



It's a Toss Up

VEGETABLES, FRUITS, NUTS – MAKE USE OF ALL OF THEM IN A HEALTHY SALAD..... 4

WEEKEND WEATHER
Partly cloudy Friday
the sunny thru Sunday

HIGHS: 57-63
0 10 20 30 40 50 60 70 80 90 100 110
LOWS: 43-46

FRIDAY SATURDAY SUNDAY

San Leandro Times

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

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THURSDAY, APRIL 4, 2024

SAN LEANDRO • CALIFORNIA



PHOTO BY JIM KNOWLES

Rainbow over San Leandro

A rainbow recently stretched over downtown San Leandro and St. Leander's Church, as seen from the San Leandro BART Station.

Businesses Fed Up with RVs Camping Out

RVs and trash piling up on Burroughs and Griffith streets

By Michael Singer
San Leandro Times

After three years of reporting security and health hazards, business owners along Burroughs Avenue and Griffith Street are pressing City Hall to take action regarding the more than a dozen occupied RVs and other vehicles camped out in a zone where semi-trailer trucks drive in and out daily.

"For the last 50 years, no one's ever camped on our street," said Robert Hertzfeldt, manager at Box Appliance Service. "During the Covid pandemic, the RVs started moving in and moving out. It's gotten worse every day. Something needs to be done." Hertzfeldt says City Hall representatives are scheduled to meet with him and some of the other business owners on Wednesday, April 17, to discuss long-term solutions for managing the people living in RVs in the business park.

In response to the complaints, Hertzfeldt says San Leandro's Human Services Director Jessica Lobedan instructed crews to begin weekly see RVs, page 11

Measles on the Rise; Keep Up to Date On Vaccinations

By Michael Singer
Special to the Times

Although the risk of exposure to measles in the Bay Area is low, health officials recommend residents stay up to date with their vaccinations, especially if traveling internationally in the coming months. An advisory sent out last Friday by the Alameda County Health Department said that measles is spreading worldwide, including popular tourist and business destinations. The federal Centers for Disease Control and Prevention (CDC) confirmed 64 measles cases across 17 United States see MEASLES, page 11

Watch Out for Your Eyes – View the Solar Eclipse Safely on April 8

By Dr. Premilla Banwait
Special to the Times

For people in San Leandro and hundreds of millions more nationwide, the upcoming solar eclipse offers a great opportunity to view a rare celestial event on April 8.

In San Leandro, the eclipse coverage will reach a maximum of 34 percent at about 11:13 a.m.

But there are precautions you should take to help maintain your eye health while safely viewing this spectacle. Looking at a solar eclipse without proper protection may cause serious eye damage, including blurry vision

that can last months, or even permanent problems such as "eclipse blindness."

To help avoid that, here are five tips from Prevent Blindness to help safely view the solar eclipse:

Get Protected

It is unsafe to look directly at the sun at any time and during a partial or total solar eclipse, other than if you are in the path of totality during the brief total phase. Proper eclipse viewing glasses, which are heavily tinted – much more so than regular sunglasses – see ECLIPSE, page 12



The pinhole projection method of observing a partial solar eclipse enables viewing without looking up at the sun. In the upper left corner you can see a photo of the partially eclipsed sun. In the lower part of the image is the projection of the partially eclipsed sun onto the pavement.

INSIDE YOUR TIMES

COMMUNITY

Washington Manor residents practice resilience. **Page 2**

NEWS

Fire breaks out at house on 135th Avenue. **Page 3**

SENIORS

Questions answered on wills and estates. **Page 12**

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MEETING SCHEDULES

CITY COUNCIL

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

SAN LEANDRO SCHOOL BOARD

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



San Leandro Players Present *Murder on The Orient Express*

The San Leandro Players will present Agatha Christie's "Murder on the Orient Express," opening on Saturday, April 6 at the San Leandro Museum/Auditorium, 320 West Estudillo Ave.

Show times are Saturdays at 8 p.m. and Sundays at 2 p.m., plus two Friday show at 8 p.m. on April 26 and May 3. Tickets are \$25 general; \$20 seniors and under 12 (other discounts may apply). For tickets or more information, visit www.slplayers.org or call 510-895-2573. Masking is strongly recommended.

The San Leandro Museum/Auditorium is next to the historic Casa Peralta and two blocks east of the San Leandro BART Station. Wheelchair accessible.

Agatha Christie based her novel "Murder on the Orient Express" on the kidnapping and murder of the Lindberg baby in 1932. Two other notable events helped inspire her: her first Orient Express journey in 1928, and a 1929 blizzard in Turkey that stranded the Orient Express for six days.

Ken Ludwig's clever adaptation boasts all the glamor, intrigue and suspense of Dame Agatha's celebrated novel, with a healthy dose of humor to quicken the pace.

