



Something to Stew About

THERE'S NOTHING LIKE A HEARTY STEW
ON A COLD WINTER DAY

4

WEEKEND WEATHER

CLOUDY Cloudy thru Sunday

HIGHS: 67-75

0 10 20 30 40 50 60 70 80 90 100 110

LOWS: 43-53

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

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

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THURSDAY, FEBRUARY 20, 2025

SAN LEANDRO • CALIFORNIA

Cub Scouts Compete In Annual Pinewood Derby

By Mike McGuire
San Leandro Times

Cub Scouts and their families filled the Multi-Purpose Room at Roosevelt Elementary School on Dowling Boulevard for the annual Pack 506 Pinewood Derby model car races on Saturday, February 8.

Some 41 scouts entered the event this year, designing, building, decorating and then racing the small wooden cars down a ramp.

Prizes are awarded for each of the Cub Scout dens for the fastest cars, and there are prizes for creativity, design and handiwork.

"It was great," said Cubmaster Matt Bigler. "More scouts built cars than last year, and they and their families enjoyed themselves."

The prize for fastest car overall went to third-grader Rebekah Bigler Uhl with a time of 2.59 seconds. She is indeed related, the Cubmas-

see DERBY, page 11

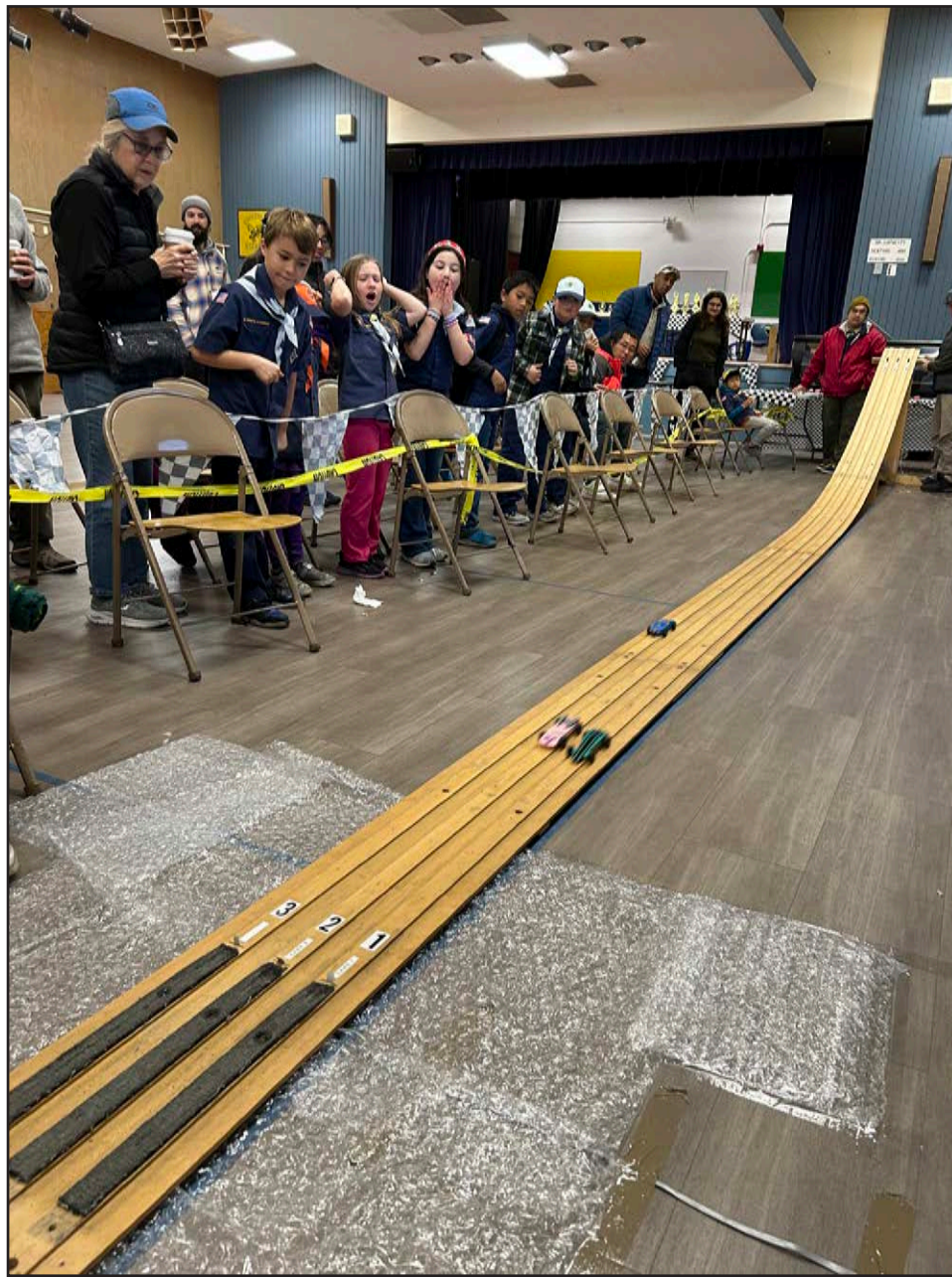


PHOTO BY MATT BIGLER

Cub Scouts raced the cars they built down the track at the annual Pinewood Derby, held on Feb. 8 in the Roosevelt School multi-purpose room.

Man Arrested After Ramming Police Car

Suspect leads police on a 90-minute chase until his car is stopped with CHP spike strips

By Michael Singer
San Leandro Times

A 39-year-old Oakland man is in custody following a report of a theft at the Walgreens drug store on Washington Avenue and Lewelling Boulevard early Saturday morning.

Officers responded to the reported theft around 3 a.m. While searching the parking lot area, a vehicle suddenly crashed into a police cruiser and sped off.

"The vehicle that rammed our officer's vehicle was also the suspect vehicle associated with the original report of a theft," said Lt. E. A. Teng of the San Leandro Police Department.

The suspect, Matthew Flatt, then led San Leandro police and the California Highway Patrol on a 90-minute chase starting on northbound I-880 into Oakland, then to Berkeley, and then Emeryville. Police said speeds were around 80 miles per hour on the freeway.

The driver led officers back onto the streets of Oakland. The CHP laid out spike strips to slow down the suspect's

vehicle. The first attempt flattened the passenger-side tires, and the car slowed down to about
see ARRESTED, page 11

Walgreens To Close Store at Palma Plaza

By Jim Knowles
San Leandro Times

The Walgreens drug store in Palma Plaza will close in March.

The drug store chain recently announced the closure of the San Leandro store in the center at East 14th Street and 136th Avenue.

A sign on the front of the store says it will close on March 27. But some of the
see WALGREENS, page 12

New Resident Greeted with Racist Graffiti

By Mike McGuire
San Leandro Times

Racist graffiti painted on the fence of a new homeowner in unincorporated San Leandro is being investigated by the Alameda County Sheriff's Office.

"I do not get to enjoy what first-time homeowners get to enjoy," said new homeowner Sonia Reed. "It's been stolen from me. I just bought my first house so I could go inside my house and relax."

Reed bought her home on Upland Road near Fairmont Drive in the hills in December. Overcoming both addiction and homelessness years ago, she has since battled her way to a supervisor's job at a medical nonprofit and to first-time home ownership.

Reed said she immediately began renovating the interior of the house. And after applying for permits from the city, she had a contractor put primer on a tall fence she wanted to

"I just bought my first house so I could go inside my house and relax."

— Sonia Reed

turn into a shorter white picket fence. Her other goal was to build a porch on the house, so she could sit with friends, her grandchildren and her neighbors.

That is, when she wasn't working at her full-time job supervising community care for people with mental illness at a nonprofit located in Oakland's Eastmont Mall, heading her own nonprofit that helps people in recovery find safe

see RACIST, page 10

INSIDE YOUR TIMES

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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 Zaira Duncan at 667-3522.



San Leandro Times

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

EDITORIAL

Howard Morrison
Editor and Publisher
howardm@ebpublishing.com

Jim Knowles
Managing Editor
jimk@ebpublishing.com

Contributing Writers
Buzz Bertolero
Mike McGuire
Michael Singer
Carl Medford
Linda Sandsmark

PRODUCTION

Howard Morrison
Manager

Moxie Morrison
Assistant

Claudette Morrison
Business Manager

ADVERTISING

Display Advertising
Claudette Morrison
Classified Advertising
Patrick Vadnais

HOW TO REACH US

San Leandro Times
2060 Washington Ave.
San Leandro, California 94577

Office hours: Weekdays, 9 a.m. to 5 p.m.

