



Holidays Around Town
CHECK OUT LOCAL BUSINESSES
FOR YOUR HOLIDAY SHOPPING..... 5

WEEKEND WEATHER
Showers Thursday
Partly Cloudy Fri - Sun
HIGHS: 57-62
0 10 20 30 40 50 60 70 80 90 100 110
LOWS: 38-43

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

AN INDEPENDENT HOMETOWN NEWSPAPER SERVING SAN LEANDRO, ASHLAND, SAN LORENZO AND SHEFFIELD VILLAGE

VOL. 33 • NO. 49 THURSDAY, DECEMBER 7, 2023 SAN LEANDRO • CALIFORNIA



Monica Rivera in front of her manufactured home at Trailer Haven, where she is disputing what she says are utility bills far beyond her usage.

PHOTO BY MIKE MCGUIRE

Costs Rise for Mobile Home Owners

By Mike McGuire
San Leandro Times

San Leandro mobile home park residents have annual rent increases limited by law, but residents at one site say management is using outsized utility charges as a de facto rent increase.

A tenant at Trailer Haven Mobile Home and RV Park, at 2399 East 14th St., reported being charged over \$500 for one month's electricity and gas, despite using relatively little electricity and no gas. Monica Rivera said she was also charged over \$200 for water for one

month, just for a small trailer home. She produced bills showing both charges.

Rivera reports neighbors also getting unusual charges in addition to their rents.

Mobile home park residents own
see MOBILE HOME, page 11

Speakers Tell Council to Make Ceasefire Resolution

By Michael Singer
San Leandro Times

More than 100 people crowded city hall chambers on Monday night to speak about the Israel-Hamas war and to ask the City Council and mayor to pass a resolution denouncing the violence and call for a ceasefire, similar to actions taken by city councils in Oakland and Richmond.

At times the shouting from the crowd, prompted Mayor Juan Gonzalez to call for order.

For 90 minutes, speakers addressed the ongoing war between Israel and Hamas-led

Palestinian militant groups, which has primarily occurred in and around the Gaza Strip since October 7. The audience also called upon city leaders to stand against anti-Semitism, Islamophobia, and racism.

"As a community, we are responsible for advocating for peace and justice, not only within our borders but across the entire globe," said resident Reena Valvani. "A ceasefire resolution sends a powerful message that our city values human life, compassion, and
see SPEAKERS, page 10

Two Suspect Arrested For Barber Shop Murder

Police arrested two men for the Oct. 25 shooting death of a barber on East 14th Street in San Leandro.

One suspect was arrested in October and the other was arrested last week in the shooting death of barber Jonathan Clay at the Harrison Brothers Barbershop at 2240 East 14th St.

San Leandro Police De-

partment detectives found the second suspect on Nov. 27 driving a stolen vehicle in Oakland. Police arrested Guillermo Camacho, 27, of Oakland on charges stemming from the barber shop shooting, as well as other charges, according to police.

Police found a loaded 9mm handgun with an extended
see ARRESTED, page 10

Crowd Flocks to Downtown Festival

Music and Santa Claus at annual It's a Wonderful Night party

By Mike McGuire
San Leandro Times

Hundreds of people thronged San Leandro's downtown plaza Friday night for It's a Wonderful Night, the city's kickoff for the holiday season.

Events began with the Christmas Tree lighting at 5:30 p.m. on East 14th Street. The tree was jointly lit by the ten members of the Arroyo Family, who ranged in age from one to 69, to cheers from the crowd.

"It's a memory we'll cherish forever," said Diana Arroyo.

While much of the crowd followed a dancing Christmas tree to other events, dozens stayed behind to get their picture taken with The Grinch, who didn't quite steal Christmas this year. He was later seen around other attractions throughout the festival grounds.

Some kids headed to the children's crafts area for ornament making, paper luminaria, and holiday frames (such as for Santa photos). Others
see FESTIVAL, page 5



The Tap Dancing Christmas Trees on the main stage.

INSIDE YOUR TIMES

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Kaiser Theater addresses teen issues. **Page 2**

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Assumption to hold Advent service for women. **Page 3**

NEWS
Garage fire put out on Bristol Blvd. **Page 12**

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MEETING SCHEDULES

CITY COUNCIL

Council meets on the first and third Monday of each month at 7:00 p.m. in City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call the City Clerk at 577-3367.

SAN LEANDRO SCHOOL BOARD

Board meets on the second Tuesday of each month at 7 p.m. in the City Council Chambers, City Hall, 835 E. 14th St., San Leandro. For more information, call Michelle Mayfield at 667-3522.



San Leandro Times

An independent hometown newspaper serving San Leandro, Ashland, San Lorenzo and Sheffield Village

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California
Newspaper
Publishers
Association
member

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Kaiser Educational Theater Takes on Teen Challenges

By Mike McGuire
San Leandro Times

Healing teens' mental health challenges after the pandemic was the focus of *Ghosted*, presented by Kaiser Permanente's Educational Theatre at Brenk-witz High School in Hayward on November 15.

The show marked a return to in-person performance by Kaiser's theater program after a 3-year hiatus due to the COVID-19 pandemic, though virtual performances had continued.

Ghosted tells the story of four students navigating life in high school while learning to cope with stress, anxiety, depression, and relationships. Together, the students learn about the individual mental health challenges they are facing and what options they have for seeking help.

They discover that although their identities and challenges are unique, and they are not alone in their struggles.

"I thought the play was great

because some of our students here suffer with those mental health challenges," said Brenk-witz Principal Yvette Beavers. "It's a great creative way to present help for the students, and presenting the 988 number and know they are not alone."

The 988 number is the toll-free 988 telephone number, a new nationwide suicide-prevention and mental health helpline, answered 24 hours a day and seven days a week.

Kaiser hopes students watching the show will learn to avoid stigma by normalizing mental health challenges. The hope is to develop skills to talk about stress, anxiety, depression, and suicidal thoughts. And then how to identify coping strategies, and access resources.

The need for mental health awareness and care for teens has exploded in the last 20 years, especially since COVID-19 exacerbated feelings of anxiety and depression, according to Kaiser.



PHOTO COURTESY OF ANTONIA EHLERS

Students perform a scene from *Ghosted*, by Kaiser's Educational Theatre at Brenk-witz High School in Hayward on November 15.

Even before the pandemic arrived, teen suicides were on the rise. From 2000 to 2020, the

numbers grew by 233 percent for girls ages 10 to 14, and 58 percent for boys of the same age, according to the Centers for Disease Control and Prevention (CDC). Despite the rapid rise for girls, boys remain at greater risk, the CDC says.

The pandemic then added stress and anxiety, and 42 percent of high school students in the US now report feeling persistently sad or hopeless while 29 percent have recently experienced poor mental health, the CDC found.

Brenk-witz High senior Anakalia, who did not give her last name, said, "A lot of people have stuff they don't really share

or talk about that's really affecting them. I just think it's really important to bring awareness to it and for people to know that they can get help."

Kaiser Permanente Educational Theatre dates back to 1986, and is part of Kaiser's Thriving Schools program. *Ghosted* is one of three plays they present free of charge to schools, along with "The Password" for elementary students and RISE UP for school staff.

For more information, schools can contact Kaiser Permanente Educational Theatre at <https://thrivingschools.kaiserpermanente.org/educational-theatre/>

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Community Calendar

Community Chat with Council Member Fred Simon

San Leandro City Council Member Fred Simon will hold his monthly community chat, regularly held on the second Saturday of the month, on Saturday, Dec. 9, from 9 to 10 a.m. at the Manor Park pickle ball courts, 14900 Zelma St. Listen and share ideas on improving our environment and city, and learn how to become a community ambassador.

SL Church of Christ Blood Drive

The San Leandro Church of Christ, 601 MacArthur Blvd., will host a blood drive on Saturday, Dec. 9, from 8 a.m. to 2 p.m. Call 1-800-733-2767 for an appointment, or sign up online at RedCrossBlood.org and use sponsor code: SAN LEANDRO.