The show features Dawn Cates, Daniel Dickinson, Charlie Esquivel, Nikolas Greene, Sara Guillen, Terry Guillory, Polina Litvak, Evan Mooney, Rob Mueller, Diane Thorne, and Jim Woodbury.



PHOTO COURTESY WASHINGTON MANOR RESILIENCE HUB

Washington Manor Group Meets to Prepare for Emergency

The Washington Manor Resilience Hub is a group of neighbors who meet monthly at the Washington Manor Library.

The group agreed the first

event of the year should center around emergency preparedness.

Five gallon buckets and emergency kits were graciously provided by the City of San Leandro via the Resilience Hubs Initiative.

Over 40 people had the opportunity to meet and chat with Alameda County Fire Department Emergency Preparedness Manager Lincoln Casimere, San Leandro

Emergency Management Specialist Libby Bessman, San Leandro Sustainability Manager Dr. Hoi-Fei Mok, and staff from Alameda County Supervisor Lena Tam's office. Along with the free bucket (which can convert to a toilet in emergency situations) and emergency kits, the attendees also met neighbors and enjoyed coffee and pastries provided by Zocalo Coffeehouse.

San Leandro Times

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

EDITORIAL

Howard Morrison
Editor and Publisher
howardm@ebpublishing.com

Jim Knowles
Managing Editor
jimk@ebpublishing.com

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

PRODUCTION

Howard Morrison
Manager

Moxie Morrison
Assistant

Claudette Morrison
Business Manager

ADVERTISING

Display Advertising
Claudette Morrison
Classified Advertising
Patrick Vadnais

HOW TO REACH US

San Leandro Times
2060 Washington Ave.
San Leandro, California 94577
Office hours: Weekdays, 9 a.m. to 5 p.m.
Main Office: (510) 614-1555
Newsroom: (510) 614-1557
Sports: (510) 614-1561
Advertising: (510) 614-1555
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Fax: (510) 483-4209
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SAN LEANDRO DENTAL STUDIO

Community Calendar

Retro Game Day at the Museum

Join the San Leandro History Museum, 320 W Estudillo Ave. in San Leandro, for a day of Retro Video Games on Saturday, April 6, from noon to 4 p.m. You'll have the opportunity to play the Wii console in the Museum Classroom or Classic Retro Games in the Museum Auditorium. This program is perfect for ages 13+. Children under 10 years of age are required to have parental supervision. Titles include: Mario Kart (2008), Wii Sports (2008), Super Smash Bros. Brawl (2008), Galaga (1981), Mortal Kombat 4 (1997), Mario Bros (1983), Donkey Kong (1981), and much more.

San Leandro Players to Present

Agatha Christie's Murder on the Orient Express

The San Leandro Players will present Agatha Christie's "Murder on the Orient Express," opening on Saturday, April 6 at the San Leandro Museum/Auditorium, 320 West Estudillo Ave. Show times are Saturdays at 8 p.m. and Sundays at 2 p.m., plus two Friday show at 8 p.m. on April 26 and May 3. Tickets are \$25 general; \$20 seniors and under 12 (other discounts may apply). For tickets or more information, visit www.slplayers.org or call 510-895-2573. Masking is strongly recommended.

Free Trap-Neuter-Return Class at the San Lorenzo Branch Library

A free, beginning, cat Trap-Neuter-Return (TNR) class will be held at the San Lorenzo Branch Library, 395 Paseo Grande in San Lorenzo, on Saturday, April 6, from 1 to 3 p.m. Learn more info at feralchange.org/events

Free Eclipse Glasses at Main Library and Manor Branch

View the Eclipse safely on Monday, April 8, beginning at 10:14 a.m. The "maximum bite" will be taken out of the sun at 11:13 a.m. to about an hour later, and the event will officially end at around 12:16 p.m. Pick up free eclipse glasses at the Main Library, 300 Estudillo Ave; and the Manor Branch, 1241 Manor Blvd. Limit 1 per person or 4 per family. (In-person requests only). For more information, call 510-577-3971.

Financial Wellness Workshop

Join the library as Patelco Credit Union guides us through Financial Wellness in this free, 3-part workshop from 6:30 to 7:30 on three nights at the Manor Branch Library, 1241 Manor Blvd. in San Leandro. Session 2: Credit Cards & Credit Scores (April 9). Session 3: Setting goals for Budgeting (May 14). No registration required. Open to Adults 18+.