Main Office: (510) 614-1555
Newsroom: (510) 614-1557
Sports: (510) 614-1561
Advertising: (510) 614-1555
Classified: (510) 614-1558
Fax: (510) 483-4209
Email: jimk@ebpublishing.com

www.ebpublishing.com



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Muir Alumni Invited to Reunite with Coaches

All John Muir Middle School alumni are invited to Muir on the morning of Friday, March 14, from 10:30 a.m. to noon.

Former John Muir coaches Jack Nelson (1990-2008) and Rich Vaeth (1969-2003) will reprise their roles as physical education teachers for one morning, and lead the group in exercise, kickball and so-

cializing.

All alumni are welcome who attended Muir from 1970 to 2008. Rain or shine. In case of rain, activities will be in the gym.

March 14 will be a staff development day, so the event won't interfere with any school activities.

Sign up with Nelson by calling 510-303-2305.

Mayor's State of City Speech Set for March 20

The City of San Leandro invites the public to join Mayor Juan Gonzalez for the 2025 State of the City on Tuesday, March 18, at 6:30 p.m. at the Senior Community Center, 13909 East 14th St.

The mayor will share

key updates on programs and services that drive San Leandro forward, and highlight City Council priorities, including: Public Safety, Infrastructure, Housing & Homelessness, Quality of Life, and Economic Development.



PHOTOS COURTESY OF MAUREEN SPRANZA

SL Piano Student Places Second in Music Awards

San Leandro piano student Spencer Chen won second place in the "Golden

Classical Music Awards" international competition and performed at Weill Recital Hall at Carnegie Hall in New York City on December 16. Chen is shown at right with his teacher in San Leandro, Maureen Spranza.



Bay-O-Vista

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510-357-8366 • email: swim@bovswim.com



Art Reception in Castro Valley

Plein air artist Cedric Williams invites the public to his art reception on Saturday, Feb. 22, from 1 to 3 p.m., as the latest artist-in-resident at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley.

Williams works mainly in oils, often using a thick paint application with a palette knife to top off his works.

Williams excels in painting hidden spots of beauty in the Bay Area such as Dolores

Park. His enthusiasm for art is infectious and he welcomes the opportunity to talk about his process.

If clients have a special request for a painting, he accepts commissions.

Williams has been painting since he was six years old, encouraged by his parents and later his public-school teachers. He lives in Hayward with his wife Apple and two children and works at UCSF.

— By Terry Liebowitz

Community Calendar

Pancake Breakfast & Bingo

I.D.E.S. St. John, 1670 Orchard Ave. in San Leandro, will host a Pancake Breakfast & Bingo on Saturday, Feb. 22, from 9:30 to 11 a.m. Tickets are \$15 and includes a pancake breakfast and four bingo cards. Extra bingo cards are 25 cents each. For tickets, call Jenet Re at 510-483-1132, or Willie Calvo at 510-207-6326.

Epiphany Lutheran's Closing Worship Service

Epiphany Lutheran Church, 16248 Carolyn St. in San Leandro, invites everyone to celebrate the life and ministry of the church on Sunday, Feb. 23, at 3 p.m. Gather at this closing worship service in gratitude and faith to give thanks for Epiphany Lutheran's impact and legacy.

Join the "Book It 2025 Reading Challenge"

Push the boundaries of your reading by joining the San Leandro Library's "Book It 2025 Reading Challenge," open to teens and adults, starting Jan. 10. Stop by any branch library to pick up a gameboard, or join online at sanleandrolibrary.beanstack.org

Women's History Month Tiny Art Show at the San Leandro Public Library

The San Leandro Public Library is celebrating Women's History Month with its 4th Annual Tiny Art Show. Pick up a mini art kit (3"x3" canvas, paint, brushes) starting 02/03 at the Main Library to create a masterpiece inspired by women artists. Return by February 27 to be featured in the March Tiny Art Show display. Kits available while supplies last.

SLHS United Parents Crab Feed

The San Leandro High School United Parents are having a crab feed on Saturday, March 1, from 6 to 9 p.m. at the San Leandro Boys & Girls Club, 2200 San Leandro Blvd. Fresh Dungeness crab, pasta, meatballs, salad, French bread. No host bar and dessert bar. Raffle, auction items. Pre-sold tickets only: <https://forms.gle/AS5EKaobyMxiZt1w7> Order by Feb. 22. Tickets are \$85 and \$15 of each ticket donated to a sports team or student organization of your choice.

Computer Basics for Beginners Course

The San Leandro Adult & Career Education Center, 1448 Williams St., is offering a free computer course for low-income residents of unincorporated Alameda County and San Leandro. Learn how to use a computer, email and the internet, plus online safety, word processing, video calls and more. Classes meet Monday-Thursday 12:30 to 2:30 p.m. starting March 3. For registration call 510-667-6287.

First United Methodist Senior Exercise and Healthy Snacks

First United Methodist Church, 1600 Bancroft Ave. in San Leandro, invites senior citizens to a free program of seated exercise and meditation, followed by conversation and table activities with tea and healthy snacks. Meet on Tuesday mornings from 10 to 11:30 a.m. from March 11 to May 13 in Hale Hall which is entered from Bancroft Ave. Nurture your body, mind, and spirit while building community. All are welcome, non-denominational, no charge. For more information, call the church office at 510-483-0606.

Become a Bicycle and Pedestrian Commissioner

Help make San Leandro a community where walking and biking are safe, equitable, and enjoyable for all ages and abilities. Become a member of the Bicycle and Pedestrian Advisory Commission. As a commissioner, you'll advise on biking and walking conditions and help create a more accessible San Leandro. Apply now: SanLeandro.org/Boards

Umpires Needed for HARD Softball Leagues

Hayward Softball Umpires Assoc. is recruiting year round, to work paid HARD Recreation Softball games – men's and women's and co-ed slow pitch. We train all age groups in fast and slow pitch. Call Educational Director at 510-586-8592 between 9 a.m. and 9 p.m. or email umpire500.61@gmail.com for more information.

Students Learn Public Speaking Skills at Assumption Oratorical Festival

Assumption School students showed off their creative expression skills at the school's annual Oratorical Festival on Jan. 31.

The festival started in recognition of Catholic Schools Week and in honor of Martin Luther King, Jr. Each year, the oratorical festival encourages students to practice and use their effective communication skills in this community forum among friends and family.

Effective communication is a core element woven into Assumption School's curriculum, which has served to benefit kids far beyond their Assumption school years. All students from TK through 8th

grade were asked to master a poem, monologue, or speech. Then, two students per grade level were chosen to perform at the event.

"The Assumption School Oratorical Festival not only strengthens our students' abilities as public speakers and performers, but also fosters a love of writing, poetry, and the spoken word," said Karen Barbera, Assumption's art teacher and organizer of the Oration Festival. "It's a joy to see our students find their voices and share them with others."

As part of the program, Barbera encourages students to participate in San Leandro's annual Oratorical Fest and Poetry Slam.

Applications for the 2025 Cherry Festival & Parade

Last year, over 20,000 people enjoyed the parade and festival. The festival is seeking vendors with high-quality products, unique experiences, professional attitudes, community non-profits, and performers to help make this the best Cherry Festival yet. If you're interested in applying, visit sanleandrocherryfest.com for more information. The 2025 Cherry Festival and Parade will be on Saturday, June 7.

Spectrum Community Services Fall Prevention Classes

Spectrum Community Services will hold its Winter 2025 fall prevention programs: A Matter of Balance and Walk with Ease, hosted at the San Leandro Senior Center, 13909 E 14th St. in San Leandro. These classes are designed to help older adults improve their strength, mobility, and confidence, enabling them to maintain their independence.

To register or learn more, visit SpectrumCS.org or call 510-876-8809.

No one will be turned away for inability to pay, ensuring these life-changing programs remain accessible to all.

A Matter of Balance: Tuesdays from 10 a.m. to 12:30 p.m. January 14 – March 4 (8

weeks). Through group discussions, practical exercises, and expert tips, participants will learn to overcome the fear of falling, strengthen their balance, and enhance home safety. Each session includes a nutritious hot lunch, fostering camaraderie among classmates.

