

## Property Tax

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## Cash Grab

COUNTY WANTS TO TAKE DOWN EDEN HEALTH FOR THE CASH, SOME SAY ..... 14



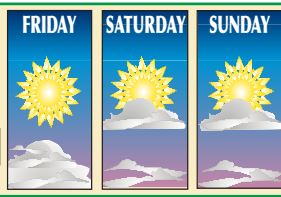
## WEEKEND WEATHER

**CLOUDY** Rain returns on Monday

HIGHS: 68-73

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

LOWS: 53-58



# San Leandro Times

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

VOL. 26 • NO. 42

THURSDAY, OCTOBER 20, 2016

SAN LEANDRO • CALIFORNIA



PHOTO BY JIM KNOWLES

Margarita Papapsomas and Rowena Weber, both Kaiser Permanente employees, pack boxes with medical supplies last week at MedShare in San Leandro.

## SL Firm Rushes Supplies to Haiti

By Jim Knowles  
San Leandro Times

Spending an afternoon packaging medical supplies doesn't sound like the most exciting day of your life.

But it means a little more when you consider that the supplies will be a life-saver for people in Haiti.

At a warehouse in San Leandro, volun-

teers come to pack medical supplies that are sent to countries all around the world. Right now, they're shipping to hurricane-ravaged Haiti. The supplies are leaving San Leandro by the truckload for the Caribbean island nation.

MedShare volunteer manager Jesse Vazquez explained the job to a group of Kaiser employees who arrived for an after-

noon of work one day last week. But first, he gave a tour of the vast warehouse full of medical supplies – hospital beds, rows of scales, boxes of stethoscopes, and various electronic medical machines.

Then the volunteers took their spots around a row of tables where they sorted and packaged a mountain of medical supplies

see SUPPLIES, page 2

## Food Company Worker Run Over By Pickup Truck

By Amy Sylvestri  
San Leandro Times

A man was run over and killed at a food distribution center on Williams Street on Monday while trying to stop a suspect from stealing wooden pallets.

Takeshi Watanabe, 54, of San Leandro, an employee of the True World Foods distribution was struck by a hit-and-run driver at the company's warehouse at 1815 Williams Street just before noon.

Emergency responders pronounced Watanabe dead at the scene, according to Lt. Robert McManus of the San Leandro police.

Witnesses and surveillance video shows that Watanabe, who had worked at True World Foods for over 20 years, was likely trying to stop the suspect from stealing wood pallets that were stacked in the rear parking lot of the warehouse.

The suspect fled the scene in a white Ford F-250 pickup and a description of the truck was given to Oakland police at their afternoon briefing.

At 5 p.m., two Oakland cops spotted a truck matching the description of the suspect's vehicle near a recycling center on East 12th Street near 47th Avenue. The truck had no license plates and had several wooden pallets in its bed.

The police tried to pull the driver over, but instead the suspect abandoned the pickup and tried to walk away and then hid under a nearby parked car on 48th Avenue. Police found the man

and arrested him.

The driver, identified as Ka-deem Edwards, 27, of Richmond, was arrested on suspicion of murder.

Edwards is currently being see HIT & RUN, page 16

## Developers, Unions Donate to Candidates

By Amy Sylvestri  
San Leandro Times

The financial statements for the candidates for City Council show that raising money is all about who you know – with candidates receiving a lot of union cash, as well as contributions from real estate developers and medical marijuana entrepreneurs.

In the city's only contested race, candidates Bryan Azevedo and Ed Hernandez have similar-sized war chests of around \$20,000 as of the latest financial filing. Updates will be made before election day, Nov. 8.

But Azevedo has multiple union contributions where Hernandez depends on individual contributions.

Azevedo reports year-to-date see MONEY, page 14

## SL Hall of Famers Honored at Homecoming

By Jim Knowles  
San Leandro Times

Dennis Dixon was on hand for the San Leandro High homecoming game on Friday night, but the University of Oregon and NFL quarterback couldn't have thrown a better pass than the one Pirate quarterback Qiyam Islam threw.

The pass from Islam to wide receiver Taemon Omolou was right on the money, connecting with the receiver at full speed down the right sideline, and the junior took it to the end zone.

"That was a beautiful pass," Omolou said after the game.

The play, called Quick Pass 99, is the deepest route in the Pirates playbook. As Omolou said, "you just go."

But the pass was set up by the Pirates running game that had plenty of traction on the way to a 62-0 win over Tennyson.

Pirate kick returner Jermaine Jackson ran back a punt for a touchdown late in the game to cap a nine-touchdown night that began when Jorge Diaz recovered a bobbled Tennyson punt in the end zone for the first TD of the night.

Diaz, the Pirates kicker, was almost flawless, booting eight see PIRATES, page 8



PHOTO BY JIM KNOWLES

Dennis Dixon, former quarterback at San Leandro High School, University of Oregon and the NFL, posed for selfies on Friday night at Burrell Field with family and friends in front of the plaques to honor the first members of the San Leandro Sports Hall of Fame.

## INSIDE YOUR TIMES

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Car smashes through wall of t-shirt shop. Page 3

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## San Leandro Times

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San Lorenzo and Sheffield Village

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## Supplies: Medical equipment for Haiti

*continued from front page*

stacked on pallets. Margarita Pappasomas, an employee at Kaiser in Oakland, said she thought the program was great.

MedShare has a couple of distribution centers back east, and the San Leandro center is MedShare's base here on the West Coast. The firm works with hospitals and medical manufacturers to send products to places around the world where there's a shortage of medical supplies.

In the United States, hospitals get rid of old equipment, or supplies that are past their expiration date. But often the supplies are still good. So MedShare puts the goods to use in countries where they're needed.

Right now, MedShare in San Leandro is preparing supplies of bandages, needles, crutches,

antiseptics and other emergency response materials to ship to Port-au-Prince with the help of UPS and AirLink, said Michael Sander, director of operations for MedShare International.

Around the world, millions of children die from lack of adequate medical care each year. But at the same time, hospitals in the United States dispose of tons of old equipment of supplies, said Sander.

So MedShare is the link between those supplies in America that are still useful and a country where it can be put to use.

"It's difficult for me to view this (the devastation in Haiti) without getting very emotional and thinking about the people who have been harmed," Sander said. "This is why we do what we do."

MedShare's website is [MedShare.org](http://MedShare.org).

## 'Trunk or Treat' at Principled Academy on Saturday Evening

The Principled Academy, 2305A Washington Ave. in San Leandro, is having a Trunk or Treat Festival on Saturday, Oct. 22, from 5 to 8 p.m. Celebrate a safe, family friendly Halloween with a costume parade, trick or treating from decorated car trunk to car trunk, food, crafts, jump

houses, games, a haunted house and more.

Admission is free, but donations for UNICEF are accepted. Unlimited play and haunted house wristbands will be on sale. Food will also be on sale. All are welcome. Prizes awarded for best trunk.



## Truth Is Beauty Lights Up

The Truth Is Beauty statue was lit for the first time on Tuesday evening at a private party for politicians, developers, high tech, and other VIPs at the OSIsoft building by the San Leandro BART Station.

## Troop 556 Scouts Good as Gold

Boy Scout Troop 556 achieved the Gold Standard once again this year for its achievements.

A the troop's Court of Honor, scouts were honored for earning 28 merit badges since the last Court of Honor.

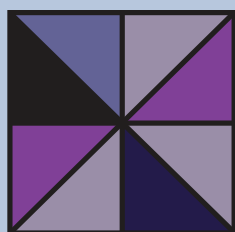
In addition, "JP" Chiu earned his Tenderfoot advancement, Miguel Alaniz earned his Second

Class advancement, Matthew Gerardi and Alessandro Montero earned their First Class advancement, and Xzavier Sapp-Beito earned his Star advancement badge.

Xzavier only needs one more advancement (Life) before he can begin working for his Eagle award.

One-hundred percent of of the scouts in Troop 556 have advanced at least one rank already this year.

The troop anticipates that Gerardi, Montego, and Markus Donchuanom will earn their Star rank advancement and Sapp-Beito will earn the Life rank at the December Court of Honor.



# SAN LEANDRO Connect Monthly



### San Leandro City Council

Mayor Pauline Russo Cutter  
Vice Mayor Ursula Reed, District 2

#### Councilmembers

Deborah Cox, District 1  
Lee Thomas, District 3  
Benny Lee, District 4  
Corina N. López, District 5  
Jim Prola, District 6

City Manager Chris Zapata

To receive City Council and Commission agendas and meeting materials, press releases, quarterly newsletters and City sponsored information, you can subscribe at [sanleandro.org/mycity](http://sanleandro.org/mycity).

For more information, contact Sbeydeh Viveros-Walton, Communications and Community Relations Manager at 510-577-3372 or [swalton@sanleandro.org](mailto:swalton@sanleandro.org).

Para Asistencia en Español  
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### Local San Leandro Measures

The San Leandro City Council unanimously placed three measures on the November 8, 2016 ballot. If enacted, funds from these measures could be used to enhance City services such as maintaining parks and open space and enhancing disaster preparedness. Please visit: [www.sanleandro.org/localmeasures](http://www.sanleandro.org/localmeasures)

#### Measure OO

This measure would modify the ongoing business license tax to reduce taxes for over 2,300 small businesses, charge 10% of gross receipts for parking lot businesses, and charge \$100 per 1,000 square feet of warehouse and distribution space.

#### Measure PP

This measure would increase the existing transient occupancy tax that is charged to hotel guests from 10% to 14%.