The San Leandro Art Association Presents a Free Art Demonstration

The San Leandro Art Association will host a free art presentation on Tuesday, April 9, at the Main Library, 300 Estudillo Ave. Socializing at 5:30 p.m., meeting at 6 p.m., and the demonstration begins at 6:30 p.m. Local artist Ruey Lin Syrop will demonstrate Frottage, a French word for rubbing, which involves creating a rubbing on paper from a textured surface using a pencil or other drawing material. SLAA members will also be displaying artwork for the Artist of the Month Contest. All ages are welcome to participate in this free event. For more information contact sanleandroart.contact@gmail.com

The Joy of Textile Art

Textile art by members of the African American Quilt Guild of Oakland is on display through April 9 at the Hayward Area Historical Society Museum, 22380 Foothill Blvd. in Hayward. The display showcases a collection of 40 quilts by East Bay artists, as well as the culture, heritage, and traditions of African American quilting.

Alta Mira Club Mardi Gras Shrip Fest

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host a Mardi Gras Shrimp Fest on Saturday, April 13. Social hour at 5 p.m., dinner at 6 p.m. Tickets are \$55, includes all-you-can-eat hot and cold shrimp, pasta, salad, bread and ice cream. For tickets or more information, call Shirley at 510-562-7144.

Early Morning Fire Guts Garage on 135th Avenue

Alameda County Fire Department arrived at a house fire in the early morning hours of March 25 on 135th Street in San Leandro.

The fire, which started in a garage, quickly spread to the home.

Firefighters contained and extinguished the blaze within minutes.

The residents, five adults and three children, were displaced by the fire.

Sadly, the family cat did not survive. No other injuries were reported.

The American Red Cross is providing assistance.

The fire department is investigation the cause of the fire.



SLED to Host Cornhole Fundraiser

The San Leandro Education Foundation (SLED) will host its first ever Cornhole Tournament on Saturday, April 27 from 10 a.m. to 3 p.m. at the Bayfair Mall rooftop parking area, 15555 East 14th St.

In an effort to put the FUN back into fundraising, SLED is partnering with California Cornhole Association to host a family-friendly daytime event to raise funds for local education enrichment programs. The 'Spring Fling' Cornhole Tournament is a professionally-run tournament, and all players will be guaranteed at least 3 games, regardless of skill level.

You don't have to be a pro to have a great time and compete. The top three teams will win fun prizes, too.

Local vendors will be on hand selling food and beverages, and SLED will be selling adult beverages. A free hydration station will be hosted by

the Davis Street Community Center.

You must register in advance to play – \$60 for a team of two. Sponsorships for local businesses are also available.

The night prior on Friday, April 26, SLED is also hosting our Spring Fling Dinner Fundraiser from 5 p.m. to 9 p.m. at the Dunsmuir Hellman Historic Estate Pavilion. Tickets include dinner catered by Tio's Mediterranean Grill, cocktails from Sons of Liberty Alehouse, a short program during a seated dinner, photo booth, DJ, and the party. Early-bird dinner tickets are \$125.

This year alone, SLED has funded science festivals and assemblies for over 5,700 students, field trips for over 2,500 students, classroom grants that benefited over 6,000 students, and much more.

Cornhole tournament tickets and fundraising dinner tickets are available at www.sledfund.org/springfling/.



Friends of Library to Hold Book Sale

The Friends of the San Leandro Library will host their semi-annual book sale on Saturday, April 6, from 11 a.m. to 3 p.m.; and Sunday April 7, from 10 a.m. to 2 p.m. (Friends of the Library member can shop on Saturday from 9 to 11 a.m.) at the San Leandro Main Library, 300 Estudillo Ave. in San Leandro.

Find bargain prices on gently used books, movies, magazines, music, and more.

Sunday is the special bag sale – \$3 for all the books you fit in a bag. This sale is cash only.

Want early access to the sale? Become a member. Check out the San Leandro Library website or stop by the Friends of the San Leandro Library Bookstore located in the Main Library for more information.

All proceeds benefit the San Leandro Library's programs and services.

Adults learn to read free!



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Sensory-Friendly Teen Lounge

The Teen Lounge will be open specifically for teens with sensory needs on Monday, April 15, from 3:30 to 5 p.m. with board games, a craft activity, snacks, and a Nintendo Switch, along with our sensory toys and noise-canceling headphones. Open to teens in grades 6 to 12; parents and caregivers are welcome to stay with their teens. Register in advance: sanleandro.libcal.com

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- unitysanleandro.org or on Facebook Live
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www.unitysanleandro.org

SUNDAY 11:11 A.M.

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Best Salad for Spring? It's a Toss-Up

Now that Spring is actually here and the weather in the East Bay has finally turned warmer, fresh, green salads are more inviting than ever for lunch or on the dinner table.

There are just a few things to keep in mind when making salads. The more colorful the veggies and the darker the greens, the healthier they are. Choose

romaine, green leaf and red leaf lettuces (instead of iceberg) as well as baby spinach for the most nutrition.

If you are buying loose (unbagged) greens, wash and dry them as soon as you get home, and place them in a plastic bag in the refrigerator until you're ready to use them.

Don't forget fruits and nuts – chopped apples, grapes, berries,

walnuts – which adds texture and sweetness to a salad.