Walk with Ease: Mondays, Wednesdays, and Fridays from 9 to 10 a.m. and from 1 to 2 p.m. January 3 – March 21, 2025 (12 weeks). This one-hour program combines guided walking sessions with fall prevention education. Participants will build stamina, improve balance, and loosen stiff muscles and joints through practical, self-motivating techniques.

Financial Wellness Workshops at the Library

Take steps toward your financial wellness with a free workshop series on Thursdays from 6 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave.

Learn planning and savings tools from Youngky Hermanto, CLTC, a registered financial advisor.

Two sessions remain: "Understanding Asset Accumulation Strategies" on Feb. 20; and "Fulfilling Long-Term Goals" on Feb. 27.

Register for any or all sessions by calling 510-577-3971 or visiting the library's website at www.sanleandrolibrary.org

VITA Offers Free Tax Preparation

The IRS's Volunteer Income Tax Assistance (VITA) will offer no-cost tax preparation to qualified taxpayers who earn \$67,000 or less annually (applies to both the individual and households), persons with disabilities, and limited English-speaking people.

The service will be available by appointment on Wednesdays from 5:30 to 8:30 p.m. through April 15 at the Marina Community Center, 15301 Wicks Blvd. in San Leandro.

In addition, services will

be available from 5:30 to 8:30 p.m. at the Senior Community Center, 13909 East 14th St. on the following dates: Feb. 27, March 11, March 20 and April 1.

To make your appointment at either site or for more information contact VITA by email at vita.eitc@acgov.org or by calling at (510) 271-9141.

This service is possible thanks to a partnership with the Alameda County Social Services Agency, VITA, and the City of San Leandro.

Events at the Library

How To Digitize & Document Your Family History

Learn how to preserve your family history with AI and multimedia storytelling on Saturday, Feb. 22, from 1:30 to 3:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Learn tools for oral histories, photo restoration, and creating a lasting digital heritage library. Explore case studies, free resources, and best practices for legacy preservation. Led by Ron Chan, founder of the Bay Area Chinese Genealogy Group, this session offers innovative techniques to bring your ancestral stories to life.

Meditation Mondays

Relax at a free drop-in relaxation practice on the first Monday of the month from 6 to 7 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Calm your stress with meditation, gentle stretching, breath work, and poetry. For age 18 and older. Call 510-577-3971 to reserve a spot of just drop in. Future Meditation Mondays will be on Feb. 3 and March 3.

Homework Center at the Manor Branch Library

Need help with your homework? Come to the Manor Branch Library, 1241 Manor Blvd., for after-school homework help on Tuesdays and Thursdays from 3:30 to 5 p.m. This is for students in grades 1 through 5. Registration needed at bit.ly/4fD096R or call 510-577-7971.

Spiritual, but not religious?

Watch 12:12pm Live-stream at unitysanleandro.org or on Facebook Live

- We emphasize spirituality more than religion.
- We believe there are many paths to God.
- We show you how to transform your life through practical spiritual principles.
- Everyone is welcome.

SUNDAY 12:12 P.M.

Unity Church of San Leandro

Meeting in person on the 1st & 3rd Sundays at 12:12 PM
San Leandro Senior Community Center
13909 E. 14th St., San Leandro

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Hearty Stew for a Perfect Supper

Nothing warms the body on these cold, wintry nights like a steaming bowl of stew, a combination of vegetables – and usually some meat – simmered gently in natural juices. Stews are nutritious one-dish meals that are easy on the cook and sure to be welcomed at the dinner table.

LEGACY BEEF STEW

Special enough for company, but delicious anytime, this unique stew needs nothing more than a good crusty bread to make a warming, nutritious winter meal.

- 2 pounds beef stew meat
- 1 tablespoon each oil and butter
- 1 large onion, chopped
- 6 cloves garlic, diced
- 1 inch fresh ginger, peeled and diced
- Salt and pepper to taste
- Dash cayenne pepper
- 4 cups beef broth
- 1 bay leaf
- 1/2 cup red wine (optional)
- 4 to 6 carrots
- 1/2 winter squash
- 3 white potatoes
- 3 sweet potatoes
- 8 small white onions
- 8 whole cloves
- 1 pound green beans
- 1/2 pound small prunes

In large, heavy stewing pot, brown meat in oil-butter mixture. Set meat aside. Add chopped onion, garlic, and



ginger to pot and saute. Add salt, black and cayenne peppers, and continue cooking for a few more minutes. Return meat to pot, add broth, bay leaf, and red wine. Add water to cover if necessary. Bring to a boil and cook, uncovered, for 20 minutes, adding more water as needed. Meanwhile, peel and cut up carrots, squash, and white and sweet potatoes. Peel on-

ions and stick a whole clove into each. Wash, trim, and cut up green beans. Reduce heat. Place carrots and onions over top of stew; cover and steam for 10 minutes, then stir into meat. Repeat this procedure with sweet potatoes and beans. Repeat with squash and white potatoes. Check all for tenderness and correct seasoning. About 15 minutes before serving, lay prunes over top of

stew. Cover and steam gently until soft. Makes 8 servings.

CROCK-POT BEEF STROGANOFF

- 2 pounds beef chuck, trimmed of excess fat and cut into 3-inch-long slices 1/2 inch thick
- 1 large onion, chopped
- 1 pound white mushrooms, trimmed and halved
- Salt and pepper
- 2 tablespoons cornstarch
- 1/2 cup sour cream
- 2 tablespoons Dijon mustard
- Cooked thin egg noodles, for serving
- Chopped fresh dill, for garnish

In a 5- to 6-quart slow cooker, toss beef, onion, and mushrooms with 1-1/2 teaspoons salt and teaspoon pepper. Cover, and cook on low until meat is tender, about 8 hours (or on high for 6 hours).

In a 2-cup glass measuring cup, whisk cornstarch with 2 tablespoons water. Ladle 1 cup cooking liquid into measuring cup; whisk to combine. Pour into a small saucepan, and bring to a boil; cook until thickened, about 1 minute. With slow cooker turned off, stir in cornstarch mixture, then sour cream and mustard. Serve beef over noodles; sprinkle with dill, if desired. Yields 8 servings.

WINTER VEGETABLE RAGOUT

- 1/4 cup olive oil
- 4 large carrots, cut into 1/2-inch pieces
- 4 cups butternut squash, cut into cubes
- 2 medium red onions, cut into thin strips
- 2 cups coarsely chopped green cabbage (optional)
- 2 medium turnips, coarsely chopped
- Salt and black pepper
- 1/3 cup vegetable or chicken stock
- 1/3 cup dry white wine
- 2 plum tomatoes, cut into cubes
- 3/4 teaspoon dried thyme or rubbed sage

Preheat the oven to 350°F. Toss the carrots, butternut squash, red onions, cabbage, and turnips with the olive oil and arrange the vegetables in a large roasting pan. Season the vegetables with salt and pepper to taste and then roast them in the oven, uncovered, for 30 minutes.

Stir the vegetable stock, white wine, tomatoes, and thyme or sage into the vegetables and continue roasting them for 45 minutes to 1 hour, stirring occasionally, until the sauce has thickened considerably and the vegetables have started to caramelize. Serves 6.

This winter vegetable stew recipe makes 6 servings.

CHICKEN STEW

- 8 skinless chicken drumsticks
- Salt and ground pepper
- 2 tablespoons vegetable oil
- 1 large yellow onion, diced
- 1 large carrot, diced large
- 1 large celery stalk, diced large
- 3 garlic cloves, smashed and peeled
- 1 large russet potato, diced large
- 1 pound collard greens, stems removed, leaves torn
- 1 (48-ounce) can vegetable juice
- 2 teaspoons Worcestershire sauce
- 2 teaspoons white vinegar

Season chicken generously with salt and pepper. In a 6-quart Dutch oven or heavy pot, heat oil over medium-high. Cook chicken until brown on all sides, 10 to 12 minutes; transfer to a plate. Add onion, carrot, celery, and garlic to pot; cook until onion softens, 3 minutes. Add potato and collard greens; cook until greens begin to wilt, 3 minutes.

Return chicken to pot; add vegetable juice and Worcestershire. Bring to a boil; reduce to a medium simmer, partially cover, and cook until chicken is separating from the bone and vegetables are tender, about 45 minutes. Season with salt and

pepper and stir in vinegar just before serving. Serves 6.