#### Measure NN

This measure would create an ongoing tax of up to 10% of gross receipts on cannabis businesses in the City.

### New Class Offerings at our Community Centers!

The City of San Leandro is excited to offer new programming for adults 50 years of age and older. They include: Dia de los Muertos Celebration, Acrylic and Oil Painting, Adult Coloring, and Chicago Steppin' with Ron Brown. To inquire about or to register for any of the following programs, please visit the Senior Community Center, the Marina Community Center, or online at [www.sanleandrorec.org](http://www.sanleandrorec.org). You can also call the Recreation and Human Services Department's Customer Service Desk at (510) 577-3462.

### Grover Cleveland Park Gets a Makover

Over 200 volunteers will join forces to give Grover Cleveland Park a much needed new playground on Friday November 4th. KaBOOM!, a non-profit organization dedicated to giving all kids balanced and active childhoods, will coordinate the project in partnership with the City. The new playground will bring more than 700 kids in the Davis East Neighborhood and the surrounding neighborhoods a place where they can have a play-filled experience. See the transformation for yourself by using the hashtag [#playmatters](https://twitter.com/playmatters).



### Welcome OSIsoft & Truth is Beauty to the San Leandro Tech Campus!

OSIsoft has officially moved into their state-of-the-art world headquarters in Downtown San Leandro. With LitSanLeandro's high speed internet service providing a competitive advantage to expanding in San Leandro, OSIsoft continued their investment in the City by partnering with Westlake Urban in the development of the San Leandro Tech Campus (SLTC). SLTC brings attractively-designed and high quality modern architecture adjacent to the Downtown BART Station, which includes 780 parking spaces (half of which will be made available to the public) and the 55 foot tall Truth is Beauty sculpture. Truth is Beauty strives to inspire visitors to work toward a world in which all people, especially women, are free from violence.

Information on the Tech Campus is available on the project website at [www.sl-tc.com](http://www.sl-tc.com).



PHOTO BY LINDA SANDSMARK

## Police Chase Ends in Crash

A driver in a stolen car trying to evade police crashed into a t-shirt screen-printing store near Bayfair mall last Friday. No one was injured when the car crashed into Carlene's T-Shirt Corner at 15098 East 14th Street just after 1 p.m. on Oct. 14. Two people shopping in the store were helped out of the site by Alameda County Sheriff's deputies. The driver of the vehicle was placed under arrest. Fire crews arrived and stabilized the building with wood shores, according to the Alameda County Fire Department.

## Sheriff Says Decomposed Body Found In Hayward Home is a Murder Victim

The death of a woman in her unincorporated Hayward home has been ruled a homicide, according to the Alameda County Sheriff's Office.

Officers found the decomposed body Patricia Carpenter, 50, inside her home on the 22300 block of Princeton Street on Oct. 5 after responding to a report of a foul odor.

It took the investigators a week to determine her death was a homicide because Carpenter

was decomposed. Neighbors hadn't seen her in a week or more.

Because the investigation is active, the sheriff's department is not yet disclosing the cause of death.

## Tudor Named SLPD's Top Cop

Jeff Tudor has been named chief of the San Leandro police department after serving for the past six months as interim chief.

"I'm truly honored and appreciative to be appointed as the Chief of Police of the San Leandro Police Department," said Tudor in a written statement. "I'm thankful to have the opportunity to serve in the community that guided and mentored me throughout my life and to serve with dedicated people who truly want to make a difference."

Tudor has been with the de-

partment for 20 years, working in patrol, traffic, criminal investigation, and SWAT.

Tudor is a graduate of the Federal Bureau of Investigations National Academy and Senior Management Institute for Police in Boston and holds a Mass Communications degree from Sonoma State University.

The city also announced on Tuesday that Jeff Kay has been appointed assistant city manager. Kay previously worked as the city's business development director.



Jeff Tudor

## Convictions in Human Trafficking Case

A jury recently convicted Paul Booker, Jason Antoine Beasley, and Ruben Manzell Mitchell of numerous offences and enhancements, including kidnapping, torture, assault with a firearm, attempted pandering, and human trafficking for commercial sex in a case that began in San Leandro.

In 2013, a 17-year-old girl ran away from home and was living on a friend's couch, making money in the commercial sex

trade to survive.

The young woman knew Booker and Beasley, and previously Booker had propositioned her, offering to work as her pimp, according to the Alameda County district attorney's office.

The girl declined to work for Booker and spent the night with Beasley at an apartment in San Leandro.

The next day Beasley took the girl to Oakland, where Booker forced her into the trunk of his

car at gunpoint.

The district attorney's office says that Beasley set her up.

Booker took the girl to his apartment and bound her hand and feet with duct tape. Over the course of several hours, he and Mitchell hit her and tortured her with a knife to get her to agree to "work" for them.

The girl was eventually left alone and was able to escape.

All three men were convicted and will be sentenced on Oct. 24.

### CROSSWORD ANSWERS

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# NEIGHBORS



Sue Getreuer, right, member of the East Bay Chapter of the Hearing Loss Association, and fellow members had quite an adventure out on the Bay.

## Hearing Loss Group’s Kayak Adventure

By Sue Getreuer  
Special to the Times

The hearing loss group’s kayak adventure started from the Encinal boat ramp in Alameda on Oct. 2

Our instructor, Joseph Stack, owner of Stacked Adventures, was sensitive to the hearing loss of the participants, because he has a mild hearing

loss similar to mine.

Off came our hearing aids, watches — whatever should not get wet — and communication on the water was primarily by hand signals.

Our 2-hour excursion took us out on the bay, along a rock wall with lots of birds, including brown pelicans, seagulls and cormorants, and up close

to the navy ships that seemed huge compared to us.

Our instructor told us that in the spring, brown pelicans come to the rock wall in large numbers as part of their migration route. I think I’d like to go kayaking again then, to see this. A big thanks to the organizers. This was fun, safe, and good exercise.

## ARTS & ENTERTAINMENT

### ❖ San Leandro Museum Auditorium

The San Leandro Players present *Trouble Bubbles at the Hot Springs*, by Gary McCa-rver and directed by Catherine Heck, on Saturdays at 8 p.m. and Sundays at 2 p.m. Oct.

22 through Nov. 20 at the San Leandro Museum/Auditorium, 320 West Estudillo Ave. in San Leandro. One block east of the San Leandro BART Station. Professor Thaddeus Snively Mack returns to do dastardly deeds with a colorful cast of

characters in a rollicking musical melodrama. Tickets are \$20, \$15 for seniors, TBA members, and students. Information and tickets available online at [www.slplayers.org](http://www.slplayers.org).

### ❖ San Leandro Museum Auditorium

The San Leandro History Museum, 320 West Estudillo Ave., will be screening *On the Waterfront* (1954) on Saturday Nov. 5, at 11:30 a.m. and again at 2 p.m. This is a classic, award-winning, controversial film directed by Elia Kazan, part drama and part gangster film. Admission is free and no prior registration is required. Bring your own popcorn. For more information, call 577-3991.



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### HOROSCOPE by Salomé

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- ARIES (March 21 - April 19):** You’re moving from a relatively stable situation to one that appears to be laced with perplexity. Be patient. You’ll eventually get answers to help clear up the confusion around you.
- TAURUS (April 20 - May 20):** A vexing situation tempts you to rush to set it all straight. But it’s best to let things sort themselves out so that you can get a better picture of the challenge you’re facing.
- GEMINI (May 21 - June 20):** Financial matters could create some confusion, especially with a torrent of advice pouring in from several sources. Resist acting on emotion and wait for the facts to emerge.
- CANCER (June 21 - July 22):** That goal you’ve set is still in sight and is still in reach. Stay with the course that you’re on. Making too many shifts in direction now could create another set of problems.
- LEO (July 23 - August 22):** It might be time to confront a trouble-making associate and demand some answers. But be prepared for some surprises that could lead you to make a change in some long-standing plans.
- VIRGO (August 23 - Sept. 22):** Congratulations. You’re making great progress in sorting out all that confusion that kept you from making those important decisions. You’re on your way now.
- LIBRA (Sept. 23 - October 22):** A difficult experience begins to ease. That’s the good news. The not-so-good news is a possible complication that could prolong the problem awhile longer.
- SCORPIO (October 23 - November 21):** Your self-confidence gets a much-needed big boost as you start to unsnarl that knotty financial problem. Expect some help from a surprising source.
- SAGITTARIUS (Nov. 22 - Dec. 21):** Congratulations. Any lingering negative aftereffects from that not-so-pleasant workplace situation are all but gone. It’s time now to focus on the positive.
- CAPRICORN (Dec. 22 - Jan. 19):** Your self-confidence grows stronger as you continue to take more control of your life. Arrange for some well-earned fun and relaxation with someone special.
- AQUARIUS (Jan. 20 - Feb. 18):** As usual, you’ve been concerned more about the needs of others than your own. You need to take time for yourself so that you can replenish all that spent energy.
- PISCES (Feb. 19 - March 20):** Stronger planetary influences indicate a growing presence of people eager to help you navigate through the rough seas that might mark your career course.

## COMMUNITY CALENDAR

### ❖ Shrouded Tales at McConaghy House

Explore true tales of tragic ends, Victorian death traditions, superstitions and a touch of the paranormal on Friday and Saturday Oct. 21 and 22 at the McConaghy House, 18701 Hesperian Blvd., in Hayward. Tours are at 7 p.m. and 9 p.m. Proceeds go toward the maintenance and preservation of the site. Tickets are limited and must be purchased in advance. General Admission is \$15, \$10 for HAHS Members, Seniors and Students. To book a spot, call 581-0223 or visit [www.haywardareahistory.org](http://www.haywardareahistory.org).