Grant Avenue Foundation Food Drive

The Grant Avenue Foundation will hold a food drive on Saturday, Dec. 9, at Elio's Family Restaurant, 260 Floresta Blvd. in San Leandro. Bring non-perishable, unopened food items, such as canned goods, dry Pasta, and Beans, to Elio's Family Restaurant parking lot. It's a Drive Through – Drop off event, rain or shine. All food donations will go to the San Leandro Food Pantry at Bethel Community Church.

Copeland to Perform Christmas Story, *The Jewelry Box*

Playwright and actor Brian Copeland will present his critically acclaimed Christmas story, *The Jewelry Box*, on Saturday, Dec. 16 at 8 p.m.; and Sunday, Dec. 17, at 2 p.m. in the theater of the San Leandro Main Library, 300 Estudillo Ave. Tickets are \$35 in advance at www.brownpapertickets.com or \$40 at the door.

Castro Valley Orchestra Winter Concert

The Castro Valley Orchestra will present its winter concert on Sunday, Dec. 10, at 2 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley. The concert will feature works by Mendelssohn, Bruch, and Leroy Anderson. Violinist, Aaron Tsi, continuing a tradition of introducing talented youth from the area to our audience. A reception will immediately follow the concert. Admission is free.

Cookies with the Cops

Join the San Leandro police for Holiday Cookies with the Cops with cookie decorating and fun on Wednesday, Dec. 13, from 5:30 to 8:30 p.m. at the San Leandro Police Department, 901 East 14th St. Bring a new toy to donate and take a picture with Santa Claus and a special guest from the 501st Legion. Donations will be used for SLPD's Santa with Motors program and the Davis Street Family Resource Center. For more information, call 510-577-3252.

Raiders Booster Club Toy Drive

The Oakland Raider Booster Club will hold its annual toy drive on Thursday, Dec. 14, at 6 p.m. at Ricky's Sports Bar, in San Leandro. Donations of new, unwrapped toys will be donated to the Davis Street Community Center.

Santa at the Firehouse

Have your picture taken with Santa Claus on Sunday, Dec. 17, from 2 to 5 p.m. at Alameda County Fire Station #9, 450 Estudillo Ave. in San Leandro. Hot chocolate, cookies and milk. Bring a toy for the ACFD/Local 55 toy program.

Arroyo High Athletic Boosters Holiday Boutique

Arroyo Athletic Boosters will host a Holiday Boutique on Monday, Dec. 18, 2023 from 10 a.m. to 4 p.m. at Arroyo High School, 15701 Lorenzo Ave. in San Lorenzo. Items for sale will be homemade goods, such as lotions, blankets, ornaments, wreaths as well as a few food vendors.

Arts & Crafts Swap Meet

California BrainWaves hosts an Arts & Crafts Swap on the first Wednesday of every month from 5:30 to 7:30 p.m. in the Trustees Room of the San Leandro Main Library, 300 Estudillo Ave. Free, all ages and skill levels welcome. Neurodivergent-friendly. Donate, craft, grab goodies.



John and Sandy Cave 60th Anniversary

John and Sandy Cave are about to celebrate their 60th wedding anniversary. The couple married December 23, 1963 in Nevada. They've been residents of Washington Manor for almost 50 years where they raised their two sons, and enjoy time with four grandchildren.

Fall Safety Prevention Class for Seniors

Calling All Seniors: Fall into safety with Spectrum's Fall Prevention Program

Spectrum's Community Services Fall Prevention Program is accepting registration for its winter classes. The EnhanceFitness classes offer exercises addressing strength, balance, and flexibility. The Walk With Ease classes focus on self-motivated walking to boost strength and ease arthritis symptoms.

Classes run from Jan. 2 to March 22 at the Cherryland Community Center, San Leandro Senior Center, or virtually via Zoom. Call 510-881-0300 (Option 6) or register online at www.SpectrumCS.org.

Create Your Vision Board for 2024

Create your very own 2024 Vision Board and enjoy a casual and relaxing afternoon full of vision and support on Sunday, Dec. 10, from 1:30 to 4 p.m. at the San Leandro Main Library, 300 Estudillo Ave.

Got any 2024 goals? Are you dreaming of moving towards adventure or growth, health and healing, or making a career move or life transition?

Adults 18+ must register by calling 510-577-3971 as space is limited for this

free event. All are invited to bring their own pictures and graphics but vision board art supplies are free.

Coffee, tea, cocoa and pastries served. Bay Area native Audrey Banks was born and raised in San Francisco and is the author of *Tips and Turn-offs, Dating After 50*. Emerging from a fulfilling career in mental health and criminal justice, Audrey loves art, nature, animals, social dancing and is ready to assist you on your path towards brightness and growth.

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Advent Prayer Service for Women

Church of the Assumption, 1100 Fulton St. in San Leandro, will have an Advent by Candlelight Prayer Service for Women on Thursday, Dec. 7, at 7 p.m.

Come for a solemn and reflective evening of song. Women of other denominations are always welcome to gather for a welcomed pause of prayer, song, and reflection. Take time for an intentional time out to make room, renew your heart and refresh your soul. Refreshments will be served immediately after in the small hall. Take a time-out from the hustle and bustle of the Christmas season in order to prepare for Advent.

Menorah Lighting On Monday

Chabad of San Leandro invites all to participate in a joyous celebration in honor of Chanukah on Monday, Dec. 11, at 5:30 p.m. in front of the San Leandro Police Department, 901 East 14th St. This community event is free and open to the public.

Chabad calls to add in light by doing acts of goodness and kindness as they will be lighting the 7-foot Menorah. Back by popular demand there will be live music by the "Ferris Wheels Band" who will uplift the crowd with traditional Chanukah songs.

A buffet will include traditional foods as donuts, latkes, apple crumble and this year a special cotton candy booth.

A fire juggler will wow the crowd. There will also be children's Chanukah crafts, prizes, balloon artist, and more. Every participant will receive free Chanukah swag. Security will be present by the event.

If you have any questions or if you need anything for Chanukah, whether it's Menorahs, candles or anything else to help your celebration, email chabadandleandro@gmail.com and someone will be happy to assist you.

"We are so grateful to be able to gather and celebrate Chanukah together as a community," said Rabbi Shmaya Shusterman, director of Chabad San Leandro.

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Castro Valley Orchestra Concert



SUNDAY, DECEMBER 10, 2023
2:00 P.M.

Featuring

Symphony #3 "Scottish"
by Felix Mendelssohn

"Scottish Fantasy for Violin and
Orchestra" by Max Bruch

Aaron Hsi, violin soloist

"A Christmas Festival"
by Leroy Anderson

**Admission is free and a reception will
immediately follow the concert.**

Castro Valley Performing Arts Center
19501 Redwood Road, Castro Valley



Christmas Cookies

Few things represent the spirit of Christmas more than homemade cookies. They're something family and friends can make together. They can be given as gifts, and savored anytime. So before it gets any closer to

Christmas, heat up the oven and get out the cookie sheets.

BASIC HOLIDAY BUTTER COOKIES

- 2-1/2 cups flour
- 1/4 cup cornstarch
- 2 teaspoons baking powder
- Pinch of salt
- 2 egg yolks
- 3 tablespoons light cream
- 1-1/2 teaspoons vanilla
- 1 cup sugar
- 12 tablespoons unsalted butter, softened
- 4 tablespoons vegetable shortening

Heat oven to 350°F. Line 2 baking sheets with parchment.

Mix flour, cornstarch, baking powder and salt in a medium bowl. Mix yolks, cream and vanilla together in a measuring cup.

Cream sugar with butter and shortening until lightened and pasty. Beat yolk mixture into creamed butter until just combined. Add dry ingredients and beat until mixture begins to clump together (about 18 to 20 seconds on the lowest speed of an electric mixer).

Turn dough out onto a lightly floured board and knead gently to shape into a soft dough. (Can be wrapped in plastic and refrigerated up to three days at this point). Proceed with rolling, shaping and baking. Yields about 72 single cookies.

For Chocolate Butter Cookies: add 1 ounce each of melted unsweetened and semi-sweet chocolate chips after creaming sugar with butter and shortening.

