

CASTRO VALLEY FORUM

A COMMUNITY NEWSPAPER SERVING CASTRO VALLEY SINCE 1989

YEAR 29

WEDNESDAY, JULY 19, 2017

NO. 30

INSIDE YOUR
FORUM

NEWS



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MAC Selects Alameda Grocer To Take on Daughtrey Building

By Amy Sylvestri
CASTRO VALLEY FORUM

A new developer has been selected by the Castro Valley Municipal Advisory Council (MAC) for the long-vacant Daughtrey's building.

By a vote of 5-to-2, Main Street Properties was chosen to bring a 24,000-square-foot "department store of food" to the building at 3259 Castro Valley Boulevard.

"The three (proposed projects) that are here - I'd like to see all of them in Castro Valley," said MAC member Shelia Cunha. "The key is finding the right project for the Daughtrey building. I don't want to see another Halloween superstore, I'm done with that."

The winning proposal includes a grocery store operated by Alameda Natural Grocery that will occupy the first floor and a "speakeasy" restaurant and cocktail bar run by the owners of Oakland's Blind Tiger restaurant on the base-



PHOTO BY FRED ZEHLDER

It was standing-room-only Monday night for MAC's decision on a developer for the long-vacant Daughtrey's building.

ment level.

The rest of the property will be divided among smaller tenants such as a cafe, cooking school, or yoga studio, according to Main Street owner Craig Semmelmeier.

Proposals from Bay Area Urban and Alikian/Samson that featured mixed-use retail/ residential plans were not chosen.

Monday's meeting was a continuation of a June MAC meeting where no developer was selected because of a tie vote. Since then, Ted Riche has been appointed to the board as the seventh member and was expected to break the tie.

Interestingly, Riche voted against the Main Street proposal this week, which should have

been enough to swing the MAC to another developer. But MAC members Chuck Moore and Ken Carbone changed their votes since the June meeting and Main Street had enough votes to be selected.

Riche and MAC member Linda Tangren both voted against the Main Street proposal, saying that they thought it was a good idea but would be better suited elsewhere in town, such as the Rite-Aid property.

"You guys are the right project at the wrong location," said Riche. Tangren cited neighboring businesses' concerns about traffic and parking at a grocery project.

"I have to consider the other merchants who are there," said Tangren.

Bill Saltzman, owner of Merle's Hallmark, spoke during the public comment portion of the meeting. He agreed that the grocery store was nice, but thought other concepts bring more customers down-

see MAC on page 7

RELAY FOR LIFE

Friends Against Cancer

By Linda Sandsmark
CASTRO VALLEY FORUM

Castro Valley's 2017 Relay for Life was held Saturday, with the goal of raising \$35,000 for the American Cancer Society by Aug. 31.

"Relay for Life symbolizes the journey a patient goes through as they battle cancer," said the event's emcee, Brittany Yetter. "It's a team effort."

To that end, teams formed to walk Castro Valley High School's track for 12 hours, 10 a.m. to 10 p.m. Each team raised money through donations, per-lap sponsors, and fund-raising during the relay.

Teams try to have at least one person from their group walking the track for the entire duration of the event.

see RELAY on page 6

Castro Valley Car Show a Labor of Love, Restoration

By Michael Singer
CASTRO VALLEY FORUM

Just watching classic cars roll down the street turns heads and gets people talking. And there was a lot to talk about at the 19th Annual Car Show at Redwood Chapel this past Saturday.

"If you build it, you gotta drive it ... that's the fun of it!" says Dan Alioto of San Carlos.

More than 225 classic cars were on display including '32 Chevy Roadsters, '57 Thunderbirds, '69 Camaros, and '48 Woody Wagons.

Some 34 trophies were handed out based on the class and condition of the vehicles. And while the event brought in people from all over the Bay Area and beyond, organizers say it's truly a community event.

"This is so much fun to put this event together," Jerry Gamez told the Castro Valley Forum. "I was recently in Texas, and another time I was in Hawaii and people recognized me from the Car Show. It's such a friendly environment."

Restoring these legendary cars



More than 225 classic cars were on display at Saturday's 19th Annual Redwood Chapel Community Church Car Show in Castro Valley shown in this aerial photo courtesy of David Cobb.

is not for the faint of heart. A good paint job can only get you so far, say the experts, with \$60-\$80

thousand not unheard of to make the car look slick and drive like a dream.

"The best way to save money is to either do it yourself or barter with other car owners who might

be more skilled than you are on specific jobs," said Rick Amos of San Leandro.

Classic car restoration typically fits into three categories, according to Gamez. The "new paint, tires, and battery," is the first option but not cheap. A good paint job can cost \$15,000 and whitewall tires are hard to find if you don't know where to look.

An "older restoration" may pick up where someone else left off, says Gamez. The new owner has more choices as some may want to keep the car as close to original as possible while others completely customize the design.

Finally, there is the "frame off" stage. This entails a complete overhaul of the frame, the body, the upholstery, and more.

The annual car show is part of the Redwood Chapel Community Church, but is not a fundraising event, Gamez said. Registration, goodie bags, and lunch were all on the house.

Plans are already in the works for next year's 20th Anniversary event.

Castro Valley Weather July 19 - 23, 2017



Wednesday
Mostly Sunny
High 76° Low 57°



Thursday
Mostly Sunny
High 76° Low 55°



Friday
Mostly Sunny
High 78° Low 55°



Saturday
Sunny & Warm
High 82° Low 56°



Sunday
Sunny & Warm
High 84° Low 58°

Almanac



Sun sets at 8:28 p.m. today, rises at 6:04 a.m. Thursday.

Past Week's Rain: 00.00
Season To Date: 00.00
Normal To Date: 00.00
Season Average: 21.22

Moon Phases



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Moffatt Wins California Veterinarian of the Year

Veterinarian Dr. Andrew Moffatt of Groveway Veterinary Hospital in Castro Valley was named "Outstanding Veterinarian of the Year" by the California Veterinary Medical Association.