FENNEL & ORANGE SALAD

- Dressing:*
 1/4 cup sugar
 1/4 cup red wine vinegar
 Salt & pepper to taste
- Salad:*
 1 (10-ounce) bag mixed salad greens
 1 small fennel bulb, thinly sliced
 1 orange, peeled and segmented
 1/2 red onion, thinly sliced
 1/2 cup slivered almonds
 1/2 cup dried cranberries

Whisk together the sugar, red wine vinegar, salt, pepper, basil, and olive oil in a small bowl until the sugar dissolves; set aside. Toss the salad greens, sliced fennel, orange, onion, almonds, and cranberries in a large bowl. Pour the dressing over the salad and toss to serve. Yields 8 servings.

SPRING VEGETABLES WITH TORTELLINI

- 1 (8-ounce) package fresh stuffed pasta
 1 pound asparagus, trimmed and cut into 2-inch spears
 1 cup frozen peas
 3 cups fresh spinach
 4 radishes, sliced
 1 tablespoon fresh chives, chopped
 1/4 cup pine nuts
 5 ounces (about) herb and garlic goat cheese
 1 tablespoon red wine vinegar
 1/4 cup olive oil
 Salt and pepper

Bring a pot of water to a boil, salt. Meanwhile, prepare an ice bath and prep vegetables.

When the water is boiling, add the tortellini (Trader Joe's Fresh Pesto Tortellini works well). It will cook in about 5 minutes (or follow package directions). After 3 minutes, add the asparagus. Add the peas for the last 45 seconds.

Strain the pasta and vegetables and place immediately into the ice bath. Once they've cooled, strain again and pour into a mixing bowl. Add the spinach, radish, chives, pine nuts and goat cheese. Toss with vinegar and oil. Add salt and pepper to taste. Serves 6.

CRANBERRY SPRING FLING

- 2 cups raw cashews
 Olive oil
 1 tablespoon (or to taste) sweet paprika

- Salt and fresh black pepper
 1 cup dried cranberries
 1/2 cup orange juice
 1 head romaine lettuce
 1 head red leaf lettuce
 1 bunch scallions, green tops only, sliced very thin
 1 tablespoon red wine vinegar
 2 tablespoons olive oil
 6 ounces soft blue cheese

Heat the oven to 350°F. Toss the cashews in a bowl with a drizzle of olive oil, the paprika and some salt and pepper. Spread out on a large baking sheet and roast for about 15 minutes, stirring frequently, until well toasted. Let cool.

In a small saucepan, heat the orange juice until boiling. Stir in the cranberries. Remove from the heat and let sit while the cashews cool.

Wash the lettuce and pat very dry, then tear into small pieces. Toss with the scallions.

Whisk the red wine vinegar and olive oil into the cranberry mixture. Taste, adding more sugar, oil, or vinegar as needed. Add the cashews and crumbled cheese, then pour in the cranberry mixture, stirring until well-dressed. Serves 6.

STRAWBERRY SALAD

- 3 tablespoons white wine vinegar
 3 tablespoons water
 1 tablespoon honey
 2 teaspoons extra-virgin olive oil
 1/8 teaspoon salt
 1/8 teaspoon pepper
 3 cups quartered strawberries
 1 (10-ounce) bag Italian-blend salad greens (about 6 cups)
 4 teaspoons toasted pinenuts

Combine first 6 ingredients, and stir well with a whisk.

Combine strawberries and greens. Add vinegar mixture; toss

to coat. Sprinkle with nuts. Yields 4 servings.

SPRING MEDLEY

- 1 (10-ounce) package mixed salad greens
 1 ripe avocado, peeled, pitted and chopped
 1 ripe tomato, chopped
 1 (6-ounce) can black olives, drained
 6 Greek pepperoncini peppers
 1/4 cup olive oil
 2 teaspoons white vinegar
 2 teaspoons garlic salt
 1 teaspoon dried oregano
 1 teaspoon dried basil
 3 ounces grated Parmesan cheese

In a large bowl, toss together the mixed greens, avocado, tomato, olives and pepperoncini peppers. Set aside.

In a small bowl, whisk together the oil, vinegar, garlic salt, oregano and basil. Pour over the salad mixture and toss to coat. Sprinkle with Parmesan and serve. Yields 6 servings.

VEGETABLE-RAISIN GARDEN SALAD

- 1/2 cup olive oil
 3 tablespoons lemon juice
 2 tablespoons chopped fresh basil leaves
 1/2 teaspoon black pepper
 4 lettuce leaves
 1 cup shredded zucchini
 1 cup shredded carrots
 1 cup shredded beats
 3/4 cup raisins

Combine olive oil, lemon juice, basil and pepper in jar. Shake well to mix.