### ❖ Adult School Transitions Services

The San Leandro Adult School, 1448 Williams St. in San Leandro, invites the community to learn about its transition services, which include assistance with education, employment and personal support services. The public is invited to come to an open house on Friday, Oct. 21, or Thursday, Dec. 1, from 5:30 to 7:30 p.m. in Room 106. Refreshments will be served.

### ❖ San Leandro Manor Library

Enjoy a free movie extravaganza screening of *Pride and Prejudice* and *Zombies* on Saturday, Oct. 22 at 2 p.m. at the San Leandro Manor Branch Library, 1241 Manor Blvd. This movie is for Teens ages 12 to 18.

### ❖ Dia De Los Muertos Program

Enjoy a performance of Ballet Folklórico Mexicano de Carlos Moreno on Saturday, Oct. 22, from noon to 3 p.m. at the San Leandro Main Library, 300 Estudillo Ave. After the performance make your own mini-Altar to honor your loved ones, plus other crafts for the whole family. For more information or to register in advance for this free program, call the Children’s Desk at 577-3960.

### ❖ The Arc’s Warehouse Sale

Uncover hidden treasures at The Arc’s Warehouse sale on Saturday, Oct. 22, from 8 a.m. to 2 p.m. at 14700 Doolittle Drive in San Leandro. All proceeds benefit The Arc of Alameda County’s programs to help people with intellectual and developmental disabilities.

### ❖ 4th Sunday Breakfast for Veterans

American Legion Post 117 will host breakfast from 8 a.m. until noon every 4th Sunday of the month at the San Leandro Veterans Memorial Bldg., 1105 Bancroft Ave. in San Leandro. The menu will be eggs-to-order, bacon/sausage, hash browns, toast and coffee. Cost is \$6 for adults, \$5 for senior and veterans, and \$4 for children under 12. Everyone is welcome.

### ❖ Eden Garden Club’s Fall Bazaar

Eden Garden Club’s annual Fall Bazaar will be on Monday, Oct. 24, from 10 to 11:30 a.m. at the Moose Lodge 20635 Rutledge Road in Castro Valley (off CastroValley Blvd., behind Burger King). The bazaar will feature plants, garden items, books, crafts, household items, baked goods, Silent Auction items, and more. All proceeds to support school gardens. Meetings are free and guests are welcome. For more information, call 397-1268.

### ❖ Friends of San Leandro Creek Meeting

The next meeting of the Friends of San Leandro Creek will be on Tuesday, Oct. 25, from 6:30 to 8 p.m. at the San Leandro Library, 300 Estudillo Ave. Peter Mangarella, Chapter President of the 1st East Bay Chapter of Trout Unlimited, will speak about his group and the exciting projects they do to preserve and enhance streams. Free coffee and snacks. For more information,

call Susan at 577-6069 or email [slevenson@sanleandro.org](mailto:slevenson@sanleandro.org).

### ❖ Halloween Storytime

Don’t miss Halloween Storytime at the San Leandro Main Library, 300 Estudillo Ave. on Wednesday, Oct. 26, at 1:30 (pre-school story) and 7 p.m. (family story time). Join the fun as stories are read about Halloween, and then go trick or treating through the library. Don’t forget to wear your costume. For more information, call 577-3960.

### ❖ Our Lady of Good Counsel Concert

A star studded concert will be held at Our Lady of Good Counsel Church Hall, 2500 Bermuda Ave. in San Leandro, on Saturday, Oct. 29, at 6:30 p.m. The *Through the Years* concert will lead the audience on a musical journey over the last 50 years, featuring well known singer-comedian Fe De Los Reyes and the popular Philippines singer Jam Morales, supported by Ellona Santiago, an X-Factor finalist. Other artists are Ronnie Ramos, Monica Mendoza, an American idol top 48 finalist and Charlz Mendoza. Tickets are \$25. For more information about the tickets, call Beth Garcia at 861-1753 or Mon Cargo at 1-800-432-4300.

### ❖ Haunted Halloween History

The San Leandro Main Library, 300 Estudillo Ave., will have a spooky Halloween in its Haunted History room on Saturday, Oct. 29, from 1 to 3 p.m. Encounter the ghosts of San Leandro’s more famous residents and learn their fascinating histories. After visitors have encountered all the ghosts and learn why they are so famous, they’ll be given an easy questionnaire to complete. Parents can help their children discover the answers. After answering just three ghostly questions correctly, participants will receive a coupon for a small bag of treats, while supplies last. History researchers will be on hand to encourage and assist visitors during their walk to the Other Side.

### ❖ Classic Broadway Music at SL Library

A tribute to classic Broadway music will be presented at the San Leandro Library, 300 Estudillo Ave., on Saturday, Oct. 29, from 2 to 3 p.m. Enjoy an afternoon of classic Broadway melodies with concert pianist Frederick Hodges. Admission is free. Hailed as one of the best concert pianists in the world, Frederick Hodges is sought after by today’s foremost orchestras, festivals, and conductors. His extensive repertoire includes the great European classical masters as well as the best American composers.

### ❖ Paranormal Investigation at Meek Mansion

Experienced investigators lead attendees through Meek Mansion, with access to all non-restricted areas on Saturday, Oct. 29, from 7 p.m. to 3 a.m. Data collected on previous investigations include electronic voice phenomena (EVP), cold spots, touches, apparitions and much more. General Admission \$75. Proceeds support the maintenance and preservation of this historic site. Tickets are limited and must be purchased in advance. Ages 18 or older. Purchase tickets online at [www.haywardareahistory.org](http://www.haywardareahistory.org) or call 581-0223.

### ❖ I.D.E.S. of Saint John Lunch & Bingo

I.D.E.S. of Saint John, 1670 Orchard Ave. in San Leandro, will have a bingo and lunch on Saturday, Nov. 5, at noon. Lunch is \$15 and includes three bingo cards, extra cards are 25 cents apiece. For more information, call Mr. Helder at 357-5846.

Calendar items should be submitted at least one week prior to the desired edition of the Times, which is published Thursdays. Space limitations require we print items of the most general interest.

## LIFESTYLE



## Pot Pies – Suppertime Favorites

There are few foods that are as comforting as a traditional pot pie. Beneath a golden, flaky crust lies an explosion of flavor – piping hot chunks of meat and tasty vegetables wrapped in a savory sauce. Generations of hungry appetites have been satisfied with this delicious culinary staple.

## CHICKEN POT PIE

- 1 pound skinless, boneless chicken breast halves, cubed
- 1 cup sliced carrots
- 1 cup frozen green peas
- 1/2 cup sliced celery
- 1/3 cup butter
- 1/3 cup chopped onion
- 1/3 cup all-purpose flour
- 1/2 teaspoon salt
- 1/4 teaspoon black pepper
- 1/4 teaspoon celery seed
- 1-3/4 cups chicken broth
- 2/3 cup milk
- 2 (9-inch) unbaked pie crusts

Preheat oven to 425°F.

In a saucepan, combine chicken, carrots, peas, and celery. Add water to cover and boil for 15 minutes. Remove from heat, drain and set aside.

In the saucepan over medium heat, cook onions in butter until soft and translucent. Stir in flour, salt, pepper, and celery seed. Slowly stir in chicken broth and milk. Simmer over medium-low heat until thick. Remove from heat and set aside.

Place the chicken mixture in bottom pie crust. Pour hot liquid mixture over. Cover with top crust, seal edges, and cut away excess dough. Make several small slits in the top to allow steam to escape.

Bake in the preheated oven for 30 to 35 minutes, or until pastry is golden brown and filling is bubbly. Cool for 10 minutes before serving. Makes one 9-inch pie.

## COUNTRY BEEF POT PIE

- 1 box Pillsbury refrigerated pie crusts, softened as directed on box
- 1 tablespoon oil
- 3/4 pound boneless beef sirloin steak, cut into 1/2-inch cubes
- 1 medium onion, chopped
- 1 (12-ounce) jar beef gravy
- 1 tablespoon cornstarch
- 2 teaspoons sugar
- 1/8 teaspoon pepper
- 2 cups frozen mixed vegetables
- 2 cups frozen southern-style hash-brown potatoes (from 32-ounce package)
- Sesame seed, if desired

Heat oven to 400°F. Prepare pie crusts as directed on package for two-crust pie using 9-inch glass pie pan.

Heat oil in large skillet over medium-high heat until hot. Add beef and onion; cook and stir until beef is browned.

In small bowl, combine gravy,

cornstarch, sugar and pepper; mix well. Add to beef in skillet. Stir in vegetables and potatoes. Cook about 5 minutes or until vegetables are thawed, stirring occasionally.

Spoon mixture into pie crust-lined pan. Top with second crust; seal edges and flute. Cut slits in several places in top crust; sprinkle with sesame seed.

Bake at 400°F for 35 to 45 minutes or until golden brown. Let stand 10 minutes before serving. Yields 6 servings.

## VEGETARIAN POT PIE

- 1 tablespoon butter
- 2 small heads fennel, finely chopped (about 3 cups)
- 1/2 medium yellow onion, finely chopped
- 2/3 cup peeled and finely chopped carrots
- 12 ounces white button mushrooms, sliced (5 cups)
- 1 small russet potato, peeled and diced small
- 1/4 cup all-purpose flour
- 1 cup vegetable broth
- 1 cup whole milk
- 1 cup frozen baby green peas
- 1/4 cup thinly sliced fresh chives
- 1/4 cup parsley
- 1 tablespoon white vinegar
- 1 large egg yolk
- 7 ounces store-bought puff pastry or pie dough (defrosted if frozen)

Heat the oven to 400°F and arrange a rack in the middle.