The Australian-born Moffatt won the title on June 30th in Long Beach during the association's annual industry awards, beating almost 10,000 veterinarians in the state to the title.

The award has previously never been awarded to a non-U.S. citizen, nor a member so young.

Dr. Moffatt moved to the Bay Area in 2011, where he owns five

animal hospitals and is an active board member and past vice president of the Alameda County Veterinary Medical Association.

In accepting the award, Dr. Moffatt spoke of the importance of teamwork with Registered Veterinary Technicians.

"Many of my attributes as a practicing veterinarian were learnt observing the same traits in the many wonderful technicians that I worked alongside," he told the audience.

He is a regular speaker at East Bay schools and local 4H groups, inspiring the vets of tomorrow. His hospital also takes care of the Alameda County K9 unit's 22 service dogs, providing flea, tick and heartworm prevention free of charge.

For more information, visit vetcare.com/groveway/

BROADWAY REPERTORY THEATER



PHOTO BY BROADWAY REPERTORY THEATER

'Seven Brides' Opens this Friday

THE BAY AREA'S NEWEST THEATER COMPANY, Broadway Repertory Theater will close its inaugural season with "Seven Brides for Seven Brothers," a show filled with outstanding East Bay talent, show-stopping choreography, comedy, love and joy. Members of the cast include, from left: Jeremy Volpe (Ephraim), Thomas James (Caleb), Darrien Cabreana (Gideon), Lance Millar (Adam), Chris Finetti (Benjamin), Nick Kamalakakis (Daniel) and Emilio Lopez (Frank). For the first time, the theater company is presenting a show at two venues, debuting on July 21, 22 and 23 at The Leshner Center for the Arts in Walnut Creek, then moving to the historic El Campanil Theatre in Antioch on July 28, 29 and 30. For tickets or information, visit their website at: www.BroadwayRepertoryTheater.com or call (925) 516-9009.

Salvation Army Officers Promoted to Captain

Longtime Salvation Army officers John and Kyna Kelley have been promoted to the rank of Captain. From serving food to balancing the books, the couple functions as executive directors and pastors for the Hayward Corps.

"Our goals are to maintain existing programs, introduce new services and continue growth as a family," says Capt. John Kelley. "Looking ahead, we pray for a new facility that will serve the Hayward, Castro Valley and San Lorenzo communities for many years to come with an expanded range of essential services. We're blessed by the support of our

church family and of the wider community."

The couple hail from Tucson, Arizona. When they married in 1999, John was a single father of two and Kyna worked at a convenience store while attending college.

After a few years, they found themselves battling everything life threw at them and divorced.

But then a close friend, who had found hope and a job with The Salvation Army, introduced Kyna to the Tucson Amphi Corps. She shared her stories with John who decided to learn more.

The hope and faith they re-

ceived opened their eyes to so many possibilities and the Kelleys eventually re-married.

"We made sure to do it right this time and made God the center of our relationship," says John Kelley.

They embraced every opportunity that arose, and after two years of study and training they graduated from Officer Training College as ordained ministers of The Salvation Army in 2012.

The Salvation Army is located at 430 A St. in Hayward. For more information, visit hayward.salvationarmy.org/ or call 510-581-6444.



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Weekly Open House:
Fridays, 10:00 a.m.-3:00 p.m.


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The Week Ahead

● Thursday, July 20: Hayward Downtown Street Party

Hayward's next Street Party is 5:30 to 8:30 p.m. tomorrow, with bands entertaining at various B St. locations. DJ Robert Louis will entertain at the Chamber of Commerce Main Street Stage in the midst of the classic car show. Additional fun for kids – face-painters and the bicycle art show. For more info, visit www.hayward.org/

● Saturday, July 22: Summer Gospel Concert

The 4th Annual Summer Gospel Concert by Oakland Interfaith Community Choir will feature over 100 singers at 7 p.m. this Saturday at First Congregational Church of Oakland, 2501 Harrison Street. For tickets (\$10-\$15) visit www.brownpapertickets.com/.

● Sunday, July 23: Exotic Orchid Workshop

Learn how to care for common orchids, from 2 to 3:30 p.m. on July 23 at the Castro Valley Library. Understand how orchids grow and how to help them bloom again. Bring your orchid if you have a specific question. This workshop is presented by Sung Lee, past president of the Diablo View Orchid Society. No tickets are required.

● Tuesday, July 25: Start Smart Teen Driver Safety Class

The California Highway Patrol Castro Valley Area and the Castro Valley Library present a "Start Smart" teen-driver safety class at 6 p.m. Tuesday, July 25, at the Castro Valley Library for new and future licensed teenage drivers ages 15-19 and their parents. CHP officers will

talk about traffic collisions, their causes and avoidance techniques, and driver responsibilities. To register, RSVP to 510-581-9028 (CHP) or 510-667-7900 (Library).

● Tuesday, July 25: Sizzling Summer Pool Tournament

Join us in either the beginner or advanced bracket for this fun pool tournament from 10 a.m. to 3 p.m. on July 25 at the Aitken Community Center, 17800 Redwood Road, Castro Valley. \$5 entry fee, prizes to top players in each division.

● Friday, July 28: Jenny Lin Summer Music Concert

For the 23rd year, the Jenny Lin Foundation presents a free summer music concert, "Shine Your Way," with over 300 young musicians at the Buffington Performing Arts Center at Chabot College, 25555 Hesperian Blvd., Hayward. on July 28 at 7:30 p.m., co-sponsored by Chabot College. For more information, visit jennylinfoundation.org/

● Saturday, July 29: Art & Music Festival

Enjoy Celtic to Bluegrass to Rock'n Roll to Latin with six musical groups from 10 a.m. to 6 p.m. July 29 at the 4th Semi-Annual Mulford Gardens Art & Music Festival in Mulford Gardens Park, 13055 Aurora Drive, San Leandro. Shop for fine art and handmade crafts at 50 booths. Good festival food and craft beer, plus a children's art and game area.