Arrange lettuce leaves on four serving plates. Arrange shredded zucchini, carrots and beats evenly among plates and top with raisins. Drizzle with dressing. Serves 4

BASIC GARDEN SALAD

- 4 large handfuls mixed garden lettuce and herbs (equal amounts of red leaf lettuce and oak leaf lettuce, plus arugula and chervil)
 2 to 3 tablespoons red wine vinegar
 1/2 cup virgin olive oil
 Salt and pepper

Wash and dry lettuces and salad herbs. Mix 2 to 3 tablespoons red wine vinegar and virgin olive oil. Season to taste with salt and pepper. Toss salad with just enough vinaigrette to lightly coat. Makes 4 servings.

LEGAL NOTICE

NOTICE OF PETITION TO ADMINISTER ESTATE OF

Louise Diane Delucchi
 Case Number:
 24PR063244

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Louise Diane Delucchi**

A Petition for Probate has been filed by **Susan Calvao**, in the Superior Court of California, County of Alameda. The Petition for Probate requests that **Susan Calvao** be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on April 24, 2024, 10:15 a.m., Dept. 201, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704.

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

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

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

Attorney for petitioner: Elizabeth Thompson 284854 Thompson Law Office, 1615 Bonanza Street Suite 305, Walnut Creek CA 94596 (925) 935-5566

LEGAL 1200 -24PR063244 04/04/24, 04/11/24, 04/18/24

HOROSCOPE by Salomé

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-  **ARIES (March 21 to April 19):** You might feel a little sheepish about admitting your feelings for a certain someone. But do it anyway. Your sincerity will make the right impression.
-  **TAURUS (April 20 - May 20):** It's a good time to clean out the clutter in your home. It's also a good time to sort out personal priorities and make decisions about certain relationships.
-  **GEMINI (May 21 to June 20):** Avoid getting caught up in conflicting advice, even from trusted friends and family members. You need to dig for your own facts and make choices accordingly.
-  **CANCER (June 21 - July 22):** Conflicting aspects cause some confusion, both on the job and in your personal life. Try to keep your balance as you work things out to your benefit.
-  **LEO (July 23 - August 22):** Money matters become especially taxing for many Leos this week. Pay careful attention to details so that you can avoid more complicated financial problems later on.
-  **VIRGO (August 23 - Sept. 22):** Don't let regret for a past, rash act keep you from moving on. Meanwhile, a good friend reaches out to help you, and a family dispute needs to be resolved quickly.
-  **LIBRA (Sept. 23 - October 22):** Someone you thought was an ally suddenly creates on-the-job problems. Wait for the fuss and fury to end before going ahead with your plans.
-  **SCORPIO (October 23 - November 21):** You're moving into a more favorable period in your personal life. Continue to be patient and allow those pesky problems to work themselves out.
-  **SAGITTARIUS (Nov. 22 - Dec. 21):** Ask questions about a financial matter in your family. Don't rely on reassurances. Insist on proof that all is as it should be. And if isn't, why not?
-  **CAPRICORN (Dec. 22 - Jan. 19):** Personal relationships continue to improve. Vital information comes in about a matter that you almost gave up on. Ask a trusted friend for advice on a major purchase.
-  **AQUARIUS (Jan. 20 - Feb. 18):** Your financial situation continues to improve. Meanwhile, a family member makes demands on your time. Give what you can, but save some for yourself. You need it.
- **PISCES (Feb. 19 - March 20):** That romantic attraction you've tried to ignore grows stronger. In addition, a former business associate turns up with important news that could affect your financial future.

CROSSWORD PUZZLE ANSWERS

A	I	M	I	V	S	N	A	N	A			
S	H	A	W	S	I	P	A	R	I	D		
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Recycling Tips from Oro Loma: Effort to Recycle Benefits Greatly by Putting the Right Material in the Right Bin

By Mike McGuire
San Leandro Times

People are pitching in and recycling, but the job of sorting it all out would work better if recycling materials went into the right bins, and if things that can't be recycled went into the garbage.

In short, more careful recycling is what's needed.

The Oro Loma Sanitary District wants its customers to know that residences now fall under state laws requiring careful sorting of recyclables, and that charges are possible for people who repeatedly fail to do so.

Of course, there's an app for that, RecycleCoach, available on the Oro Loma website at <https://oroloma.org/how-to-sort-waste/>. It shows exactly what can be recycled or composted and what cannot be.

Oro Loma recently offered a webinar, Trash Talk, where recycling experts gave tips, and answered call-in questions. Natasha Browne, solid waste manager at Oro Loma, and Perla Paredes Miramontes, recycling coordinator with Waste Management, fielded the questions.

The webinar is presented on the last Wednesday of each month, making the next one March 27. A full schedule, and a link to the webinar, can be found on the Oro Loma website at oroloma.org/trash-talk-waste-sorting-sb1383/.