LENTIL STEW

- Grape seed oil
- 1 cup of dry lentils
- 1/2 cup chopped corn
- 1/2 cup of chopped celery
- 1/2 cup chopped onion
- 1/2 cup of chopped carrots
- 1 garlic clove
- 1/2 cup of red wine
- Dash of soy sauce
- Sprinkle of oregano

In a large pot, over high heat, pour some grape seed oil and add onion, garlic, celery, carrots and corn. When the ingredients have softened, add the wine and soy sauce and turn down the heat to medium-high. Then add the lentils, oregano and 4 cups of water and cook for 45 minutes to 1 hour.

CARIBBEAN BEEF STEW

- 1 pound beef stew meat
- 2 large sweet potatoes (about 1-1/4 pounds), peeled, cut into 2-inch chunks
- 1 medium onion, cut into thin wedges
- 1 tablespoon jerk seasoning mix
- 1 (14-1/2 ounce) can beef broth
- 1/2 cup thickly sliced Lindsay pimiento-stuffed Spanish olives
- 2 tablespoons cornstarch
- 2 tablespoons water
- Chopped cilantro or parsley, optional

Toss meat with jerk seasoning. Brown in large saucepan or Dutch oven in 1 tablespoon butter or olive oil. Add onion; cook 5 minutes, stirring occasionally. Add broth; bring to simmer, cover and simmer 45 minutes. Stir in sweet potatoes; continue to simmer, covered, 45 minutes or until beef and vegetables are tender. Stir in olives.

Combine 1 tablespoon cornstarch and 2 tablespoons water; mix well. Stir into stew. Simmer, uncovered, until thickened, about 5 minutes. Garnish with cilantro, if desired. Makes 4 servings.

HOROSCOPE by Salomé © 2019 King Features Synd., Inc.

ARIES (March 21 to April 19): Having second thoughts could be a good thing, even if you're determined to go through with your plans. You might find it worthwhile to take a fresh look at how things have been set up.

TAURUS (April 20 - May 20): Financial matters could continue to be a problem until you're able to straighten out some of the more pesky situations. Once this happens, the rest should be easier to unravel.

GEMINI (May 21 to June 20): Family matters once again take center stage and should be dealt with competently and quickly. Again, insist that others take on their fair share of the responsibilities.

CANCER (June 21 - July 22): Your creative pursuits seem to be running into a roadblock. But rather than blame outside factors, look within to see if you might be holding back your efforts for some reason.

LEO (July 23 - August 22): Keep your keen Cat's Eye focused on relevant aspects of this new situation in your life. Don't be distracted by trivial matters. You need the pertinent facts before making a decision.

VIRGO (August 23 - Sept. 22): As much as you prefer doing things on your own, continue to accept help if you still need to resolve the problem that affects your project. Meanwhile, some cheerful news is about to come your way!

LIBRA (Sept. 23 - October 22): While you might begrudge the added time it will take to get your project from point A to B to C, etc., you could benefit from the facts that will emerge over this expanded time span.

SCORPIO (October 23 - November 21): Regarding your workplace suggestions, be prepared to produce the facts to counter reactions from skeptics who feel like your approach is unreasonable or even impossible.

SAGITTARIUS (Nov. 22 - Dec. 21): Savvy Sagittarians will look for work-related answers on their own rather than relying on unproved assumptions. It might take more time to do so, but the payoff is worth it.

CAPRICORN (Dec. 22 - Jan. 19): Your aspects continue to favor family issues, with a special emphasis this week on changes in and around your home. Get everyone to suggest what they would like to see done.

AQUARIUS (Jan. 20 - Feb. 18): A matter you thought had been settled still might produce surprises. Best advice: Continue to gather facts to bolster your position just in case you need to produce them quickly.

PISCES (Feb. 19 - March 20): While your instincts are usually right when discerning 'twix truth and deception, you could benefit from doing more research on the new "prospect" that you've been pitched.

CROSSWORD PUZZLE ANSWERS

T	E	R	I	S	L	I	M	A	S	P
U	L	A	N	L	I	N	A	P	O	O
B	O	Y	F	R	I	E	N	D	P	B
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S	L	E	W	B	U	N	N	Y	H	O
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SENIORS

Increase Chance That Power Of Attorney Will be Honored

Q: *I have heard friends complain that their parent's financial Power of Attorney document was not honored by their parent's own bank. Is there a way to avoid this?*

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

A: Unfortunately, we hear that complaint from time to time. While there may be no way to draft a power of attorney that completely eliminate the risk that it will not be honored at the time of need, here is my short list of steps you can take to minimize that risk:

Sign the Bank's Own Forms: Most banks and other financial institutions have their own, short form Power of Attorney with which they are familiar. While the bank's own forms are more limited and are usually targeted to specific accounts, signing them – in addition to your attorney-drafted document – usually eliminates the risk that your designated agent will have problems at that bank down the road. Be sure that your own, expanded POA expressly permits you to do this, so that both will be honored.

Include Hold Harmless Provisions in Your DPOA: Financial custodians are concerned about their exposure if they mistakenly rely upon a Durable Power Of Attorney

("DPOA") that appears valid on his face. It sometimes helps if your DPOA includes specific language that a bank or other custodian will be held harmless if it relies, in good faith, upon a DPOA presented to it.

Fully Describe Real Property: Title companies are sometimes reluctant to honor a DPOA that refers, generally, to "all real property". Their comfort increases dramatically if the DPOA recites, specifically, the full legal description of each piece of real property covered by the DPOA. This can be handled either in the body of the DPOA or as an attached Exhibit.

Preserve Evidence of Capacity: If you anticipate any question down the road as to whether an elderly signer knew what he was signing at the time the DPOA was executed, consider asking him to secure a letter from his doctor that the elder has full capacity to sign such documents. That letter can then be kept on file to be shown to any financial institution should such concern later arise.

Keep the DPOA Current: Third parties are often concerned if a DPOA has been signed so long ago that it is "stale" in their eyes. I recommend re-executing a financial DPOA at least every 3 to 5



years and, if possible, annually.

Offer a § 4305 Affidavit: Custodians are sometimes concerned that the DPOA may have previously been revoked. To allay that concern, the agent can submit an affidavit to the custodian, made pursuant to section 4305 of the Probate Code, that the DPOA has not been revoked. Once completed, that affidavit becomes conclusive proof of non-revocation.

Include Language That the Custodian May Prefer: If the DPOA is being created to be used at a specific bank or title company, ask whether it prefers specific language in the DPOA and, if so, consider incorporating that in your own document.

Legal Proceedings to Enforce Acceptance: As a last resort, consider a lawsuit. The law provides that a third party who refuses to honor a DPOA, after being provided a 4305 affidavit, may be liable for the petitioner's attorney's fees incurred in the court proceeding. Bringing this to the custodian's attention often generates the desired compliance.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 25 years with Trusts, Wills, Powers of Attorney, Probate, Medi-Cal Planning, and related matters. To contact his office, send an email to Gene@Lawyer-ForSeniors.com or call (510) 247-2555.



The process of grieving and settling a spouse's affairs is a marathon, not a sprint. Be kind to yourself, seek support when needed, and remember that you are not alone. With time, you will find a way to navigate this difficult journey.

Short, Long-Term Steps to Take When a Spouse Dies

Losing a spouse is an incredibly painful and disorienting experience. Beyond the emotional devastation, there are numerous practical and legal matters that need to be addressed in the days, weeks, and months following their passing. Navigating this difficult period requires a combination of self-compassion, careful organization, and a willingness to seek help when needed. This article outlines the crucial steps to take when a spouse dies, offering a framework for managing the immediate aftermath and the longer-term process.

Immediate Actions (Within the First Few Days)

Obtain a Legal Pronouncement of Death: If your spouse passed away at home, you will need to contact emergency services. A medical professional must formally pronounce the death and provide a death certificate. This is crucial for many subsequent steps.

Notify Family and Close Friends: This deeply personal, but it's important to inform those closest to your spouse as soon as you are able. Consider asking a trusted friend or family member if needed.

Make Funeral Arrangements: This can be a daunting task amidst grief. Review any pre-arranged funeral plans your spouse may have made. If no plans exist, you will need to decide on burial or cremation, choose a funeral home, and plan the service. Don't hesitate to delegate tasks to friends and family.

Secure the Home: Ensure the safety and security of your home. Lock doors and windows, and consider having someone stay with you or check in regularly.