Melt butter over medium heat in a 3- to 4-quart Dutch oven or heavy bottomed saucepan. When it foams, add fennel, onions, and carrots, and cook until just soft and onions are translucent, about 2 minutes.

Add mushrooms and potato, season well with salt and freshly ground black pepper, and stir to coat. Cook, stirring rarely, until mushrooms have let off water and are shrunken, about 6 minutes.

Sprinkle flour over vegetables,

stir to coat, and cook until raw flavor is gone, about 1 to 2 minutes. Carefully add broth and milk, stirring constantly until mixture is smooth. Bring to a simmer over medium heat and cook until slightly thickened, about 5 minutes.

Remove from heat, add peas, herbs, and vinegar, and stir to coat. Season well with salt and freshly ground black pepper. Turn filling into an 8 by 8-inch baking dish.

Whisk egg together with 2 teaspoons water and a pinch of salt until evenly mixed. Set aside.

With kitchen shears, cut dough to fit over the baking dish. Place dough over filling and tuck into the edges of the dish. Brush dough with egg wash and cut slits in the top to vent.

Place on a baking sheet and bake until crust is golden brown and mixture is bubbling, about 25 to 30 minutes. Let sit at least 5 minutes before serving. Serves 8.

## EASY HAMBURGER POT PIE

- 1 pound lean ground beef (or ground turkey)

- 1-1/2 teaspoons onion powder
- 1/2 teaspoon salt
- 3/4 teaspoon pepper
- 1 (12-ounce) bag frozen mixed vegetables, thawed and drained
- 1 (10-3/4 ounce) can condensed tomato soup
- 1 cup Bisquick (original)
- 1/2 cup milk
- 1 egg
- 1/2 cup shredded cheddar cheese (2 ounces)

Heat oven to 375°F. In 12-inch skillet, cook beef, onion powder, salt and pepper over medium-high heat 5 to 7 minutes, stirring frequently, until beef is brown; drain.

Stir vegetables and soup into beef; heat to boiling. Spoon into ungreased 2-quart casserole.

In small bowl, stir Bisquick mix, milk, and egg with wire whisk or fork until blended. Pour over hot beef mixture.

Bake uncovered 25 to 30 minutes or until crust is golden brown. Top with cheese. Bake 3 to 5 minutes longer or until cheese is melted. Yields about 6 servings.

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## SENIORS

## Can Property Tax Loan Program Help Residents Remain in Home?

By Gene L. Osofsky, Esq.  
Special to the Times

**Q** Our property taxes are due soon and we worry that we may not be able to pay them, as my wife and I had large care expenses this year. Are there any programs that we might turn to for help?

**A** Yes. California lawmakers have reinstated a program called the "Senior Citizens and Disabled Citizens Property Tax Postponement (PTP) Program" to provide property tax relief, in the form of a deferment, for qualifying seniors over age 62 and for persons with a disability.

Background: The program was originally created in 1976 and operated successfully for approximately 32 years until it was sus-

pended in 2009 due to state budget cuts.

During that interim, it helped approximately 6,000 seniors and persons with disabilities remain in their homes, while generating an estimated \$41 million in revenue for the state General Fund.

More recently, and with bipartisan support and the approval of the governor, the program was reinstated and revised.

#### How it Works:

The PTP operates as a loan program. To qualify, an applicant must meet these five conditions: (1) be age 62 or older on or before December 31, 2016, or be blind or disabled at the time of application; (2) must own and occupy the home as his/her principal residence; (3) have total household income which did not exceed \$35,500 for calendar year 2015;

(4) have equity in the home of at least 40 percent of the fair market value; and (5) must not have a Reverse Mortgage on the home.

The application filing period began October 1, 2016 and runs through February 10, 2017.

Since there is limited funding for the program, applications are processed on a first-come, first-served basis.

Once approved, the State Controller's Office will offer a loan to the applicant at 7 percent interest, place a lien on the home to secure the loan, and will then pay the current property tax due to the applicant's county tax collector.

The loan will be due when the applicant moves from the property, sells or transfers the home, dies (unless a spouse or other qualified individual continues to reside in the home), falls delinquent on

future property taxes or other senior liens, or upon refinancing or placing a Reverse Mortgage on the property.

Unfortunately, the program cannot be used to pay for any delinquent property taxes. Further, if an applicant wishes to use the program in following years, they must reapply and re-establish eligibility for each succeeding year.

The program is intended to be self-funding, with succeeding years' loan pool supported by fees and repayments collected from prior loans. So, securing the loan in the first year does not necessarily assure that a loan will be avail-

able in succeeding years. Also, one can apply for a loan to cover all, or part, of the current tax due.

For seniors and persons with a disability in need of property tax deferment, it is a program worth considering. Loans are processed in the order received, and since the application period just opened on October 1, it is important to apply right away.

For an application or for more information, call the State Controller at 1-800-952-5661, or visit the Controller's website at: [www.sco.ca.gov](http://www.sco.ca.gov).

Gene L. Osofsky is an elder law and estate planning attorney



Gene L. Osofsky

in Hayward. Visit his website at [www.LawyerForSeniors.com](http://www.LawyerForSeniors.com).

## How Much Does a Funeral Cost?

By Jim Miller

Special to the Times

**I**t definitely pays to know what charges to expect when pre-planning a funeral. Most people don't have a clue. Here's a breakdown of what you can expect.

#### Funeral Prices

The first thing you need to be aware of is that funeral costs will vary considerably depending on your geographic location, the funeral home you choose and the funeral choices you make.

With that said, here's a break-

down of what an average funeral costs, nationwide, according to recent data from the National Funeral Directors Association.

- Professional services fee: This is a basic non-declinable fee that covers the funeral provider's time, expertise and overhead. \$2,000

- Transfer of the remains: This is for picking up the body and taking it to the funeral home. \$310

- Embalming and body preparation: Embalming is usually mandatory for open-casket viewing, otherwise it's not required unless the body is going to be transport-

ed across state lines. Embalming costs \$695. Other body preparations, which includes hairdressing and cosmetics, runs \$250.

- Funeral viewing and ceremony: If the viewing and funeral ceremony is at the funeral home, you'll be charged for use of the chapel and any necessary staff. Costs: \$420 for viewing, and \$495 for funeral ceremony.

- Metal casket: Markups can be as much as 300 percent over the wholesale price. \$2,395.

- Funeral transportation: Use of hearse and driver \$318 to transport the body to the cemetery. Use of a service car/van \$143.

- Memorial printed package: This includes printed programs and memorial guest book. \$155.

In addition to these costs, there are a number of other related expenses such as flowers for the funeral (around \$200 to \$400), the newspaper obituary fee (\$100 to \$600 or more), the clergy honorarium (\$200 to \$300) and extra copies of the death certificate (\$5 to \$35 per copy, depending on the state).

And, a number of large cemetery costs like the plot or mausoleum fee, the vault or grave liner that's required by most cemeteries, and the opening and closing of the grave, all of which average between \$2,000 and \$4,000; and the gravestone, which typically costs between \$1,000 and \$3,000.

All told, the average cost of a total funeral today is around \$11,000 or more.

#### Ways to Save

If you can't afford this, there *continued on next page*



## Stepping On

## Building confidence and reducing falls

For many seniors, the experience or threat of a fall can be a barrier to safely doing all the things they want to do.

"Stepping On" is a falls prevention program that focuses on simple and fun balance and strength training, how medication can contribute to falls, selecting safe footwear, checking your home for safety and more.

**Stepping On is FREE to anyone 65 years and older, and meets every Wednesday for 7 sessions:**

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# Find and Hire a Good Handyman, Contractor

By Jim Miller  
Special to the Times

Hiring a good home repair handyman can be a bit of a crapshoot. How do you find someone who will return your calls, show up on time, do the job right and finish it, all at a fair price?

Here are some tips that can help.

## ✓ Who to Call

While it may seem obvious, whom you call on for help will depend on what you need done.

If, for example, you have a small home repair or improvement project that doesn't require a lot of technical expertise, a handyman may be all you need. But if you have a job that involves electricity, plumbing, or heating or cooling systems, you're better off going with a licensed tradesman.

Bigger jobs, like home renovations or remodeling, may re-

quire a general contractor.

Whatever type of work you need, the best way to find it is through referrals from people you trust.

If your friends or family don't have any recommendations, turn to professionals in the field like local hardware or home improvement stores, or real estate agents.

The internet can also help. Websites like HomeAdvisor.com can put you in touch with prescreened, customer-rated service professionals in your area for free.

Or try AngiesList.com, a membership service that will connect you with contractors and service companies with various types of expertise for free. They provide ratings and reviews of local professionals who've done work for other members in your area, plus details about the type of work they've done, prices, professionalism and timeliness.

They also offer an upgraded silver or gold membership for \$25 or \$100 per year, which offers discounts, a magazine, complaint resolutions and more.

Another option for finding handyman services is through a local or national service company like MrHandyman.com, HouseDoctors.com or HandymanConnection.com.

You'll probably pay more going through a company than you would with an independent handyman, but service companies typically promise professional workers who are screened, licensed, bonded and insured.

To find local handyman services in your community check your yellow pages, local publications or go to any internet search engine and type in "handyman" plus your city and state.

## ✓ Things to Know

Once you've located a few candidates, your next step is to

get written estimates that list the materials, costs and details of the project. It's a good idea to get at least three estimates from different sources to be sure you're getting a fair deal.