SOFT GINGERBREAD COOKIES

- 2-1/4 cups all-purpose flour
- 2 teaspoons ground ginger
- 1 teaspoon baking soda
- 3/4 teaspoon cinnamon
- 1/2 teaspoon ground cloves
- 1/4 teaspoon salt
- 3/4 cup margarine, softened
- 1 cup white sugar
- 1 egg

- 1 tablespoon water
- 1/4 cup molasses
- 2 tablespoons white sugar

Preheat oven to 350°F. Sift together the flour, ginger, baking soda, cinnamon, cloves, and salt. Set aside.

In a large bowl, cream together the margarine and 1 cup sugar until light and fluffy. Beat in the egg, then stir in the water and molasses. Gradually stir the sifted ingredients into the molasses mixture.

Shape dough into walnut sized balls, and roll them in the remaining 2 tablespoons of sugar. Place the cookies 2 inches apart onto an ungreased cookie sheet, and flatten slightly.

Bake for 8 to 10 minutes in the preheated oven. Allow cookies to cool on baking sheet for 5 minutes before removing to a wire rack to cool completely. Store in an airtight container. Makes about 2 dozen cookies

FIRELIGHTERS

- 1/2 cup (1 stick) butter
- 1 tablespoon corn syrup
- 1/2 cup brown sugar, packed
- 1-3/4 cup rolled oats
- 1/4 teaspoon baking powder
- 1/4 teaspoon salt
- 1/3 cup coconut
- 1 teaspoon vanilla extract

Melt butter in medium saucepan over medium heat. Add corn syrup and brown sugar and mix. Remove from heat. Add oats, baking powder, salt, coconut and vanilla and stir until oats are well coated. Pour batter into greased 8-inch-square baking pan.

Bake at 325°F until toothpick inserted in center comes out clean, 20 to 30 minutes. Let cool in pan 10 minutes and cut into squares while still warm. Makes about 16 cookies.

RAISIN-FILLED COOKIES

- 1/2 cup butter or margarine, softened

- 1/2 cup peanut butter
- 1 cup sugar
- 1 egg
- 1 teaspoon vanilla
- 1-1/4 cups all-purpose flour
- 1/2 teaspoon baking powder
- 1/4 teaspoon salt

Filling:

- 1-1/2 cups raisins
- 3/4 cup orange juice
- 1/3 cup sugar
- 3/4 teaspoon grated orange peel

Combine butter, peanut butter, sugar, egg and vanilla; beat until light and fluffy.

Combine flour, baking powder and salt in a separate bowl. Stir into butter mixture; mix well. Cover; refrigerate until firm. Combine all filling ingredients. Cook over medium heat, stirring frequently, until sugar dissolves and mixture thickens slightly; cool. Heat oven to 350°F.

On lightly floured surface, roll out dough to 1/8-inch thickness. Cut into 2-inch rounds with cookie cutter. Place a teaspoon of filling on center of half the dough rounds. Cut small circles from centers of remaining dough rounds; place on top of filled rounds. Press edges lightly together to seal. Place on ungreased cookie sheets.

Bake in upper third of oven at 350°F 10 to 12 minutes. Remove from cookie sheets; cool on wire racks. Makes 30 cookies.

ALMOND MACAROONS

- 1 (8-ounce) package almond paste
- 2 egg whites
- Dash of salt
- 1 teaspoon vanilla
- 1 cup sifted powdered sugar
- Sliced almonds

Grease a large cookie sheet, dust lightly with flour, tapping off excess.

Break up almond paste with fingers into the bowl of an electric mixer. Add egg whites, salt and vanilla.

Beat at low speed until mix-

ture is smooth and well blended. Add powdered sugar slowly, continuing to beat at low speed, until a soft dough forms.

Drop by teaspoonfuls on prepared cookie sheet (macaroons spread very little as they bake).

For a crackly top, dip fingertip into water; pat over tops; sprinkle top with almonds.

Bake in a slow oven (325°F) for about 20 minutes or until golden brown. Remove to wire racks with a spatula and cool. Makes 3 dozen.

CHRISTMAS MERINGUES

- 4 egg whites at room temperature
- 1 cup sugar
- 1/2 teaspoon vanilla extract
- 2 ounces unsweetened chocolate, finely grated
- 6 ounces semisweet chocolate pieces
- 1/4 cup milk
- 1 cup finely chopped walnuts

Beat egg whites until stiff but not dry. Gradually add 2/3 cup sugar while continuing to beat. Add vanilla. Gradually fold in remaining 1/3 cup sugar and grated chocolate.

Shape into well-rounded ovals with teaspoon. Bake on nonstick baking sheets (or baking sheets covered with parchment paper) at 275°F until firm, 45 to 50 minutes. Cool in pan.

Melt chocolate pieces with milk in top of double boiler. Dip top of cooled meringues in warm chocolate then in chopped nuts. When chocolate hardens, store in airtight container. Makes 60.

COCONUT RUM BALLS

- 4 cups vanilla wafer crumbs
- 1-1/3 cups flaked coconut
- 1 cup finely chopped nuts
- 1 (14-ounce) can sweetened condensed milk
- 1/2 cup rum
- Powdered sugar

Combine crumbs, coconut and nuts in bowl. Stir in condensed milk and rum, mixing well. Shape into 1-inch balls and roll in powdered sugar to coat.

Cover and store in refrigerator at least 24 hour or up to several weeks. Roll again in powdered sugar just before serving.

Makes about 6 dozen rum balls.

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ARIES (March 21 to April 19): Although taking advice isn't always easy for the headstrong Sheep, you might want to consider what someone you respect will have to say about an upcoming decision.



TAURUS (April 20 - May 20): A new offer is tempting, but don't be bullied into a quick decision. Rely on your keen Bovine business sense to alert you to anything that might be questionable.



GEMINI (May 21 to June 20): Your "Gemini Twin" nature rallies to help you deal with this week's hectic schedule, both in your personal and professional lives. One caution: Watch your diet.



CANCER (June 21 - July 22): Avoid rushing to make up for lost time on a stalled workplace operation. It's best to set up a schedule and pace yourself. Welcome the help of your colleagues.



LEO (July 23 - August 22): Despite those glittering holiday distractions that you love so well, be sure to keep your feline senses set on high to alert you to anything that might require fast action.



VIRGO (August 23 - Sept. 22): Making an effort to restore fraying relationships proves to be more successful than you dared hope. The holidays also bring new friends into your life.



LIBRA (Sept. 23 - October 22): Private and professional matters compete for your attention. Be honest in your assessment of which should get more of it -- and for how long.



SCORPIO (October 23 - November 21): A seemingly endless list of must-do tasks is best handled by tackling them one by one. Don't forget to take energy-restoring timeouts between each job.



SAGITTARIUS (Nov. 22 - Dec. 21): A vexing relationship seems destined to deteriorate no matter what each side tries to do. A third party's advice just might prove to be helpful.



CAPRICORN (Dec. 22 - Jan. 19): Reach out and ease any tensions caused by home or workplace pressures before they threaten the relationship-building progress that you've made.



AQUARIUS (Jan. 20 - Feb. 18): You often go out of your way to show kindness to others, so don't be surprised if other people want to do something nice for you this week.



PISCES (Feb. 19 - March 20): People in your life respect your Piscean wisdom, so don't hesitate to speak up about a matter that you feel isn't being handled quite the way it should.

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CROSSWORD PUZZLE ANSWERS

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Festival: People came for hot chocolate, a holiday train, food and music

continued from front page

went with their parents to a Holiday Market Area, where gift stands were popular. Out-drawing all was the hot chocolate stand, on a cool but not cold night.

A new Holiday Train connected the market with Santa Claus a short distance away. Presented by the Eden Assembly of the Rainbow Girls, and sponsored by San Leandro Auto Upholstery and Poor Honey's Used Furniture, Santa

took Christmas requests and posed for photos with kids and their families.

Nearby and throughout the event, bands played holiday music. Near Juana Avenue, the Main Stage entertainment began with the Tap Dancing Christmas Trees at 6 p.m. followed by Mayor Juan Gonzalez's welcome to the crowd.

He was followed by the Broadmoor Preschool children doing "Jingle Bells" and other holiday favorites.