● Saturday, July 29: "Bark for Life" Fundraiser

Hayward Relay for Life is hosting a "Bark for Life," an American Cancer Society fundraiser, at the Hayward Dog Park at Eden Greenway on July 29. Have some fun while we honor our caregiving loving dogs. For more information, visit www.relayforlife.org/BarkHaywardCa

● Saturday, July 29: "Heroes Helping Heroes" Fundraiser

Heroes Helping Heroes, Eden Medical Center's Relay for Life team, will hold its 5th Annual Fundraiser from 5 to 8 p.m. on July 29 at Chouinard Winery, 33853 Palomares Road in Castro Valley. Bring a picnic, listen to the Von Trapps, dance, enjoy the wonderful Chouinard wines and buy raffle tickets for an assortment of gifts. A carload is \$60 no matter how many are in the car. Call 510-331-3335 for reservations.

● Sunday, July 30 Disaster Preparedness Workshop

Master simple preparedness and response skills that can help you stay safe at a S.K.I.P. Kit (Safety Kept In Place) disaster preparedness workshop at 2 p.m. on July 30 at the Castro Valley Library. Discover ways simple everyday items can give you the power to take control of emergencies. No tickets are required for this free library event.

● Tuesday, August 1: Buon Tempo Family Dinner

Paul Grazini and his crew will be serving a family-style six-course Chicken Cacciatore dinner at 7 p.m. August 1, at Transfiguration Church, 4000 E. Castro Valley Blvd. Red and white wine included in the price. Members are \$15, guests are \$20. For reservations call 510-483-6929 by Friday, July 28. Everyone is invited. Buon Tempo is looking for new members, too. To learn more, visit buontempoclub.org

● Tuesday, August 1: 34th Annual National Night Out

National Night Out is designed to strengthen our communities by encouraging neighborhoods to engage in stronger relationships with each other and the Sheriff's Office. Send a message that our neighborhoods are organized and fighting back! Join us as a community and get to know your Crime Prevention Unit deputies from 4:30 to 8 p.m. at St. John's Church, 264 E. Lewelling Blvd., San Lorenzo. Free Dinner 6-7:30 p.m. For more info, contact Deputy J. Delgado by email JDelgado@acgov.org or call 510-260-9916.

Arts & Entertainment

CASTRO VALLEY CENTER FOR THE ARTS

Tickets for Center for the Arts events listed below are available online at www.cv.k12.ca.us/cfa; or at the Center Box Office, 19501 Redwood Road, Thursdays and Fridays 3-5 p.m. phone 889-8961; or at the CV Adult School, 4430 Alma Ave.

● **"Wizard of Oz, Jr."** will be presented by the Castro Valley Theater Academy at 7 p.m. on Friday, July 28, and at 1 p.m. on Saturday, July 29. *For tickets (\$5-\$10-\$12), see above.*

● **"Winnie the Pooh Kids,"** will be presented by the Castro Valley Theater Academy at 3 p.m. on Saturday, July 29 and at 3 p.m. on Sunday, July 30. *For tickets (\$5-\$10-\$12), see above.*

● **"Chorus Line High School Edition,"** will be presented by the Castro Valley Theater Academy at 5 p.m. on Saturday, July 29, and at 1 p.m. on Sunday, July 20. *For tickets (\$5-\$10-\$12), see above.*

● Season Tickets on Sale

Tickets for the Castro Valley Arts Foundation 2017-2018 Series are now on sale. The series includes: "The Filharmonic" on Aug. 19, "The Spouse Whisperer" on Sept. 16, "New Year's Eve Cabaret" on Dec. 31, "Super Diamond: The Neil Diamond Tribute" on Jan. 27, "Wake the Dead" on Feb. 24, and "Franc D'Ambrosio's Broadway" on March 31. For tickets, please see above.

THEATRICAL & MUSICAL PERFORMANCES

● **"Elvis Has Left the Building,"** a comedic farce, will be presented by Chanticleers Theatre, 3683 Quail Avenue in Castro Valley through July 23. It is December 20, 1970 and Elvis Presley has disappeared. No one, not even his wily manager "The Colonel," knows of his whereabouts. Hi-jinks abound as the Colonel takes desperate measures to replace a man who is irreplaceable. This hilariously funny story will keep you guessing until the end. General admission is \$25 (\$20 for seniors 60+ and military). For more information or tickets, call 510-733-3483 or visit chanticleers.org

● **"Arsenic and Old Lace,"** one of America's funniest murder comedies, is being presented by the San Leandro Players through Aug. 13 at the San Leandro Museum/Auditorium, 320 West Estudillo Avenue. Performances are Saturdays at 8 p.m., Sundays at 2 p.m., and the Fridays of Aug. 4 and 11 at 8 p.m. For tickets (\$20 general admission, \$15 for seniors, TBA members, students and children under 12) call 510-895-2573 or visit www.slplayers.org

● **"Flavors of Latin America,"** a summer concert, will be presented by the Morrison Theatre Chorus under the direction of César Cancino at 8 p.m. on Friday and Saturday, July 21-22, and at 2 p.m. on Sunday, July 23, at the Douglas Morrison Theatre, 22311 North 3rd St. in Hayward. For tickets (\$18-\$15-\$12), call 510-881-6777 or visit www.dmtonline.org

ART GALLERIES & EVENTS

● **"Wake, Sleep, Repeat: Repetition in the Everyday,"** an exhibition open to all Bay Area artists and featuring a variety of media is on display at the Adobe Art Gallery, 20395 San Miguel Ave. in Castro Valley. For more information, call 510-881-6735, or visit adobegallery@haywardrec.org

● **Artist Open Studio Every Thursday:** Join this informal gathering of artists working together in a friendly and helpful atmosphere. Begin something new or work on an unfinished art project. Adobe Art Center hosts provides tables, chairs and easels. \$3. Thursdays 10 a.m. to 2 p.m. in the Redwood Studio 1 at the Adobe Art Center.

