francisco Public Utilities Commission, which owns and manages land in Sunol like the Sunol Valley Water Treatment Plant.

She said those massive landowners in Sunol shouldered a large portion of the tax burden, which meant that \$52.10 per \$100,000 number ended up going down to around \$30.

"Taxpayers are currently only paying \$30 on every \$100,000," Choin said. "The large businesses, the large landowners in Sunol, are

See **SCHOOL BOND** on Page 9

HOTEL TAX

Continued from Page 5

staff in August 2025 to begin looking at ways the city could generate some extra revenue.

"Based on the City of Pleasanton's 10-year financial forecast, annual General Fund operating deficits will range from \$4.4 to 8.3 million, with the most significant fiscal impact occurring during the first five years of the forecast," according to an argument letter in support of Measure HH signed by all five sitting councilmembers.

"Generating sufficient revenue to ensure Pleasanton's sustainability allows the City to continue providing programs and services that benefit all residents," the letter continues.

Staff then spent months surveying residents and speaking with hotel owners and managers to see if there would be any support for raising the city's 8% transient occupancy tax rate, a fee charged for nightly stays in hotels. According to the city's website, its rate has remained unchanged since 1983.

"Pleasanton's TOT rate of 8% was established in 1983 and has not been adjusted since then, while 10 of the 14 cities in Alameda County levy hotel taxes between 10% and 14%. At the 12% rate, Pleasanton would remain at or below most Alameda County jurisdictions," the letter in support of the ballot measure reads.

The City Council then spent months discussing the ballot measure and all of the logistics before

finally agreeing to place it on the ballot on July 7.

According to the ballot language, if approved, Measure HH would increase the city's hotel tax rate from 8% to 10% starting July 2027. An additional increase from 10% to 12% would take effect the following year, which the city says could generate up to \$2.8 million annually once the full increase to 12% is realized.

This phased approach, according to the letter supporting the measure, would also give hoteliers a grace period to adjust to the increased rates gradually.

One of the main talking points, both during the council meeting and in the support letters, is that this increase will not only bring in more money into the city, but it

will do so without directly affecting Pleasanton taxpayers.

"A YES vote is a practical, balanced approach that helps ensure Pleasanton's long-term financial sustainability while asking visitors — not residents — to contribute more toward the services they use during their stay," the letter in support of Measure HH states.

However, the argument against the measure — written by Kelly M. Ceglie — contends otherwise.

"Pleasanton's hotel tax rate is currently lower than surrounding cities—a distinct advantage that keeps our local business climate competitive, supports local commerce, and encourages visitors to stay and spend money in our community," the letter opposing Measure HH reads. "Imposing a steep new tax on visitors threatens that economic advantage and harms local hospitality businesses."

The letter goes on to point out other issues with the proposed ballot measure, including the fact that the ballot question itself states that the revenue "can be used" for governmental uses. This, according to the letter, is an issue because as an unrestricted general tax measure, the revenue goes directly to the city's general fund, which means it can be used for anything.

"The City can spend those dollars on anything it chooses — including rising pension costs and bureaucratic expansion — with no legal guarantee that a single dollar goes toward public safety or infrastructure

maintenance," Ceglie states in the opposition letter.

The letter also argues that the measure does not include an expiration date, which means that if residents want to end the tax, they would have to conduct a citizens initiative.

"Having a lower hotel tax benefits Pleasanton businesses," Ceglie states. "Before handing the City an unrestricted tax increase with no sunset clause, residents should demand real operational efficiencies first."

According to a rebuttal argument, which is also signed by all five City Council members, the city has already been doing everything in its power to reduce spending.

The rebuttal also argues against the notion that any resident, or hotel, would be negatively impacted by these rate increases, citing studies that "show that moderate increases to hotel tax do NOT cause measurable changes in hotel occupancy, revenue, average daily room rate, or hotel employment."

"Low taxes are good," the rebuttal states. "However, the beneficiaries of this lower tax rate are visitors — not Pleasanton residents."

"Hotel tax increases generally have a negligible impact on hotel activity, according to recent academic studies and research done by other Bay Area cities," the rebuttal further states. "Pleasanton's rate will remain at or below most neighboring cities, keeping our business climate and hospitality businesses competitive." ■



AMADOR VALLEY OPTOMETRIC

Dr. Inning Chen

Optometrist

4450 Black Ave., Suite C, Pleasanton, CA 94566
 amadorvalleyopto@gmail.com | Phone 925.462.2600
 www.amadorvalleyopto.com | Fax 925.462.2605

Accepting VSP and EyeMed vision plans, Medicare, and major medical plans.

Water back on at Blackhawk Plaza ponds, fountains

Let it flow: Multi-month repair project quietly completed near summer's end

By JEREMY WALSH

Water is flowing again at the central outdoor feature in Blackhawk Plaza, with repairs to the pond, fountain and waterfall areas complete as of recent weeks.

The closure of the water feature in late spring raised concerns among plaza patrons because of the impact on the duck population, the smell from pockets of stagnant water and the eyesore of empty pond beds — albeit signage onsite said the problem

would be fixed by mid-summer.

The maintenance project lasted a few weeks later than indicated, but the ponds were full and fountains were flowing earlier this month. Blackhawk Plaza management did not respond to a request for

comment on the reopening.

Located in eastern Danville near the affluent Blackhawk gated community, Blackhawk Plaza has been in the news for mainly the wrong reasons this year. Beyond the need for duck rescues and relocations during

the pond project, the shopping center continues to experience many vacant tenant spaces — including the large building Draeger's Market exited in the winter — and ongoing bankruptcy proceedings and other legal cases involving its ownership. ■

Livermore Library celebrating Latine Heritage Month

Programming runs through Oct. 15 in honor of Latin American histories, cultures

By JUDE STRZEMP

The Livermore Public Library is scheduled to host about a dozen events over the coming weeks in honor of Latine Heritage Month.

Celebrated nationally from this Tuesday (Sept. 15) through Oct. 15, the commemorative month is a way to honor the histories and cultures of Latine Americans.

The library's programming will include author talks, live music and arts, all of which is free and open to the public, according to a statement from library officials announcing the events.

Kicking off the in-person celebrations on Saturday (Sept. 19), award-winning author Aida Salazar is set

to present her latest book "Stream" and "Sing Me a Story", of which she was an editor, at the Civic Center Library.

She will also talk about her journey as a writer, according to library officials. Following the presentation, Salazar will host a Q&A and book signing with copies available for purchase at the library from Towne Center Books. The event is set to begin at 2 p.m.

The following week, Grammy Award-winning artist and author Lucky Diaz is scheduled to host two virtual author-talks about his award-winning, bilingual children's book, "Paletero Man."

The program dubbed, "Where the Paletero Man Goes: A Journey

of Neighborhood, Music and Art", is scheduled for presentation in English beginning at 4 p.m. Sept. 24, followed by a presentation in Spanish at 5 p.m. Registration is required.

During the last weekend of September, The Diana Gameros Trio is set for a musical performance of original songs and Mexican classics at the Civic Center Library beginning at 2 p.m. Sept. 27.

The three-person performance will feature Diana Gameros, a Mexican-born singer, songwriter and multi-instrumentalist; clarinet and saxophone player Patrick Wolff as well as upright and electric bass player Thomas Edler.

Through her music, Gameros

explores subjects such as family, migration and home, library officials said.

Gameros has three albums in Spanish and English with her most recent release "Volver a la Luz" having come out this year. Gameros has also been featured multiple times on NPR's Tiny Desk Concert series.

On Oct. 1, Chilean artist Antonia Lara Sanchez is set to lead a workshop at the Civic Center Library beginning with a traditional Chilean folktale, followed by a sculpture workshop based on the story. The adults-only program requires registration. Library officials encourage registration via phone at 925-373-5505.

Beginning on Tuesday (Sept. 15) and running through Oct. 15, "Take and Make Craft" kits of papel picado will be available at all Livermore library branches while supplies last. Kids will learn about the art's significance in Mexican celebrations and create their own pieces with tissue paper, library officials said.

Information about additional Latine Heritage Month events is available on the Livermore library website at library.livermoreca.gov. ■

express

Sign up today at
PleasantonWeekly.com/express

Heart of the Tri-Valley

A FUNDRAISER FOR

OPENheart
KITCHEN

Thank you!

for Making Open Heart Kitchen's Gala a SUCCESS!

First Tech[®]

federal credit union
with Jeff & Doris Hank,
and Phil & Kate Roush

beets⁺
HOSPITALITY GROUP

Jean King

Livermore **VINE**

Fo FREMONT
BANK

Pleasanton
Weekly.com

Danville San Ramon



the Independent

Sunward
BANKING MADE BETTER

NUvision
CREDIT UNION



KAISER PERMANENTE

Stanford MEDICINE
Health Care
Tri-Valley



City, property owners litigate land use in East Dublin

Jury trial set for September 2027 over alleged public nuisances, illegal business operations and counterclaims

By JUDE STRZEMP

A years-long legal battle involving the city of Dublin and the owners of a parcel in town is poised for a trial by jury next year as both sides butt heads over control of the land.

The contended property is an approximately 8.8-acre parcel located at 2061 Collier Canyon Road, a site through which the proposed Dublin Boulevard extension would pass to reach North Canyons Parkway in Livermore.

Ongoing litigation began when the city initiated a lawsuit in September 2023 alleging unlawful, dangerous and substandard conditions on site. It named responsible entities as joint property owners Town and Country H Fund LLC and CHMH Dublin LLC; then-tenant Brad Benson Motorsports Corporation, doing business as East Bay Trailers.com; and Fremont Bank.

During the case so far, an Alameda County Superior Court judge has ordered the abatement of alleged violations, the city has unsuccessfully requested transfer of the property to a receiver and the defendants have filed a cross-complaint alleging the city interfered with a potential property sale agreement.



JUDE STRZEMP

The litigated property at 2061 Collier Canyon Road featured mounds of material Sept. 4.

"I just think they got a bee in their bonnet about us and this property, and they kind of lost rational reason," CHMH Dublin member Clifford Horner told the Pleasanton Weekly. "I would think that they would have other things to do with their time and their money, but I guess not."

City of Dublin officials decline to comment on the case, given its status as ongoing litigation.

Initially, two businesses operated on the Collier Canyon property with East Bay Trailers in the front section of the site and a business processing mulch and dirt for sale in the back, according to Brad Cavanagh, member of Town and Country.

According to Horner, the city verbally approved both uses.

However, the city initiated a lawsuit Sept. 28, 2023 alleging unpermitted business activities and a public nuisance due to the unpermitted storage and sale of trailers and golf carts on site.

As described in the city's legal complaint, it issued a notice of violation to the property owners and East Bay Trailers in August 2022 due to the alleged presence of about 80 to 100 utility trailers and an East Bay Trailers sign inconsistent with the Dublin Municipal Code.

The city issued a final notice regarding the same violations after staff

observed noncompliance at the site during November 2022, according to the city's outside attorney, Daniel K. Ohl.

By mid-August 2023, no steps were taken to eliminate violations, according to Ohl.

According to Horner, the city indicated that evicting the tenant would solve the issue — which the owners did to East Bay Trailers in January 2024, he said.

"We evicted that tenant because we just didn't want to have this big fight with the city," Horner explained.

But the city later filed amended complaints, alleging code violations including an electrical service panel in disrepair; accumulation of dirt, litter or debris; overgrown vegetation and weeds; various piles of lumber and conducting business without a business license.

Borkon ordered the defendants to abate code violations on the property, in a preliminary injunction order Sept. 23, 2025.

About six months later, the city filed a motion requesting the property's transfer to a receiver due to the alleged failure to abate code violations.

Alameda County Superior Court Judge Peter Borkon denied the request for a receiver April 29, 2026.

"The City argues a receivership is necessary and appropriate to prevent a significant fire risk, preserve the property, and end illegal business operations," Borkon wrote.

The owners have made a "credible effort" to comply with the previous court order, the judge reasoned.

Borkon added, the city did not identify the remaining violations before filing the motion for appointment of a receiver. "This suggests that the City chose the drastic remedy of a receivership over communicating with Owners' counsel regarding the remaining violations," he wrote.

Regarding the on-site business, the owners filed an application with the city in August 2025 for a business permit — the city's counsel acknowledged the application in court, Borkon wrote.

Dublin counsel said the city prepared its response stating a pending application in November 2025, but owners did not receive the response until February 2026 due to an administrative error by a third party, according to the judge. "Failure to acknowledge that lapse when the City conducted an inspection on March 13, 2026 borders (sic) on disingenuous," he wrote.

As for the alleged dirt, overgrown vegetation and mulch on site, Borkon said there was conflicting evidence about its presence. "Owners argue — not unreasonably — that removing all dirt and mulch from agricultural land is not realistic," the judge added.

The city does not seek removal of all the material, its attorney argued, just compliance with the preliminary injunction order from September 2025.

Even if all the submitted evidence were accepted, the conditions on the property do not warrant the "drastic" remedy of a receivership, according to the judge.

"The conflicting evidence further indicates that the requested receivership is unnecessary because Owners are attempting to bring the property into compliance," Borkon added.

Earlier this month, mounds of dirt and wood on the property were taller than a truck in some areas.

The dirt on site is intended to level the ground for the construction of the Dublin Boulevard extension, Cavanagh explained. They willing to give the city a portion of the property for the proposed roadway extension, he added.

As the city pursued its line of allegations, the owners filed a twice amended crosscomplaint, Sept. 30, 2025 for eminent domain/taking, constitutional due process violation, interference with contract, intentional and negligent interference with prospective economic advantage, vicarious liability of public employees and declaratory/injunctive relief.