Many Types of Plastic Are Not Recyclable

"Recycling was set up originally for cans, bottles and paper, and they present few problems," said Natasha Browne, solid waste manager at Oro Loma. "The problems come with many plastics that people think are recyclable but really aren't."

"Most plastic items, unless they're cans or bottles, really aren't recyclable," she said. This includes tubs for yogurt or butter, and even milk cartons, which people have been known to put items for green waste (compostables) in.

"Milk cartons are coated in plastic, and that part doesn't compost," Browne said. In fact, as green waste items are shredded, the plastic can contaminate an entire batch of compostables, she added.

Also bad are the usually green-colored "biodegradable" bags to put food scraps in, she said. They do eventually biodegrade, but long after all their contents do, leading to contamination in that batch of green waste once it's shredded, Browne said.

However, paper bags that haven't been chemically coated can be used to put green waste in. They also can be filled with other paper items for recycling.

Just don't put other recyclables into a paper bag, Browne said. Recyclables are shredded at the recycling plant, and once paper and plastics or glass are mixed in it's almost impossible to un-mix them, she said.

But paper inside a paper bag is easily spotted and put into the paper stream at the plant, Browne said.

The little triangles with numbers in them found on many containers mislead many people, she said. They are really not telling you it is okay to recycle those containers, as many people think.

"What those triangles show are processing directions for recyclers who have certain kinds of equipment," Browne said. "Different recyclers have different equipment, and yours may or may not be able to process a particular kind of item. If they can, the number tells them what process to use."

The increased scrutiny of recyclables is due to SB 1383, which extends to residences the sorting requirements businesses have been following for several years. An "education period" for residential customers went from last September to January 15 of this year, during which no penalties

"The problems come with many plastics that people think are recyclable but they aren't."

— Natasha Browne

were assessed.

But since January 16 people who don't sort their recycling properly, or who overfill their trash container, will be warned once, and then charged an administrative fee for repeated violations, Browne said. Chronic overfillers of trash cans may be moved up to the next larger container size and be charged at that higher rate.

"The intent is to cut way down on contamination, not charge people more money," Browne said. "Recyclers end up paying more when there's contamination."

More items may become recyclable in the near future as the recently passed SB54 begins to take effect. That law mandated the state to survey recyclers about what kinds of items people are attempting to

recycle, and what equipment is currently available at each recycler, Browne said.

When the survey is completed, the state will have a good idea what needs to be recycled but isn't being recycled now, and will tell the state's recyclers what equipment they need to install to do so, she said.

While some agencies will turn out to already have all the equipment they need for that eventual recyclables list, others may have to add some equipment.

Oro Loma stands ready to add whatever equipment the state ends up mandating, Browne said.

The Oro Loma website at oroloma.org contains much additional information about local recycling operations and rules, as well as links to other organizations working on the issue.

What goes into your green organics cart?

Place the following items into your green organics cart:

- Plant debris and grass clippings
- Branches up to 4 feet long and 6 inches wide
- Untreated wood up to 4 feet long and 6 inches wide
- Uncoated food-soiled paper products: paper napkins, paper towels, paper plates and cups
- Shredded paper
- Food scraps and coffee grounds, egg shells, seeds, and bones.

Note: If an item does not fit into any of the categories above, please keep it out of the organics container. A paper bag can be used to contain food scraps and shredded paper.

Be Aware of Contaminants

Keep the following materials out of the green organics cart.

- Palm leaves and cacti
- Rocks, dirt/soil, and concrete
- Pressure-treated or painted wood
- Dead animals
- Glass
- Metal
- Liquids
- Coated paper products
- Plastic of any kind, including plastic labeled "biodegradable" or "compostable"



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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Balcony Safety Laws Hampering Condo Sales

By Carl Medford, CRS
Special to the Times

On June 6th, 2015, a Berkely 5th floor balcony collapsed, killing six and injuring another seven. Investigations determined structural failure occurred due to rotted wood balcony supports. The building was less than ten years old.

Consequently, two bills were signed into law; SB 721 by Governor Brown on 09/17/18 and SB 326 by Governor Newsom on 8/30/19. Combined, these

laws placed responsibility on HOAs (Home Owner Associations) to ensure balcony safety with periodic inspections by either licensed structural engineers or architects. Additionally, the laws mandated full disclosure of the inspections and repairs to existing residents and prospective buyers.

While the intent of the bills are commendable, they are raising serious issues as HOAs try to comply within the mandated timeframe.

To fully understand, we need to consider the foreclosure crisis where many owners in HOA developments lost their homes due to foreclosures or could not pay their HOA fees, forcing some HOAs into bankruptcy. During this time, many developments deferred significant maintenance.