PHOTOS BY MIKE McGUIRE

The Snider family, top right – Rose, Jake, Suzie, Marley and Marty – watched the show on the Main Stage at "It's A Wonderful Night" last Friday night in downtown San Leandro.

Then came the San Leandro High School Jazz Ensemble, the DC Dance Center, Dance Therapy, the Assumption School Choir, and Ballet Folklorico Costa de Oro. Wrapping up the entertainment was a demonstration

by Pallen's Martial Arts.

The Snider family was among those enjoying the Tap Dancing Christmas Trees.

"There are a lot more people than last year, in the exact same spot," said Marty Snider. "It's a nice way to start off

the holidays. I used to take my kids here when they were little, and now they're back with kids of their own."

One of those third-generation Sniders watching, Rose, would join the Broadmoor Preschool performers a few

minutes later.

This was the 26th annual It's A Wonderful Night event put on by the Downtown San Leandro Community Benefit District, as part of its mission to keep downtown safe, clean and vibrant.



The Grinch was spotted around the Christmas Tree at "It's A Wonderful Night" last Friday.

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REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Selling or Buying a Home? Read The Contract

By Carl Medford, CRS
Special to the Times

Watching football games from across the country this past week was a reality check: in addition to classic pigskin rivalries, some matches included inclement weather and even snow. We are so fortunate in the Bay Area with our temperate climate. Even then, it is important to take care as the weather can have dire consequences for the unprepared.

Here is our Top Six Fall Prep List:

Check your furnace BEFORE it gets cold. Fire it up to make sure everything is working. Remember that furnaces sitting idle have accumulated dust that is burned off during the first run, resulting in that classic

“ionization” smell. Considering installing a new thermostat such as a NEST? Do it now. An HVAC technician can check your furnace and install a new thermostat to make sure everything works as it should. Change your furnace filter. Sealing furnace ducting will also save energy.

Replace drafty windows. When cold weather comes, old windows reward you with drafts and heat loss. Eliminate drafts and lower heating costs by replacing your old windows with new thermally efficient dual-pane products. Check for available discounts for installing new windows out of the peak season. Use window shades to keep in heat, especially at night. Check your roof and gutters.

A roof inspection is relatively inexpensive, yet can

prevent hundreds of dollars in potential damage. It’s always best to catch potential issues BEFORE they cause harm. For an extra fee, some roof inspection companies will also clean your gutters. If you need new gutters, beat the rush and do it now. Make sure your downspouts have diverters which carry water away from your home and ensure nothing on the ground traps water or directs it towards your dwelling.

Trim vegetation away from the house. If you have tree branches, bushes or shrubs touching your home, trim them back before the storms come. Tree branches can do extensive damage, especially to roofs, and vegetation close to the walls will trap moisture.

Check weather seals. Make sure your doors have adequate weather seals and door sweeps to close off all gaps. Caulk all gaps around windows. Close the fireplace damper.

Keep flashlights handy. You never know when weather might knock out local power – keep charged flashlights handy in case.

Beat the season and while others are panicking, you will be snug and warm in your fully prepared home.

Carl Medford is a licensed Realtor with Keller Williams Advisors and a licensed general contractor. This article is sponsored by the Central County Marketing Association.

Prepare for Potential Power Outages



A gas-powered portable generator can help keep the lights on in the event of a power outage.

Understanding backup power supply options is critical to avoiding blackouts this winter.

Widespread outages have caught some homeowners off guard, but preparedness measures now need to include a backup power plan.

Two basic options exist for homeowners: portable generators and home standby generator systems. Both solutions can keep the house lights on, appliances working and, in the event of a weather-related power outage or other emergency, will keep the home the safest place to ride out the storm.

Understanding the differences and capabilities between these two options makes selecting the best backup power plan much easier.

Portable generators: An instant but temporary backup power supply, these gasoline generators are available at just about any home improvement retailer and work well as a quick solution to roll out during an outage.

Generally, a portable unit is low maintenance, but Generac Power Systems reminds users that they should check and run their generator and even refresh the tank of gasoline to be ready for the season. Additionally, for safe operation, these units need to be taken outside and kept 25 feet away from an opening to the home to keep carbon monoxide fumes outside.

Home standby generators:

When outages happen, the home standby generator is the automatic solution. Some units, like the Generac Guardian, plumb into the home’s existing natural gas or propane line, turning on automatically when utility power fails.

These generators are installed just outside the house like an air-conditioning unit. They can be set to exercise

weekly and can even send the homeowner updates about its successful exercise, change in status or low battery, as well as maintenance reminders or fault alerts.

Unlike portable generators, home standby generators need to be professionally installed and sized to fit the home, so homeowners should allow for an installation process.

RECENT HOME SALES

Home sales information is compiled and provided by CalResource and includes Bedrooms, Square Feet and Year Built when available

Castro Valley

19785 Stanton Avenue 94546: \$675,000 [3 BD - 1,346 SF - 1957
19112 Parsons Avenue 94546: \$700,000 [2 BD - 1,137 SF - 1947
4143 Berdina Road 94546: \$885,000 [4 BD - 2,040 SF - 1942
22169 Betlen Way 94546: \$975,000 [3 BD - 1,308 SF - 1953
19710 Laurelwood Drive 94552: \$1,105,000 [3 BD - 1,561 SF - 1986
7291 Longmont Loop 94552: \$1,108,000 [3 BD - 1,550 SF - 2000
20157 Butterfield Drive 94546: \$1,130,000 [3 BD - 1,443 SF - 1957
5874 Highwood Road 94552: \$1,230,000 [5 BD - 1,932 SF - 1962
7263 Morton Place 94552: \$1,345,000 [4 BD - 1,887 SF - 2003

TOTAL SALES: 9
LOWEST AMOUNT: \$675,000 **MEDIAN AMOUNT:** \$1,105,000
HIGHEST AMOUNT: \$1,345,000 **AVERAGE AMOUNT:** \$1,017,000

Hayward

669 Dartmore Lane #152 94544: \$415,000 [1 BD - 643 SF - 1988
670 Atherton Place 94541: \$695,000 [3 BD - 1,224 SF - 1997
2277 Star Avenue 94546: \$775,000 [3 BD - 1,274 SF - 1947
2120 Oak Creek Place 94541: \$775,000 [3 BD - 1,590 SF - 1972
27608 Sebastian Way 94544: \$810,000 [3 BD - 1,000 SF - 1954
29212 Mission Boulevard 94544: \$835,000
24296 Hesperian Boulevard 94545: \$875,000 [3 BD - 990 SF - 1951
26438 Mockingbird Lane 94544: \$880,000 [3 BD - 1,047 SF - 1952
25867 Peterman Avenue 94545: \$885,000 [4 BD - 1,338 SF - 1956
440 Grove Way 94541: \$905,000 [4 BD - 2,334 SF - 1984
30509 Prestwick Avenue 94544: \$1,020,000 [4 BD - 1,927 SF - 1955
31377 Chicoine Avenue 94544: \$1,050,000 [3 BD - 1,430 SF - 1955
27971 Edgcliff Way 94542: \$1,200,000 [3 BD - 2,284 SF - 1971

TOTAL SALES: 13
LOWEST AMOUNT: \$415,000 **MEDIAN AMOUNT:** \$875,000
HIGHEST AMOUNT: \$1,200,000 **AVERAGE AMOUNT:** \$855,384

San Leandro

809 Midway Avenue 94577: \$680,000 [3 BD - 950 SF - 1942
357 Sybil Avenue 94577: \$700,000 [3 BD - 945 SF - 1910
1455 155th Avenue 94578: \$730,000 [3 BD - 1,192 SF - 1947
1939 San Rafael Street 94577: \$780,000 [2 BD - 1,070 SF - 1948
606 Heather Glenn Lane 94578: \$804,000 [3 BD - 1,317 SF - 2013
853 Moraga Drive 94578: \$880,000 [3 BD - 1,108 SF - 1954
2221 Sol Street 94578: \$888,000 [3 BD - 1,440 SF - 1932
1734 Benedict Drive 94577: \$975,000 [3 BD - 1,716 SF - 1955

TOTAL SALES: 8
LOWEST AMOUNT: \$680,000 **MEDIAN AMOUNT:** \$792,000
HIGHEST AMOUNT: \$975,000 **AVERAGE AMOUNT:** \$804,625

San Lorenzo

41353 Jacqueline Place 94580: \$620,000 [3 BD - 1,188 SF - 1972
255 Peach Drive 94580: \$710,000 [3 BD - 1,077 SF - 1951
1873 Via Natal 94580: \$760,000 [3 BD - 1,550 SF - 1955

TOTAL SALES: 3
LOWEST AMOUNT: \$620,000 **MEDIAN AMOUNT:** \$710,000
HIGHEST AMOUNT: \$760,000 **AVERAGE AMOUNT:** \$696,666



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Mortgage Rates Drop for The Fifth Consecutive Week

Market sentiment has significantly shifted over the last month, leading to a continued decline in mortgage rates. The current trajectory of rates is an encouraging development for potential homebuyers, with purchase application activity recently

rising to the same level as mid-September when rates were similar to today’s levels. The modest uptick in demand over the last month signals that there will likely be more competition in a market that remains starved for inventory.