Locate Important Documents: Begin gathering essential documents, including the will, life insurance policies, bank account statements, investment records, marriage certificate, and social security card. Knowing where these are will save time and reduce stress

later.

Important Tasks in the Following Weeks, Months

Once the initial shock subsides, a more structured approach is necessary to manage the legal and financial aspects:

Obtain Copies of Death Certificate: You will need certified copies of the death certificate for various purposes, such as claiming life insurance benefits, transferring assets, and notifying government agencies. Order at least 10-15 copies.

Notify Government Agencies: Contact the Social Security Administration to report the death and inquire about survivor benefits. Inform the Department of Veterans Affairs if your spouse was a veteran. Notify Medicare or Medicaid as applicable.

Contact Financial Institutions: Notify banks, credit unions, investment firms, and insurance companies. Close or transfer accounts as necessary, and file claims for life insurance policies.

Probate the Will (If Applicable): If your spouse had a will, it will need to be probated. Probate is the legal process of validating the will and distributing the assets according to its instructions. Hire a probate attorney to guide you through this process, which can be complex.

Determine Estate Taxes: Depending on the size of your spouse's estate, estate taxes may be due. Consult with a tax professional to determine your obligations and ensure compliance with federal and state laws.

Review and Update Your Own Estate Plan: Now is a good time to review and update your own will, power of attorney, and other estate planning documents. Your circumstances have changed, and your estate plan should reflect your current wishes.

Manage Debts and Obligations: Identify and address any outstanding

debts or obligations, such as credit card bills, mortgages, and loans. Consult with an attorney to understand your responsibilities and protect your assets.

Consider Professional Advice: Seek guidance from professionals, such as attorneys, financial advisors, and accountants. They can provide valuable assistance with legal, financial, and tax matters.

Taking Care of Yourself

While navigating practical tasks is crucial, it's equally important to prioritize your emotional well-being. Grief is a complex and deeply personal experience, and there is no right or wrong way to grieve.

Allow Yourself to Grieve: Don't suppress your emotions or try to be "strong." Allow yourself to feel sadness, anger, and other emotions that arise.

Seek Support: Talk to friends, family, or a therapist. Grief support groups can also provide a safe and supportive environment to share your experiences with others who understand what you're going through.

Maintain Your Physical Health: Eat nutritious meals, exercise regularly, and get enough sleep. Taking care of your physical health can help you cope with stress and manage your emotions.

Avoid Major Decisions: Avoid making major life decisions, such as selling your home or changing jobs, in the immediate aftermath of your spouse's death. Give yourself time to adjust and make decisions when you are thinking more clearly.

The process of grieving and settling a spouse's affairs is a marathon, not a sprint. Be kind to yourself, seek support when needed, and remember that you are not alone. With time, you will find a way to navigate this difficult journey and build a new chapter in your life, carrying the love and memories of your spouse with you.

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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Back To The Basics

By Carl Medford, CRS
Special to the Times

It is hard to believe that real estate as we know it today is not even 25 years old. When I started my career as an

agent in 2001, Realtors were the only source for real estate information and many agents were still using a DOS-based system to access property information. While Realtor.com

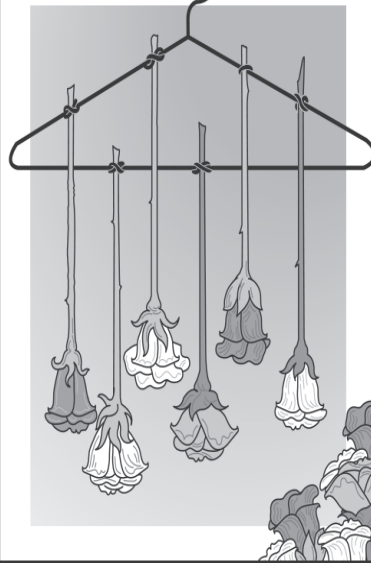
and Homes.com were around in basic form in the late 1990s, Zillow did not launch until December, 2004, providing widespread data access for all.

Many Realtors, tired of juggling multiple Thomas Guide maps, gladly paid hundreds of dollars for the first practical GPS systems. I distinctly remember the day I made my commitment to get one: I was driving a group of clients in my van to view homes, holding maps with one hand and driving with the other. When my Blackberry phone rang, an audible gasp from someone in the back was all the incentive I needed.

It is hard to believe how far we have come in less than a quarter of a century.

Ironically, while much has changed, three fundamental things have not. We call them the 3- Ps – Preparation, Pricing and Promotion. Like three legs on a stool, all three are equally important if you want the best results. Even with all of the modern tools that we have,

The Garden Bug



How to air-dry your roses

1. Strip leaves from the stem, leaving the flower. Cut stems no shorter than six inches. Remove from sunlight after cutting.
2. Secure the bottom of the stems to a hanger so that they hang upside down to dry. Find a dark, dry area with good circulation, such as an attic or unused closet, and leave flowers to hang there for two to three weeks until completely dry.
3. When dry, spray with unscented hairspray for protection.

— Brenda Weaver

Source: www.proflowers.com



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2044 Vivian Street 94546: \$825,000 [2 BD - 800 SF - 1953]
3025 Keith Avenue 94546: \$925,000 [1 BD - 752 SF - 1940]
19785 Stanton Avenue 94546: \$1,000,000 [3 BD - 1,346 SF - 1957]
2755 Somerset Avenue 94546: \$1,140,000 [3 BD - 1,762 SF - 1947]
22438 Moyers Street 94546: \$1,200,000 [4 BD - 2,764 SF - 1939]
4648 Crow Canyon Road 94552: \$1,950,000 [3 BD - 2,415 SF - 1992]
18007 Reamer Road 94546: \$2,100,000 [4 BD - 3,413 SF - 1948]

TOTAL SALES: 7

LOWEST AMOUNT: \$388,000 MEDIAN AMOUNT: \$600,000
HIGHEST AMOUNT: \$1,255,000 AVERAGE AMOUNT: \$694,000

SAN LEANDRO

14283 Doolittle Drive #26 94577: \$388,000 [2 BD - 980 SF - 1973]
740 Fargo Avenue #13 94579: \$475,000 [2 BD - 840 SF - 1965]
13873 Seagate Drive 94577: \$510,000 [1 BD - 990 SF -]
396 Bristol Boulevard 94577: \$600,000 [4 BD - 1,582 SF - 1944]
14851 Boulevard Court 94578: \$800,000 [5 BD - 2,487 SF - 1953]
2427 Easy Street 94578: \$830,000 [2 BD - 1,050 SF - 1950]
852 Glen Drive 94577: \$1,255,000 [3 BD - 1,637 SF - 1929]

TOTAL SALES: 9

LOWEST AMOUNT: \$620,000 MEDIAN AMOUNT: \$867,000
HIGHEST AMOUNT: \$1,150,000 AVERAGE AMOUNT: \$858,333

SAN LORENZO

1651 Via Chorro 94580: \$940,000 [3 BD - 1,471 SF - 1955]
17363 Via La Jolla 94580: \$1,121,500 [3 BD - 1,619 SF - 1951]

TOTAL SALES: 2

LOWEST AMOUNT: \$940,000 MEDIAN AMOUNT: \$1,030,750
HIGHEST AMOUNT: \$1,121,500 AVERAGE AMOUNT: \$1,030,750

HAYWARD

945 Fletcher Lane #A332 94544: \$468,000 [2 BD - 946 SF - 1986]
1252 Westwood Street 94544: \$600,000 [3 BD - 1,081 SF - 1953]
26256 Hickory Avenue 94544: \$650,000 [3 BD - 1,618 SF - 1952]
2521 Oliver Drive 94545: \$680,000 [3 BD - 1,220 SF - 1971]
25111 Vista Greens Court 94541: \$710,000 [3 BD - 1,365 SF - 1973]
2517 Oliver Drive 94545: \$720,000 [4 BD - 1,474 SF - 1970]
28580 Triton Street 94544: \$755,000 [3 BD - 1,044 SF - 1960]
24576 Oneil Avenue 94544: \$820,000 [2 BD - 1,032 SF - 1947]
24667 Dale Street 94544: \$860,000 [3 BD - 1,071 SF - 1950]
2255 Dracena Street 94545: \$860,000 [3 BD - 1,128 SF - 1957]
22840 Optimist Street 94541: \$860,000 [3 BD - 1,482 SF - 1950]
26126 Hickory Avenue 94544: \$865,000 [2 BD - 1,041 SF - 1952]
24627 Soto Road #24629 94544: \$892,000 [5 BD - 1,688 SF - 1952]
530 Cottage Park Drive 94544: \$922,500 [4 BD - 1,806 SF - 2007]
25480 Belhaven Street 94545: \$950,000 [3 BD - 1,359 SF - 1959]
23723 Fairlands Road 94541: \$1,050,000 [3 BD - 1,962 SF - 1984]

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everything still comes down to those three main categories – handle all three correctly and you stand a good chance of success.