"We cross-complained against the

See **LAND USE** on Page 10

A Stronger Pleasanton
PEOPLE • OPPORTUNITY • OUR HOME

FIX THE BUDGET DEFICIT. NO NEW TAXES.

A stronger Pleasanton starts with a budget that adds up.

MEET VIN KRUTTIVENTI

Businessman. Community leader. Not a career politician.

I'm Vin Kruttiventi — a businessman and community leader, not a career politician.

For over 20 years I've built successful companies, managed large budgets, created jobs, and led a nonprofit that mentors emerging businesses.

I'm running for Pleasanton City Council because our city needs real fiscal discipline, practical leadership, and results that put Pleasanton first.

REVITALIZE DOWNTOWN
Support local businesses, shops and dining to build a thriving downtown.

DEVELOP STONERIDGE MALL
Redevelop Stoneridge into a mixed-use neighborhood with housing, shopping, dining and community spaces.

RELIABLE DRINKING WATER
Protect safe, reliable drinking water without another surprise rate spike.

SAFE STRONG NEIGHBORHOODS
Support police and fire, keep streets safe and protect our quality of life.

VOTE4VIN.COM

Paid for by Vin Kruttiventi for City Council FPPC ID #1494596

PET OF THE WEEK



EAST BAY SPCA

Meet Brutus from East Bay SPCA

This dashing 3-year-old Husky is a social butterfly who lives to make new friends. He loves walks, enjoys outings on nice days and never turns down a treat. Despite his size, Brutus is great with kids and loves playing with them. He's also a great cuddle buddy who loves leaning against people to soak up all the pets he can get. Brutus is ready to bring his charm, affection and fun-loving nature to your home. Come meet him at East Bay SPCA in Dublin. Learn more at eastbayspca.org.

USDA provides \$4M to combat invasive grapevine pest

‘There is still more work to be done to protect our community’

By BAY CITY NEWS SERVICE

The U.S. Department of Agriculture is providing \$4 million in emergency funding to help California fight the spread of the invasive glassy-winged sharpshooter, which threatens the state's wine industry, the office of Rep. Mike Thompson announced Friday.

Thompson (D-St. Helena) worked with other California lawmakers to urge the USDA to

provide additional support, his office said.

According to a press release Friday, the funding will allow the California Department of Food and Agriculture to expand inspections and investigations, remove infested plant materials, and increase trapping and surveys in areas at high risk for the pest.

The glassy-winged sharpshooter can spread Pierce's disease, a bacterial disease that can kill grapevines

and other plants. In May, the state found that grapevines infested with the sharpshooter were supplied to multiple Costco locations across California, including in the Tri-Valley. The infected plants, numbering in the thousands, came from Burchell Nursery in Fresno County.

The USDA's Animal and Plant Health Inspection Service has allocated more than \$15 million to California for glassy-winged sharpshooter activities in fiscal year 2026.

"I have been working to ensure our Agriculture community receives the support it needs to address this issue, and while this is

a great step in the right direction, there is still more work to be done to protect our community," Rep. Thompson said. ■

SCHOOL BOND

Continued from Page 6

actually shouldering a huge amount of that tax burden to invest in our school, on behalf of the taxpayers because that's how the rules work."

While Galletti said Sunol plans on applying for state matching funds to address all of the infrastructure needs identified in the school's Facilities Master Plan, she and Choin pointed out these \$6.1 million in bond dollars will be critical in repairing and modernizing an amenity that not only serves students, but the greater Sunol community.

"What Measure K is — same as Measure J — is it's an investment

in our school and our community," Choin said. "When we invest in the infrastructure of our school, of course we get a building. Of course we get a safe place for students and teachers. But we also get a center of our community and we also get education for our future."

Even though there is no declared formal opposition to the new bond measure, Choin acknowledged how there might be residents asking why the school district is seeking a second school bond.

However, she said she plans on having conversations with residents to inform them on how the district has been responsibly spending Measure J dollars, how much more

infrastructure needs have been identified over the past few years and how it plans to spend these new dollars in a transparent manner.

And if Measure K does not pass, Choin said the results would be devastating.

"If people want to vote against it, the needs do not disappear," Choin said. "We will be back in two years again saying 'Now we feel in crisis because we have gone two years without the funding, we couldn't reoccupy our main building.'"

According to Galletti, the school district is planning on hosting a town hall on Oct. 5 where Sunolians can learn more about Measure K and ask questions. ■

TAKE US ALONG



World travelers check in from Arctic Circle: Pleasanton's John Perez and Kristi Reed reach the northernmost point of the first leg of their road trip across the world. They set off in their 2008 Toyota 4Runner in May to visit all seven continents over the next three to five years. They checked in with us from the Arctic Circle and Arctic Ocean in August, holding the Weekly featuring their story on the cover.

WELCOME TO KIND DENTAL CARE

Choose One:

\$100 NEW PATIENT CREDIT

A \$100 credit toward recommended treatment.

COMPLIMENTARY EMERGENCY EXAM

For evaluation of a specific dental concern.

COMPLIMENTARY AT-HOME WHITENING KIT

A professional whitening kit to enjoy at home.



MAKE AN APPOINTMENT TODAY!



- In-network with most major PPO plans
- Saturday appointments available
- Book online anytime
- Cash-paying & uninsured patients: Call to learn more

**Dental Visits Should Feel Different.
Give Us a Chance to Show You.**

PROMO CODE: KINDLY YOURS
Please mention the promo code when scheduling your appointment. Valid through November 30, 2026.



(925) 725-7882
KINDDENTALCARECA.COM
1472 Cedarwood Ln, Ste. A
Pleasanton

*New patients only. One offer per person; offers cannot be combined with other promotions. Emergency exam limited to evaluation of a specific dental concern; treatment not included. Additional restrictions may apply.

EBRPD

Continued from Page 5

deserve to make their voices heard," Henry told the Weekly via email. "I am running to represent Ward 5 to keep our parks safe, accessible, and well-managed for everyone in our community."

Olivia Sanwong

Sanwong is a lifelong Tri-Valley resident who has had years of experience in science and technology industries.

Prior to her being elected to the Ward 5 seat in 2022, Sanwong had been serving on the Zone 7 Board of Directors. She was first elected to the water agency's board in 2018 and had just been reelected for a second term in the June 2022 primary before making the decision to run for the EBRPD Ward 5 director position that November, which she earned uncontested.

She also served on EBRPD's Park Advisory Committee and on Pleasanton's Economic Vitality Committee, Chamber of Commerce Foundation Board and Leadership Pleasanton Steering Committee.

Sanwong said she has accomplished many things during her time on the EBRPD board, including hosting the board's very first meeting at Camp Arroyo so more Tri-Valley voices are heard; approving a map for new automated fee machines to "resolve the entry bottleneck at the

Del Valle kiosk"; and resolving a 2016 memorandum of understanding with the city of Pleasanton regarding the Garms Staging area at West Las Positas and Foothill.

But she said her work is not done yet.

"There's so much momentum right now," Sanwong said. "This work requires the same multi-jurisdictional thinking I've built my entire public service career around."

She said the park district will conduct two liaison meetings with Livermore and Pleasanton concerning the Garms Staging Area and is preparing to open Doolan Canyon's ranch road to the public. Expressing regret that these meetings ever stopped, she hopes to maintain the practice under EBRPD's new general manager, Max Korten.

"I'm thrilled to have Max Korten as our new General Manager, because he's prioritized resolving these long-standing issues across the Tri-Valley, along with scheduling liaison meetings with our partner agencies, a practice that should have never lapsed in the first place," Sanwong said. "I have a record of opposing a proposal in late 2024 and early 2025 to remove liaison meetings from our



Olivia Sanwong

Board Operating Guidelines entirely, a proposal that did not move forward."

If elected, Sanwong said she plans to focus on continuing EBRPD's efforts to improve wildfire resiliency and focusing on the new long-term lease that the district is currently negotiating with the state.

The lease negotiation would allow EBRPD to continue operating Lake Del Valle which, according to Sanwong, is a crucial asset for the parks district.

"Lake Del Valle serves three equal goals: flood protection, water supply, and recreation, and balancing all three is central to what this negotiation is about," she said. "Based on my preliminary analysis, I estimate that nearly a third of EBRPD's general fund property tax revenue comes from communities that rely on Del Valle for their water supply, underscoring what's at stake in how we steward this resource."

For more information about Sanwong's campaign, visit olivia-sanwong.com.

Bruce Henry

Henry is also a longtime Tri-Valley resident who, after having retired from his corporate job of over 30 years, is eager to give back to his community through public service.

"I am passionate about our parks and dedicated to public service," Henry added. "Now that I have retired from my corporate career, I have the capacity required to serve effectively."



Bruce Henry

A longtime sales director for Coca-Cola and Clorox, Henry has had some recent experience working at the park district. He was first appointed by Sanwong to the EBRPD Parks Advisory Committee back in 2022. He subsequently served on the PAC Finance Subcommittee in 2024 and was later elected as the committee chair for the 2025 to 2026 term.

In addition to his time at the EBRPD PAC, he also served on the city of Pleasanton's Bicycle, Pedestrian and Trails Committee.

Henry said if he is elected this November, he would bring a unique perspective to the board as someone who not just knows what it takes to be a steward for the parks, due to his time on the advisory committee, but also as someone who actively hikes and rides his bicycle throughout several parks in the regional district every week.

"As someone who enjoys our regional trails every week, I know firsthand how vital these spaces are to our community," Henry said in his campaign press release. "Managing our parks requires both community dedication and rigorous organizational oversight. My background allows me to translate corporate financial discipline and operational leadership directly into transparent public governance."

Henry's platform focuses on five key priorities, according to his press release. Those are "expanding safe trail access for all users, wildfire mitigation, protecting open spaces, supporting family friendly park experiences, and efficient spending of our tax dollars."

He said if elected, he plans on ensuring tax dollars are "efficiently while championing safe access, wildfire mitigation, and habitat conservation across all our communities."

Henry also criticized Sanwong and the EBRPD's board in general for not holding meetings with the Livermore Area Recreation and Park District, having low employee morale according to an employee survey and the contentious lawsuit LARPD filed against the EBRPD in 2025 over a tax-sharing dispute.

Henry said some of his other key priorities include fiscal accountability; resolving "high-profile workplace disputes"; and collaborating with other agencies to ensure Ward 5 tax dollars remain focused on local park improvements.

"Serving on this board is an opportunity to advocate for the parks I love on behalf of my community," Henry told the Weekly. "I have always been deeply passionate about public park access and trail safety, and being elected to this board would allow me to be an even stronger advocate for the parks we all share."

For more information about Henry's campaign, visit brucehenry4parks.com. ■



JOE'S MOBILE AUTO DETAILING

We have over 18 years experience in the auto body industry!

Check Out Our Spotless Full-Service Wash!

Using filtered water
and a 3 month protection applied.
Starting at \$90.00

We also offer:

- Express Detail
- Full Detail
- Interior Steam Cleaning
- Ceramic Coating
- Paint Correction

"Joe's mobile auto detailing is so impressive. He did an amazing job restoring my BMW. He is very professional and dependable. You do not need a new car; you need to have Joe transform the car you have. Well worth the cost for sure!" — Sue J., Yelp review

925-580-0006 Call today for a quote.

LAND USE

Continued from Page 8

city for not allowing us to do anything with our land without their express say-so and that's a taking," Horner said.

The city challenged the cross-complaint, but Borkon overruled the majority of the city's demurrer. He sustained all of the owners' claims except their allegation of the city violating constitutional due process.

"We had a buyer for the property, a large multi-billion dollar company ... it was for warehouse and transportation and that's absolutely allowed under the zoning for that property," Horner told the Weekly. "The city, though, went ahead and told our buyer that that's not allowed under the zoning because they didn't want that."

The potential buyer walked away from a \$14.5 million contract, according to Horner.

"The city knew about the agreement between Town and Country and Old Dominion, misrepresented what use was allowed at the property, intentionally withheld material information, and refused to accept a development application, which caused the agreement to fail," the cross-complaint states.

Horner expressed doubt that a different buyer will come forward.

"There's no way that we're gonna be able to do anything with this property, and that's the way the city likes it. They like to be, and they want to be, the sole arbiters of what goes in there and that's not allowed," Horner said.

Town and Country seeks compensation for the alleged "taking of the property," according to the cross-complaint. The company also sought a court order directing the city to identify steps needed to restore power unavailable to the property.

"What they have done to us will permanently damage our ability to

sell that property at a fair market value," Cavanagh said.

Litigation against the city has cost nearly \$1 million, according to Cavanagh.

When asked how much the city has paid in legal fees related to the lawsuit to date, Dublin officials did not respond by the time of publication.

Prior to the series of litigation, the city of Dublin in 2022 was slated to discuss purchase of the property during the closed sessions of at least two Dublin City Council meetings. Other properties in the right-of-way were also poised for negotiation during the closed sessions.

However, negotiations for the Collier Canyon property never occurred, according to Dublin assistant city manager Hazel Wetherford.

Looking ahead to 2027, the case is scheduled for a mandatory settlement conference Aug. 26, followed by a pre-trial conference Sept. 15 and a jury trial Sept. 27. ■

ROBOT

Continued from Page 5

"A robot can measure up to 8 miles of sidewalk per day, compared with about 2 miles per day for a two-person manual crew, and it collects continuous measurements rather than measuring at intervals every several feet," the

company stated. "This gives cities faster, more actionable data."

According to Petrehn, the Daxbot team arrived in Pleasanton on Monday (Sept. 14) to begin setting up the robots and run tests and configurations. She said the robots have now been in the community for the last couple of days and have surveyed 13 miles as of Wednesday.

The robots will be surveying a total of 360 miles across the city.