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Preparing Roses for the Winter

By Buzz Bertolero
Special to the Times

Q My gardener wants to prune my roses early. Is that okay, or should I wait? Also, should I spray an anti-disease agent onto the bare branches? Will this help hinder the Black Spot next year?

A There is no problem pruning your roses today. After pruning, the bushes are sprayed with a Copper Fungicide or Horticultural Oil. Before pouring, you should strip off all the remaining leaves and clean up all the debris under and around the bushes. They could be sprayed right after pruning

or wait until next year. It's a judgment call on your part. One application is all that's necessary. Rose Rust, Mildew, and Black Spot will overwinter on rose canes and old leaves. Good sanitation practices are important; however, they will not prevent diseases from reoccurring next year when the right conditions are present. Rust, Mildew, and Black Spot are airborne diseases that require moisture and temperature to be a problem. The foliage must remain dry after the sun goes down. Rose Rust requires only two to four hours of constant moisture for the infection to begin. With Black Spot, it's seven hours; hence, Rust will always appear before Black Spot. In

addition, it will be weeks before the diseases show up after each infection. A wet spring from an extended rainy season accelerates the problem. Your best control is Bayer Advanced All-In-One Rose Care. It's a liquid or granular product applied to the roots in March and controls all three diseases, fertilizes the bushes, and controls the Aphids and other insects. One application lasts six weeks.

Q Is it too late to clean up the fall debris, or should we wait and do it in the spring?

A The fallen leaves and other debris should be removed from the base or under the

canopy of trees and shrubs, and turf and ground cover areas should be cleared. From my personal experience, it's easier to stay on top of the debris as it's occurring than to wait. Dry and wet leaves are easier to clean up than those that have matted down. Instead of raking the matted leaves up, they'll have to be scraped off the ground, and that's not fun at all. With grass, it's a critical issue. The debris left from each

winter storm forms a solid layer that prevents sunlight from reaching the blades of grass. These areas turn yellow and eventually die as the plants cannot manufacture food in their leaves, known as photosynthesis. This means you'll have to reseed the bare spots in the spring. With herbaceous and woody ornamental ground covers, Stem and Crown Rot, along with Water Mold fungi and other diseases, could de-

velop when left covered for an extended period. It's one of the few times that a leaf blower becomes handy. So, my recommendation is to clean up the debris often.

Buzz Bertolero is an Advanced California Certified Nursery Professional. The Dirt Gardener's website is www.dirtgardener.com, and questions can be sent by email to buzz@dirtgardener.com.

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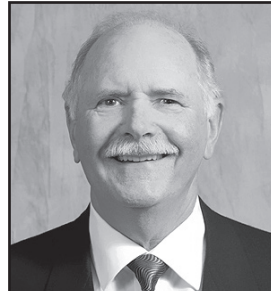
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LEGAL NOTICES

FILED

November 15, 2023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 602097

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Ashland Art Studios, located at 1577

152nd Ave, San Leandro, CA 94578. Al-

ameda County, is hereby registered by

the following owner(s): Carolyn Weath-

erbee, located at 1577 152nd Ave, San

Leandro, CA 94578. This business is

conducted by An Individual. This business

commenced N/A

/s/Carolyn Weatherbee

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires November 14, 2028

NOV, 23, 30, DEC 7, 14, 2023

FILED

November 06, 2023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 601884

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Crawl Space Champions Panda Heat-

ing & Cooling, located at 10121 Denny

Street, Oakland, CA 94603. / 718 Doug-

las Ave, Oakland CA 94603. Alameda

County, is hereby registered by the fol-

lowing owner(s): Attic Pros Inc., located

at 718 Douglas Ave, Oakland CA 94603.

This business is conducted by a Corpo-

ration. This business commenced N/A

/s/Leonid Molchanov

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires November 05, 2028

NOV, 23, 30, DEC 7, 14, 2023

FILED

November 09, 2023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 602002

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Adjei Rita, located at 13475 Bancroft

Ave, San Leandro, CA 94578. Alameda

County, is hereby registered by the fol-

lowing owner(s): Rita Gyamfi, located

at 13475 Bancroft Ave, San Leandro,

CA 94578. This business is conducted

by An Individual. This business com-

menced 03/02/2016

/s/Rita Gyamfi

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires November 08, 2028

NOV, 23, 30, DEC 7, 14, 2023

FILED

November 15, 2023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 602099

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Three Elegant Place, located at 1478 B

Street, Hayward, CA 94541. Alameda

County, is hereby registered by the fol-

lowing owner(s): Lorraine Joseph,

located at 1509 B Street, Hayward,

CA 94541. This business is conducted

by An Individual. This business com-

menced 11/15/23

/s/Lorraine Joseph

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires November 14, 2028

NOV 23, 30, DEC 07, 14, 2023

FILED

November 18, 2023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 60148

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Inkbold Tattoo Studio, located at 2350

Saratoga Street Unit 149, Alameda, CA

94501. Alameda County, is hereby reg-

istered by the following owner(s): Ba-

yarjargal Enkhbold, located at 2000 Ar-

dent Way Apt 106, Alameda, CA 94501.

This business is conducted by An

Individual. This business commenced

12/01/2022

/s/Bayarjargal Enkhbold

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires November 17, 2028

NOV 30, DEC 07, 14, 21, 2023

FILED

December 6, 2023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 602454

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Fast Gas & Propane, located at 13700

Gatalina Street, San Leandro, CA 94577.

Alameda County, is hereby registered

by the following owner(s): Aasim Hus-

sain Ali, located at 20 Twelve Oaks

Drive, Pleasanton, CA 94588. / Mu-

hammad Wadas Ahmed, located at 51

Goldeneye Court, American Canyon,

CA 94502. This business is conducted

by a General Partnership. This business

commenced 12/24/2014

/s/Muhammad Wadas Ahmed

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires December 4, 2028

DEC 07, 14, 21, 28, 2023

FILED

October 20, 2 023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 601534

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Yummy Halal Grill, located at 4300 In-

ternational Blvd #B, Oakland CA 94601./

2029 Mayflower Place, San Leandro CA

94579. in Alameda County, is hereby

registered by the following owner(s):

Afghan & Mediterranean Cuisine,

2029 Mayflower Place, San Leandro

Ca 94579. This business is conducted,

by a Corporation. This business com-

menced 08/00/21

/s/ Faridahmad Bakhtary

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires October 19, 2028

NOV 23, 30, DEC 07, 14, 2022

FILED

November 15, 2023

MELISSA WILK

County Clerk

ALAMEDA COUNTY

By-----, Deputy

FILE NO. 602099

FICTITIOUS BUSINESS

NAME STATEMENT

Pursuant to Business and

Professions Code

Sections 17900-17930

The name of the business(es):

Three Elegant Place, located at 1478 B

Street, Hayward, CA 94541. Alameda

County, is hereby registered by the fol-

lowing owner(s): Lorraine Joseph,

located at 1509 B Street, Hayward,

CA 94541. This business is conducted

by An Individual. This business com-

menced 11/15/23

/s/Lorraine Joseph

This statement was filed with the County

Clerk of Alameda County on date indicated

by file stamp above.