Preparation: It is a widely accepted reality that homes that are effectively prepared typically sell for more than those that are sold "AS-IS." If done correctly, it is even possible to recoup multiple dollars for every dollar spent on improvements.

Pricing: Thanks to all of the data now online, couple with automated valuations on most of the major real estate portals, buyers have become extremely price-savvy. Not only will they not make an offer on a home they believe is overpriced (believing anyone setting a high price might be unreasonable), they will often not show up for a visit.

Promotion: Selling a home has become like online dating: you have 7-10 seconds to make a good impression on someone's device. Excellent photos and staging set the stage for effective offers. If they do not like what they see online, chances are they will never show up.

The simple truth is this: master the 3 Ps and your chances of ultimate success will dramatically increase.

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

Simple Solution for a Root-Bound Plant

By Buzz Bertolero
The Dirt Gardener

Q I have a Camellia in a terracotta pot whose roots have grown through the drainage holes and are rooted into the ground. I'm not entirely sure what to do next to fix things.

A This is not as much of a problem as it might seem. Your Camellia is root bound. I suspect it's been in the same container for a very long time or planted in a container that is too small. Either way, now and for the next month is an excellent time to remedy the situation. The solution is simple: push the container over as far as possible and cut the roots off at the drainage hole. Now, you have two options: root prune the Camellia and replant it in the same container or transplant it into a larger pot. Containerized maples, roses, azaleas, gar-

nias, and many others are transplanted once every thirty-six to forty-eight months as a standard practice. This prevents them from becoming root-bound and declining.

Root pruning allows you to keep a plant in the same container indefinitely by creating room for new roots. At the same time, transplanting enables you to increase the container size gradually over time. With either technique, you'll be cutting the root ball, which makes people very nervous, as they are concerned about permanently damaging the plant. Unless you grossly overdue it, this shouldn't be the case. You'd remove the Camellia from the container, exposing the rootball. It was maybe necessary to break the pot. As plants become root-bound, they develop a thick and tightly bound rootball in the shape of the container. You must

break this pattern by severing the roots with a serrated knife, pruning shears, or a pruning saw. You physically slice, trim or cut away two to six inches from the sides of the root ball and four to eight inches off the bottom. If it's being transplanted, make four to twelve slices or slashes depending on the size of the root ball and don't forget the bottom. Next, you add fresh potting soil to the new or existing container, insert the Camellia, and fill the vacant space with soil to complete the transplanting project and water.

Q For home gardeners, pruning is the best method for dwarfing fruit trees.

A Dwarfing an established fruit-bearing tree is more challenging because severe pruning can affect yield for several years, but it is



By PumpkinSky - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=65054638>

possible. With new plantings, best for small yards. Commercial fruit growers use dwarf

rootstocks to keep trees small. This is accomplished by budding a desired variety onto the appropriate rootstock. Growers have access to many different rootstocks. In addition to height, some rootstocks are nematode resistant, while others can tolerate heavy soils. A grower can bud the same variety onto several different rootstocks depending on the growing conditions of the trees.

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.

The 30-Year Fixed-Rate Mortgage Continues to Decrease

The 30-year fixed-rate mortgage continued to inch down this week, reaching its lowest level thus far in 2025. Recent mortgage rate stability is benefitting potential buyers, as purchase demand is stronger than this time last year. This is an indication that a thaw in buyer activity could be on the horizon.



Plant a Tree

Arbor Day is celebrated in California in March, so make a plan—and pick a spot—to plant a tree.

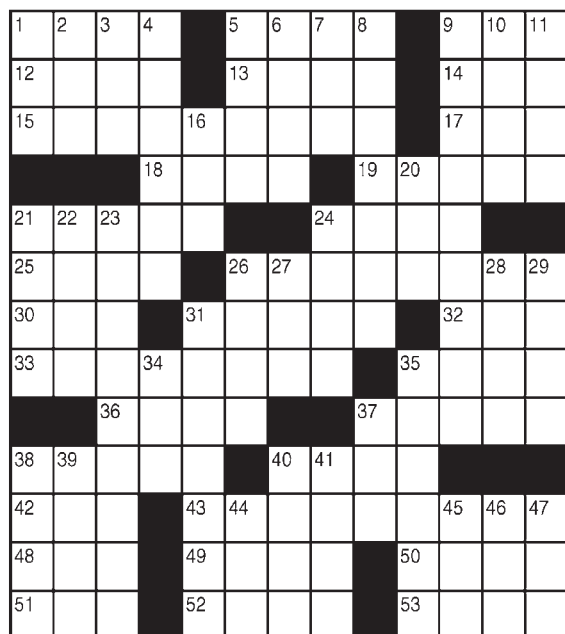
Before it Rains Again

If the weather is nice this weekend, get out and do some serious work. Finish pruning roses, grapes and deciduous fruit and nut trees. (If you want more grape vines, stick a few of the pruned cuttings into the ground—they root easily.) Put any bulbs that haven't been planted into the ground right away. Pull weeds while the ground is still very moist and before they take over everything.

Repot Cymbidiums

If your cymbidium orchids are bulging out of their containers, repot them from now until the end of June. Remove the old bark, discard dead roots and rotted bulbs, and transfer the entire plant into a larger container filled with cymbidium mix or bark. You can also split up the plant into groups of three to five bulbs with leaves and repot each division individually.

THE TIMES CROSSWORD



ACROSS

- 1 Actress Hatcher
- 5 Slender
- 9 Venomous viper
- 12 -- Bator
- 13 Director Wertmuller
- 14 Cutesy- --
- 15 Beau
- 17 "Nova" aier
- 18 Oodles
- 19 Media mogul Winfrey
- 21 Brother of Moses
- 24 Concerning
- 25 Large amount
- 26 Novelty dance at a wedding
- 30 Pampering, for short
- 31 Sri --
- 32 Tokyo's historic name
- 33 Quarantines
- 35 L-Q bridge
- 36 Baseball legend Willie
- 37 Mission man
- 38 Arizona city
- 40 Pants part
- 42 Flamenco cheer
- 43 Exceed
- 48 -- -Manuel Miranda
- 49 Clump of grass
- 50 Locks
- 51 Young bloke
- 52 Summers in Paris
- 53 Sciences' partner

DOWN

- 1 Vat
- 2 "Xanadu" band
- 3 Comic Romano
- 4 Cash received
- 5 Skirt feature
- 6 Fibs
- 7 Hostel
- 8 "Vogue" singer
- 9 Collar, as a suspect
- 10 Japanese noodles
- 11 Ritz
- 16 Director Howard
- 20 Snoop
- 21 Sparkling Italian wine
- 22 Shakespeare title starter
- 23 Advise
- 24 Pen fluids
- 26 Cave creatures
- 27 French article
- 28 Air freshener target
- 29 Vatican VIP
- 31 Infant's outfit
- 34 Napkin's perch
- 35 Green tea variety
- 37 -- de deux
- 38 Bridge fee
- 39 Director Kazan
- 40 Ump's ruling
- 41 Tolkien creatures
- 44 Trench
- 45 Oft-pierced body part
- 46 Petty peeve
- 47 ER workers

ANSWERS ON PAGE 4

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LEGAL NOTICES

FILED
MELISSA WILK
February 10, 2025
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612396
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es): Mudroom Clay Studios located at 1311 Park Street #1281 Alameda, CA 94501 Alameda County, is hereby registered by the following owner(s): Orange Blossom Arts LLC, located at 1311 Park Street #1281 Alameda, CA 94501. This business is conducted by a Limited Partnership. This business commenced N/A
/s/Melissa O'Kane
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 09, 20230
FEB 13, 19, 26, MAR 06, 2025
1935 - SLT