Petrehn said the total cost of the Self-Evaluation and Transition Plan is \$252,000 and that the cost for the survey, which includes the use of the robots, is half of the total project cost. She said the work is funded through the city's general fund. ■

Community Pulse

POLICE BULLETIN

Community on edge after rash of burglaries in Pleasanton

At least 18 businesses — most of which were restaurants — were burglarized throughout Pleasanton early one morning last week, leaving owners like Leigh De La Torre with expensive repair costs and a fear that crime is only getting worse in the Tri-Valley.

“I think everybody needs to have their guard up now,” De La Torre told the Pleasanton Weekly. “I don’t think anyone’s safe.”

Pleasanton Police Department Lt. Brandon Stocking said the string of break-ins started around 4 a.m. Sept. 10.

Officers had responded to a burglary alarm in the 2700 block of Stoneridge Drive where they discovered multiple businesses with broken front windows, Stocking said. According to the PPD Crime Map, at least five burglaries were reported in that area.

Then, around 4:35 a.m., Stocking said PPD’s dispatch received another report of a burglary in progress at multiple businesses in Mission Plaza, which is located near the corner of Santa Rita Road and Valley Avenue.

Stocking said four people shrouded in hooded sweatshirts were seen “smashing front glass windows and leaving one business with a cash register” before getting into a sedan with no license plates.

“Officers quickly arrived and located the suspect vehicle with all suspects believed to be inside,” Stocking said. “Officers attempted to stop the vehicle and a pursuit ensued.”

He said officers chased the suspects eastbound down Stanley Boulevard but, due to safety concerns, they terminated the chase west of Highway 84.

“Surrounding law enforcement agencies were notified,” Stocking said.

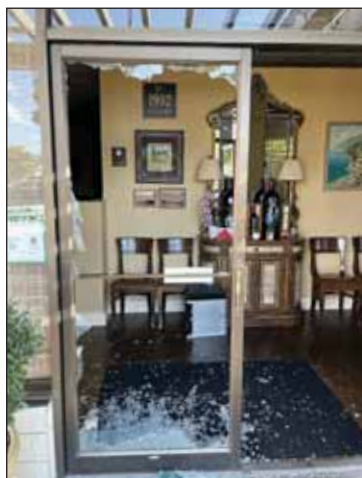
Throughout the rest of the morning, Stocking said PPD identified at least 18 businesses across the city that were burglarized, with the majority of them being restaurants.

“Officers continue to investigate the burglaries and additional victims may be identified throughout the day,” Stocking said.

He noted how, prior to the Sept. 10 incidents, there had been 18 reported burglaries during the entire year and 23 commercial burglaries during the same time period in 2025.

One of the businesses that was burglarized was De La Torre’s Trattoria, located at the Val Vista Shopping Center on West Las Positas Boulevard and Hopyard Road.

Restaurant owner De La Torre, who has been serving the community for 34 years in that plaza, said



LEIGH DE LA TORRE
De La Torre’s Trattoria was among the businesses hit Sept. 10.

she has never seen anything like this in all her years here.

She said four burglars smashed the front doors of four businesses in the Val Vista plaza, except for Zen Day Spa who had its big window smashed. She said the culprits went inside, grabbed what they could and quickly left.

She did not want to share how much money she lost during the incident but noted that replacing the door itself was going to be costly.

Looking ahead, De La Torre said business owners and community members alike need to be more cautious as crime continues to increase. She said Pleasanton isn’t a small town anymore and people need to realize that these sorts of things can now happen to just about anyone.

To that point, Danville police have been investigating after more than a dozen break-ins that occurred in and around downtown Danville on Sept. 1. Pleasanton police also had to deal with a string of home invasions in early March.

De La Torre said that while she understands how hard it is for police to be everywhere at all times, she would like to see more of a presence of officers patrolling around and surveilling the community because, even with all the cameras available, it wouldn’t make much of a difference when suspects are covered head to toe, just like the ones from last week.

“I think we’re going to see more of this,” she said. “This isn’t something that’s going away.”

—Christian Trujano

Tracy High football coach, Pleasanton native arrested

The head coach of Tracy High School’s varsity football team, who grew up in Pleasanton, was arrested last Friday after police allege he secretly videorecorded students changing in the locker room.

Jeff Pribble, 48, has been placed on leave by the Tracy Unified School District, where he is also a teacher at the high school. Pribble played football for Amador Valley High School in Pleasanton in the mid-1990s.

“Our children deserve to feel safe at school and in every space where they should be able to learn, grow, and simply be kids,” Tracy Police Chief Sekou Millington said in a news release Saturday morning. “Protecting the safety, privacy, and well-being of our students is a responsibility we take seriously. We are grateful to the students who brought this incident to the attention of adults and to the officers and detectives who acted quickly to investigate.”

It is unclear whether Pribble is represented by an attorney yet. In addition to his roles at Tracy High, he is also the Tracy site director for Next Level Flag Football, according to his Facebook page.

The investigation into Pribble began unfolding on the evening of Sept. 10 when patrol officers were contacted by a concerned parent reporting that a student discovered a cellphone recording students inside a locker room at Tracy High, according to police.

“As officers gathered information, they learned that a student and several classmates had found a phone recording them while changing,” police said. “The students stopped the recording, deleted the video, and gave the phone to a teacher.”

Tracy Police Department school resource officers and detectives from the general investigations unit continued their work into the next day, and they developed information to determine the phone belonged to Pribble, according to the department.

Officers arrested Pribble on the high school campus on Friday, police said. He is now on administrative leave pending the outcome of the separate criminal and district investigations.

Tracy High principal Jon Waggle acknowledged the arrest of an employee — but did not identify Pribble by name nor the specific allegations — in an email to the parents, saying the district was fully cooperating with the police investigation.

“We understand that this news may raise serious concerns in the District community,” Waggle wrote. “The District too is concerned about the well-being of its students and staff and is committed to holding its employees to the highest professional and ethical standards.”

“Moving forward, the District will continue to work with law enforcement and take any and all necessary actions to protect students,” the principal added. “Tracy High School and all our Tracy Unified schools are proud of being safe schools. The cooperation between students, parents and staff members keeps our schools safe and is important and appreciated. Thank you for your continued partnership and support.”

The Tracy High football team won its game Friday night at Lathrop 56-0, moving the Bulldogs to 3-0 early in the 2026 season. Assistant Justin

Evans served as the coach, according to tracyhighfootball.com.

Police said their investigation is ongoing and they encouraged anyone with information to come forward and speak with Detective Brian Cockey at Brian.Cockey@TracyPD.com or 209-831-6602, or Detective Joseph Bourassa at Joseph.Bourassa@TracyPD.com or 209-831-6969. Anonymous tips are also accepted via the department’s tip line at 209-831-6TIP or by email to TracyCrimeStoppers@TracyPD.com.

—Jeremy Walsh

Judge denies deputy’s bid for mental health diversion

A San Mateo County sheriff’s deputy charged earlier this year with abusing his young son in Livermore is asking the court to grant a mental health diversion program to resolve the criminal case against him, but a judge initially denied his request Tuesday, according to court records.

Steven Romero, 34, faces one count of felony corporal injury to a child — plus special allegations of inflicting bodily harm, hurting a vulnerable victim, violating a position of trust and engaging in violent conduct — for the incident reported at his house in western Livermore in late winter, while he was already on leave from the sheriff’s office for an unrelated matter.

Livermore police allege Romero choked his 5-year-old son and dragged the boy by the ear to the bedroom during a confrontation that began when the boy took too long to eat breakfast for his father’s liking.

Romero, who has pleaded not guilty and is out of custody, was admitted to an addiction and mental distress recovery center for first-responders in Malibu about a month and a half after the Alameda County District Attorney’s Office filed the charges against him, according to court records from the defense — which later submitted the motion for diversion in July.

Alameda County Superior Court Judge Elisa Della-Piana heard the

matter Tuesday, with prosecutors opposing the defense bid for mental health diversion in the child abuse case. The judge rejected the request at this stage of the proceedings.

Romero’s attorney, Rabin Nabizadeh, did not respond to a request for comment.

The arrest of the sheriff’s deputy appears to have gone unreported in the media for months, until KTVU Fox 2 broke news of the case last week. The California Commission on Peace Officer Standards and Training temporarily suspended Romero on Sept. 2.

Romero remains on the same leave from the sheriff’s office that he has been on since April 2025 for an unrelated matter, while the department also now continues to investigate his arrest in the Livermore case, according to Gretchen Spiker, the sheriff’s director of communications.

“During Mr. Romero’s leave, criminal allegations were brought to the attention of the San Mateo County Sheriff’s Office,” Spiker said. “The alleged conduct occurred off duty in Alameda County while Mr. Romero was on leave, which remains ongoing. In addition to Alameda County’s criminal investigation, the Sheriff’s Office is conducting a thorough internal administrative investigation.”

The charges stem from an incident at the family’s house on the morning of March 8, as outlined in a probable cause declaration written by Livermore police Officer Hayley Hawkins.

The boy took longer than the 15 minutes he was allowed to eat breakfast and was punished by being forced to jump rope, according to Hawkins.

“When John Doe wasn’t jumping rope quickly enough, his father choked him multiple times by his mouth and neck and then dragged John Doe into his room by his ear. The ear dragging led to bruising, approximately 3 by 1 cm in size,” Hawkins wrote.

The officer noted the boy was

See BULLETIN on Page 12

Employment

Blackhawk Network, Inc. in Pleasanton, CA seeks: **Sr. Staff Platform Engineer (job code 91354)**. Des, dev, & maintain scalable & reliable cloud platform infrastructure. \$175,000 to \$197,690/yr. **Software Engineer (job code 92341)**. Dev software prods that perform, scale, & are highly avail & fault tolerant w/ automated failover capabilities. \$175,000 to \$197,690/yr. Telecommuting permitted for the above positions. May reside anywhere in U.S. & reports to Pleasanton, CA office. Email resume to humanresources@bhn.com specifying the relevant job code. EOE.

Embarcadero Media Foundation is an independent multimedia news organization looking for talented and creative people to produce outstanding journalism and results for our advertisers through print and online. Learn more at tinyurl.com/EMF-careers.

If you wish to learn more about the employment advertising options, please visit PleasantonWeekly.com/employment_ads/.



Teresa Ann Morrison

June 29, 1964 – August 15, 2026

It is with deep grief and sorrow that we announce the passing of Teresa Ann Morrison (Teri), a wonderful wife and mother. Born at St. Mary's Long Beach Hospital in Long Beach, CA, she went to Heaven in Walnut Creek, CA on August 15th, 2026, aged 62, after a hard fought, two year battle with cancer.

Born to William and Lita Morrow, Teri grew up with her younger sister Tami in Huntington Beach, CA. A big change occurred in her life when her family had to move to Pleasanton, CA after her junior year of high school as a result of William's job being transferred. Having to spend your senior year of high school in a sleepy East Bay town after growing up in a Southern California beach community was definitely a disappointment for Teri but destiny awaited. In 1986 she decided to go to a local Oktoberfest with her parents. It was there that she met a smitten Midshipman from the California Maritime Academy who asked her out on a date.

After attending Cal State Hayward and Chabot Junior College, Teri became a Dental Assistant at a practice in Danville, CA. She loved the work so much that she returned to Chabot College in Hayward, CA and studied to become a Registered Dental Hygienist. A 33 year career as an RDH followed where she was beloved by both her patients and coworkers.

Teri may have had to leave the beach but the beach never left her. Her favorite vacations were always the ones with crashing waves and sand between her toes, whether it was the Hawaiian islands, the many lover's trips to Mendocino, the family trips to Capitola, or the countless day trips to the California Coast.

Daughter, sister, friend, wife, mother, and professional; Teri was sweet, funny, and kind. She is survived by her loving husband of 34 years, Dan (that Midshipman), along with their son Kyle Morrison, their daughter Sara Morrison, and her sister Tami Slattery. She was preceded in death by her parents William and Lita.

A Celebration of life for Teri is planned but a time and date has yet to be determined. Notification will go out to family and friends once memorial arrangements have been made.

PAID OBITUARY

BULLETIN

Continued from Page 11

treated at a hospital, where the attending doctor determined the injuries were consistent with physical abuse.

The Livermore Police Department did not report publicly at the time that its officers had arrested a sheriff's deputy, nor does the probable cause declaration mention Romero's law enforcement status.

The DA's office charged Romero with felony child abuse on April 28, and the deputy pleaded not guilty on May 7.

As the case proceeded in the early stages, Romero was admitted to First Responder Recovery Malibu on June 8 for treatment of issues including alcohol and cannabis addiction, post-traumatic stress disorder and major depression, according to a letter submitted to the court three days later by Dr. Stephen Mohaupt.

The defense filed a motion to request mental health diversion to resolve the case on July 24, which the

DA's office objected to. The two sides were originally set to argue the matter last month, but the hearing was continued while they worked out issues of records.

—Jeremy Walsh

Hit-and-run arrest

The driver accused of a felony hit-and-run that seriously injured a Livermore cyclist on Isabel Avenue nearly a month ago has been arrested and awaits charging by the Alameda County District Attorney's Office.

The Livermore Police Department responded to the incident at about 9:54 p.m. Aug. 15 for a report of a man lying unconscious in the bicycle lane on southbound Isabel Avenue (Highway 84), south of the Stanley Boulevard connector, LPD officials said.

The cyclist, 64, had been hit by a vehicle and the driver did not stop, help the victim nor report the incident, police said of the investigation by LPD's traffic unit. The rider sustained serious injuries and was

transported to a local hospital.

With the public's help identifying the driver and vehicle involved, police arrested driver Brian Callaway, 44, of Modesto at his home Sept. 5 on suspicion of felony hit-and-run causing injury, LPD officials said.