Expires November 14, 2028

NOV 23, 30, DEC 07, 14, 2023

Fri., Jan. 19, 2024 7:00 PM



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ACROSS

1 "Kapow!"

4 British ref. work

7 Holler

12 Director Spike

13 Chemical suffix

14 Fall sign

15 Nest egg acronym

16 Large, luxurious car

18 Brooch

19 Range

20 Collections

22 -- tear (raging)

23 First lady of scat

27 Earth Day mo.

29 Transparent

31 Dolphins' home

34 Traces of smoke

35 Agile

37 Obtained

38 Bygone Peruvian

39 Flamenco cheer

41 Vacillate

45 Quick trip

47 Shoe width

48 Pungent cheese

52 Aachen article

53 Sports figures?

54 Zsa Zsa's sister

55 Speck

56 Dunkable treat

57 River blocker

58 Actor Brynner

DOWN

1 Radar dots

2 High nest

3 Signified

4 Fixes a squeak

5 Newspaper chief

6 Fiend

7 Pivot

8 That guy's

9 Kimono sash

10 Samovar

11 -- kwon do

17 Ellipse

21 Ballroom dance

23 Radiates

24 Vinyl records

25 Back talk

26 Billboards

28 Picnic dessert

30 -- Jima

31 Roman 1051

32 "There's no -- team!"

33 "Better Call Saul" network

36 Bellow

37 Swiss metropolis

40 Sledged in the Winter Olympics

42 Like a neglected garden

43 Vowel group

44 Streisand title role

45 Equitable

46 Streetcar

48 Leary's drug

49 Jurist Lance

50 Fortify

51 A/C meas.

ANSWERS ON PAGE 2



PHOTO BY JIM KNOWLES

Detectives arrested the second suspect for the Oct. 25 shooting death of barber at the Harrison Bros. Barber Shop on the 2200 block of East 14th Street.

Arrest: Two suspects in custody

continued from front page

magazine inside the stolen vehicle driven by Camacho. He was charged by the district attorney on Nov. 29 with homicide, robbery, assault with a firearm, auto theft, and weapons violations.

The other suspect in the shooting was already in custody. He was identified shortly after the shooting by detectives as 25-year-old Alexis Garcia of Oakland.

Garcia was arrested on Oct. 27 by California Highway Patrol officers following a vehicle pursuit that started in Oakland. He was subsequently charged by the Alameda

County District Attorney's Office with homicide, robbery, assault with a firearm, and weapons violations.

When officers arrived at the scene of the shooting on Oct. 25 they found two gunshot victims in the barbershop. One was treated for minor injuries at the scene. The second victim, co-owner of the barbershop Jonathan Clay, suffered from gunshot wounds and was pronounced deceased by medical personal.

Video footages showed two suspects enter the shop and both brandished firearms to commit a robbery, police said. The suspects pis-

tol-whipped Clay and forcibly removed personal belongings from him.

During the robbery, Clay was able to draw a firearm and discharge it at the suspects, according to police. The suspects both fired their weapons, killing Clay, and fled the scene.

Even though criminal charges have been filed, San Leandro police continue to urge anyone with additional information regarding this incident to contact them via any of the following methods: Detective T. Perry at (510)577-3235, anonymous tip line at (510)577-3278, or text-to-tip at 888777 (keyword: TipSLPolice).

Man Faces Attempted Murder Charges Stemming from Party in San Lorenzo

By Michael Singer
San Leandro Times

Police arrested a man for murder after he purposefully drove his car into a crowd of women at a party in San Lorenzo in late November. He is expected to enter a plea today.

Leandro Angelo Torres, a 31-year-old truck driver from Oakland, was arrested on November 29 in San Lorenzo at 7:15 p.m. He is charged with attempted murder, four counts of assault with a deadly weapon, and one count of leaving the scene of an accident that

resulted in serious bodily injury.

Alameda County Sheriff's Office records identify Torres as the person who drove his Honda Accord into a group of four women who were at a house party on Via Alamos near Paseo Grande on November 25.

The report noted that Torres was disruptive at the house party, including making death threats, and was told to leave. Detectives say he drove off but turned around and backed his car into the crowd, breaking

one woman's leg and pinning three other women against a parked vehicle before speeding off.

At the time of the attempted murder with his car, Torres was on parole for February 2022 felony charges of shooting at an unoccupied vehicle, possession of a loaded firearm by a felon, and violating his probation, according to court documents.

Torres is currently being held at Santa Rita Jail without bail.

Speakers: City Council meeting disrupted by shouting from audience

continued from front page

the pursuit of peaceful solutions to conflicts."

The City Council has taken a position before on world events. In March 2022, the council proposed an emergency resolution that criticized Russia's attack on Ukraine. This October, San Leandro approved a resolution condemning violence against the Kuki Christian community in Manapore, India.

During the meeting, members of the audience would periodically burst into disruptive shouts for change, prompting Mayor Juan González to frequently call for order and even ask those protesters to remove themselves from the chamber.

The City Council was mixed in approaching the complex situation, as some council members doubted a resolution would enact change at the national level. Several

council members were even driven to tears or exasperation recounting their own experiences of anti-Semitism, Islamophobia, and/or racism.

"This situation is particularly complicated. It goes back many, many years," Mayor González said. "I think that to really get to something that is genuinely representative of our community. We really do need to work together."

see SPEAKERS, page 11

OPINION

LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and must be under 300 words. Letters can be edited for clarity or length. Letters are the views of the author and not necessarily the views of the newspaper or its advertisers. E-mail letters to: letters@ebpublishing.com or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

Resolution Omitted Facts

Editor,
Oakland's City Council passes a cease-fire resolution on November 27, that shamefully omitted critical facts.

Shame, for Shame that the Oakland City Council rebuked Israel's bombing of Gaza, but didn't mention Hamas' murder of 1200 Israelis and kidnapping of 240 hostages.

Shame, for Shame that the resolution calls for a cease fire, but didn't mention that cease fire existed until October 7, when Hamas

initiated its brutal attack.

Shame, for Shame that Oakland's resolution blames only Israel for thousands of Gazans' deaths, but didn't mention that Hamas purposefully located its military equipment and command centers in and near schools, hospitals and residential buildings specifically to use civilians as human shields.

Shame, for Shame that the resolution failed to acknowledge Hamas' intent was to cause damage to its own people in an attempt to generate anti-Israel sentiment, like

that exhibited at the Oakland City Council meeting on November 27.

Shame, for Shame that Oakland's City Council members have become Hamas' useful idiots.

Bruce Joffe
Piedmont

Ban Bunker Busters

Editor,

The U.S. is providing bunker-buster bombs to Israel, WSJ Dec. 2. We should not be providing any bombs to Israel for bombing from the air. No one wants to deny Israel, me included, the right to destroy Hamas's control of Gaza. Hamas deserves it after what they did Oct. 7th. However, the air bombing of civilian infrastructure is immoral, against Jewish teachings, and the U.S. should not support such bombing in any way.

The IDF has to do it the hard way, ground invasion with street-to-street and tunnel fighting. Yes, this endangers more IDF soldiers' lives, but that's their job – defend Israel. The massive bombing

of Germany in WWII did little to halt German war production. Even Operation Tidal Wave, the bombing of Romanian oil fields, only slowed production of oil for the German war machine for a few weeks.

What stopped Germany was the ground invasions from Russia and France. The bombing did hurt the Luftwaffe, which enabled the ground invasions as the Allies achieved air superiority, but Hamas doesn't have an air force, so it's hard to see how Israel can possibly justify destroying civilian cities from the air. The U.S. should demand that Israel stop bombing from the air in exchange for our assistance.

Don Siefkes
San Leandro

Dismissal of Principal Unsubstantiated

Dear Editor,

Is there clarity on the leadership at San Leandro High School? Since Dr. Ronald Richardson's unexpected dismissal, it feels as though San

Leandro High School lacks proper leadership.

I've thoroughly reviewed the report that was published and found nothing substantial to justify the treatment of our esteemed principal, who served for nearly a decade. I am curious about the decision-makers behind the removal of a principal mid-school year, especially based on unverified claims, supposedly leaving his brother to continue without addressing the situation.