Before hiring someone, check out their work history with your state consumer protection agency (go to [usa.gov/state-consumer](http://usa.gov/state-consumer) for a list) and the Better Business Bureau ([bbb.org/council](http://bbb.org/council)).

You can also search the Web using the company or individual's name and such words as "reviews" and "complaints."

You also need to find out if your candidates have an approved contractor or tradesman license. Using an unlicensed worker in a state that requires a license is dangerous — you'll have little legal recourse if the job goes bad.

With a few exceptions, all businesses or individuals who work on any building, road, park-



**Don't risk it when it comes to your home: Whatever type of work you need, the best way to find a good handyman or contractor is through referrals from people you trust.**

ing facility, excavation, or other structure in California must be licensed by the California Contractors State License Board if the total cost of one or more contracts on the project is \$500 or more.

To find out if a contractor is licensed in California, visit: <https://www2.cslb.ca.gov/>

Also, ask to see their proof of insurance, which covers any damages they may cause while working on your home, and ask for several references from past jobs and check them.

Send your senior questions to: Savvy Senior, P.O. Box 5443, Norman, OK 73070.

## Funeral: Cost can total \$11,000

continued from previous page

are ways to save. For starters, you should know that prices can vary significantly by funeral provider, so it's wise to shop around.

There are also free websites you can turn to, like Parting.com, that lets you compare prices, and FuneralDecisions.com that will provide estimates from local funeral homes based on what you want.

When evaluating funeral providers, be sure you get an itemized price list of services and products so you can accurately compare and choose what you want.

But, the most significant way to save on a funeral is to request a "direct burial" or "direct cremation."

With these options, the deceased would be buried or cremated shortly after death, which skips the embalming and viewing. If a memorial service is desired, you can have it at the graveside or at a place of worship without the body. These services usually run between \$600 and \$2,000, not counting cemetery charges.

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

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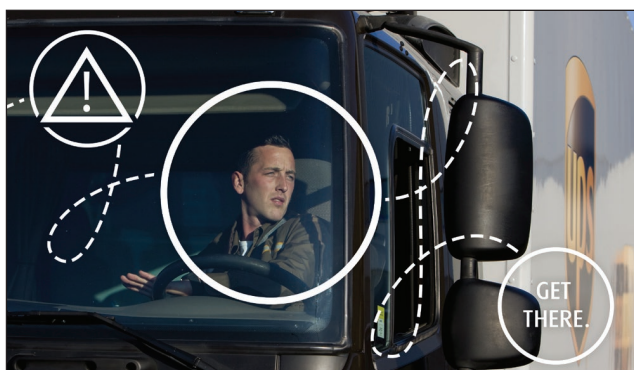
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## Pirates: Homecoming & hall of fame

continued from front page

extra points on nine touchdowns.

San Leandro running back Mekhi Land scored two touchdowns and his brother, running back Omari Land, scored another 6 points.

The line opened it up and I went through," said Mekhi Land about his last touchdown. "The team is coming together, getting better every week.

The homecoming crowd didn't lack something to cheer about on offense, and when Tenyson finally got within striking

distance, Pirates cornerback Gino Long picked off a pass to end the drive.

As the homecoming festivities got underway on the field at halftime, the San Leandro Sports Foundation honored its inaugural class into the San Leandro Sports Hall of Fame with a ceremony near the main entrance to Burrell Field.

The 14 athletes and coaches had their names inscribed on plaques that will forever be a part of Burrell Field and San Leandro sports history.

This year's inductees into the San Leandro Sports Hall of Fame are:

David Beaver – coach/contributor/swimming

Danny Calcagno – SLHS football coach '90s

Chris Cannizzaro – SLHS Class of 1959 athlete/baseball

Dennis Dixon – SLHS Class of 2003 athlete/football

Robert Duey – SLHS Class of 1957 athlete/football and baseball

Dick Duey – SLHS Class of 1957 athlete/football and baseball

Pat Hurst – SLHS Class of 1987 athlete/golf

Tony Lema – athlete/golf

Steve Lubratic – SLHS Class of 1973 athlete/baseball

Terry Markou – PHS Class of 1975 athlete/wrestling

Casmiro (Cas) Munoz – SLHS baseball coach 1960s to 1980s

Alan Pitcaithley – SLHS Class of 1966 athlete/football, basketball, baseball

Benjamin Ramos – PHS Class of 1964 athlete/football and baseball

Tim Stokes – SLHS Class of 1968 athlete/football



PHOTO COURTESY OF THE SAN LEANDRO SPORTS FOUNDATION

Some of San Leandro's greatest athletes were inducted into the San Leandro Sports Hall of Fame by the San Leandro Sports Foundation on Friday night at Burrell Field. Left to right are Pat Hurst, Peggy Beaver (daughter of David R. Beaver), Danny Calcagno, Terry Markou, Ben Ramos, Bob Duey, Cas Munoz, Al Pitcaithley, Tim Stokes, and Dennis Dixon. (Not in photo: Chris Cannizzaro and Steve Labratic).

## Singers, Comedians to Perform at Church Anniversary

A star studded concert will be held at Our Lady of Good Counsel Church Hall, 2500 Bermuda Ave. in San Leandro, on Saturday, Oct. 29, at 6:30 p.m.

The "Through the Years" concert will lead the audience on

a musical journey over the last 50 years, featuring well known singer-comedian Fe De Los Reyes and the popular Philippines singer Jam Morales, supported by Ellona Santiago, an X-Factor finalist. Other artists are Ronnie

Ramos, Monica Mendoza, an American idol top 48 finalist and Charlz Mendoza.

Tickets are \$25. For more information about the tickets, call Beth Garcia at 861-1753 or Mon Cargio at 1-800-432-4300.

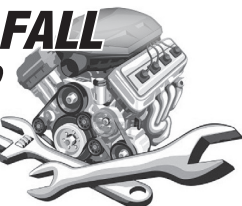
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# BRYAN AZEVEDO

## DISTRICT 2

### CITY COUNCIL



# VOTE NOVEMBER 8TH

"I'm proud to have been raised in San Leandro and to be raising my kids here, and I'd be honored to serve you on the City Council. It's been a tough election season. It's hard watching the news every day. Going out and talking to San Leandrans every afternoon keeps me going.

San Leandro was ranked the 5th most diverse city in the country. Through that diversity we've built a community that is strong, resilient, and growing. Small business owners and entrepreneurs are creating jobs and we just passed a minimum wage increase that we should all be proud of. I'm excited about the opportunities that new growth will create for our children. I'm also mindful of the affordability crisis gripping much of the Bay Area and of the challenges it could create for seniors and long-time residents.

I'm committed to making San Leandro a safe and affordable place to live, work, raise a family, and start a business. That commitment starts with listening to residents, working proactively to address their concerns, and approaching each decision from a starting point informed by San Leandro values."

- CONSTRUCTION PROJECT FOREMAN
- RECREATION AND PARKS COMMISSIONER
- SHEET METAL WORKERS LOCAL 104  
ELECTED BOARD MEMBER
- 4TH GENERATION SAN LEANDRO RESIDENT



*As an elected member of the Sheet Metal Workers Local 104 Executive Board, Bryan makes sure working families have a voice in policy decisions, like San Leandro's increased minimum wage.*



*Bryan bought the house his grandparents lived in and he's working to renovate it for his growing family. Bryan is committed to being available to every resident as they navigate city services.*

Bryan Azevedo for San Leandro City Council 2016 • FPCC ID#1378359

Follow Bryan at: [BryanAzevedo.org](http://BryanAzevedo.org) • [Facebook.com/bryan.azevedo.98](https://Facebook.com/bryan.azevedo.98)

# REAL ESTATE GALLERY



## REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



### Student Loan Debt Delays Millennial Move Outs

While it's no surprise that record high price tags for Bay Area homes are keeping many buyer wannabes from purchasing, this is especially true of Millennials.\*

It's not just the staggering cost of homes putting on the brakes, however. It's that PLUS the extremely high outlay required for something else:

Education and the resulting student loans.

In a recent national survey of Millennials by LendingTree, 46.31 percent of respondents revealed that their high monthly student loan payments are actually delaying the homebuying process.

Further, the results revealed that 53.27 percent were putting travel plans on hold, 38.07 percent were postponing retirement savings and 44.74 percent were even delaying the purchase of new wheels.

With a degree deemed necessary for Millennials seeking good-paying jobs, there is no good news on the horizon for this problem. It's no secret that the cost of higher education is soaring.

To corroborate, LendingTree's report points out that while many survey participants had been accepted to highly ranked colleges and universities, they deemed that the associated

costs were too high and, consequently, ended up settling for lower-ranked, more affordable schools. Further, the report declares that this trend "suggests student debt may not only obstruct Millennial spending, but may be negatively influencing college and career choices and restricting economic growth."

And, it appears, hampering the housing market as well.

Millennials, in an attempt to get ahead, are not only *not* buying homes, they are also avoiding the rental market in record numbers. Evading conventional logic that assumes they have a choice between paying rent or making mortgage payments, they have chosen a third option: living with mom and dad.

A Pew Research Center paper, released in May, points out that, for the first time since 1880, more than 50 percent of Millennials are still living at home.

Historically, those staying at home have typically been college grads that have yet to secure a job. While that is still true to a point, the trend is changing with higher numbers of those fully employed still camping on their parents' good will.