He was apprehended without incident and booked into Santa Rita Jail, according to police.

LPD has forwarded the case to the Alameda County District Attorney's Office for review and charging.

—Jude Strzemp

Distributor to pay \$12.5M to end bribery probe

The nation's largest distributor of wine and spirits will pay \$12.5 million to the U.S. Treasury to escape criminal bribery charges under an agreement with federal prosecutors in San Francisco.

Southern Glazer's Wine and Spirits LLC made improper payments and provided gifts, travel and other benefits to employees of retail customers, according to the non-prosecution agreement with the U.S. Attorney's Office for the Northern District of California dated Sept. 10.

California is Southern Glazer's largest market and is the state's largest distributor of alcohol by volume, according to prosecutors.

The company, based in Miami, provided off-book "creative incentive" payments and improper gifts, travel, cash/gift cards, and other benefits to employees of its retail customers, such as buyers for chain grocery stores, prosecutors said.

The decision not to prosecute reflects the company's reinforcement of compliance and ethics to all employees and mitigated known violations of trade practice regulations, according to prosecutors. ■

—Bay City News Service

Josephine "Josie" Frances Bradley

June 7, 1925 – August 28, 2026

Josephine "Josie" Frances Bradley passed away peacefully on August 28, 2026, at the age of 101. She was born in Danville, CA, on June 7, 1925, daughter of Joseph and Annie Foster. Josie grew up in Danville where she met Brent, the love of her life, who served as a proud Marine during World War II before they married and started their family. They raised their seven children in San Leandro before moving to Pleasanton, CA, where they made their home, the place where family gathered together for decades.



Josie is preceded in death by her husband, Brent Bradley, Sr., and her two sons, Mark Edward Bradley and Scott Alan Bradley. She is survived by children Brent Bradley, Jr., Sharon Clarke, Glen Bradley, Barbara (Ron) Flores, David (Carrie) Bradley, and daughters-in-law Lisa Bradley (widow of the late Scott Bradley), and Debi (Ron) May (widow of the late Mark Bradley).

She leaves a loving legacy of 16 grandchildren: Craig, Colleen, Tim, Brian, Michael, Susan, Ryan, Garrett, Thomas, Sarah, Trevor, Chase, Matthew, Nathan, Forrest and Nicholas, as well as many great-grandchildren and great-great grandchildren.

Josie was a happy homemaker who lived life to the fullest. Her many interests and hobbies over the years included trailer camping across the US, world travel, golf, volunteering, sewing, knitting, baking, reading, hosting holiday meals, making many beautiful and treasured quilts, and crocheting beanies for premie babies. It's safe to say what she enjoyed most of all was playing bridge with her friendly foursome which she did until the age of 100 – and she was GOOD!

Josie Bradley will be remembered as a very kind, caring, and loving person, rooted in her faith and church. She will be truly missed by family and friends and all who knew her – until we meet again.

A Funeral Mass will be held at 10:00 a.m. on Tuesday, September 22, 2026, at St. Augustine Catholic Church, 3999 Bernal Avenue, Pleasanton. Burial will follow at St. Augustine Cemetery.

PAID OBITUARY



LOCALLY OWNED
AND OPERATED SINCE 1891

BURIAL & CREMATION
CELEBRATION OF LIFE
SERVICES

RECEPTION FACILITIES

ADVANCE PLANNING
MADE EASY

FOR A FREE CONSULTATION
OR IN-HOME VISIT CALL



DEANNA MOSER

925.846.5624

TO VIEW OUR FACILITIES VISIT:
WWW.GRAHAMHITCH.COM

4167 FIRST STREET,
PLEASANTON

Seniors Living Well

Inside:

- The season I'm in Page 14
- Home sweet home Page 17
- Powering possibilities Page 18
- Seniors Calendar Page 21

‘Bingo!’

Inside Tri-Valley game hall that serves as ongoing fundraiser for local nonprofits

By JUDE STRZEMP

Hunched over cards with daubers in hand, folks await a number-letter pairing from their nests of food and drink at cafeteria-style tables.

A ball is announced and the relative silence is cut with chatter as a player yells “BINGO!” and wins hundreds of dollars.

It was a Friday night in early September inside a charitable Bingo hall at the Livermore Town Center, a locus of routine and thrills for its multi-generational clientele every month.

Dubbed Bingo4CHEF, the game hall is the main fundraising arm for nonprofit organization Community Health & Education Foundation. As such, it has supported CHEF programming that has amassed over \$8 million for over 50 local nonprofit organizations since 2018.

But given the shopping center’s planned demolition for a housing project, Bingo4CHEF faces an uncertain future with the need to relocate by late next year.

“The purpose was never simply to run or to operate a Bingo hall,” CHEF co-founder Maria Mancini told the Pleasanton Weekly. “Bingo was a way to create a sustainable source of charitable funding ... at the same time, we’re providing a place of entertainment, a place of community.”

Inside the building with “The Bingo Ranch” marquee, regulars Patty Ambur and Todd Ambur sit diagonally at a table, per their typical orientation.

“My son sits here and my daughter sits here,” Patty Ambur of Fremont said, pointing to the empty seats usually filled on Saturdays. “Dad sits there.”

Every weekend, they are drawn to Bingo4CHEF for the thrill of winning and relaxation, albeit with different spending strategies.

“I try to manage my money,” Todd Ambur said. “I don’t like spending money, so winning makes me happy.”

Patty Ambur added, “I play like it’s my last day on Earth.”

Meanwhile, both players were stamping Bingo cards.

Regardless of who buys more games, Todd Ambur said he gets a thrill out of gameplay.

“I can’t even think after I’ve won \$1,500. I’m all jittery,” he said. “Even now, the adrenaline is there.”

The Amburs are among the nearly 2,500 players who pass through Bingo4CHEF monthly throughout the four games it hosts every week.

At the adults-only game hall, a buy-in ranges from \$40 to \$55 with main games winning



between \$1,000 to \$1,500, depending on the day, Mancini said.

Side games cost extra, she added.

For-profit Bingo is a form of banned gambling in California, but it is permitted for nonprofit purposes.

Last year, CHEF amassed an average of about \$115,000 monthly in net gaming income, according to Mancini.

The funds support CHEF’s matching program, where it runs fundraising campaigns for other local nonprofit organizations and supplies a 50% match of donations. The dollars also support its volunteer program in which CHEF grants local organizations funding in exchange for volunteer hours at the bingo hall. CHEF has clocked 20,000 volunteer hours in-house since 2018, Mancini said.

“It’s a pretty well-oiled machine at this point,” Mancini said with a laugh.

She and her husband John Di Simone began operating Bingo4CHEF in 2018, one year after



Bingo4CHEF, located within Livermore Town Center, draws scores of eager players for every game. JUDE STRZEMP

See **BINGO** on Page 14

Turn, turn, turn – the season I’m in

‘As I grow wiser with age, I realize that perspective, optimism and connecting with similar-minded people make aging a pleasure’

BY NANCY LEWIS

To everything there is a season, and a time to every purpose under heaven.”

Some people think of Ecclesiastes when they read this proverb, others think of The Byrds’ 1965 hit song, “Turn, Turn, Turn”. I fall into the latter category.

Many view this Bible verse as an acknowledgment of God’s Will — that our lives are in God’s hands, and that everything happens for a reason, in its own time, in accordance with God’s Plan. In other words, as my mother, Of Blessed Memory, often said, either in English or Yiddish, “Man plans and God laughs.”

I respectfully disagree. I believe each season of life is shaped by our attitude and the choices we make, and that we do have tremendous control over our destinies. To me, the phrase simply observes that life comes in phases and stages, and no one gets to stay in any one phase forever.

Life keeps moving forward, time marches on, and we get older every single day, whether we want to or not. The challenge is to find a way — by hook or by crook — to put a positive spin on the declines and indignities that come along with aging.

Scaling back opens new doors

Now comfortably in my 60s, and acutely aware that I’m just a few years younger than my mother was when she died, I’ve had to give certain things up because they no longer comport with the season I’m in. My days of running up the down-escalator at the mall are over because the risk of falling and breaking yet another bone is simply too high.

For the same reason, I look longingly at my pogo stick and stilts collecting dust in the garage, waiting for the day I can teach my twin baby grandsons how to use

them. (Grandmothers are expected to have eccentricities. I will not disappoint.)

Although I’ve had to let some things go, I focus on what I can still do relatively safely, like hiking, cycling, racquetball and swimming. All good.

I’ve also aged out of picking up new sports. In my early 40s, for example, a college classmate dared me to try out for the Bay Area’s competitive female roller derby league. I approached it with my usual enthusiasm (if not grace) and I made it into the league. My teammates called me “Madre” because I was nearly 20 years older than all of them.

That season has passed.

I’ve retired my derby name, uniform, helmet, and mouth guard, but not my spirit. Never my spirit.

And letting go of the intense, injury-provoking sports has opened up space for new interests, like “Cardio Drumming” classes.

As a highly competitive person, I never imagined I could enjoy a form of exercise that doesn’t involve trying to win, by scoring more points, goals, baskets or runs. But I love this weekly class, even though nothing about it involves “winning”. The goal is simply to maintain fitness/heart healthiness, and enjoy spending time being active with others.

In that respect, everyone who shows up is a winner — even if we no longer get the participation ribbons we would have received in earlier seasons. No big. We’re so over that.

I also move more slowly now to avoid falling, but I see so much more because I’m no longer rushing. The “always rushing” seasons — and there were so many — are blissfully behind me.

Rushing is not conducive to risk avoidance or self-preservation. And moving more slowly in the season I’m in lets me notice and appreciate small joys: a neighbor’s flowers, a

charitable dollars into our community and then reinvesting them,” she explained.

On that Friday night in September, Central Valley residents Monica Cambosa and Rene Smith were among the game players contributing to the nonprofit coffers.

But Livermore locals, like Jennifer Kuhnke, also visit the hall.

As a weekly player, Kuhnke said she has been going to Bingo4CHEF for about a year, the same place her mom used to play prior to her death.

“It’s addicting in a way,” Kuhnke said of gameplay.

Kuhnke said she is also reminded



CHUCK DECKERT

Nancy Lewis rides her bicycle on Main Street sidewalk ahead of husband Jeff in front of McKay’s Taphouse and Beer Garden, where they often conduct interviews for their Streetwise column in the Pleasanton Weekly.

cat in a window, the way the sunlight hits our pool, creating what looks like a majestic impressionist painting on the water’s surface.

Perspective, self-awareness and approach

In this season, I no longer worry that someone might notice I’m not as thin as I once was. It’s so liberating to walk around these days thinking, “No one’s looking at me. I’m just an old lady.” I finally sparkle with a sense of self-awareness that eluded me until I became a sexagenarian.

I’ve earned the liberty to acknowledge my weaknesses and play to my strengths; I don’t have to be good at everything anymore. I can just be really good at the few things that truly matter to me.

And you know what? That’s fine.

Aging is a privilege and a blessing — not a disease, illness or curse. The choice to embrace aging rather than chase youth with fillers, lotions, potions and procedures is personal.

My own choice, every morning, is to embrace whatever season I’m in. I’m thrilled to celebrate another

trip around the sun each year — an opportunity denied to so many.

I love that behind every wrinkle, scar, and titanium plate, screw, and pin holding my battered body together, there is a story. A slice of a life lived fully, pain and all.

As I grow wiser with age, I realize that perspective, optimism and connecting with similar-minded people make aging a pleasure.

Chronological age becomes irrelevant as I gravitate toward those who reflect thoughtfully on, and learn from their pasts, consider their futures, and search for silver linings rather than dark gray clouds looming overhead. These are the people who understand that each day, regardless of the season, is a day we will never get back, and that time is not something to “kill”.

My purpose under heaven in this season

I’ve also come to appreciate as I age, that a meaningful life can be lived in every season, even one where your (my) daily earworm is often, “The Old Gray Mare She Ain’t What She Used To Be”. Because there is a time for every purpose under

heaven, I’ve been spending this later season doing whatever good I can to leave my little corner of the Earth better off than I found it.

That is now my purpose under heaven.

So wherever I can, and with whatever I have, I joyfully go, do, produce, create, accomplish and help — all for the benefit of my local community. I expect no acknowledgment or reward.

Using the time I have left to help heal our fractured world, one good deed at a time, keeps me feeling my best physically, cognitively and emotionally.

And as I wind down each day with my magnificent, similar-minded husband Jeff beside me, I feel gratified and fulfilled. I can’t imagine a better reward than that. Turn, turn, turn.

Editor’s note: A longtime Pleasanton resident and lawyer, Nancy Lewis has been preparing the weekly Streetwise column for Page 4 of the Pleasanton Weekly print edition for over 15 years. She offered this personal essay on her experience with aging into her 60s, nearing retirement and becoming a grandmother. ■

BINGO

Continued from Page 13

founding CHEF and learning that the game hall’s operator intended to close the joint.

Prior to that, it was operated by Buenas Vidas Youth Ranch before the nonprofit shuttered in 2012, according to Mancini. Buenas Vidas was a group home for “troubled” children that shut down due to lack of funds, according to reporting in 2013 by the East Bay Times.

Under CHEF, players travel from across the region to play Bingo.

“We’re essentially bringing those

of her mother, especially when the number 57 is called.

“That was the year she was born. She always liked 57,” Kuhnke said.

Among the nonprofit organizations benefiting from CHEF’s fundraising is Tri-Valley Haven, which offers services to those affected by domestic violence and sexual assault.

With the help of CHEF’s matching program, Tri-Valley Haven has raised over \$285,000 since 2021, according to Executive Director Christine Dillman.