● **"Unmentionable: The Indiscreet Stories of Artifacts,"** an original exhibition exploring topics and artifacts that we, as a society, find uncomfortable to talk about, including race, lifestyle, politics and personal adornment, will be on exhibit thru July 30 at the HAHS Museum, 22380 Foothill Blvd., Hayward.

● **"Welcome Home Project"** and **"In My Own Backyard,"** a dual exhibition, continues at the John O'Lague Galleria in Hayward City Hall, sponsored by the Hayward Arts Council. "The Welcome Home Project" is a collection of 20 stories and photos of formerly incarcerated Alameda County residents who were able to turn their lives in a positive way. "In My Own Backyard" features digital prints of 35 Hayward landmarks by Jeanne Bertolina.

● **San Leandro Art Association** members' paintings are on display at Zocalo Coffeehouse, 645 Bancroft Ave., San Leandro. There will be an artists' reception at Zocalo at 7 p.m. tomorrow, July 20. Singer/Songwriter Rebecca Parks will perform as folks view the Association exhibit. This will be a good opportunity to come and meet the artists.

CASTRO VALLEY FORUM

ESTABLISHED: 1989 • CIRCULATION 22,500

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Published every Wednesday by EastBay Publishing Corp.
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Exp. 7/25/17

How to Find and Claim Your Family's Unclaimed Money

By Jim Miller
SPECIAL TO THE FORUM

Forgotten or lost money is actually quite common in the United States.

According to the National Association of Unclaimed Property Administrators, there is around \$42 billion in unclaimed funds sitting in state treasuries and other agencies just waiting to be found.

These unclaimed funds are from accounts that are inactive or whose owners, or their heirs, cannot be located.

Unclaimed funds can include things lost or forgotten saving or checking accounts, stocks, utility security deposits, tax refunds, life insurance proceeds, un-cashed dividend checks, contents of safe-deposit boxes and more.

This typically happens because of a change of address (the owner moved), a name change (the owner got married or divorced), or the owner dies and the estate was unaware of the money or the heirs could not be located.

By law, companies and financial institutions that can't find the owner or their next of kin within two to five years must turn the property over to the state where it's held indefinitely.

It's very possible that your parents, or you, have some unclaimed money out there and you don't even know it.

To start your quest go to Unclaimed.org, which has links to all state programs that will let you to do a state benefits search online for free. Or, you can do a multi-state search in 40 states at MissingMoney.com.



There is around \$42 billion in unclaimed funds sitting in state treasuries and other agencies just waiting to be found.

Check every state in which your parents or you have lived, worked or conducted business.

Also, if you're married, make sure to check under your maiden name as well.

Every state can tell you immediately if you or your parents have some unclaimed money, as well as how to go about collecting it.

In addition to state treasuries, here are some other agencies that can help you find unclaimed money.

- **IRS:** Each year thousands of refund checks totaling millions of dollars are returned to the IRS by the post office. To look for lost Federal tax refund checks go to IRS.gov/refunds, or call 800-829-1954.

- **U.S. Treasury:** To find out if there are any savings bonds your dad didn't claim dating back to 1974, go to TreasuryHunt.gov. For older bonds or those still drawing

interest use form 1048, which you can download at TreasuryHunt.gov/forms/sav1048.pdf, or call 844-284-2676.

- **Pension Benefit Guaranty Corporation:** If your dad worked for a company that went out of business or ended its defined benefit pension plan, you may be entitled to some of his benefits.

To look for lost pensions, use the pension-search tool at PBGC.gov/search/unclaimed-pensions, or you can call 800-400-7242 and get help over the phone.

see **MONEY** on back page

Trusts Still Useful if Estate Tax is Repealed

Q I hear that the federal estate tax may be repealed during this administration. If that happens, will trusts still be a useful estate planning device?

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

A In a word, yes. But remember, the federal estate tax now only kicks in if your estate is valued at more than \$5.49-million at death (2017).

At this high threshold, 99% of Americans will never need to worry about the estate tax and so, as for them, the estate tax has already been "repealed." Yet trusts continue to be used as a common estate planning device and their utility has not diminished.

Here are some of the nontax benefits of creating a trust:

- **Avoiding Probate:** One of the great benefits of using a revocable trust, in preference to a will, is that a trust is designed to avoid probate.

In California, probate is a court proceeding whereby a judge oversees the settling of your estate. The process tends to be time-consuming, expensive and public.

By contrast, the postmortem settling of a trust is usually more expeditious, less expensive and private.

- **Management upon Disabil-**

ity: If you were to become disabled, and unable to manage your assets, your designated successor trustee could step forward and manage them for you, and thereby avoid the need for a court created conservatorship, which is a more involved, expensive and public proceeding.

By contrast, a simple will would only kick in upon death, and therefore would not provide you any benefits for asset management during life.

Note: a comprehensive Durable Power Of Attorney would be another alternative to management of your financial assets in the event of disability; but the DPOA expires on death, making a trust the better option for uninterrupted asset management.

- **Protection from Creditors:** Certain types of trusts can protect your beneficiaries from creditors.

By way of example, if you had a child who was a spendthrift, you could appoint a trustee to manage that child's share of your estate in a "Discretionary Support Trust", which could remain in existence well after your demise. The trustee might be authorized to retain that child's share in trust and pay out only as much as necessary for his needs. Under that arrangement, your child's unpaid creditors would not be able to seize any part of his share which remained in trust.

- **Provide for a Child with Special Needs:** If you have a child, or grandchild, with a disability who relies upon public benefits, such as Medi-Cal or SSI, you could leave his share in a "Special Needs Trust" ("SNT").

A SNT is a special trust designed to hold assets for the benefit of a person on public benefits in a manner that does not undermine his ongoing eligibility for those benefits. The trustee would then use the SNT funds to supplement your child's public benefits and thereby enhance his quality-of-life.

- **Avoid Medi-Cal Recovery:** Because of recent changes in the law, the estates of persons dying after Jan. 1, 2017, who have received Medi-Cal benefits during life, will no longer be subject to recovery (or "payback"), if their estates do not go through probate.