The recent school board meeting highlighted a lack of comprehensive investigation, failing to engage the most affected parties — students, teachers, and parents. The Richardsons, highly respected figures, deserve better treatment. I'm concerned this decision didn't prioritize the students, our vital stakeholders. Additionally, I've yet to learn about any follow-up from McLaughlin's pledge to reassess this situation, which appears increasingly questionable.

Tanya Forsberg
San Leandro

Mobile Home: Property owners say charges are comparable to elsewhere

continued from front page

their own dwellings, but they pay rent for the “pad,” the concrete slab the mobile home sits on.

Rivera said she is planning to go to small claims court to try to recover any overcharges.

But the mobile home park operators say the charges are fair, and comparable to what people elsewhere pay for electricity, gas and water.

At Trailer Haven, sub-meters measure water and electric usage. The tenants are billed by the mobile home park owner, Monte Christo Communities. The company then pays a single bill for the entire park to Pacific Gas & Electric. The park provides water for

tenants from its own well.

Rivera believes that she is being charged for electricity based on a sub-meter that does not attach to her unit, and sits a distance from it. Because the park holds the account with PG&E, a resident can't check charges with the utility, she said.

Rivera is also concerned about the safety of the well water, which she only bathes in but doesn't drink.

Her mother, with whom she shares her unit, does drink the water, and is suffering health problems Rivera ascribes to the water. Rivera is also investigating health problems she believes may be linked to the water, which

she said discolors her skin in blotches if she uses it for bathing.

Neighbors report the same discoloration effect, and she says several former neighbors have died at relatively young ages. She conceded she can't prove that is linked to the water.

Brockton Kaveny, director of business development for Monte Christo Communities, says that the water is quite safe, and that tests of it are sent regularly to the state Division of Drinking Water, which regulates public drinking water in California.

The state official who gets those tests results said the tests showed the water was safe to drink. The lab had tested recently for bacteria and numerous industrial chemicals, including benzene, believed used in industries that were formerly located nearby.

The water, Kaveny said, compares well with EBMUD water both in its purity and price.

City Councilmember Celina Reynes, whose District 1 includes Trailer Haven, said



PHOTO BY MIKE McGUIRE

A resident at Trailer Haven questions the high cost of electricity and water in a small mobile home.

she is concerned about the issues Rivera and other mobile home park residents raise. She is contacting Rivera to see what help she can get from local agencies, and is also pushing tenant protections, regardless of type of dwelling, before the council.

Currently, state laws limit apartment and house rent increases, but exempt mobile home park residents. In San Leandro, though, a local ordinance passed in 2019 limits mobile home park rent increases.

A group of residents at the Mission Bay Mobile Home Park at 15333 Wicks Blvd. has similar complaints of overcharges other than rent. They also complain that rents go up by more than is allowed whenever there is a new tenant, and that there is no enforcement mechanism for the city's mo-

bile home park rent ordinance.

Deborah Acosta, president of the Mission Bay Residents Association, said that rising rents lower the resale value of a mobile home should the owner decide to move.

Acosta said that mobile home rents might seem low compared to apartment or house rents, but mobile home residents are only paying to rent a small patch of land, not their dwelling. They likely have a second set of payments due on the unit itself.

Acosta also said it's not true that mobile home owners can easily go someplace else if the rent is too high.

"It costs upwards of \$4,000 to physically move a mobile home," she said.

Acosta's group wrote the

City of San Leandro last year, asking for a number of revisions in the mobile home park ordinance to protect tenant's rights. They renewed that call at a public meeting on housing protections held October 25.

One of the protections being sought would be to give residents the right to buy the park if the current owners want to sell, usually to a corporation.

"When a corporation comes in, the first thing they do is raise the rents," Acosta said.

She added that the business press touts mobile home parks as a "can't-miss investment," with high rates of return especially once rents are raised, and it being expensive for tenants to leave if they object.

Douglas Morrisson Chorus Presents Holiday Concert

Douglas Morrisson Theater Chorus will present a holiday concert with sacred and secular music to celebrate the season at the Douglas Morrisson Theater, 22311 Third St. in Hayward. Performances will be on Friday Dec. 8, at 8 p.m.;

and Sunday Dec. 10, at 2 p.m. To purchase tickets visit douglasmorrisson.thundertix.com or at the HARD district office at 1099 E St. in Hayward. Call 510-881-6700 for assistance if needed. Tickets will not be available at the door.

Speakers: Council gives itself a raise

continued from page 11

As an alternative to issuing an immediate resolution, the council agreed to set up a group to study and educate the community on how the United States can best support reconciliation, democracy, and equality for all residents.

Pay Raises and Police Review Members

In other City news, the City Council voted 6-1 to increase its pay, with Councilman Pete Ballew opposing.

The raise will take effect on January 1, 2025. Compensation for council members is expected to increase from \$1,323 to \$1,900 monthly. The mayor's base compensation would jump from \$2,646 to \$3,800.

Council Makes More Eligible for Police Review Board

The council unanimously voted (7-0) to amend the Community Police Review Board's (CPRB) two dedicated student positions.

Following debate last month, the student positions would be reclassified as "youth" positions, for which any resident of the City of San Leandro between the ages of 14 to 22 years old would be eligible to serve, rather than the current structure that limits those two seats to legal adults between the ages of 18 to 22 and who must be enrolled in school.

The new "youth" seats would also serve as "ex-officio" board members, meaning they would not have their

votes counted (although their vote could be solicited as an advisory vote to the board), nor would their attendance or lack of attendance at CPRB meetings impact the quorum or majority requirements associated with the functioning of the board.

In loving Memory James M. Antaki

November 22, 1949 ~ November 20, 2023

James Michael Antaki (73), of Castro Valley, unfortunately passed away from cancer on November 20, 2023. He was surrounded by family & friends as he took his last breath. James, fondly known as Jimmy or "Clark Griswold", was born to Mitchell & Bonita Antaki, on November 22, 1949, in Sacramento, California, & grew up in the Bay Area & is survived by his wife Jan, daughters Kristina ((Ian Wolfe), Elizabeth (Chris Zukoski), sisters Cathy Brent, Bev Lovell & Judy Irmien & many nieces & nephews. Jimmy was best-known for his warm heart & generous spirit. His kindness extended to his family, friends & colleagues, creating a ripple effect of goodwill that touched many lives. His sense of humor, wisdom, & genuine nature will be dearly missed by all who had the privilege of knowing him. As we bid farewell to a beloved husband, father, brother & esteemed chemist/pyrotechnician, let us remember Jim for the lasting legacy of love he leaves behind. A celebration of life for Jimmy will be held on December 8th, 2023, at 166 East Lane, Alamo, California (his sister Cathy's house) from 12-3PM (an Open House).



Thomas Francis Brackett

December 17, 1941 ~ November 17, 2023

Thomas Francis Brackett was born in Oakland, California on December 17, 1941 to Thomas and Margaret Brackett during the blackouts of World War II. He passed away peacefully of heart failure at Eden Hospital in Castro Valley, one month before his 82nd birthday on November 17, 2023. Tom was surrounded by his loving family and friends during his final days.



Tom was employed at Kellogg Cereal Company in San Leandro since 1962. He retired in 1995 as a Plant Engineer. He was a lifetime member of Local 211 of the American Federation of Grain Millers. He was a dedicated member of the Oakland Raiders Booster Club. He was an honorary lifetime member of the San Jose Postcard Club and a member of the San Francisco-Bay Area Postcard Club as well.

Tom is survived by his sister Marie Plumb of Walnut Creek, his three sons; Tom (Dawn), Richard and Steve, and four grandchildren; Carina, Aerielle, Keely and Tommy, as well as an extended family and dear friends.

A memorial service will be held at 12 noon, Monday, December 18, 2023 at Holy Sepulchre Funeral Center, 1051 Harder Road, Hayward.