“These funds have provided essential, life-changing services to survivors of interpersonal violence and

their children,” she told the Weekly in an email interview.

The Tri-Valley Nonprofit Alliance is another beneficiary of CHEF’s matching program, which it has used for purposes such as issuing grants totaling at least \$100,000 annually to local nonprofits and its launch of the CommonPoint Nonprofit Center.

“There really is nothing else quite like CHEF in our region,” TVNPA President and CEO Kathy Young told the Weekly. “At a time when government funding is increasingly uncertain, relatively few major foundations fund extensively in the Tri-Valley, and corporate giving is becoming

tighter, having CHEF here as another avenue for nonprofits to raise money is invaluable.”

Looking toward the future, Mancini said Bingo4CHEF is expected to move out of the building by the last quarter of 2027.

She is currently searching for a new location for the hall.

“Bingo4CHEF is what makes this fundraising model possible, so finding a new home—It’s not just about preserving a Bingo game in town, but it’s about preserving the ability for us to continue providing this funding to the nonprofits throughout the Tri-Valley,” she said. ■

Advanced cardiovascular care in the heart of the Tri-Valley.

Stanford Health Care Tri-Valley offers world-class heart and vascular care from nationally recognized leaders and has earned The Joint Commission and American Heart Association's Primary Heart Attack Center certification. Our Heart & Vascular Clinics in Pleasanton offer unparalleled treatment and testing options and comprehensive care, all conveniently located in the Tri-Valley. The future of cardiovascular care has never been closer.



Health Care
Tri-Valley

stanfordhealthcare.org/whatshere



Pleasanton's Seniors Real Estate Specialists

GUIDANCE | SUPPORT | STRESS-FREE SOLUTIONS



WE HANDLE THE DETAILS SO YOU DON'T HAVE TO.

From decluttering to closing, we're with you every step of the way.



DECLUTTERING & PACKING

Coordinated from start to finish.



ESTATE SALES

Organized, managed & handled for you.



STRATEGIC MARKETING

Targeted exposure designed to attract serious buyers.



LOCAL EXPERTISE

25+ Years of Tri-Valley market knowledge.

PROVEN RESULTS FOR PLEASANTON SENIORS



“

DeAnna and Brianna and their team expertly and calmly guided us through the stressful process of preparing our home to sell, including coordinating all pre-work to have inspections, repairs and updates done for staging the home for show and sale. The home sold with no contingencies after the first open house. They orchestrated it all expertly, enabling us to focus on locating our new home... An extremely stressful process made so much easier by their expert guidance, coordination, and calming approach.

”

- Pleasanton Seller

WHAT COULD YOUR HOME SELL FOR TODAY?

Call for a complimentary, no-obligation home valuation.

DeAnna Armario | Brianna Armario
(925) 694-0802 | info@Armariohomes.com
459 Main St, Pleasanton, CA 94566



ARMARIO HOMES
TRI-VALLEY LUXURY REALTY

www.ArmarioHomes.com

DRE #01363180 #01967027 | Broker DRE# 02065804

Home sweet home: Seniors are staying put

Modern seniors have more flexibility than ever to design a next chapter that fits their life

BY DEVIN DAVIS

For many senior homeowners in Pleasanton, there's a simple reason to stay put: they already live where they want to be.

With a strong sense of community, familiar neighborhoods and easy access to the people, places and services that are part of their daily lives, longtime residents are increasingly choosing to remain in their homes and invest in making them even better.

Years of home price appreciation have also given many senior homeowners substantial equity and the financial flexibility to make that choice. Instead of selling and moving elsewhere, they can use some of that equity to improve accessibility and make other renovations designed for the way they want to live today and in the years ahead.

For these homeowners, remodeling isn't necessarily about preparing a property for sale. It can be about reinvesting in a home, a neighborhood and a Pleasanton lifestyle they already know and value.

According to the National Association of Realtors' "2026 Home Buyers and Sellers Generational Trends"

report, baby boomers remain the largest share of both buyers (at 42%) and sellers (at 55%) of the housing market. That's a powerful reminder that seniors are a major part of the real estate market.

"I would definitely say that seniors are a quiet majority of the market," said Tracey Esling, 2025 president of the Bay East Association of Realtors. "The one thing that hasn't changed for older generations is the question of, 'Where do I go?'"

For many, the answer is simply, "I'm not going anywhere." Staying put often means keeping a low mortgage payment, or none at all, along with the equity, the memories, and the community they've built over decades.

NAR found that consumers feel the most important results from remodeling are livability and functionality, durable and long-lasting results, and beauty and aesthetics. Home improvement projects with the highest return on investment are garage door replacement, entry door replacement, minor kitchen remodel and bathroom remodel.

When it comes to smaller things that can make all the difference,

Esling said painting and even replacing the flooring are generally the easiest and most affordable changes to make.

"When people want to truly remodel their home, the kitchen or bathrooms are usually the first things clients gravitate to and it's a great place to start," Esling explained.

NAR noted in its "2025 Remodeling Impact" report that while housing affordability and rising mortgage rates can be considered potential motivators for home remodeling, most homeowners reported that was not a deciding factor in their decisions to remodel.

"A lot of homeowners, especially in the Tri-Valley, love where they live. Not just their home specifically, but the surrounding community too," Esling said. "Seniors who've lived here for even just a short time don't always feel it's necessary to leave when everything they need is so close and so familiar."

And for those craving a change of scenery, Esling said they have new options.

"We are starting to see a trend on the horizon with baby boomers selling their homes and renting in



COURTESY GETTY IMAGES

either a beach community or the city, then purchasing somewhere close to friends or family," Esling added.

Whether the plan is to stay, relocate or downsize, seniors today have more flexibility than ever to design a next chapter that fits their life.

"The complex nature of selling, more than buying, can create difficulties in a transaction for all parties," Esling said. "So the suggestion of bringing in a Realtor you trust to help provide guidance is still great advice. Just because you may have gone through it once or twice before

doesn't mean it'll work out the same way."

As Esling put it, having someone trustworthy in your corner — whether the goal is staying, selling or somewhere in between — can make all the difference.

Editor's note: Devin Davis is a public affairs specialist for the Bay East Association of Realtors, which is based in Pleasanton. ■



Devin Davis

We excel at keeping you well in the Tri-Valley.

Providing all-inclusive senior care to the East Bay for nearly 45 years.

 CENTER FOR ELDERS' independence

(844) 319-1150
elders.org



Powering possibilities

How Tri-Valley senior centers help older adults thrive

BY CHRISTIAN TRUJANO

With September being National Senior Center Month, the Pleasanton Senior Center has been using the opportunity to remind older residents that finding fun, engaging activities and a sense of belonging doesn't have to be challenging as they age.

"Whether someone is interested in fitness, lifelong learning, creative arts, technology, travel, volunteering, or simply meeting new friends, there's truly something for everyone," Nicole Thomas, recreation supervisor for the city of Pleasanton, stated in a recent press release. "National Senior Center Month is the perfect opportunity to visit, explore, and see firsthand how today's senior centers are helping older adults thrive."

Every day, roughly 11,000 Americans turn 65 years old, according to the National Council on Aging, an organization that supports and advocates for older adults.

But, just as there are thousands of aging adults, there are also more than 10,000 senior centers across the country that "help older adults

improve their health, reduce social isolation, discover new passions, and access services that enhance quality of life."

"Visit your local senior center, and you will instantly find community and joy," Dianne Stone, the council's associate director of community partnerships and network activation, said in an Aug. 27 press release.

The Pleasanton Senior Center still has a couple of events lined up for National Senior Center Month, which is sponsored by the national council, that are meant to emphasize the "important role senior centers play in helping older adults remain healthy, connected, independent, and engaged".

"This is a perfect place for them to come meet new friends," Agnes Sowul, a program assistant for the city's library and recreation department, told the Pleasanton Weekly. "Some of them live alone, they do not have friends ... so this is a great place they can take activities, classes, arts and crafts, they can lunch and just be here."

See **POWERING** on Page 20



CHRISTIAN TRUJANO

Tri-Valley organizations gather in the main lobby at the Pleasanton Senior Center to talk to seniors during an open house event on Sept. 10.

Thinking of a Lifestyle Change?

• Ready to Rearrange Your Life

Whether your focus is on family, traveling and taking it easy or still working, you've likely got equity, so why not take advantage of that now? Many buyers age 50+ prioritize one-floor living and aging in-place amenities. We have the experience to facilitate a stress-free move and financing.

I have the connections with agents all over the country, which enables me to refer you to a top agent anywhere.

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

• Take Advantage of Your Equity Now

The real estate market is favoring sellers at the moment because buyer demand is through the roof. Imagine putting your life savings into your home and not being able to reap the rewards.

Maybe it's time to make the next move and take your equity out of your home before it's too late. Just imagine what you could do then.

• Do you want to purchase your new home before you sell?

We can assist with financing options, refinances & HELOC's

Text, call or email us to know your options whether your move is locally or nationally.



Diana Korpi
www.Dianahomes.net
925.963.5795

RE/MAX ACCORD
Corporate Relocation Specialist
Senior Real Estate Specialist® (SRES®)
Serving Contra Costa & Alameda Counties
DRE#01127944



Joel Ferrill
Senior Loan Advisor
EMAIL: Joel@BayAreaFunding.com
CELL: **925.519.2245**

5980 Stoneridge Dr, Suite 122, Pleasanton, CA 94588
NMLS #86218 | DRE#0905411



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



Count on an SRES® to guide you through the process of buying or selling your home, making the transaction less stressful and more successful. The Seniors Real Estate Specialist® (SRES®) designation is awarded by the SRES® Council a subsidiary of the National Association of REALTORS® (NAR).



— TRI-VALLEY —

How to Stay Independent with Trusted Help at Home

The right support can help you keep doing what you love – in the comfort of your home.



Keep Doing What You Love

Get help with everyday tasks so you can focus on routines that bring you comfort and joy.



Stay Connected

Deep and meaningful connection can reduce isolation and bring more enjoyment to each day.



Get the Right Level of Support

With our nurse-led home assessment, care is tailored to your specific needs.



Choose Someone Who Understands

Our mature caregivers bring experience and a deeper understanding of the aging process.

Our Services Include:

Companion Care

- Companionship & Socialization
- Meal Preparation
- Light Housekeeping
- Errands & Appointments

Personal Care

- Dressing & Bathing
- Mobility Support
- Standby Assistance
- Memory Care
- And More – always customized to you.

Wondering what support would look like for you or a loved one?

Let's talk.



(925) 397-1771
TriValleySHS.com



*We are here for your loved one.
We are here for you.*

— PROUDLY SERVING —

PLEASANTON ♥ DUBLIN ♥ LIVERMORE ♥ FREMONT

POWERING

Continued from Page 18

The theme for this year's National Senior Center Month is "Powering Possibilities: Flip the Script", which encourages community members to "challenge outdated stereotypes about aging and recognize today's senior centers as vibrant hubs for lifelong learning, health, creativity, friendship, and purpose", according to Pleasanton officials.

This year's celebrations began in Pleasanton on Sept. 1 with a social event that featured ice cream, games and a visit from Valley Humane Society's Canine Comfort dogs.

Last week, seniors were able to visit the center during an open house all day and learn about other community organizations, programs available at the Pleasanton Senior Center and all of the services offered.

The center will also be hosting a presentation, titled "Living Your Best Life", next Tuesday (Sept. 22) which will explore the "eight dimensions of wellness, healthy nutrition, and practical strategies for aging well", according to Pleasanton officials.

Finally, the center is hosting a "Taste of Chocolate" event on Sept. 28, which has sold out. The event, which is being sponsored by the Friends of the Pleasanton Senior

Center organization, will feature artisan chocolates from around the world that seniors can sample.

Other senior centers across the Tri-Valley that aren't tied to the National Council on Aging will also be hosting several events this month.

The Dublin Senior Center will be organizing an "End of Summer Social" on Sept. 24 starting at 1 p.m. as part of its National Senior Center Month celebrations.

The Livermore Area Recreation and Park District is also offering a wide variety of programs and events for seniors this month. According to its website, some of those events include a movie night at the Robert Livermore Community Center on Sept. 21, a senior trip to Sausalito on Sept. 24 and several crafting classes.

But Pleasanton's senior center isn't just limited to this month's events. There's a wide array of fitness classes, social activities, tutoring, wellness programs, congregate lunches and travel opportunities that the center offers.

One of those additional amenities is the Peddler Shoppe, a small gift shop located at the very entrance of the center that sells handmade, unique items made by seniors in the Tri-Valley.

Joanne Lombardi, a 50-year resident of Pleasanton, said she has been volunteering at the center for more



CHRISTIAN TRUJANO

Joanne Lombardi, a longtime Pleasanton resident who volunteers at the Pleasanton Peddler Shoppe, stands inside the shop, which is located inside the Pleasanton Senior Center.

than 10 years and that working at the small shop has shown her just how important it is to have accessible places for seniors to commune.

She said she frequently talks to

people at the center and that sometimes, having even a quick and simple conversation can mean the world to seniors.

"I think of it as being a community

where everybody gets to know something or gets to come in and talk to somebody during the day," she said.

Your Neighborhood Estate Planning Solution Conveniently Located in Downtown Pleasanton

Living Trusts

For Families of All Ages and Sizes:

- ✓ Grandparents
- ✓ Widows and Widowers
- ✓ Blended Families
- ✓ Updating Old Trusts
- ✓ Fixing Outdated AB Trusts

New Address!

349 Main St., Suite 202

Downtown Pleasanton

At the corner of Main and Angela streets
Entrance on Angela St.