One last trend is also keeping Millennials from diving into the housing market: the increasing delay in getting married. No

see *MILLENNIAL*, page 11



256 Covington Street • Sheffield Village • Open Sunday 2-4:30

This charming, beautifully updated 2-bedroom, 2-bathroom home features a wonderful gourmet kitchen with granite counters, breakfast bar, gas cooktop, stainless-steel appliances and lots of cabinet space. The master bedroom suite has French doors that open to a deck and the back yard. Additional amenities include hardwood floors, wood-burning fireplace, formal dining room, breakfast nook, plantation shutters and a detached 2-car garage. Offered at \$649,000. For more information, contact Michelle R. Miller, Associate Broker, of Pacific Union at 510-701-3442. BRE# 01012751



### Can Outdoor Furniture Outlast Winter?

By Samantha Mazzotta  
Special to the Times

Cedar outdoor furniture is desirable to many people. It's a durable wood, doesn't easily warp or rot, and resists insects.

Unfinished cedar furniture starts out as a natural reddish color, which over time fades to gray as wind and weather season the wood. Owners who prefer the warmer reddish color can apply a wood sealer, or enhance the color using a wood stain.

Paint or finishing oils aren't typically used with cedar furniture, since they can trap moisture,



encouraging rot.

You can clean cedar furniture a few times a year with soap and water, but avoid using a pressure washer or harsh solvents. If you're concerned about temperature extremes or ice on the furni-

ture, you can cover it or store it during the winter.

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### Mortgage Rates Tick Higher

Average fixed mortgage rates followed Treasury yields last week and moved higher.

The 30-year fixed-rate mortgage averaged 3.47 percent, up from 3.42 percent a week earlier.

Fifteen-year loans averaged 2.76 percent, up from 2.72 percent.

Five-year hybrid adjustable-rate mortgages (ARMS) averaged 2.82 percent, up from 2.80.

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| CITY | SAT | SUN    | ADDRESS              | PRICE     | BDRMS/BATHS | REALTOR                | AGENT           | PHONE    |
|------|-----|--------|----------------------|-----------|-------------|------------------------|-----------------|----------|
| A    | —   | 1-4    | 14555 Kings Court    | \$388,000 | 3/1.5       | Re/Max Accord          | Louise Lovewell | 351-5555 |
| A    | —   | 2-4    | 1609 - 136th Avenue  | \$529,000 | 2/1         | Rinetti & Co. Realtors | Carrie Miles    | 735-5223 |
| S    | —   | 2-4:30 | 256 Covington Street | \$649,000 | 2/2         | Pacific Union Int.     | Michelle Miller | 701-3442 |
| A    | —   | 2-4    | 740 Oakes Blvd.      | \$869,000 | 4/3         | Rinetti & Co. Realtors | Dave Adams      | 637-8136 |

**One-Line Open Home Listings run Wednesdays in the Castro Valley Forum (22,500 circ.) and Thursdays in the San Leandro Times (38,500 circ.) for \$25. For more information and a listing form, call 614-1558. DEADLINE: TUESDAY AT NOON.**

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O = OAKLAND • P = PLEASANTON • S = SHEFFIELD VILLAGE • SR = SAN RAMON • W = WALNUT CREEK • Z = ALAMEDA

All real estate advertised in the Castro Valley Forum is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, marital status, national origin, or intention to make any such preference, limitation or discrimination. The Castro Valley Forum will not knowingly accept any advertisement for real estate that is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

## RECENT HOME SALES

## San Leandro

|                         |       |           |                         |
|-------------------------|-------|-----------|-------------------------|
| 13214 Aurora Drive      | 94577 | \$680,000 | 3 BD - 1,680 SF - 1951  |
| 1052 Douglas Drive      | 94577 | \$500,000 | 3 BD - 1,314 SF - 1942  |
| 2094 Eveleth Avenue     | 94577 | \$470,000 | 3 BD - 1,040 SF - 1952  |
| 284 Garcia Avenue       | 94577 | \$545,000 | 2 BD - 1,400 SF - 1924  |
| 2778 Marineview Drive   | 94577 | \$780,000 | 4 BD - 2,166 SF - 1965  |
| 898 Rodney Drive        | 94577 | \$660,000 | 2 BD - 1,711 SF - 1947  |
| 908 Rodney Drive        | 94577 | \$650,000 | 2 BD - 1,754 SF - 1942  |
| 2451 Easy Street        | 94578 | \$720,000 | 4 BD - 2,561 SF - 1949  |
| 585 Jasmine Way         | 94578 | \$568,000 | 3 BD - 1,317 SF - 2012  |
| 597 Jasmine Way         | 94578 | \$389,500 | 3 BD - 1,266 SF - 2008  |
| 1716 Liberty Pointe Way | 94578 | \$498,000 | 2 BD - 1,227 SF - 2008  |
| 16882 Los Banos Street  | 94578 | \$540,000 | 2 BD - 1,220 SF - 1947  |
| 14595 Sylvia Way        | 94578 | \$705,000 | 3 BD - 1,453 SF - 1945  |
| 1680 Thrush Avenue      | 94578 | \$370,000 | 2 BD - 1,790 SF - 1954  |
| 16566 Toledo Street     | 94578 | \$650,000 | 3 BD - 1,200 SF - 1961  |
| 1343 Cumberland Avenue  | 94579 | \$530,000 | 3 BD - 1,274 SF - 1953  |
| 1209 Drake Avenue       | 94579 | \$553,000 | 3 BD - 1,081 SF - 1951  |
| 15044 Endicott Street   | 94579 | \$450,000 | 2 BD - 821 SF - 1949    |
| 15563 Faris Street      | 94579 | \$582,000 | N/ABD - 1,578 SF - 1980 |
| 14686 Juniper Street    | 94579 | \$780,000 | 4 BD - 2,992 SF - 1950  |
| 1361 Mersey Avenue      | 94579 | \$549,000 | 3 BD - 1,124 SF - 1953  |
| 15039 Norton Street     | 94579 | \$400,000 | 3 BD - 1,029 SF - 1948  |

TOTAL SALES: 22  
 LOWEST AMOUNT: \$370,000 MEDIAN AMOUNT: \$551,000  
 HIGHEST AMOUNT: \$780,000 AVERAGE AMOUNT: \$571,341

## San Lorenzo

|                        |       |           |                        |
|------------------------|-------|-----------|------------------------|
| 1882 Bandoni Avenue    | 94580 | \$550,000 | 3 BD - 1,252 SF - 1955 |
| 15747 Paseo Largavista | 94580 | \$500,000 | 3 BD - 1,000 SF - 1944 |
| 16103 Silverleaf Drive | 94580 | \$648,500 | 4 BD - 1,948 SF - 1997 |
| 15719 Via Sorrento     | 94580 | \$580,000 | 3 BD - 1,164 SF - 1957 |

TOTAL SALES: 4  
 LOWEST AMOUNT: \$500,000 MEDIAN AMOUNT: \$565,000  
 HIGHEST AMOUNT: \$648,500 AVERAGE AMOUNT: \$569,625

## Castro Valley

|                        |       |             |                        |
|------------------------|-------|-------------|------------------------|
| 18953 Almond Road      | 94546 | \$900,000   | 3 BD - 2,206 SF - 1939 |
| 3016 Barlow Drive      | 94546 | \$635,000   | 3 BD - 1,020 SF - 1951 |
| 17777 Camelot Lane     | 94546 | \$980,000   | 2 BD - 3,041 SF - 1988 |
| 21317 Kahlert Street   | 94546 | \$586,000   | 3 BD - 1,301 SF - 1958 |
| 18999 Lamson Road      | 94546 | \$710,000   | 3 BD - 1,746 SF - 1940 |
| 4796 Malabar Avenue    | 94546 | \$685,000   | 2 BD - 1,771 SF - 1948 |
| 2505 Miramar Ave #232  | 94546 | \$390,000   | 2 BD - 887 SF - 1988   |
| 2293 Vestal Avenue     | 94546 | \$570,000   | 2 BD - 1,018 SF - 1948 |
| 5235 Winifred Drive    | 94546 | \$799,000   | 3 BD - 1,316 SF - 1956 |
| 5738 Cedar Brook Court | 94552 | \$1,010,000 | 4 BD - 2,776 SF - 1985 |
| 25318 Gold Hills Drive | 94552 | \$960,000   | 4 BD - 2,357 SF - 1996 |
| 6160 Mt. Diablo Court  | 94552 | \$1,000,000 | 3 BD - 2,462 SF - 1989 |

TOTAL SALES: 12  
 LOWEST AMOUNT: \$390,000 MEDIAN AMOUNT: \$754,500  
 HIGHEST AMOUNT: \$1,010,000 AVERAGE AMOUNT: \$768,750

## Sheffield Village

|                       |       |           |                        |
|-----------------------|-------|-----------|------------------------|
| 3177 Middleton Street | 94605 | \$608,000 | 3 BD - 1,460 SF - 1951 |
|-----------------------|-------|-----------|------------------------|

## Reseed Turf Now Before Rainy Season Hits

By Buzz Bertolero  
 The Dirt Gardener

**Q** Is it too late to reseed my lawn, and should it be dethatched and aerated first?

**A** It's not too late to reseed your lawn but you need to act fast. The growing season concludes with the end of Daylight Saving Time, on November 6. However, if the temperatures cool too fast and the rainy season begins, the grass seed will never germinate. It takes 10 days to two weeks for germination. It has been successful in some years while it has failed in others.

I wouldn't be inclined to aerate the turf now as the winter rains will wash away any of the drainage benefits, so I'd wait until next spring.

Dethatching may be necessary but, then again, it may not. You might want to determine just how thick the thatch layer is first.