FILED
MELISSA WILK
January 21, 2025
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612394
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es): GoTo Landscaping located at 1934 Via Barrett, San Lorenzo, CA 94580 Alameda County, is hereby registered by the following owner(s): Michio Goto, located at 1934 Via Barrett, San Lorenzo, CA 94580. This business is conducted by An Individual. This business commenced N/A
/s/Michio Goto
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires January 20, 2030
FEB 19, 26, MAR 06, 13, 2025
1940 - SLT

LEGAL NOTICES

FILED
MELISSA WILK
February 10, 2025
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612394
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es): Blackmen "Safe Space" Podcast located at 29212 Harpoon Way, #401 Hayward, CA 94544 Alameda County, is hereby registered by the following owner(s): Martin L. Sharp, located at 29212 Harpoon Way, #401 Hayward, CA 94544. This business is conducted by An Individual. This business commenced N/A
/s/Martin L. Sharp
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 09, 2030
FEB 13, 20, 27, MAR 06, 2025
1930 - SLT

FILED
MELISSA WILK
February 13, 2025
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 612452
FICTITIOUS BUSINESS NAME STATEMENT
Pursuant to Business and Professions Code Sections 17900-17930
The name of the business(es): Fonte's Custom Countertops located at 31374 Santa Elena Way, Union City, CA 94587 Alameda County, is hereby registered by the following owner(s): Michael Fonte, located at 31374 Santa Elena Way, Union City, CA 94587. This business is conducted by An Individual. This business commenced N/A
/s/Michael Fonte
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 12, 2030
FEB 20, 27, MAR 06, 13, 2025
1940 - SLT

LEGAL NOTICES

Ines C. Barbosa et al, Petitioner

SUPERIOR COURT OF California
COUNTY OF ALAMEDA
Wiley W. Manuel Courthouse
1225 Fallon St.
Oakland, CA 94612
PETITION OF: Ines C. Barbosa et al
FOR CHANGE OF NAME
Case No 24CV086797
ORDER TO SHOW CAUSE
FOR NAME CHANGE
TO ALL INTERESTED PERSONS:

1. **Petitioner: Ines C. Barbosa et al** filed a petition with this court for a decree changing names as follows:
(Present name) Quetzalli Victoria Rodriguez
(Proposed name) Quetzalli Victoria Rodriguez Barbosa
2. **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

DATE: 03/21/2025 Time: 09:30 AM Dept: 103
The address of the court is:
Wiley W. Manuel Courthouse
1225 Fallon St.
Oakland, CA 94612

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation: printed in this county: San Leandro Times
Date: February 6, 2025

/s/ Sandra Bean
JUDGE OF THE SUPERIOR COURT
FEB 06, 13, 20, 27, 2025
1925 - SLT

LEGAL NOTICE

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Gary Stefan Wemmer.
Case Number:
25PR110120

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Gary Stefan Wemmer.**

A Petition for Probate has been filed by **James Christopher Lujan (Wemmer)** in the Superior Court of California, County of Alameda. The Petition for Probate requests that **James Christopher Lujan (Wemmer)** be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **March 14, 2025, 9:45 a.m., Dept. 202, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704.**

IF YOU OBJECT to the granting of the petition you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) **four months** from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code or (2) **60 days** from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. **Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.**

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: **James Christopher Lujan (Wemmer)**
4573 Glacier Street Springfield, OR. 97478 541-870-6692

LEGAL 1950 SLT - 25PR110120 02/20/25, 02/27/25, 03/06/25

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San Leandro Times

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Racist: 'The city should have called a press conference as soon as it happened'

continued from front page
spaces, or volunteering with Narcotics Anonymous in several locations.

Not all the neighbors wanted to see her enjoy her house, she said. She came home from work in early February to find racist graffiti on her fence with the words "No Black."

Reed said this happened shortly after one neighbor had said the former homeowner had "no permission" to sell the house to anyone who was of color.

When she went to paint over the graffiti, a neighbor told her she would report her to the county to prevent this, claiming there were no permits. Reed continued painting, but she said the county demanded she stop work painting over the graffiti. It turns out her house sits on county land, but she had applied for

the proper permits from the city.

Reed was also told by one neighbor she should "get rid of" the immigrant workers helping fix up her house, and her property was later broken into and their tools stolen. The recently renovated inside of her house was gutted, she said.

The attacks made the local TV news and drew the attention of the NAACP and local social justice activists in the Big Tent San Leandro (BTSL) organization.

Last Saturday, Reed was the special guest of the BTSL, which was founded by longtime San Leandro civil rights activist and Bay Area Business Roundtable CEO Bernard Ashcraft and is now headed by Stephen Michael Tow.

BTSL pledged to help in any way it could, starting with setting up a GoFundMe

account to help with Reed's temporary lodging expenses, as her house is currently uninhabitable.

Big Tent members reacted with outrage at the treatment she received, and said response by officials has been lacking.

"We've got to stop this in San Leandro," Ashcraft said. "The city should have called a press conference as soon as it happened, but didn't."

Ashcraft also said the FBI Should investigate.

Ashcraft questioned why Mayor Gonzalez hadn't come to the meeting. Gonzalez had written the group expressing outrage at the attack, and said it had occurred on county, not city land, so the county law enforcement would need to respond.

City Councilmember Dylan Boldt from District 6

see RACIST, page 12



Racist graffiti on a fence has been painted over at Sonia Reed's home in the Hillcrest Knolls neighborhood.



PHOTOS BY MIKE McGUIRE

Longtime San Leandro civil rights activist Bernard Ashcraft met with Sonia Reed at the February 15 meeting of the Big Tent San Leandro group.

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.

Mobile Home Park Owners Breaking the Law

Editor,

For three years, the San Leandro City Council has promised to rewrite the Mobile Home Rent Stabilization Ordinance, yet no action has been taken. Meanwhile, mobile home park owners have taken the city's inaction as a green light to violate both the spirit and the letter of the law.

At Mission Bay Mobile Home community, Brandenburg, Staedler & Moore (BSM) has introduced new rules and regulations that impose unlawful restrictions, selectively target tenants, and add new fees that burden seniors already struggling with rising rents and pass-through costs. These rules ignore California's Mobile Home Residency Law (MRL) and further destabilize affordable hous-

ing for one of San Leandro's most vulnerable populations.

Mission Bay residents have spent the last five years asking BSM to address serious public safety concerns—from deteriorating infrastructure to crime and flooding risks. BSM has ignored every request. Instead, it has prioritized new restrictions, financial penalties, and installing surveillance cameras without transparency about their placement, purpose, or access.

Residents are demanding action from the City. The Mission Bay Residents Association has submitted a formal legal challenge to BSM's rules and is urging the Rules Committee to finally move the Mobile Home Rent Stabilization Ordinance rewrite to the full City Council.

Since the city has failed to act, residents have taken matters into

their own hands. They have hired Margaret DiMatteo, an experienced mobile home attorney from Movement Legal, to draft a new ordinance that will be submitted to city staff for review in the coming weeks.

San Leandro must decide: Will it stand with its residents—or with predatory park owners? Residents will be watching.

Deborah Acosta
San Leandro

People Voted for Trump to Make Eggs Cheaper

Editor,

One of the main reasons people voted for Trump was the price of groceries, specifically, eggs. Despite inflation being tamed by President Biden, eggs were still a bit higher last November than before the Covid pandemic, which killed over 300,000

needlessly during Trump's first presidency. A slim majority voted Republican, for cheaper eggs.

How's that working for us? Um, not so good. Eggs are now twice the price they were when Democrats lost the election. Some blame bird influenza, some blame inflation. Trump's pick for Health and Human Services, RFK Jr., is unlikely to control the bird flu since he is anti-vax. If bird flu jumps into the human population, thousands more people will die.

You can thank Republican senators who confirmed RFK's nomination, along with the other incompetent cabinet secretaries, whose only qualification is to follow Trump down to oblivion. Republicans' policies bring cheaper eggs? You've been fooled again.

Bruce Joffe
Piedmont

Derby: Awards for not just the fastest car, but most creative

continued from front page

master's daughter, but he didn't judge any of the events. Split seconds behind her were third-grader Blue Ryan at 2.61 seconds, and first-grader John "Jax" Ramos at 2.62 seconds.

"Most Creative" awards went to second-grader Sebastian "Bash" Ramos for his Pink Eraser car and to fifth-grader Alen Cheng for his Zombie car. Chen also picked up an award for "Best Handiwork," as did second-grader Asher Valdivia.