*Creating Peace of Mind for You
~Security for Your Family~*

DECARLI LAW
WILLS • TRUSTS • ESTATE PLANNING

(925) 568-2350

Seniors Calendar

Day Trips

VIP TRAVEL: FLEET WEEK Cruise across the Bay Bridge to Pier 3 and board the San Francisco Belle. Brunch with bottomless Mimosas included. Watch the Fleet Week Air Show featuring the United Airlines 777 and the Blue Angels. 11:30 a.m. to 6 p.m., Oct. 10. Cost \$185R/\$195NR. Sign up at the Pleasanton Senior Center VIP Travel desk.

Hobbies

AUDITIONS FOR VALLEY CONCERT CHORALE Valley Concert Chorale, the Tri-Valley, premier chorus, is seeking new singers for its upcoming 2026-2027 concert season. 7-9 p.m., Sept. 21. First Presbyterian Church, 2020 Fifth St., Livermore. Call 925-866-4003 to schedule an audition.

GAME TIME Game Time at the Pleasanton Senior Center is 1-3 p.m., Mondays. Drop-in fees apply.

BINGO AT PLEASANTON SENIOR CENTER Join for Bingo at the Pleasanton Senior Center, 1-3 p.m., Wednesdays. Drop-in fees apply.

SENIOR PLAYERS READERS THEATER This program at the Pleasanton Senior Center is 10 a.m. to 12 p.m., Thursdays. Drop-in fees apply.

KNITTING & CROCHET Knitting & Crochet at the Pleasanton Senior Center. 9-11:30 a.m., Fridays. Drop-in fees apply.

FIBER FRIENDS Fiber Friends is geared towards adults for chatting with fellow crafters while working on craft projects, knitting, sewing, crochet, cross-stitch, etc. 7-9 p.m., Sept. 21. Livermore Civic Center Library.

Farmers Markets

PLEASANTON FARMERS MARKET The Pleasanton Farmers Market is year-round, 9 a.m. to 1 p.m., Saturdays. 46 W. Angela St.

LIVERMORE THURSDAY FARMERS MARKET Featuring over 50 vendors, join to explore, taste and shop fresh produce. 4-8 p.m., Thursdays. Carnegie Park.

LIVERMORE FARMERS MARKET The Livermore Farmers Market is

Sunday, year-round. 9 a.m. to 1 p.m., 206 South J St.

Talks

AUTHOR VISIT WITH AIDA SALAZAR Author Aida Salazar is visiting the Livermore Civic Center Library to celebrate Latine Heritage Month where she will share about her latest books and her writing journey. There will be an audience Q&A following her presentation. 2-3 p.m., Sept. 19.

SAN FRANCISCO DURING THE GILDED AGE Explore the fascinating history of San Francisco during the Gilded Age at this presentation by Valarie Huff, an historian and longtime docent, known for bringing the city's past to life through engaging storytelling and in-depth historical research. 2 p.m., Sept. 20. Livermore Civic Center Library.

LIVING YOUR BEST LIFE Learn about the 8 dimensions of wellness, nutrition and practical steps to achieve these goals, presented by City Serve of the Tri-Valley. 10:30-11:30 a.m., Sept. 22. Pleasanton Senior Center.

CHARLES HUFF FREE WALKING TOUR SERIES A Storied Past: Exploring the Buildings in

Downtown Pleasanton. 9 a.m., Sept. 26. Register at museumonmain.org.

Entertainment

SAN FRANCISCO COMEDY COMPETITION The legendary San Francisco Comedy Competition returns to The Bankhead as a semi-finals venue, bringing the best up-and-coming comedians to the stage. 8 p.m., Sept. 18. Tickets \$30-\$60. Visit livermorearts.org.

VALERIE: A TRIBUTE TO AMY WINEHOUSE Relive the passion, power, and timeless sound of an artist whose music continues to inspire audiences around the world, fronted by powerhouse vocalist Elsa Cedeno. 7:30 p.m., Sept. 18. Tickets \$38-\$48. Visit firehousearts.org.

FOREVER MOTOWN Celebrate the timeless classics of Berry Gordy, legendary hit factory in this electrifying show which promises a night of pure soul and unforgettable memories. 8 p.m., Sept. 19. Tickets \$55-\$85. Visit livermorearts.org.

PLEASANTON COMMUNITY BAND The Pleasanton Community Band

will be at the Pleasanton Farmers Market, 9:30 a.m.-1 p.m., Sept. 19.

PACIFIC CHAMBER ORCHESTRA Opening its 37th season with Songs of the Heart, a program exploring music that is personal, intimate and deeply human. 3 p.m., Sept. 20. Tickets \$25-\$85. Visit livermorearts.org.

MENOPAUSE THE MUSICAL This hilarious musical parody set to classic tunes from the 1960s, '70s and '80s will have you cheering and dancing in the aisles. 7:30 p.m., Sept. 23. Tickets \$60-\$90. Visit livermorearts.org.

AN AFTERNOON OR EVENING WITH AUDREY HEPBURN It's 1989 and Audrey Hepburn has just returned to her home in Switzerland for an interview about her work as a goodwill ambassador for UNICEF. Portrayed by Leslie Goddard, she shares stories of childhood and success in Hollywood. 2 p.m. and 7 p.m., Oct. 1. Firehouse Arts Center. Visit museumonmain.org.

GARRATT WILKIN & THE PARROTHEADS Escape to a tropical paradise with Garratt Wilkin & The Parrotheads, the nation, premier celebration of the music of Jimmy Buffett. 7:30 p.m., Oct. 9. Tickets \$35-\$43. Visit firehousearts.org.



COMING SOON NEW MANUFACTURED HOME

Pleasanton Senior Community

RIVIERA HOMES

Jan Morrison

SP1526305

925-750-7809

Public Notices

SUMMONS (Family Law) Case No. 26FL178247

(CITACION JUDICIAL)

NOTICE TO RESPONDANT (NAME): George Sobhy Azer Falts

A VISO AL DEMANDADO (Nombre)

You have been sued. Read the information below and on the next page.

Lo han demandado. Lea la información a continuación y en la página siguiente.

Petitioner's name is (Nombre del demandante): Rasha Hanna

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond Within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more Information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su version. Lea la información a continuación. Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es):

Superior Court of California, Alameda County
Hayward Hall of Justice
24405 Amador Street
Hayward CA 94544
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is
(El nombre, la dirección y el numero de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Rasha Hanna
3550 Pacifica Ave., Apt. 605
Livermore, CA 94550
(925) 519-4653
DATE (Fecha): **March 27, 2026**
Chad Finke, Clerk,

by /s/ Jennifer Simton, Deputy Clerk

(Secretario) (Adjunto)

NOTICE TO THE PERSON SERVED: You are served

(PLW Sep 4, 11, 18 and 25, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 619767

The following person(s)/registrant(s) has/ have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S):
BERKELEY DENTAL CENTER
2999 Regent St. #714
Berkeley, CA 94705
FILED IN ALAMEDA COUNTY ON: 12/31/2025
UNDER FILE NO. 619767
REGISTRANT'S NAME(S):
BAY AREA DENTAL INC.

2383 California Street, Suite 5
San Francisco, CA 94115

THIS BUSINESS WAS CONDUCTED BY A Corporation.

This statement was filed with the County Clerk Recorder of Alameda County on August 17 2026.

(PLW Aug 28, Sep 4, 11 and 18, 2026)

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 601707

The following person(s)/registrant(s) has/ have abandoned the use of the fictitious business name(s). The information given below is as it appeared on the fictitious business statement that was filed at the County Clerk-Recorder's Office. FICTITIOUS BUSINESS NAME(S):
NOWORRIESBIOLOGY
40321 Strawflower Way
Fremont, CA 94538
FILED IN ALAMEDA COUNTY ON: 10/30/2023
UNDER FILE NO. 601707
REGISTRANT'S NAME(S):
ANJA DOYLE
40321 Strawflower Way
Fremont, CA 94538

THIS BUSINESS WAS CONDUCTED BY An Individual.

This statement was filed with the County Clerk Recorder of Alameda County on July 31 2026.

(PLW Aug 28, Sep 4, 11 and 18, 2026)

COMMON SKY HOUSE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625532

The following person (persons) is (are) doing business as:
1.) COMMON SKY HOUSE , located at 3689 Branding Iron Place Dublin, CA 94568, Alameda County.

This business is conducted by: an Individual.

The name and residence address of the registrant(s) is(are):

AFSHEEN AFZAL

3689 Branding Iron Place

Dublin, CA 94568

Registrant has not yet begun to transact business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-Recorder of Alameda on August 21 2026.

(PLW Sep 18, 25, Oct 2 and 9, 2026)

SGBC

SGBC OF CA

SGBC OF CA NORTH

SGBC OF CA SOUTH

SOUTHERN GLAZER'S WINE AND SPIRITS OF CALIFORNIA

SOUTHERN GLAZER'S BEVERAGE COMPANY

SOUTHERN GLAZER'S BEVERAGE COMPANY OF CA NORTH

SOUTHERN GLAZER'S BEVERAGE COMPANY OF CA SOUTH

SOUTHERN GLAZER'S BEVERAGE COMPANY OF CALIFORNIA

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625604

The following person (persons) is (are) doing business as:
1.) SGBC , 2.) SGBC Of Ca , 3.) SGBC Of Ca North , 4.) SGBC Of Ca South , 5.) Southern Glazer's Wine And Spirits Of California , 6.) Southern Glazer's Beverage Company , 7.) Southern Glazer's Beverage Company Of Ca North , 8.) Southern Glazer's Beverage Company Of Ca South , 9.) Southern Glazer's Beverage Company Of California , located at 33321 Dowe Avenue Union City CA 94587 , Alameda County. Mailing Address: 1600 NW 163 Street Suite 300

Miami, FL 33169

This business is conducted by: a Limited Liability Company.

The name and residence address of the registrant(s) is(are):

SOUTHERN GLAZER'S WINE AND SPIRITS, LLC

1600 NW 163 Street - Suite 300

Miami, FL 33169-5641

State of Incorporation/Organization: DE

Registrant began transacting business under the fictitious business name(s) listed above on

08/03/2026

This statement was filed with the County Clerk-Recorder of Alameda on August 25 2026.

(PLW Sep 11, 18, 25 and Oct 2, 2026)

LONG POINT CONSTRUCTION

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625388

The following person (persons) is (are) doing business as:

1.) Long Point Construction , located at 1073

Kottinger Dr Unit B Pleasanton, CA, 94566,

Alameda County.

This business is conducted by: a Limited

Liability Company.

The name and residence address of the

registrant(s) is(are):

WEST OF MERCURY, LLC

1073 Kottinger Dr. Unit B

Pleasanton, CA, 94566

State of Incorporation/Organization: California

Registrant began transacting business under

the fictitious business name(s) listed above on 11/28/2023

This statement was filed with the County Clerk-

Recorder of Alameda on August 14 2026.

(PLW Sep 4, 11, 18 and 25, 2026)

SANALIFE ENERGY

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625731

The following person (persons) is (are) doing

business as:

1.) Sanalife Energy , located at 1015 Sunset

Creek Lane Pleasanton, CA 94566, ALAMEDA

County. Mailing Address: 4847 HOPYARD RD

#4-321 PLEASANTON, CA 94588

This business is conducted by: a Corporation.

The name and residence address of the

registrant(s) is(are):

INTECH ENERGY INC.

4847 HOPYARD RD #4-321

PLEASANTON, CA 94588

State of Incorporation/Organization:

DELAWARE

Registrant began transacting business under

the fictitious business name(s) listed above on 01/01/2014

This statement was filed with the County Clerk-

Recorder of Alameda on September 01 2026.

(PLW Sep 11, 18, 25 and Oct 2, 2026)

CORE CRAFT PHYSICAL THERAPY

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625636

The following person (persons) is (are) doing

business as:

1.) Core Craft Physical Therapy , located at 5820

Stoneridge Mall Rd, St. 101, Pleasanton, CA

94588, Alameda County.

This business is conducted by: a Corporation.

The name and residence address of the

registrant(s) is(are):

CORE CRAFT PHYSICAL THERAPY AND

REHABILITATION, PROFESSIONAL

CORPORATION

5820 Stoneridge Mall Rd, St. 101

Pleasanton, CA 94588

State of Incorporation/Organization: California

Registrant began transacting business under

the fictitious business name(s) listed above on 01/01/2026

This statement was filed with the County Clerk-

Recorder of Alameda on August 27 2026.

(PLW Sep 11, 18, 25 and Oct 2, 2026)

AVERYN STUDIOS

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625529

The following person (persons) is (are) doing

business as:

1.) AVERYN STUDIOS , located at 7092 Erie Ct.

Dublin, CA, 94568, Alameda County.

This business is conducted by: a General

Partnership.

The name and residence address of the

registrant(s) is(are):

DAMASE COLY

2308 Cedarwood Loop

San Ramon, CA 94582

JACOB MILLER

7092 Erie Ct

Dublin, CA 94568

Registrant has not yet begun to transact

business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-

Recorder of Alameda on August 20 2026.

(PLW Sep 11, 18, 25 and Oct 2, 2026)

CRESSWELL REAL ESTATE

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625706

The following person (persons) is (are) doing

business as:

1.) Cresswell Real Estate , located at 4695

Chabot Dr. SUITE #200, Pleasanton, CA 94588,

Alameda County.

This business is conducted by: an Individual.

The name and residence address of the

registrant(s) is(are):

JANE CRESSWELL

14 Winterhaven Ct

San Ramon, CA 94583

Registrant began transacting business under

the fictitious business name(s) listed above on 08/31/2026

This statement was filed with the County Clerk-

Recorder of Alameda on September 01 2026.