Since a trust is typically designed to avoid probate, holding assets inside a trust can thus avoid Medi-Cal recovery and potentially save their estates many thousands of dollars.

A trust can be as useful today as in years past, and you should still give serious consideration to using this device as part of your estate plan.

Gene L. Osofsky is an elder law and estate planning attorney in Hayward. Visit his website at www.LawyerForSeniors.com.

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CV Honors

GRADUATIONS

Nicole DeValle of Castro Valley earned a Doctor of Medicine degree from Tulane's School of Medicine at Tulane University in New Orleans where the ceremony's keynote speaker was award-winning actress Helen Mirren. Ceremonies were held at the Mercedes-Benz Superdome.

Melissa Elizalde of Castro Valley was a 2017 graduate from UC Davis and a Phi Beta Kappa member. She is the daughter of Mike Elizalde and the granddaughter of Margaret and the late Felix Elizalde, a former member of the Alameda County School Board. She graduated from CVHS in 2013 and is heading for Egypt this summer for a social media marketing internship.

DEANS' LIST

John Breslow and **Luke Huerta**, both from Castro Valley, made the academic Deans' List at Azusa Pacific University, an evangelical Christian university with more than 10,300 students in Southern California. Breslow and Huerta were honored for a spring 2017 grade-point average of 3.5 or better.

ATHLETES OF THE WEEK



This week's Athletes of the Week are the members of the Castro Valley Crushers 9U baseball team, coached by Eric Cormier. They recently won the silver bracket, with a 3-1 record,

at the Summer Shootout Tournament in Fremont over the weekend of July 8-9. This was their first tournament of the season and – for most of the players – the first tournament ever played.

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Relay: Fight Against Cancer

continued from front page

"Our team is called 'Friends Against Cancer'," said CVHS alumnus Jessica Gugg. "We've been friends since elementary school, and we do the Relay because we've been affected by cancer, like everyone. About three years ago my friend and I decide to co-captain a team. Now Relay for Life is the highlight of our summer. We're all home from college and it's a bonding experience."

"The best part about Relay is I get to spend time here with my patients," said radiation therapist Sandi Goulart, who is herself a skin cancer survivor. "They walk the survivor lap with me."

Goulart was part of Sutter Health Eden Medical Center's team called "Heroes Helping Heroes", which was expected to raise over \$10,000 by the end of the day.

Also walking the survivor lap was Castro Valley resident Larry Meadows, who has been cancer-free for about 18 months. After overcoming throat cancer, he had nothing but praise for the American Cancer Society.

"It's a wonderful thing this group does. It's my first time doing Relay for Life. I wanted to take the first lap for myself, and the next ones for the people who can't be here," he said.

CVHS even has its own American Cancer Society Club, which was participating in the Relay for the first time as a team. The club hosted a "fishing booth," inviting donors to fish for prizes.

"We started the club because cancer affects everyone, and we wanted to help," said team leader Jessica Munson.

Saturday's event was smaller than Relays in the past, but there is still time to donate. Anyone can donate online now by visiting www.relayforlife.org/castrovalleyca.

Another Relay for Life fund-raising event is coming Saturday July 29, from 5 to 8:30 p.m. at Chouinard Winery. For \$60 per carload (no matter how many are in the car), people are invited to bring a picnic, listen to live music, sample Chouinard's great local wines, and support Relay for Life. E-mail sextonj@sutterhealth.org to reserve a spot.

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HOROSCOPE by Salomé

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ARIES (March 21 - April 19): Aspects favor socializing with family and friends, but an irksome workplace situation could intrude. No use grumbling, Lamb. Just do it, and then get back to the fun times.



TAURUS (April 20 - May 20): There's still time for you Ferdinands and Fernandas to relax and sniff the roses. But a major work project looms and soon will demand much of your attention through the 24th.



GEMINI (May 21 - June 20): Your enthusiasm persuades even the toughest doubters to listen to what you're proposing. But don't push too hard, or you'll push them away. Moderate for best results.



CANCER (June 21 - July 22): Your energy levels are rising, and you feel you can handle anything the job requires. That's great. But don't isolate yourself. Keep your door open to your workplace colleagues.



LEO (July 23 - August 22): A workplace change could lead to that promotion you've been hoping for. But you'll have to face some tough competition before the Lion can claim his or her share of the goodies.



VIRGO (August 23 - Sept. 22): Your rigidity regarding a difficult workplace situation could be the reason your colleagues aren't rushing to your assistance. Try being more flexible in your demands.



LIBRA (Sept. 23 - October 22): That uneasy mood could be your Libran inner voice reminding you that while it's great to be with your new friends, you need to take care not to ignore your old ones.



SCORPIO (October 23 - November 21): A sudden spate of criticism could shake the Scorpion's usually high sense of self-confidence. Best advice: You made a decision you believed in — now defend it.



SAGITTARIUS (Nov. 22 - Dec. 21): Your reluctance to help restart a stalled relationship could be traced to unresolved doubts about your partner's honesty. Rely on a trusted friend's advice.



CAPRICORN (Dec. 22 - Jan. 19): The capricious Sea Goat is torn between duty and diversion. Best advice: Do both. Tend to your workaday chores, then go out and enjoy your well-earned fun time.



AQUARIUS (Jan. 20 - Feb. 18): Cutting back on some of your activities for a few days helps restore your energy levels. You should be feeling ready to tackle your many projects early next week.



PISCES (Feb. 19 - March 20): A co-worker might be secretly carping about your work to mutual colleagues. But associates will come to your defense, and the situation will ultimately work to your advantage.

LETTERS TO THE EDITOR

FREDZ@EBPUBLISHING.COM



Questions Approval of New Buildings Going Up in Town

Editor:

I can't believe that the two outrageous buildings going up in Castro Valley — one on Lake Chabot Road and one on Redwood — were approved by the MAC or the Planning Department.

The Lake Chabot building couldn't be any closer to the street, it is truly an eyesore.