With a shovel, make two cuts at a 45-degree angle to each other. At the apex of the angle, lift

the grass up with the shovel exposing the soil profile. The soil profile shows the grass blades, the thatch layer and how far the roots have penetrated into the soil. The thatch layer is that layer of organic matter between the blades of grass and the soil.

It is normal to have some thatch, so if the layer is less than three-quarter of an inch, dethatching isn't required. Instead, I'd just rake the area vigorously to remove any loose matter and scratch the soil in the bare spots.

If you're planning on reseeding the entire lawn area, then you could use a detaching machine. Otherwise, skip it and just rake the bare spots.

The metal tines of a dethatching machine removes the thatch layer and it also damages the existing turf; hence, the need to reseed the entire area. It's a particular issue with clumping Fescue type grasses.

If the original lawn was sodded or seeded this century, it's more than likely a Fescue lawn. Fescue turfs are notoriously slow in filling in because of their clumping growth habit. So,

it's only recommended if you're reseeding the entire lawn area.

The reseeding process is very straight forward. Scatter the seed, apply a starter fertilizer and then cover it with a thin layer of compost, mulch, or soil amendment.

The last step is to water, but be careful not to let the water puddle. The seed can float around and you can then create bare spots in the bare spots. Sprinkle the seed in the morning and afternoon until it germinates.

**Q** I planted a bare-root peach tree this spring. All of the growth developed below the graft. Is it worth

keeping or is it best to replant a new tree?

**A** Unfortunately, your peach tree has expired, so, I'd start over with a new tree. The growth below the graft is just the rootstock. The root stock it not going to produce edible peaches. Your favorite garden center has bare-root peach trees in January.

Buzz Bertolero is an Advanced California Certified Nursery Professional and Senior Gardening Professional at Sloat Garden Centers. His web address is [www.dirtgardener.com](http://www.dirtgardener.com). Email questions to [dirtgarden@aol.com](mailto:dirtgarden@aol.com) or go to [Facebook.com/Buzz.Bertolero](https://www.facebook.com/Buzz.Bertolero).



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## Millennial: Many feel no pressure to set up household

continued from previous page  
 marriage, no pressure to set up a household; no pressure to start a family, no need to get off the parents' couch.

It's a fine pickle, and one that does not appear to be moving out any time soon.

\*Those born between 1982 and 2004.

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](http://www.ccmgtoday.com).

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# Speakers Say County Trying to Grab Eden's Cash

By Amy Sylvestri  
San Leandro Times

Many local politicians want the Eden Township Healthcare District dissolved, calling it obsolete and inefficient.

But at a special town-hall meeting at the Castro Valley library Monday night, the public strongly supported keeping ETHD running, and said the county is simply trying to get its hands on ETHD's money – because if the district is dissolved, its assets would go to the county.

Speaker Elke Sommer said it's a "no-brainer" to continue to support the district and that dissolution is "a thinly-veiled cash-grab by county partisan groups."

Roxanne Lewis, an elected member of the ETHD board, said that eliminating the ETHD is "short-sighted" because the county would spend its assets within a couple of years. But if the ETHD continues, it could continue to sustain itself for many years and will eventually be able to expand its charitable work once the Sutter lawsuit is paid off.

Many speakers said the benefit of the ETHD is its elected board, which holds the interests of Eden area residents in mind when acting. If the county is in control of the funds, they will likely not be spent within Castro Valley, San Leandro, and San Lorenzo.

Speaker Phyllis Moroney, a former employee of the county health system, was the only one of about a dozen speakers who supported dissolving the district, calling it "obsolete" and saying that too much money is being spent on salaries and debt.

The meeting was put on by the Alameda Local Agency Formation Commission (LAFCo) to gauge the public's opinion on ETHD. The district was created in 1948 in order to run the then-new Eden Hospital. Over the past 70 years, the district has owned and overseen various properties in San Leandro, Castro Valley, Hayward and the unincorporated areas.

Over the summer the Alameda County Grand Jury issued a report that said the district "failed

in its mission" and lacked a plan for its future.

And politicians including Assemblyman Bill Quirk, Supervisor Wilma Chan, and the San Leandro City Council have called to disband the district, saying it is no longer serving the community efficiently.

Currently, 88 percent of the ETHD's budget goes to real estate, staff, and legal fees, leaving around \$500,000 annually to distribute to various causes – including a \$250,000 annual commitment to the Davis Street Family Resource Center, along with smaller projects such as diabetes workshops.

One source of the ETHD's struggles is a legal battle with Sutter Health over San Leandro Hospital that resulted in the district owing Sutter \$20 million.

It was politicians including Chan and the San Leandro City Council who leaned heavily on the district to fight Sutter at the time.

A second LAFCo meeting on the future of the ETHD took place Tuesday in Hayward and a third



TIMES FILE PHOTO BY AMY SYLVESTRI

One of Eden Township Healthcare District's buildings is the San Leandro Medical Arts Building, next to San Leandro Hospital.

meeting is scheduled for Nov. 7 at 5:30 p.m. at San Leandro City Hall, 835 East 14th Street.

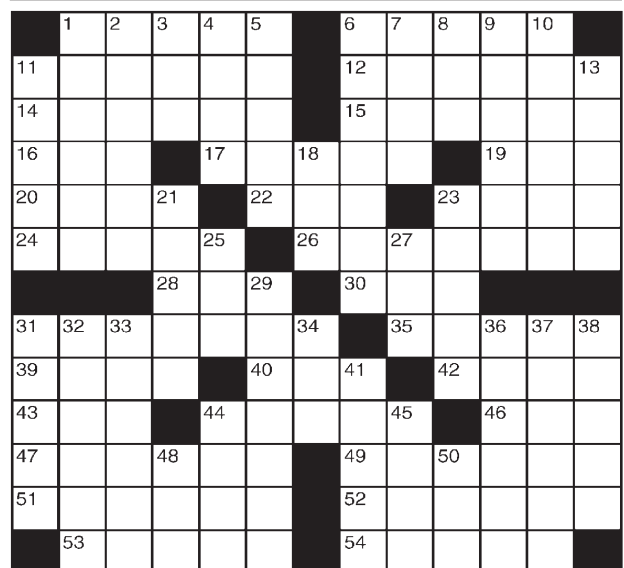
Once the meetings have been conducted, a draft report based on the findings of a consultant that

LAFCo hired as well as public comments will be presented to the LAFCo board. There will likely be another public meeting at that point, sometime in mid-November, then a final report and even-

tually a determination by LAFCo.

LAFCo could 1) decide to dissolve ETHD, 2) have it remain running as it is, 3) modify the ETHD's structure works so a separate foundation awards the scholarship money, or 4) any number of options including putting the matter up to a public vote.

## THE TIMES CROSSWORD



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- 45 Island dance
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- 50 Deposit

ANSWERS ON PAGE 3

## LOCAL DEATHS

### MARTINEZ, Teodoro

■ **MARTINEZ, Teodoro**, of Oakland passed away on Monday, October 17, 2016 in San Leandro. Visitation will be on Monday, Oct. 24

at Santos-Robinson Mortuary, 160 Estudillo Ave., San Leandro from noon to 8 p.m. with a Vigil Service at 6:30 p.m. The Funeral Liturgy celebrating his life will be on Tue. Oct. 25 at 10 a.m.

at Church of the Assumption, 1100 Fulton Ave., San Leandro. Interment at Chapel of Chimes, Hayward. Santos-Robinson Mortuary, San Leandro (510-483-0123, santos-robinson.com).

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FUNERAL SERVICE  
Saturday, Oct. 22 at Noon  
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**Marian Cota**  
Resident of Hayward  
April 15, 1930 ~ Oct. 11, 2016  
MEMORIAL SERVICE  
Friday, Oct. 21 at 2 p.m.  
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## Money: Pay to play

continued from front page  
contributions of \$21,125. Former City Councilwoman Linda Perry is his treasurer.

Azevedo, who works as a sheetmetal foreman, has multiple donations from unions including \$4,200 from the Unity PAC of the Alameda Labor Council ALF-CIO, \$2,500 from the Construction and General Laborers Union, \$2,500 from the International Union of Painters and Allied Trades, \$2,500 from Sprinkler Fitters Local 483, and \$1,000 from Northern California Carpenters Regional Council.

Azevedo also received \$500 from Dan Grace, owner of the Harborside medical marijuana dispensary and \$500 from Salwa Ibrahim, executive director of BLUM, another medical marijuana dispensary.

Candidate Ed Hernandez lists year-to-date contributions of \$19,604. His treasurer is Ken Pon, a former school board member.

Hernandez's donations include a lot of \$100 individual donations as well as \$1,000 from the president of Lloyd Wise Car dealership and \$1,500 from Creekside Associates. Creekside is owned by David Irmer, the developer behind the downtown Village shopping center, the Tri-Net building, and other projects in San Leandro.

Hernandez also got \$500 see MONEY, page 16

## OPINION

## LETTERS to the EDITOR

Letters must include the writer's name, address and phone number, and **must be under 300 words**. We reserve the right to edit as necessary. E-mail letters to: [letters@ebpublishing.com](mailto:letters@ebpublishing.com) or fax to: 483-4209, or send by mail to: The Editor, San Leandro Times, 2060 Washington Ave., San Leandro, CA 94577.

### More Tax or Less Tax? Both Sides are Right

Editor:

I have read recent articles and letters concerning proposed taxes and rate increases with a combination of both great sadness and great amusement.

Both sadness and amusement because both sides of the issues are right. Both sides have facts and opinions to support their contentions. And neither side is all wrong, or all right.