(PLW Sep 11, 18, 25 and Oct 2, 2026)

JSM GOODS

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625745

The following person (persons) is (are) doing

business as:

1.) JSM Goods , located at 5670 El Dorado Ln

Dublin, CA 94568, Alameda County.

This business is conducted by: an Individual.

The name and residence address of the

registrant(s) is(are):

JOSEPH STEPHEN MAGINN JR

5670 El Dorado Ln

Dublin, CA 94568

Registrant began transacting business under

the fictitious business name(s) listed above on 06/01/26

This statement was filed with the County Clerk-

Recorder of Alameda on September 02 2026.

(PLW Sep 11, 18, 25 and Oct 2, 2026)

CREATIVE POTENTIAL

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625744

The following person (persons) is (are) doing

business as:

1.) Creative Potential , located at 5670 El

Dorado Ln Dublin, CA 94568, Alameda County.

This business is conducted by: an Individual.

The name and residence address of the

registrant(s) is(are):

MARIE-CHRISTIN WINDHABER

5670 El Dorado Ln

Dublin, CA 94568

Registrant began transacting business under

the fictitious business name(s) listed above on 06/01/26

This statement was filed with the County Clerk-

Recorder of Alameda on September 02 2026.

(PLW Sep 11, 18, 25 and Oct 2, 2026)

AUTERVELLA

AUTERVELLA AUTO DETAILING

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625562

The following person (persons) is (are) doing

business as:

1.) AUTERVELLA , 2.) AUTERVELLA AUTO

DETAILING , located at 6200 STONERIDGE

MALL RD #300, PLEASANTON, CA 94588 ,

ALAMEDA County. Mailing Address: 5080

Haven Place Apt 100 Dublin, CA 94568

This business is conducted by: a Limited

Liability Company.

The name and residence address of the

registrant(s) is(are):

HANDYFORCEHQ LLC

6200 STONERIDGE MALL RD #300

PLEASANTON, CA 94588

State of Incorporation/Organization: FLORIDA

Registrant has not yet begun to transact

business under the fictitious business name(s) listed above.

This statement was filed with the County Clerk-

Recorder of Alameda on August 24 2026.

(PLW Sep 4, 11, 18 and 25, 2026)

MARKS SPOTLESS PANES

FICTITIOUS BUSINESS NAME STATEMENT

File No.: 625671

The following person (persons) is (are) doing

business as:

1.) Marks Spotless Panes , located at 1596

E Gate Way Apt 113 Pleasanton, CA 94566,

Alameda County. Mailing Address: 3020 Bernal

Ave STE 110 PO#321 Pleasanton CA, 94566

This business is conducted by: an Individual.

The name and residence address of the

registrant(s) is(are):

MARCOS VERGARA

3020 Bernal Ave STE 110 PO#321

Pleasanton CA, 94566

Registrant began transacting business under

the fictitious business name(s) listed above on 08/28/2026

This statement was filed with the County Clerk-

Recorder of Alameda on August 28 2026.

(PLW Sep 4, 11, 18 and 25, 2026)

LUMAE AESTHETICS & WEIGHT LOSS

FICTITIOUS BUSINESS NAME STATEMENT

Public Notices

Continued from previous page

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA
Case No.: 26CV208257
TO ALL INTERESTED PERSONS:
Petitioner: HYUNG IL NA filed a petition with this court for a decree changing names as follows:
HYUNG IL NA to HENRY HYUNGIL NA
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING: 10/23/2026, 09:00 AM, Alameda Superior Court Hayward Hall of Justice Department 514 of the Superior Court of California, County of Alameda located at 24405 Amador Street, Hayward, CA 94544.
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: PLEASANTON WEEKLY
Date: 09/02/2026
Michael Markman
JUDGE OF THE SUPERIOR COURT (PLW Sep 18, 25, Oct 2 and 9, 2026)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ALAMEDA
Case No.: 26CV203246
TO ALL INTERESTED PERSONS:
Petitioner: David Russell Fleming filed a petition with this court for a decree changing names as follows:
DAVID RUSSELL FLEMING to RUSSELL FLEMING
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING: Oct 23, 2026, 9:00 AM, Hayward of the Superior Court of California, County of Alameda located at 24405 Amador St., Hayward, CA 94544.
A copy of this ORDER TO SHOW CAUSE shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: PLEASANTON WEEKLY
Date: 08/28/2026
Michael Markman
JUDGE OF THE SUPERIOR COURT (PLW Sep 11, 18, 25 and Oct 2, 2026)

The Pleasanton Weekly is adjudicated to publish in Alameda County.

- Fictitious Business Name
- Abandonment of Fictitious Business Name
- Name Change
- Partnership Withdrawal or Dissolution
- Petition to Administer Estate - Probate Hearing
- Notice of Bulk Sale
- Legal Summons
- Trustee Sale

The deadline is Sunday at 11:59 p.m.
Visit PleasantonWeekly.com/legal_notices/

Opinion

GUEST OPINION

By LIZ PEREZ-HOWE

Vote No on Prop 44: Protect healthcare in Tri-Valley

For more than five decades, Axis Community Health has been part of the Tri-Valley's healthcare safety net. Since 1972, we have welcomed patients regardless of their income, insurance coverage or immigration status.

Through recessions, a pandemic and other difficult periods, Axis has continuously served our community. Today, our 275 dedicated professionals care for more than 15,700 patients in Pleasanton, Livermore, Dublin and nearby communities. We provide primary care, behavioral health services, dental care and other essential support for people who have few other options.

That work is now at risk because of Proposition 44, a statewide ballot measure that would impose strict new spending requirements on Federally Qualified Health Centers (FQHC) such as Axis. The measure

is presented as a way to protect patients and healthcare workers, but its practical effect would be fewer services for the patients who rely on us.

That is why we are urging Tri-Valley voters to vote No on Proposition 44 this November.

Community health centers like Axis are already operating under enormous pressure. Federal Medicaid cuts and state funding reductions are forcing difficult decisions just as insurance changes are bringing more people to us for care. We continue to serve the community with fewer resources because it is our mission. Proposition 44 would make that much harder.

The measure would require health centers to spend at least 90% of total revenue on a narrowly defined set of expenses. Clinics that fall short could face steep financial penalties. Statewide, the requirement could redirect more than \$1.7 billion away from the services and operations that support patient care.

A 90% spending requirement for patient care may sound reasonable. The problem is what the measure

would leave out.

The calculation would exclude many of the people, tools and facilities needed to operate a safe and effective clinic. That could include nursing managers and physician leaders, information technology staff who protect patient records, and the workers who keep clinics clean and open.

It could also exclude telehealth systems, interpretation services, staff training, medical imaging equipment, clinic rent and outreach staff who help people enroll in Medicaid and other safety-net resources.

These expenses may not take place inside an examination room, but they make every patient visit possible. Treating them as unrelated to patient care ignores how healthcare delivery actually works. FQHC expenditures are already closely audited under federal law, and many of the services Proposition 44 targets are part of federal care-delivery requirements.

For patients in the Tri-Valley, the consequences could be immediate: fewer medical appointments, less

access to mental and behavioral health services, reduced support for people managing chronic illnesses and cuts to dental care.

When a community clinic reduces services or closes, patients cannot always find another provider.

A parent may postpone a child's dental visit. A senior may miss an appointment to manage diabetes. A pregnant patient may go without prenatal care. These are not distant possibilities. They affect our neighbors, co-workers, and families. They also strain our emergency care system when untreated conditions become emergencies.

Tri-Valley voters should look closely at what Proposition 44 would require and what it would mean for Axis and the 15,700 people who depend on us for care.

This November, you can protect access to healthcare in the Tri-Valley by voting No on Proposition 44. ■

Editor's note: Liz Perez-Howe is the CEO of Axis Community Health, the Tri-Valley's Federally Qualified Health Center, which has served the community since 1972.



Pleasanton Weekly

PUBLISHER

Gina Channell Wilcox,
(925) 621-1171

EDITORIAL

Associate Publisher /
Editorial Director

Jeremy Walsh, (925) 621-1172

Staff Reporters

Jeanita Lyman, Ext. 1179

Jude Strzemp, Ext. 1175

Christian Trujano, Ext. 1176

Contributors

Chuck Deckert, Deborah Grossman,

Tim Hunt, Nancy Lewis,

Dennis Miller

ART & PRODUCTION

Design and Production Manager

Kristin Brown

ADVERTISING

Account Executive

Karen Klein, Ext. 1177

Real Estate Sales

Carol Cano, Ext. 1173

BUSINESS

Business Associate

Lisa Oefelein, Ext. 1178

Administrative Associate

Carolyn Chan, Ext. 1174

HOW TO REACH THE WEEKLY

Phone: (925) 600-0840

Editorial emails:

editor@PleasantonWeekly.com

Display Sales email:

sales@PleasantonWeekly.com

Circulation email: circulation@PleasantonWeekly.com

LETTERS

Understanding Tourette's syndrome in our community

I am writing today not just as a concerned resident, but as a grandfather appealing to our community's sense of empathy, collective responsibility and grace. My 18-year-old grandchild lives with severe Tourette's syndrome, a neurological condition that profoundly impacts daily life, independence and ability to navigate the world.

Tourette's causes violent, uncontrollable physical movements, facial expressions and vocal sounds; basic everyday milestones are out of reach. Simple family outings, like sharing a meal at a local restaurant, are daunting hurdles.

Recently while dining out, my granddaughter experienced a surge of tics. To our dismay, her distress apparently bothered a nearby party, making an already difficult moment painful for our entire family.

We live in an educated, culturally diverse community that prides itself on inclusion. Yet, visible physical disabilities and neurological differences remain deeply misunderstood and too often met with open disdain rather than simple human kindness.

Tourette's syndrome is not a behavioral choice, a lack of discipline or something a person can simply

"turn off". It is an involuntary, often painful physical struggle.

While we cannot educate everyone overnight, real change starts small. I share my story in the hope that, little by little, our neighbors will gain a truer understanding of the severity of this condition and the quiet strength it takes for those living with it to simply step outside their front door.

Our community excels at celebrating diversity. It is time we extend that same patience, tolerance and respect to those living with hidden neurological battles.

— Tom Richert

Congrats, Mr. Silva!

Congratulations to Granada High School's Teacher of the Month, Tim Silva!

Tim has dedicated an incredible 19 years to teaching, making a lasting impact on generations of students along the way. He currently teaches U.S. history and PE at Granada, bringing his experience, enthusiasm, and commitment to students both in the classroom and beyond.

His dedication to students has also extended to the football field, where he has spent time coaching and helping young athletes grow through teamwork, discipline and hard work.

For nearly two decades, Tim has been a steady and positive presence for his students and the Granada community. His years of service and commitment are certainly something worth celebrating!

Thank you, Tim, for all you do for your students and Granada High School. We appreciate you!

— Jeannine Rinetti

Boulders on Santa Rita

I would like to know how much taxpayer dollars went to the multiple boulders and new sign put up on Santa Rita Road between AutoZone and Chase Bank. Why do we have to pay for what the police should have been doing?

— David J. Garcia

What's your opinion?

Submit letters to the editor of up to 250 words and guest opinion pieces up to 550 words with a short bio to editor@PleasantonWeekly.com.

Submitting a letter to the editor or guest opinion constitutes a granting of permission to the Pleasanton Weekly and Embarcadero Media Foundation to also publish it online, including in our online archives.



PLEASANTON PREPS

Pleasanton Preps sponsored by

PARK46
REAL ESTATE
Park46.com

Stephany Jenkins
925.989.3318 DRE# 01311486

Ashley Kenitzer
925.895.1603 DRE# 01739482

Local Knowledge, Trusted Results



CONTRIBUTED PHOTOS

From left: Summer Brown and Riley Harrington are Amador flag football standouts.

Amador flag football team building momentum in 2026

After ending Cardinal Newman's 29-game win streak, Dons eye big matchup against stalwart SRV next week

By DENNIS MILLER

Last year the Amador Valley High School flag football team showed a lot of promise, as the young team started fast but ended the season losing their last three games to finish 15-7 overall.

This year the Dons entered the season with a lot of experience and jumped out to a 10-2 mark, including a 13-12 win over Cardinal Newman last Friday, ending a 29-game winning streak by the Cardinals.

Cardinal Newman went 24-0 last season and entered the Amador game 5-0 this year. But this Amador team is different, returning a lot of key players.

The two Amador losses came to Beckman of Irvine in a tournament in San Luis Obispo by finals of 26-6

and 20-13. Beckman is the No. 5 ranked team in the state

"We had a lot of new players last year and we weren't consistent a lot," said Amador's second-year coach, Ryan Wittmer. "This year we have a lot of returning players."

At the forefront is Amador quarterback Riley Harrington. The senior is in her fourth as the starter.

"Riley makes everything to do on the field easier," Wittmer said. "It's like having a coach on the field."

Sydney Nissen has 10 rushing touchdowns for the Dons, with Reese Fogerty leading the way for the receiving corps with seven touchdowns.

But the key has been the Amador defense this year.

"Our defense has been good all

year," Wittmer said.

Sabella Stout has been a demon on the pass-rush all season, already with 30 sacks. Summer Brown has seven picks this year, and linebacker Isabella Beatty has been huge in the middle of the field, with Fogerty and Kaylin Causey playing great at the safety spots.

Wittmer also had high praise for Evangeline Freschi for her play.

Of equal importance for the Dons is that while the team has more experienced players, they also have a coach with more experience.

Wittmer played and coached football at Washington High in Fremont. He then spent time as the quarterbacks coach at California High for the football team.

But Wittmer also has a pair of daughters who wanted to play flag football — and since he lives across the street from Amador, it made sense to take over the Amador flag program.

He has Madison, a senior, and Faith, a sophomore, as daughters on the team. Wittmer has learned on the job.