The Habit structure on Redwood towers over the complex next door. To get out of the village complex onto Redwood Road is very difficult now. What will it be like when the restaurant is finished, will they use Jamison to leave the village?

We have 7 restaurant's that have a hamburger-type menu now, we really did not need another one.

These two structures are just about as outrageous as the Welcome to Castro Valley sign several years ago that was built and was taken down because the people could not stand it and voiced their opinion.

I guess Castro Valley will win as having no concern of what they allow to be built here.

—Mary Tieman, Castro Valley

Accuses MAC Board of Disrespect Toward Citizens

Editor:

I never cease to be amazed by the disrespect the MAC board shows the citizens of Castro Valley.

Obituaries

CASTRO VALLEY FORUM OBITUARIES may be faxed to 510-483-4209 or emailed to: obits@ebpublishing.com. Include a phone number. Brief notices are published free. Longer obituaries, including pictures, are available for a fee. For help, call Patrick Vadnais at 510-614-1558

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William "Bill" Eis
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January 16, 1956
Entered into Rest
July 9, 2017



FD 1168 CR49

David Andrew Peach

born April 22, 1953, a lifetime resident of Castro Valley, passed away on June 29, 2017. He was a graduate of Castro Valley High, Class of 1970.

Dave brightened many lives with his decades of gardening and landscaping, but his greatest passion was skiing at Squaw Valley. He is missed by his family and his legacy of many loving friends whose lives he enriched with his kindness, intellect and loving generosity.

A memorial service for Dave will be held at the Lone Tree Cemetery in Hayward on Friday, July 21, at 10:30 a.m. at the amphitheater. All are welcome to celebrate Dave's life.

I saw the new parking lot to nowhere they are building with our money. What a joke. They don't even know what the heck they are going to build there and yet we spend 1.5 million on a parking lot.

Whose making money from that?

They build a burger stand and the parking lot is already crowded in the Village. Who's making money from that?

People say if you don't like it then do something about it. I did, I applied for the new MAC position and got an interview. During the interview they asked me to help them get my 5 radio stations I work for to do a free drug public service announcement and I made that happen.

Then the funniest thing happened. I wrote a Letter to the Editor of the Forum — it was not a pretty one — about the MAC board and, what do you know, I never did hear back from the MAC about my interview. Not even a email saying thanks for interviewing.

Well, you know what they say. It's all about the money and kissing the right butts. Well they can kiss my butt good-bye as I get the heck out of this place.

—Michael Croghan, Castro Valley resident for 59 years

Upset with Opponents of Eden Area MAC

Editor:

Not long ago I submitted a Letter to the Editor urging the people in unincorporated San Leandro (Ashland), Hayward (Cherryland and Hayward Acres), and San Lorenzo to vote "Yes" on the survey being mailed out by the County Planning Department.

Since that time some of our residents have posted "Vote Yes on EMAC" signs on their front lawns. I am sorry to report that someone has made it their business to trespass onto private property and steal some of these lawn signs.

My list of suspects is a very short one. It's very sad that someone has to resort to this kind of unfair tactic because they fear losing something that they really don't even have: control of the direction and the future of our community.

I believe that if they had been involved in the decade-long process that brought about the proposal of an Eden Area Municipal Advisory Council, they would have joined us in this effort.

This same process enabled the Fairview district to officially get their MAC last week *without* having to take a survey. And since Castro Valley has already had a MAC for 36 years, we are now the *only* unincorporated urban area that does not have one.

Some "big fish in a little pond" are content to maintain the status quo, as ineffective as it has been. The vast majority is not satisfied with the state of our community. Don't let the fear-mongers derail our chance to have local representation like a city council.

Over 7,000 more surveys are being sent out now because none were sent to apartments, and the Chinese language version had the wrong due date.

If you need a duplicate survey to vote for this, please call 510-670-5400 to get a duplicate. Let's do this!

—Keith Barros, San Lorenzo

Keeping the Memory of the Old Hayward High Alive

Editor:

Congratulations to Thomas Lorentzen for his fine article "Hayward's Monumental Moment" (Page 8, *The Forum*, July 5) on the old Hayward High and its meaning to the community.

My grandfather, Frederic Johnson, was the founding principal in 1911, and stayed in that capacity for 25 years, finally retiring as a substitute teacher at age 89.

To commemorate this fine school in Hayward history, a project called "Save the H" is selling bricks engraved with dedications — to the school, to favorite teachers, to old friends and family. These will be installed in a patio below the giant concrete H, the symbol of the school that still exists on the hill behind Safeway on Foothill Boulevard.

Anyone wanting to take part in this meaningful, historical project should come to our "Save the H" booth at the Hayward Street Parties on July 20 and August 18.

—Bruce Roberts, lifelong resident of Hayward

Complaint About Dogs in All the Wrong Places

Editor:

It seems these days dogs are everywhere in grocery stores. Why? In the retail stores. Why? In restaurants. Why?

One place dogs aren't allowed is on Castro Valley School District properties 365 days of the year. That includes school campus, tracks, soccer, baseball, football fields, etc.

Some signs have been torn down at some locations, bagged feces are left all over the fields, and it costs the district money to replace the signs. These rules were implemented for a reason. Thank you for your cooperation.

—Manny Morales, Castro Valley

THE FORUM CROSSWORD

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ACROSS

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- 4 Puncturing tools
- 8 Into the sunset
- 12 Savings plan acronym
- 13 Biblical boatwright
- 14 Eastern potentate
- 15 Wanting company
- 17 One of the Jackson 5
- 18 Margery of nursery-rhyme fame
- 19 Played aloud, as a TV
- 21 Without a cent
- 24 Winter woe
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- 26 Snitch
- 28 Square dance group
- 32 Rickey flavoring
- 34 Shrill bark
- 36 Genealogy chart
- 37 Put forth
- 39 Cookie holder
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- 44 Burns or Browning
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- 51 Floater
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- 58 Scratch
- 59 Uncategorized (abbr.)
- 60 Legislations
- 61 Early bird?