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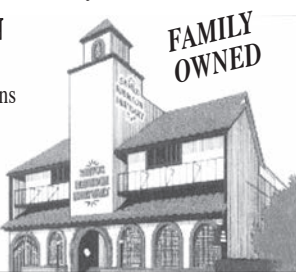
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SENIORS

Senior Q&A: Consider Tax Savvy Gifts To Family Without Incurring a Gift Tax

Q. Last year around this time, you wrote an article on year-end gift planning, but I cannot find the copy I saved. My wife and I are considering making large gifts to our two children to help them remodel their homes, and we would like to do so in a way that is "tax wise". Can you publish it again, please?

By Gene L. Osofsky, Esq.
SPECIAL TO THE TIMES

A. Sure, and I have actually updated it with the new Gift amounts for this year and next. Many people mistakenly believe that one cannot gift more than \$17,000 per year / person without incurring a gift tax. Not so! In fact, an individual can currently gift more than \$12 million during his or her lifetime without incurring a gift tax! Here is the way gift taxes work:

Annual Exclusion Gifts: No Gift Tax Return Required:

1) \$17,000 Per Year: The federal tax law permits you to make an Annual Exclusion Gift Amount, i.e. the amount that may be gifted to any person without filing a Gift Tax Return. In 2023, it is \$17,000 per recipient, and in 2024 it increases to \$18,000 per recipient. Such gifts are called Annual Exclusion Amount Gifts ("AEA Gifts") and you can make such gifts to as many

persons as you wish each year, provided that you make only one such annual gift to each gift recipient. No Gift Tax Return is required for these gifts.

2) "Doubling Up": If you and your wife are in a position to do so, together you can actually double that amount for each gift recipient. So, together, you could gift a total of \$34,000 to each child in year 2023, without the need to file a Gift Tax Return or incur any gift tax.

3) "Year End Straddle": If you act before the end of this current year (2023), you could each gift \$17,000 to each child (\$17K X 2 = \$34,000). Then, on or after January 1, 2024, you and your wife could do the same thing once again, albeit at the higher rate of \$18,000 per child, as you would then be in a different tax year. So, over the course of a period as short as a calendar week – provided that the week straddles both the last days of this year and the early days of next year – the two of you could, together, gift away a total of \$70K (\$34K in 2023), plus (\$36K in 2024) without the need to file a Gift Tax Return or use any of your lifetime exemptions. I call this strategy the "Year-End Gift Straddle".



Gifts Above the Annual Exclusion: Gift Tax Return Required

1) Lifetime Exemption: If you choose to make gifts above the Annual Exclusion Amount ("AEA"), then you can still make them gift tax free by using a portion of your Lifetime Exemption (aka, the "Unified Credit"). That Lifetime Exemption is currently \$12.92 million per person for U.S. citizens in 2023, but increases to \$13.61 million per person next year (2024). AEA gifts do not count against this exemption, and they can be made in addition to Lifetime Exemption gifts. Also, by making a timely election after the death of a spouse, the surviving spouse can opt to preserve the deceased spouse's unused Lifetime Exemption for the survivor's own later use, thereby effectively doubling it. This is called "portability" and would allow a married couple -- beginning next year (2024) -- to effectively give away \$27.22 Million over their two lifetimes without incurring any gift or estate tax. Caution: This generous Lifetime Exemption is set to "sunset" (end) for those persons dying after 12/31/2025, and to then return to the prior much lower exemption, unless Congress extends the current exemptions contained in the Tax Cuts and Jobs Act of 2017. That prior, lower exemption would be only \$5 million per person plus an inflation add-on.

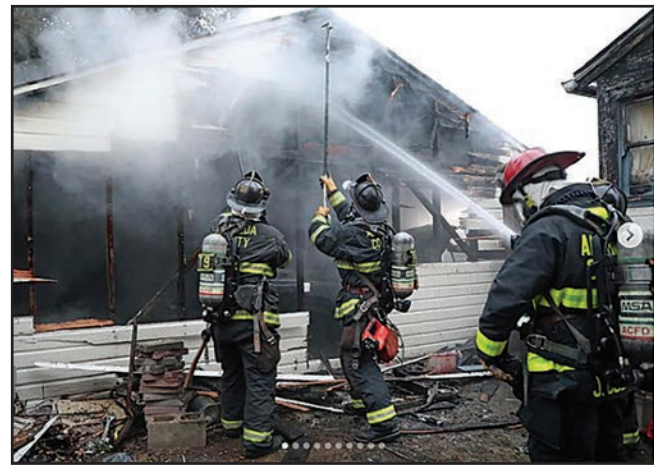
2) Gift Tax Return: To the extent that your gifts exceed the Annual Exclusion Amount, you must file a Gift Tax Return. But no gift tax would be

due so long as your cumulative gifts are less than the Lifetime Exemption. Reason for the Gift Tax Return: the IRS wants to track your use of your lifetime exemption, so that it knows how much you have left to use upon death. Example: if you used \$1 million of your lifetime exemption to make gifts during your lifetime, then your remaining exemption to apply against estate taxes upon death would be \$1 million less. Remember, though, that gifts within the AEA exclusion do not count against your Lifetime Exemption.

3) Rules May Be Different for Non-US Citizens: Note that the rules for persons who are not U.S. Citizens may be different. Consult your tax advisor if you are in this group.

Caution: Before making large gifts, be sure that you can afford to do so. If there is a possibility that either of you may need to apply for a Medi-Cal subsidy for Long Term Care in the near future, you should first consult an Elder Law Attorney or other professional with special knowledge about the Medi-Cal program, as such gifts – depending upon when and how they were made – may impair your eligibility for a Medi-Cal subsidy unless they were handled in a very special manner.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 30 years with Trusts, Powers of Attorney, Probate, Medi-Cal Planning, and related matters. Visit LawyerForSeniors.com, or call (510) 247-2555.



PHOTOS COURTESY ALAMEDA COUNTY FIRE DEPARTMENT

Alameda County firefighters along with the Oakland Fire Department extinguished a fire in a garage on Bristol Avenue on Friday evening. Below, a fire fighter works on the garage fire.

Garage Fire Put Out on Bristol

Both the Alameda County and the Oakland fire departments responded to a garage fire in the 100 block of Bristol Ave in San Leandro just after 4:30 p.m. last Friday.

The fire started in the detached garage and traveled to the main house in the attic area. Crews were able to put it out quickly.

An elderly woman was inside and was able to get out. No one was injured. The cause of the fire is under investigation.

At the same time, EBMUD was called due to a water main break on the same street around the same time as the fire. The agency is looking into what caused the break.



Ride AC Transit's Free Holiday Bus

Get into the spirit of the season on AC Transit's free Holiday Bus. See if you can spot your line.

During the month of December AC Transit is running a specially wrapped Holiday Bus – and the rides are free – on different local lines throughout the East Bay.

The tradition of a free-ride Holiday bus began in 1963, just three years after AC Transit began service. This year's bus takes lines from the popular holiday tune, "Jingle Bells," one of the best known, and commonly sung American songs in the world.

Different bus routes are highlighted in festive orna-

ments all over the bus. As an added thank you to riders, AC Transit has created some festive Holiday Bus gifts. While you're on the Holiday Bus, grab a mini paper bus (while supplies last) or some paper-chain ornaments and gift tags, available throughout the fleet or at the AC Transit Customer Service Center in Oakland.

"We're looking forward to more rides in 2024 and many journeys together on the roads of the East Bay with you," said AC Transit. "Wishing you joy and happiness on your holiday journeys."


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Hope Hospice Offers Free Grief Workshop

For people who are processing the loss of a loved one, the winter holiday season can be painful. Experiencing grief at this time may intensify feelings of loneliness or anxiety about being asked how you are coping. You may feel disinclined to participate in holiday gatherings to avoid such questions, or because you feel lost without your loved one by your side.

Hope Hospice offers this one-hour workshop next Thursday, December 14, from 2 to 3pm as a safe space to discuss the unique consider-

ations of grieving during the winter holiday season. We also will talk about how to prepare for gatherings that you choose to attend, as well as spending time alone to honor the memory of your loved one privately.

Although this workshop is offered over Zoom, space is still limited due to the interactive nature of the presentation. There is no charge to attend. Choose from one of following dates; the program is the same. To register, call our Grief Support Department at (925) 829-8770 or submit an inquiry form at: HopeHospice.com/grief.