Returning to normalcy, HOAs found themselves severely short of cash yet responsible for backlogged repairs. Adding injury to insult, labor and materials costs began soaring. Consequently, HOAs increased monthly fees and some levied

assessments on owners, frequently in the tens of thousands of dollars.

Unfortunately, the mandated balcony inspections and subsequent repairs are exceedingly expensive and beyond the financial capabilities of many developments. This raises two issues. First, HOAs are again considering raising monthly fees and adding more assessments. HOA members across the state are crying foul as their housing costs keep escalating.

The second issue, unfortunately, is derailing sales. Lenders, when lending in an HOA, require an HOA Certification which includes a questionnaire concerning minutes, financials, owner occupancy rates, etc. They also ask about pending lawsuits and development condition issues. Due to the prohibitive costs in some developments and the length of time required to perform the repairs, FHA, Fanny Mae and Freddy Mac are currently refusing to underwrite loans. This occurs when a lawsuit is in the works or significant



Light needs for plants

Low light

Peace lily
Snake plant
Philodendron
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Medium light

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Source: extension.umn.edu

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4148 Ravenwood Place 94546: \$695,000 [3 BD - 1,170 SF - 1970
5325 San Simeon Place 94552: \$810,000 [2 BD - 1,334 SF - 1981
2257 Vegas Avenue 94546: \$850,000 [3 BD - 1,303 SF - 1948
20940 Francis Street 94546: \$940,500 [3 BD - 1,092 SF - 1940
4304 Edwards Lane 94546: \$1,040,000 [3 BD - 1,314 SF - 1962

TOTAL SALES: 5
LOWEST AMOUNT: \$695,000 **MEDIAN AMOUNT:** \$850,000
HIGHEST AMOUNT: \$1,040,500 **AVERAGE AMOUNT:** \$867,000

Hayward

29612 Mountain Oak Court #69 94544: \$380,000 [1 BD - 579 SF - 1985
25930 Kay Avenue #111 94545: \$475,000 [1 BD - 982 SF - 1982
20450 Hathaway Avenue 94541: \$668,000 [3 BD - 1,014 SF - 1951
21347 Meekland Avenue 94541: \$700,000 [2 BD - 1,350 SF - 1936
2550 Hillcrest Avenue 94542: \$750,000 [1 BD - 674 SF - 1938
430 Larchmont Street 94544: \$820,000 [3 BD - 1,176 SF - 1957
27826 Melbourne Avenue 94545: \$830,000 [3 BD - 1,000 SF - 1955
2535 Bradford Avenue 94545: \$842,500 [3 BD - 1,148 SF - 1958
1289 Terrace Avenue #B 94541: \$870,000 [3 BD - 1,455 SF - 1948
29212 Mission Boulevard 94544: \$886,000
23936 Sunnybank Place 94541: \$1,050,000 [3 BD - 1,636 SF - 1970
371 Drummmond Drive 94542: \$1,820,000 [4 BD - 3,462 SF - 2010

TOTAL SALES: 12
LOWEST AMOUNT: \$380,000 **MEDIAN AMOUNT:** \$825,500
HIGHEST AMOUNT: \$1,820,000 **AVERAGE AMOUNT:** \$840,958

San Leandro

253 Castro Street 94577: \$355,000 [2 BD - 997 SF - 1967
1858 Campbell Avenue 94577: \$500,000 [3 BD - 1,092 SF - 1952
720 Fargo Avenue #9 94579: \$516,000 [2 BD - 840 SF - 1965
2000 Placer Drive 94578: \$695,000 [3 BD - 1,600 SF - 1964
1506 Gilmore Drive 94577: \$739,000 [3 BD - 1,024 SF - 1942
981 Juana Avenue 94577: \$862,000 [3 BD - 1,440 SF - 1946
16542 Toledo Street 94578: \$915,000 [3 BD - 2,191 SF - 1969

TOTAL SALES: 7
LOWEST AMOUNT: \$355,000 **MEDIAN AMOUNT:** \$695,000
HIGHEST AMOUNT: \$915,000 **AVERAGE AMOUNT:** \$854,571

San Lorenzo

17004 Via Andeta 94580: \$610,000 [1,000 SF - 1944
15519 Usher Street 94580: \$745,000 [3 BD - 1,080 SF - 1946

TOTAL SALES: 2
LOWEST AMOUNT: \$610,000 **MEDIAN AMOUNT:** \$677,500
HIGHEST AMOUNT: \$745,000 **AVERAGE AMOUNT:** \$677,500

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How to Prevent Yellow Jacket Hive from Returning

By Buzz Bertolero
The Dirt Gardener

Q Last year, I discovered a bee hive in some bushes. In December, I hosed it down with a high-pressure nozzle. I think I destroyed the hive, or maybe it got too cold, as I see no evidence of any activity. How can I ensure they don't return and reestablish the hive?