DOWN

- 1 Wire measure
- 2 Expert
- 3 Good-looking
- 4 "Jeopardy!" clue, e.g.
- 5 Court
- 6 Mary's follower
- 7 Ledge
- 8 Diving garb
- 9 Send forth
- 10 Location
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- 27 — Mahal
- 29 Macabre
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- 31 Camp shelter
- 33 Unsteady
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- 38 Highlander's hat
- 40 Astaire's frequent partner
- 43 Of the unborn
- 45 Urban transport
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- 47 Hindu princess
- 48 Little salamanders
- 49 Latvia's capital
- 53 Uncooked
- 54 Periodical, briefly
- 55 Work measure

ANSWERS ON PAGE 3

LETTERS TO THE EDITOR

must include writer's first and last names, phone number, city of residence, and must be under 300 words. We reserve the right to edit as necessary. We do not withhold names or print unsigned letters. Email letters to: fredz@ebpublishing.com, or mail to: The Forum, P.O. Box 2897, Alameda, CA 94501.

REAL ESTATE GALLERY

REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Forum

GUEST COMMENTARY



Sellers: Listen to the Pros

Mark Twain is said to have quipped, "When I was a boy of 14, my father was so ignorant I could hardly stand to have the old man around. But when I got to be 21, I was astonished at how much the old man had learned in seven years."

I look back on my teenage years and wish I could redo some decisions I've made. While 16, I bought my mom a jewelry box. I had limited funds, so I examined the options in the store and narrowed it down to two: a simple wood box or a larger, ornate cardboard version. I liked the larger one because, in my mind, it held more.

The woman behind the counter, however, told me that if she was MY mom, she'd prefer real wood.

Needless to say, I bought the gaudy cardboard box. Upon presenting it to my mom, the look on her face said it all and, to this day, I've wished I'd listened to the woman behind the counter.

I've discovered "thinking you know better" is not just limited to teens. Seems it's a fundamental human trait. Even when surrounded by professionals who exist to help pave the way to the best possible results, we frequently ignore their advice because "we know best."

The "I know better" mindset is rampant in real estate. I'm continuously baffled by sellers preparing to sell their homes who are convinced they know more than real estate professionals who sell homes every day for a living.

Frequently I hear sellers say "we will get our home ready and then we will call you." Although some sellers have a good idea of what should be done, many spend money on things that do not matter and often do not address items that are critical.

I frequently hear, especially

regarding items such as carpet, "We don't want to spend money upgrading because buyers may have different tastes."

While I understand the logic, it's no longer valid. Buyers today want move-in-ready homes and will pay a premium for them. Spending upgrade dollars wisely can make you significantly more than the amount you spend. As to what the buyers may do after they move in? Quite frankly, that

is none of your business.

Our advice? Hire a reputable, experienced professional with positive reviews, get them involved from the very beginning ... and do what they recommend.

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 at www.ccmgtoday.com.

RECENT HOME SALES

Castro Valley

22183 Dolores Street	94546	\$475,000	2 BD - 996 SF - 1948
2481 Irma Way	94546	\$762,000	3 BD - 1,162 SF - 1952
3335 Jeanine Way	94546	\$680,000	3 BD - 1,039 SF - 1954
1867 Knox Street	94546	\$710,000	3 BD - 1,428 SF - 1947
18652 Madison Avenue	94546	\$675,000	3 BD - 1,634 SF - 1952
4586 Sargent Avenue	94546	\$855,000	3 BD - 2,309 SF - 1975
17635 Trenton Drive	94546	\$1,015,000	4 BD - 2,177 SF - 1965

TOTAL SALES:

LOWEST AMOUNT:

HIGHEST AMOUNT:

\$475,000

\$1,015,000

MEDIAN AMOUNT:

\$710,000

AVERAGE AMOUNT:

\$738,857

San Leandro

1226 Amber Court	94577	\$730,000	4 BD - 2,091 SF - N/A
934 Arthur Avenue	94577	\$540,000	3 BD - 1,231 SF - 1942
366 Bancroft Avenue	94577	\$525,000	2 BD - 944 SF - 1924
710 Biltmore Street	94577	\$800,000	4 BD - 2,646 SF - 2003
239 Foothill Boulevard	94577	\$503,000	2 BD - 864 SF - 1942
371 MacArthur Blvd	94577	\$480,000	2 BD - 898 SF - 1917
13170 Neptune Drive #1	94577	\$550,000	4 BD - 2,356 SF - 1997
295 Oakes Boulevard	94577	\$785,000	3 BD - 1,418 SF - 1915
1595 Pierce Avenue	94577	\$640,000	4 BD - 1,424 SF - 1943
314 Aloha Drive	94578	\$610,000	3 BD - 1,078 SF - 1954
1166 Coburn Court	94578	\$510,000	3 BD - 1,461 SF - 1977
16659 Kildare Road	94578	\$775,000	3 BD - 1,659 SF - 1966
427 Lloyd Avenue	94578	\$540,000	3 BD - 1,402 SF - 1952
3731 Monterey Boulevard	94578	\$410,000	3 BD - 1,346 SF - 1954
14636 Saturn Drive	94578	\$636,500	3 BD - 1,330 SF - 1955
14912 Saturn Drive	94578	\$719,000	2 BD - 839 SF - 1954

TOTAL SALES:

LOWEST AMOUNT:

HIGHEST AMOUNT:

\$410,000

\$800,000

MEDIAN AMOUNT:

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Mortgage Rates Jump Up Again

Average mortgage rates rose across the board last week for the second consecutive week, according to Freddie Mac's weekly survey.

The 30-year fixed-rate mortgage averaged 4.03 percent, up from 3.96 percent the week before. A year ago at this time, the 30-year rate averaged 3.42 percent.

Fifteen-year fixed-rate loans averaged 3.29 percent, up from 3.22 percent.

Five-year hybrid adjustable-rate mortgages (ARMs) averaged 3.28 percent, up from 3.21 percent.