The prizes for "Most Stylish" went to fifth-grader Scarlett Lu and kindergartner Niko Talbot.

From the Lions Den, known as kindergarten outside of scouting, speed award winners were Lottie Booth in first place, Mia Lee in second and Niko Talbot in third. The first grade Tigers Den had speed winners Eva Ryan in first place, John "Jax" Ramos in second, and Liam Blankenship in third place.

Speed awards for the second-grader Wolf Den went to Asher Wong in first place, Ethan Lee in second and Sebastian "Bash" Ramos in third.

The Bears Den of third-graders had Blue Ryan win first place for speed, followed by Rebekah Bigler Uhl in second place and Lucas Talbot in third.

The Webelos/Arrow of Light den of fourth and fifth-graders yielded a first-place speed finish for Isaac Sade, second place for Jack O'Sullivan and third place for Falcon Lunger.

Girls have increasingly joined the Cub Scouts as well as the Boy Scouts. The organization has renamed itself Scouting America to reflect inclusion of everyone. (The Girl Scouts of America are a separate organization.)

As the number of girls has grown, so has the number of girls winning top events at competitions like the Pine-



PHOTO BY KHOI NGUYEN

The theme for this competing trio of Pinewood Derby cars was called "Nuclear Holocaust and Its Aftermath" with cars named Uranium, Mad Max and Zombie. It was a coincidence, though: the three scouts who entered them hadn't worked together on them or on a common theme. Fifth grader Alen Cheng won a "Most Creative" award for his Zombie car.

wood Derby, Bigler said.

"This is such a great event for the Cub Scouts," Bigler said. "It's not only tons of fun for the kids to watch their cars race on a 40-foot track, they also learn craftsmanship and creativity."

"Sure, the grownups help to cut their cars from blocks of pine, but every car is the scouts' own creation, and seeing the variety of styles, shapes and colors is always my favorite part of the derby."

Bigler sees other benefits of scouting as well. He noted that his daughter Rebekah is best friends with fellow pack member Nahla Smith, but they go to different schools and live in different cities.

"But they met through

scouting, and scouting helps them stay together as friends," he said.

Most of the members of Pack 506 are from Roosevelt and Washington elementary schools, with some from McKinley and a few from Oakland. Pack 506 meets every other Wednesday, outdoors in good weather, at Roosevelt School.

The pack's website is <https://pack506.org>. All children of any gender, from tran-



PHOTO BY MIKE MCGUIRE

Three Pack 506 Cub Scouts just after the Pinewood Derby at Roosevelt School — Oliver Nguyen, Nahla Smith and Nahla's best friend, Rebekah Bigler Uhl, who won the overall speed title in the derby.



PHOTO BY KHOI NGUYEN

Second-grader Sebastian "Bash" Ramos won a "Most Creative" award for his Pink Eraser car at the Pinewood Derby.

sitional kindergarten to fifth grade, are welcome to join.

Arrested: Spike strips

continued from front page

20 miles per hour, according to police. The second attempt with the spike strips slowed the car to 5 miles per hour, finally bringing the car to a stop.

Flatt was arrested and brought to Santa Rita Jail, where he was charged with using a vehicle as a deadly weapon against a peace officer, evading officers with a willful disregard for public safety, second-degree rob-

bery, and possessing illegal narcotics. He was also charged with driving a stolen vehicle, receiving stolen property, possession of burglar tools, and resisting arrest.

According to arrest records, the felony charges include "special circumstances" to add a second strike to Flatt's criminal record.

Flatt is expected to face the charges in court in Oakland on Friday.

Racist: Outrage

continued from page 10

was at the meeting, though, and expressed outrage with the attacks. He said he couldn't act on behalf of the city, but had arranged to have businesses and unions he worked with to cover the cost of repainting the fence.

Boldt also called on newly elected Sheriff Yesenia Sanchez to make justice in this case a high priority.

"No one should have to go through what you went through," Tows said to Reed, adding that his wife is Black and so are two of his children.

"When I see a Black new homeowner pushed out of their home, I see redlining," Tow added.

A rally in support of Reed

will be held this Saturday, Feb. 22, starting with sign making at 10 a.m. in Hillcrest Knolls Park, 150th and Van avenues. The rally itself begins at 11:30. For more information or to volunteer to help with the event, email Karen Fernandez at karen.fernandez@cacnonprofit.org.

You can get more information and donate if you wish toward Reed's temporary expenses at <https://www.gofundme.com/f/stand-with-sonia-in-san-leandro-against-hate>.

Sonia Reed said what she wants is simple.

"All I want to do is sit on my porch, let my grandkids enjoy the house, and share fruit with my neighbors," she said.

Rally on Saturday In Support of Reed

A rally in support of Sonia Reed will be held this Saturday, Feb. 22, at Hillcrest Knolls Park, 150th and Van avenues, in unincorporated San Leandro.

The rally begins at 11:30. Volunteers will arrive to make signs at 10 a.m.

Reed is the new homeowner who had racist graffiti painted on her fence. Several local politicians and community leaders have been invited to speak. Though, as of Wednesday, the speakers hadn't been confirmed.

For more information or to volunteer to help with the event, email Karen Fernandez at karen.fernandez@cacnonprofit.org.

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Jayspencer29@yahoo.com
FD1505 fdr651

Walgreens: Company cites ‘costs of rent, staffing, and supply needs’

continued from front page

store’s shelves are already looking empty.

Walgreens recently announced the closure of eight stores in California, including the San Leandro store. The other locations closing are in Southern California and the Central Valley.

A store manager referred questions to Walgreens headquarters. A Walgreens spokeswoman said the store will close on March 27 and that customers’ prescriptions will be automatically transferred to the CVS at 1500 East 14th St. in San Leandro.

A statement sent from Wal-

greens spokeswoman Jennifer Cato said that the pharmacy is central to the company’s business strategy. “However increased regulatory and reimbursement pressures are weighing on our ability to cover the costs associated with rent, staffing, and supply needs.”

The statement said that it’s never easy to make the decision to close a store, and that most of the employees will be “redeployed” from the stores that are closed.

In addition to the San Leandro store closure, Walgreens recently announced the closing of its store at 5055 Telegraph Avenue in Oakland and 11 stores in San Francisco.

The company, headquartered in Deerfield, Illinois, said last year it plans to close a significant portion of its stores across the country. Rite-Aid and CVS have also been closing stores.

A sign near the front door of the Walgreens at Palma Plaza tells customers the store will be closed on March 27 and their prescription files sent to CVS.



PHOTOS BY JIM KNOWLES

The Walgreens at Palma Plaza will close next month.

American Legion Pancake Breakfast on Sunday

American Legion Post 117 of San Leandro will host its monthly Fourth Sunday Breakfast on Sunday, Feb. 23, from 8 to 11 a.m. at the Veterans Memorial Building, 1105 Bancroft Ave. in San Leandro. Pancakes with sausage, eggs, coffee, tea, juice. Veterans \$7, non-veterans \$8.



MARINA PARK BAY TRAILS

CLEANUP DAY

Join us as we kick off our first Beautify San Leandro event of the year!



Volunteers, meet us at the Heron picnic area!

SIGN UP TO VOLUTNEER

SATURDAY, FEBRUARY 22ND
8:30AM-11:30AM
14001 MONARCH BAY DR, SAN LEANDRO, CA 94577



CONTACT US

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City of San Leandro’s Home Earthquake Strengthening Course

The City of San Leandro is again offering its nationally recognized and award-winning Home Earthquake Strengthening Course to homeowners. This is a “do-it-yourself” course geared towards owners of older, raised-floor homes. Homeowners will be shown how to identify and strengthen structural weaknesses in their homes. Upon completion of this four-day course, each homeowner will have a customized blueprint for their seismic project.

If you own a hillside home, please contact the Division of Building & Safety at (510) 577-3405.

When: March 6, 11, 13 and 18
This is a four-day course.

Where: Surlene Grant Community Room @ 999 E. 14th Street, San Leandro

Time: 6:00 to 8:00 p.m.

Cost for City of San Leandro Residents:
\$30.00 for single / \$35.00 for couples
Cost for Non-Residents / Unincorporated San Leandro: \$50.00 for single / \$60.00 for couples

Class size is limited.
REGISTRATION BY MAIL, PHONE, OR EMAIL: Permitsbyemail@sanleandro.org

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