"There's a lot of concepts that are the same," Wittmer said of flag compared to tackle. "You just have to tweak things to fit the game."

Having coached for a while, Wittmer was a sponge last year.

"I learned a lot last year," Wittmer said. "I have watched a lot of film as well, learning from what other teams do as well. The year has been three times better than last year."

Wittmer is also the first to add that despite the great start, there's still a lot of work to do, like a Sept. 22 game with San Ramon Valley and the gauntlet that is the East Bay Athletic League.

"We're having fun and everyone

is excited," Wittmer said. "We'll see where this takes us."

Foothill girls' volleyball

The Falcons enjoyed a great week, winning a pair of EBAL games, then going 3-1 in the Bay Area Classic tournament.

In a 25-16, 25-23, 25-12 win over Granada, the highlights came from Ilayda Caglar (18 kills, 9 digs), Kait Vogel (19 digs, 11 kills, 10 service points), Sahej Toor (4 kills, 1 block) and Olivia So (16 digs, 2 aces).

Two days later they handed Carondelet a 25-18, 18-25, 25-14, 22-25, 17-15 loss. This time the highlights were from Caglar (25 kills, 16 digs, 3 aces), Vogel (23 digs, 15 kills, 12 service points), Makenzie Bulaon (37 assists, 12 digs) and Addie Boeschenstein (10 kills, 1 block).

In the Bay Area Classic, Foothill beat Palo Alto (25-18, 26-24), beat Saint Francis (25-20, 25-21), lost to Rocklin (25-17, 19-25, 10-15) and beat Valley Christian (25-18, 25-20). ■

GET THE LATEST ELECTION NEWS

Get informed with our **2026 Election Center** — your one-stop shop for all things election. Find information about and attend local candidate forums, dive deep into local election news, learn more about the candidates and ballot propositions, and on race night see up-to-the-minute race results.



CANDIDATE FORUMS

✓ LARPD Board of Directors

Mon., Sept. 21 • 6 - 8 p.m.

Cresta Blanca Room;
4444 East Ave.
Livermore

✓ Pleasanton School Board

Wed., Sept. 23 • 6 - 7:15 p.m.

5758 W. Las Positas Blvd.
Pleasanton

✓ Livermore School Board

Mon., Sept. 28 • 6 - 8 p.m.

685 East Jack London Blvd.
Livermore

✓ Pleasanton Mayor and City Council

Tues., Sept. 29 • 6 - 8:30 p.m.

200 Old Bernal Ave.
Pleasanton

➔ **FUTURE FORUMS:** Livermore City Council 9/30 • San Ramon Mayor and City Council 10/7 • Dublin Mayor and City Council 10/12 • Sunol Glen School Board 10/14



Learn more or submit candidate questions at
PleasantonWeekly.com/election



NONPROFIT LOCAL NEWS FOR THE TRI-VALLEY

Real Estate

HOME SALES

This week's data represents homes sold during July 13-17 for Pleasanton, Livermore and Dublin, and Aug. 18-21 for San Ramon.

Pleasanton

- 448 Amador Court** George Family Trust to Flaherty Trust for \$1,300,000
- 8158 Canyon Creek Circle** H. Fan to J. & V. Jayan for \$1,495,000
- 845 Division Street #D** Cassetta Living Trust to B. Southard for \$489,500
- 4156 Francisco Street** M. Raymond to Av Homes LLC for \$1,050,000
- 6894 Heath Court** Keeton Living Trust to Ramani Family Trust for \$1,100,000
- 6506 Inglewood Drive** Siminpour Family Trust to Ramas Family Trust for \$1,445,000
- 3711 Kamp Drive** T. & M. Gutierrez to J. & J. Li for \$1,300,000
- 2650 Laramie Gate Circle** D. & D. Cutbirth to J. & P. Huang for \$1,542,000
- 2880 Longspur Way** Laurens Living Trust to Raghuraman Living Trust for \$1,800,000
- 558 Montori Court** Jet Trust to K. & L. Padway for \$2,125,000
- 7795 Olive Drive** L. & V. Nguyen to M. Zahid for \$1,532,000
- 3140 Thistledown Court** Green Family Trust to B. & C. Almeda for \$1,680,000
- 2615 Trevor Parkway** Zhu & Zhang Family Trust to V. & S. Sivagnanasundaram for \$1,560,000

Livermore

- 112 Apricot Street** M. Froelich to B. Fong for \$820,000
- 1499 Aspen Court** D. Fuller-Arslanian to M. & V. Struk for \$1,320,000

- 3986 California Way** Hughes Family Trust to Z. & R. Chen for \$830,000
- 536 Covington Way** S. & M. Souza to C. Vennari for \$945,000
- 2785 Decker Lane** A. Lattin to J. & E. Rosette for \$1,900,000
- 554 Dovecote Lane #2** V. Patil to K. Hallam for \$800,000
- 4028 Drake Way** G. & G. Andersen to K. & M. Zylstra for \$999,000
- 164 Heligan Lane #8** J. & B. Hamm to K. Yawary for \$785,000
- 3869 Macgregor Common** Potter Family Trust to T. Rehagen for \$849,500
- 79 Meritage Common #101** C. Voigtsberger to A. & C. Malanify for \$845,000
- 749 Moraga Drive** S. & C. Coatney to Gee Trust for \$1,049,000
- 3941 Portola Common #6** Jsy Investments LLC to J. & A. Goldstein for \$800,000
- 2055 Rovello Loop** A. Selvaraj to J. & J. Leung for \$1,210,000
- 577 Saddleback Circle** S. Marx to C. & D. Hall for \$989,000
- 1463 Wilton Road** D. Paffile to D. & R. Ghale for \$975,000

Dublin

- 5625 Applegate Way** R. Robinson to A. & S. Goyal for \$1,980,000
- 3651 Branding Iron Place** R. Patwardhan to S. & D. Lincoln for \$965,000
- 5345 West Chesterfield Circle** Kodnad Family Trust to T. & S. Kumar for \$1,770,000
- 5731 El Dorado Lane** Rallapalli Living Trust to Opendoor Property Trust I for \$993,000
- 4247 Healdsburg Way** S. & G. Ventrapragada to T. & V. Vitikkate for \$1,590,000

- 8023 Holanda Lane** Y. & J. Nugen to A. & R. Nampeli for \$1,235,000
- 7477 Limerick Avenue** S. Fordham to P. & H. Ma for \$1,065,000
- 4999 Piper Glen Terrace** J. & C. Vanelle to J. & A. Venkatesan for \$1,875,000
- 4653 Rimini Court #51** B. & M. Volpe to N. & A. Hajee for \$1,112,000
- 4047 St Helena Way** L. & D. Patel to D. & T. Lau for \$1,475,000
- 7480 Stagecoach Road** Rnxt Home LLC to J. & K. Taunque for \$1,269,000
- San Ramon**
- 2670 Corey Place** Gelco Management Company to V. & R. Chau for \$1,900,000
- 41 Eagle Lake Court #32** C. & Y. Kim to Rosenthal Trust for \$1,325,000

- 10049 El Dorado Drive** Pinney Family Trust to W. & J. Sumner for \$1,550,000
- 4059 West Lakeshore Drive** Madden Family Trust to Wilson Living Trust for \$1,525,000
- 604 Lomond Circle** S. Masilamani to L. & A. Aileni for \$2,350,000
- 20 Terraced Hills Way** C. Toy to P. & A. Bhatganar for \$1,370,000
- 1195 Trumpet Vine Lane** Z. Ling to N. & X. Zhang for \$2,088,000
- 1103 Trumpet Vine Lane** Ganti Family Trust to K. Gupta for \$2,306,000
- 900 Woodland Drive** Wibert Family Trust to M. & C. Yoon for \$1,615,000

Source: California REsource

SALES AT A GLANCE

Pleasanton (July 13-17)

- Total sales reported:** 13
- Lowest sale reported:** \$489,500
- Highest sale reported:** \$2,125,000
- Average sales reported:** \$1,416,807

Livermore (July 13-17)

- Total sales reported:** 15
- Lowest sale reported:** \$785,000
- Highest sale reported:** \$1,900,000
- Average sales reported:** \$1,007,766

Dublin (July 13-17)

- Total sales reported:** 11
- Lowest sale reported:** \$965,000
- Highest sale reported:** \$1,980,000
- Average sales reported:** \$1,393,545

San Ramon (August 18-21)

- Total sales reported:** 9
- Lowest sale reported:** \$1,325,000
- Highest sale reported:** \$2,350,000
- Average sales reported:** \$1,615,000

Source: California REsource

SOLD. SOLD. PENDING.



4576 Del Valle Pkwy. CLOSE TO DOWNTOWN
PLEASANTON, CA. 94566
PENDING | REPRESENTING SELLER
4 BEDROOMS | PLUS A BONUS ROOM | 2.5 BATHS
3,357 SQ. FT. | 9,541 LOT SIZE | 3 CAR ATTACHED GARAGE
OFFERED AT \$2,200,000



18596 W. Cavendish Dr. VIEWS OF THE BAY!
BRIAR RIDGE | CASTRO VALLEY, CA, 94552
SOLD \$1,800,000 | SOLD FOR \$230K OVER ASKING WITH MULTIPLE OFFERS
SINGLE STORY | 4 BEDROOMS | 2 BATHS
1,908 SQ. FT. | 9,462 LOT SIZE



5775 Cold Water Dr. OFF CROW CANYON
CASTRO VALLEY, CA, 94552
SOLD \$1,300,000
3 BEDROOMS | 2.5 BATHROOMS
1,944 SQ. FT. | 14,070 LOT SIZE

Elite Advisor | Skilled Negotiator | Expert Facilitator
Another round of success from Pleasanton to Castro Valley!
I'd be honored to help your home be next!

Danielle Peel

BROKER ASSOCIATE • DRE#01293873
310.745.3855 | DANIELLEPEEL.COM
Danielle.Peel@Sothebys.Realty



© 2026 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. Equal Housing Opportunity. All services/products are provided by independently owned and operated franchisees and are not provided by Sotheby's International Realty Affiliates LLC. Listing information is deemed reliable but not guaranteed. Dimensions are approximate and unverified. Buyers should consult a qualified professional to confirm measurements.

REALTRENDS VERIFIED



RANKED #1 IN PLEASANTON BY SALES VOLUME*

#106

IN THE NATION*

#36

IN THE STATE*

92

TRANSACTIONS*

\$155.96M

SALES VOLUME*

\$2+ Billion
Combined Sales
Volume

1900+
Families Real Estate
Dreams Come True

\$155 Million
Sales Volume
in 2025

400+
5 Star Online
Reviews

#1
Compass Team in
the Tri Valley*

Top 1%
Teams in the
Nation**

3182 Ashbourne Circle
San Ramon



6 bed · 6.5 bath · 5,735 +/- sq ft
Listed at \$3,799,800

4950 Black Avenue
Pleasanton



4 bed · 2 bath · 2,100 +/- sq ft
Listed at \$1,695,000

2358 Crestline Road
Pleasanton



5 bed · 3.5 bath · 2,567 +/- sq ft
Listed at \$1,849,900

4183 Hall Court
Pleasanton



4 bed · 3 bath · 2,024 +/- sq ft
Sold for \$1,850,000

4767 Del Valle Pkwy
Pleasanton



4 bed · 2.5 bath · 2,088 +/- sq ft
Sold for \$1,780,000

2533 Larrikeet Court
Pleasanton



3 bed · 2 bath · 1,722 +/- sq ft
Sold for \$1,700,000

2764 Willowren Way
Pleasanton



3 bed · 2 bath · 1,724 +/- sq ft
Listed at \$1,699,000

4820 Smith Gate Court
Pleasanton



4 bed · 2 bath · 1,800 +/- sq ft
Sold for \$1,675,000



Tim McGuire | DRE 01349446



McGuire Olson
REAL ESTATE TEAM

MORETEAMHOMES.COM
925.895.9950

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. License Numbers 01079009 and 01272467. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed. Loans are provided by Noteable Finance, LLC, NMLS #1824748 and are made or arranged pursuant to a California Finance Lenders Law license. Loan eligibility is not guaranteed and loans are subject to credit approval and underwriting by Notable. Compass is not a lender and is not providing loans as a part of the Compass Concierge Program.*Per MLS 1/1/2025-12/31/2025 by number of transactions. **Per WSJ Real Trends 2024. ***Per RealTrends Rankings 2025 by Sales Volume.





DRE# 00790463

Experience My Professionalism

moxleyrealestate.com | 925.519.9080

**2680 TURNSTONE DRIVE
PLEASANTON | BIRDLAND
PRESENTED AT \$2,050,000**



4 BED | 3 BATH | 2,371 SQ FT
Offering 2 primary suites, one on the main level, one upstairs. Solar heated pool

**408 CABONIA COURT
PLEASANTON | RUBY HILL
PRESENTED AT \$2,190,000**



4 BED | 3 BATH | 2,296 SQ FT
Stunning contemporary single story home offering modern comfort and style on a corner lot.

**551 ST. JOHN STREET
PLEASANTON | DOWNTOWN
PRESENTED AT \$850,000**



2 BED | 2.5 BATH | 1,287 SQ FT
Beautiful Downtown Pleasanton Townhome offering an ideal blend of style, comfort, and convenience

**5016 BLACK AVENUE
PLEASANTON | PLEASANTON VALLEY
PRESENTED AT \$1,630,000**



4 BED | 2 BATH | 1,675 SQ FT
Attention to detail updates is shown in this homes open floor plan. A spacious backyard offers a possible ADU buildable site with side yard access.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Rules & Exclusions apply. Compass offers no guarantee or warranty of results. Subject to additional terms and conditions.

COMPASS