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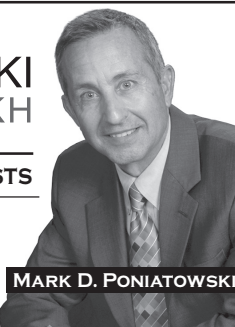
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Current Listing 3617 Christensen Ln., Castro Valley

Walk to Chabot elementary school and the newly opened Chabot Market. Craftsman style 3 bedroom, 1.5 bath home with a real formal living room and dining room, built-in China cabinets, hardwood floors, and a fireplace. The home also features side access, a huge tandem garage and downstairs rum-pus room. Nice backyard for gardening. Asking 699,950

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C	—	12-3	5957 E. Castro Valley Blvd	\$850,000	6/3 (9.3 acres)	J. Rockcliff Realtors	Kristy Peixoto	925-251-2536
C	—	12-3	35600 Palomares Road	\$1,399,000	4/3 (2.2 acres)	J. Rockcliff Realtors	Kristy Peixoto	925-251-2536
D	—	1-4	5655 Bruce Drive	\$3,395,000	5/3.5 (5+ acres)	J. Rockcliff Realtors	Debra Allen	925-251-2536

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The updated kitchen offers granite counters, stainless appliances, 6 burner gas range, pantry and laundry room. A large fenced in patio, 10'x12' storage shed and large containers for gardening can be found in the rear yard. Plus plenty of off street parking.



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NEKO is a shy kitten who's hoping to find a family who'll give him a little extra TLC and love to help him blossom. For more information, call: Hayward Animal Shelter. (510) 293-7200.



ANDREW is about 10 years old and weighs 16 lbs. – a gentle giant with a lovely coat of fur that is silky to the touch and which he loves to have brushed. More info: dustypawsrescue.org



SQUEEKERS is a beautiful silver and gray Tabby approximately 8 months old. She is part of a litter of kittens born in her foster parents' backyard. More info: www.dustypawsrescue.org

Money: Find And Claim It

continued from page 5

• National Association of Insurance Commissioners: To track down a lost or forgotten life insurance policy, the NAIC, an insurance regulatory support organization, offers a national policy locator service at Locator.NAIC.org.

• PenChecks Inc. and Millennium Trust Co.: To search for lost or forgotten retirement benefits or 401(k) funds left behind with an old employer, go to UnclaimedRetirementBenefits.com and MTrustCompany.com/unclaimed-retirement-funds.

• Federal Deposit Insurance Corporation: To search for unclaimed bank accounts at firms that were shut down between January 1, 1989 and June 28, 1993 go to ClosedBanks.FDIC.gov/funds. State treasuries hold assets from shutdowns after 1993.

• Social Security: To find lost Social Security benefits, including the \$255 death benefit, call 800-772-1213.

Jim Miller is a contributor to the NBC Today show and author of "The Savvy Senior" book.



PHOTO COURTESY OF CASTRO VALLEY SCHOOL DISTRICT

Vannoy Elementary: Silly for the Summer

Summer school Principal Alex McMurray was covered in "Silly String" by students at Vannoy Elementary School who participated in the at-home reading program over the past four weeks. Students totaled nearly 300 hours of reading, and Principal McMurray encouraged all families in town to continue to read throughout the remaining weeks of the summer break.

Cowboy: At 99 Years Old

continued from page 3

of other Batteates are in the business in Livermore, Turlock, and beyond. And more than one Batteate is on the Rowell Ranch Rodeo advisory board.

Rowell Ranch Celebration This Weekend

The Batteate family will be taking part in a special two-day public event at Rowell Ranch Park – the National Day of the Cowboy – celebrated this weekend, July 22-23, with free parking and free admission.

Saturday will feature displays from saddle makers, horse-shoeing, Chuck Wagon cooking, and Dutch oven cooking. The arena will feature dog and horse demonstrations. Gates will be open from noon to 4 p.m.

On Sunday, beginning at 8 a.m., the "Ranch Rodeo" will introduce events like those performed every day on the ranch. Contestants include local ranchers, as well as cowboys, and cowgirls from throughout California and Oregon.

Visit rowellranchrodeo.com or call 510-581-2577 for more info.

CVSan Recycles Day

CANYON MIDDLE SCHOOL
19600 Cull Canyon Road
AUGUST 5, 2017
From 8:00 a.m. to 2:00 p.m.

Event is free to Alameda County residents! Bring photo ID. 125 lb./15 gallon limit per resident. www.cvsan.org/hhw

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Misc.

Pool & Photo Chemicals, Acids & Caustics, Household Batteries, Bleach & Cleaners, Fluorescent & LED Bulbs



E-Waste

Computers, TVs, radios, printers, other consumer electronic devices with circuit boards. Visit www.cvsan.org for complete list.



Garden

Sprays, Fertilizers, Ant Traps, Pesticides, Herbicides, Rat Poison, Gopher Bait



Drugs

Prescription and non-prescription drugs accepted.

COMPOST

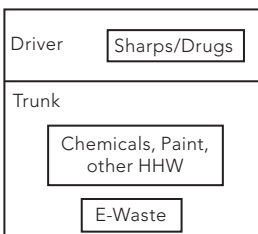


FREE compost to CVSan residents and businesses ONLY (no Five Canyons).

Three, 1-cubic-foot bags – 1st come, 1st served.

Expect Long Lines: Pack your car to keep the line moving!

Front of Car



What's Not Accepted

Appliances: Ovens, Refrigerators, Freezers, Dishwashers, Washing Machines, Dryers (Microwaves are OK); Asbestos; Radioactive Materials; Smoke Detectors; Explosives; Ammunition, Flares; Railroad Ties - Treated Wood; Compressed Gases; Propane; Fire Extinguishers

CASTRO VALLEY SANITARY DISTRICT

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Offer valid on the Base & Peak memberships at the specified location. Monthly pricing applicable to the Peak membership. Guest pass valid for first-time guests & must be used for consecutive days. Some restrictions & additional fees may apply. Offers expire 7/31/17. See club for details. ©2017 Crunch IP Holdings, LLC