Horace Walpole summed it up best: "The world is a comedy to those that think; a tragedy to those that feel."

It is true that systems and organizations need constant upkeep. Hardware needs to be replaced eventually, and periodic ongoing maintenance is a requirement of all things. People expect raises even if their productivity does not change.

On the other hand, the desire for revenue by governments, utilities, and agencies is never ending. Where or when in the world have we ever encountered a company or utility or government that said "we have enough, we don't need more money"? They always all want more, and all predict doomsday if they would be thwarted in their efforts.

Every tax increase and every rate increase that is more than the rate of inflation means that you have less and less money for yourself and your family as time goes by. As the famous saying goes, "the power to tax is the power to destroy."

The current state-wide sales tax rate is 7.5%. Alameda County has the highest sales tax rate in the state at 9.5%. Several cities rank even higher, and are at the highest current sales tax rate of 10%, including San Leandro. I can't conceive of allowing a further increase.

It seems to me that at a basic level, money does yield fair government or good service. Beyond that, the major affect of additional money seems to generate the need for more money.

—Joseph Springer  
San Leandro

### 'Absurd to Consider Legalizing Marijuana for Recreational Use'

Editor:

On the morning of September 11, 2001, I witnessed the horrific terrorist attacks on television before going to my afternoon work shift.

I was into my 18th year as a Substance Abuse Counselor in an alcohol and drug recovery center. The facility was comprised of a short term Detox and a 90-day Men's Recovery Home.

At the time there were about twenty-five individuals in the recovery program, all of whom were

unemployed and destitute because of their chronic substance abuse. In my afternoon recovery group, I can remember giving the clients a stern lecture about how the world had changed and the necessity of being aware of your surroundings and not solely relying on the government to take care of you.

The tenor of my messages had always been taking responsibility for yourself and not expecting others to do for you what you can do for yourself. The surprise attacks on 9/11 reemphasized the necessity of being proactive about taking personal responsibility.

So now we come to the year 2016 and we have a dialogue about legalizing marijuana. Marijuana is not some kind of innocuous drug that so many purport it to be. The empirical evidence suggests that this is not true.

Most people under the influence of alcohol or drugs overestimate their cognitive and physical abilities. We already have an under-performing work force. Why introduce another way to validate our inadequacies?

I think that it is absurd in this day and age of international terrorism to even consider legalizing marijuana for recreational use.

It is very dangerous to think that the United States is invincible and to solely rely on the government to keep you safe.

A relevant question to ponder is "Why can't I make it through the day without mood altering substances"?

Hedonism plays right into the hands of our enemies.

—Alan Garrett  
San Leandro

### Re: 'Black Lives Matter' - Suggests 'Burton Should Look In His Own Back Yard'

Editor:

Last week Vernon Burton wrote a letter referring to law enforcement using the now closed Chabot Gun Club for training. In that letter he referred to 'Black Lives Matter' being killed by rogue cops or neighborhood vigilantes.

I suggest Mr. Burton look in his own backyard. According to the FBI's Part One Crime Index, 90% of the African American homicide victims in this country are killed by other African Americans.

The adult male African American population of this country represents 6.5% of the total population yet are responsible for 60% of the homicides! Sleep on those numbers tonight, Mr. Burton.

I rest my case.

—Bob Oliver  
Roseville

### Class Warfare Has No Place In San Leandro City Council

Editor:

I see important differences between the candidates for District

2, but the colors of their collar isn't one of them.

First the article at the bottom of the front page ("Council Race: 'Blue Collar vs. White Collar,'" *The Times*, October 13) illustrated how much the blue collar candidate admits to having in common with his opponent.

Paragraph 4 said, both "... come down on the same side of many issues." Among his closing statements, 'Blue' said "I believe in fairness, a balanced approach, and listening to everyone."

But then he makes a statement that impressed the author so much she used it as the title of her article. "He's more white collar, I'm more blue collar, it's as simple as that."

What exactly does "...I'm more blue collar, it's as simple as that" mean to him? That statement implies bias, not balance or fairness.

Who doesn't cherish the unions and what they have done not only for America but for the world? Yet who would deny the place of start-ups and inventive capitalism in the Bay Area? And who decided that it is as simple as 'blue vs. white'?

I listen for the candidates' positions on the issues. So when a person's underlined statement is the special interests (s)he is beholden to, as far as I'm concerned, openness and fairness has been taken off of the table.

Things in this town are changing in a positive way. The two candidates could easily be in the same family, they live in houses of comparable vintage in approximately the same part of town. Both work hard, help support their families and have committed to a tough race.

With all the hard work ahead of San Leandro, statements that smack of class warfare are out of touch, and certainly have no place in my City's Council.

—Jeff Falero  
San Leandro

### N. Dakota Pipeline Violates Indians' Human Rights

Editor:

So a lot of non-Indian residents, particularly farmers and ranchers in North Dakota, are feeling frustrated that the Lakota People, other Indigenous Peoples, and their allies are setting an encampment there to protest Dallas-based oil companies' Energy Transfer Partners who wanted to build a pipeline that will destroy the sacred sites of the Lakota People and the oil from it, will go into both the Missouri and Cannonball rivers.

Well that is too bad because neither the farmers and ranchers don't care about the well-being of the Lakota People if it be built because they support the pipeline in the name of greed.

I urge Energy Transfer Partners to end their attempt to build this pipeline.

It is a human rights violation toward the Lakota People who resides in North Dakota.

—Billy Trice Jr.  
Oakland



## INQUIRING REPORTER

What's the most ridiculous thing in the world?

— Asked around town

Not accepting that humans don't know everything. And anger is ridiculous too.

Arthur Luna Jr.  
Oakland



That eight years ago Obama had to refute so many ridiculous things. And neither candidate this year has to face up to as much and answer to the press. Everything now is boiled down to a damn TV reality show.

Angelo King  
Oakland



You mean, besides Donald Trump?

Lisa Leverton  
Alameda



Vines – the videos on the internet. They're ridiculous because they're so funny.

Greg Johnson  
San Leandro



The whole presidential election. It's putting America in a comical light. I mean, this could be our future president? And it's all too materialistic.

Martha Basurto  
San Francisco



# EYE on Health: GLAUCOMA the Silent Thief of Sight

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**Hayward**



**Chirag R. Patel, MD**  
 Ophthalmologist, Medical Director, Turner Eye Institute

The risk of low vision and blindness increases significantly with age. According to the National Eye Institute, glaucoma is one of the top age-related eye diseases in the U.S. It is insidious and can often cause significant and irreversible loss of vision before people develop symptoms. While there is no cure, early diagnosis and treatment is key to preventing further advancement of the disease and maintaining vision.

Learn how glaucoma is diagnosed, the signs and symptoms, and current treatments available, including the new and exciting technologies that are now available, including laser treatments and minimally invasive glaucoma surgery (MIGS). Hear what the future holds in promising innovations such as advancements in intraocular pressure monitoring and new medications.



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**Do you have prescription glasses you no longer wear?**

Recycle them and help change someone's life!

We will be collecting eyewear for the Lions International "Recycle for Life" program at this event.

## Money: Will candidates return favor?

*continued from page 14*  
 from Salwa Ibrahim of Blum, who donated to both District 2 candidates. Hernandez also loaned himself \$1,850.

Incumbent Benny Lee is running unopposed in District 4. Lee has received total contributions of \$13,631 year-to-date.

Lee's contributions include \$1,000 from Eden Realty, which is owned by Tom Silva, who was forced to change his plans for a five-story apartment building on Bancroft Avenue earlier this year after outcry from Estudillo Estates homeowners.

Lee has also received \$5,000 from Cal-Coast, the company behind the marina shoreline development

Lee got some help from his fellow politicians, including \$100 from Wilma Chan's campaign and \$100 from District 6 candidate Pete Ballew.

Lee also received a contribution of a \$480 fundraising dinner from David Duong, the managing



**City Councilman Benny Lee received \$5,000 from Cal-Coast, the company that will re-develop the San Leandro Marina and the surrounding area.**

director of Cal Waste Solutions.

Lee's support of Cal Waste's effort to get a garbage contract from the City of Oakland drew the ire of his fellow council members and then-mayor Stephen Cassidy back in 2014.

Retired police captain Pete

Ballew is running unopposed in District 6 and his campaign treasurer is also former City Councilwoman Perry.

Ballew reported year-to-date contributions of \$37,105, including a \$10,000 loan to himself.

Ballew has the support of multiple unions including \$2,500 from the Construction and General Laborers union, \$1,000 from the sprinkler fitters, \$1,000 from electrical workers, and \$500 from the police union.

Ballew received \$500 from Dan Grace, the Harborside dispensary owner who listed his job on the financial disclosure form as "nurseryman."

Ballew also got money from the developers – \$250 from Silva and \$500 from Imer.

Ballew also received money from some familiar San Leandro names including \$100 from Mayor Pauline Cutter, \$500 from retired police chief Robert Maginnis, and \$250 from the campaign of councilman Benny Lee.

## Hit & Run: Watanabe described by company as 'truly good-hearted'

*continued from front page*  
 held without bail at the county jail in Dublin and is scheduled to be arraigned at the Hayward Hall of Justice this week.

True World Foods released a statement calling Watanabe

a "truly good-hearted person," and said they have provided grief counselors for their employees.

"We grieve with his widow and three sons," said True World president Robert Blue in a written statement. "Personally, I am tre-

mendously moved by Takeshi's desire to stop what he saw as a violation of the company. I respect his courage, yet deeply regret that it cost him his life." Watanabe's death is San Leandro's third homicide of the year.

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