A Honey Bees, Bumble Bees, and Wasps, except Yellow Jackets, are inactive during cool, wet weather, but if disturbed, they will fly around and sting. But a Yellow Jacket hive is empty or abandoned once winter arrives. In late November, the worker and male Yellow Jackets die after mating with the queen(s). Shortly afterward, the queen(s)

abandons the old hive and hibernates in the bark of trees and logs. So, I believe you had a Yellow Jacket hive. It may be a bit early, but the Queens should emerge from hibernation and start looking to establish new nesting areas within the next three weeks. But, there is almost no chance of a queen reoccupying an old site. Yellow Jackets establish hives under the ground in abandoned gopher or other rodent holes. The above-ground nests are close to structures like under the eaves of a house or in

ornamental bushes like junipers. The hives start slowly, reaching their peak in September/October. Yellow Jackets rarely are a problem on Memorial Day, more problematic by the 4th of July, and a considerable nuisance by Labor Day. In the fall, they're easily agitated as mating season approaches. The hives remain active until November, when the process begins or ends again, depending on how you look at it. Your best defense against a Yellow Jacket establishing a hive in your yard is to trap the queens early on. Setting out new or reused Yellow Jacket Traps now is the solution. With last year's traps, I'd wash them out with warm, soapy water before adding any new attractant. Because of the very wet January and February, I expect the Yellow Jacket population to be smaller than in previous years,

as many queens did not survive. But still, it doesn't matter when you get stung.

Q My twenty-year-old lime tree used to produce a fair crop years ago. The leaves and bark look fine, and I fertilized them with Citrus fertilizer. There are a thousand blossoms yearly, but the limes fall off

when they get about pea size. What else should I be doing to get more limes?

A Fruit drop on citrus is a common problem with container plants and is unusual for those in the ground. Irregular watering is the primary cause of the problem. The fruit drop is the response to water stress. The drought may have contributed to the problem; however, water shouldn't be a problem this year. So, I'd construct a watering basin around the

lime. It should be six to eight inches high and extend from the trunk to a foot beyond the drip line. Every time you water, you fill the basin several times. I'd water weekly once the rainy season concludes and more often when the temperatures are ninety degrees and above.

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



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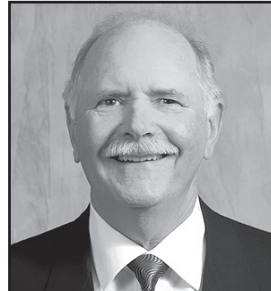
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FILED March 19, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604910

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): PCOM, located at 633 E 14th Street #100 San Leandro, CA 94577. Alameda County, is hereby registered by the following owner(s): Professional Commercial Office Management Inc., located at 633 E 14th Street #100 San Leandro, CA 94577. This business is conducted by a Corporation. This business commenced N/A

/s/Alexander Lithgow
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 18, 2029

FILED February 28, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604323

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): Lost & Found Asset Recovery Specialists, located at 2493 Savannah CT, Oakland, CA 94605 Alameda County, is hereby registered by the following owner(s): Denise Braziel, located at 2493 Savannah CT, Oakland, CA 94605. This business is conducted by An Individual
This business commenced N/A

/s/ Denise Braziel
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 27, 2029
MAR 14, 21, 28, APR 4, 2024
1111-SLT

FILED March 29, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605206

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): Marina's Harmony, located at 24645 Broadmore Ave. Hayward, CA 94544. Alameda County, is hereby registered by the following owner(s): Marina Garcia, located at 24645 Broadmore Ave. Hayward, CA 94544. This business is conducted by An Individual. This business commenced 12/2020

/s/Marina Garcia
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 28, 2029
APR 04, 11, 18, 24, 2024
1280 - SLT

FILED March 11, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604681

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): Landscape Fowl Control, located at 575 Cape Cod Dr., San Leandro, CA 94578 Alameda County, is hereby registered by the following owner(s): Quang Hua, located at 575 Cape Cod Dr., San Leandro, CA 94578. This business is conducted by An Individual
This business commenced 1/1/2024

/s/ Quang Hua
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 10, 2029
MAR 21, 28, APR 4, 11, 2024
1120-SLT

FILED March 26, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605109

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): Dabarkadz Filipino Bistro, located at 24297 Hesperian Blvd. Hayward, CA 94545. / 1442 Mount Palomar Dr., San Jose, CA 95127 Alameda County, is hereby registered by the following owner(s): Asian Grill & Bar LLC, located at 24297 Hesperian Blvd. Hayward, CA 94544.

This business is conducted by An Individual. This business commenced N/A

/s/Teresita Collong
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 25, 2029
APR 04, 11, 18, 24, 2024

FILED March 13, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604764

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): Cedar Creek Bio, located at 1550 Bancroft Avenue APT. 322, San Leandro, CA 94577-5257 Alameda County, is hereby registered by the following owner(s): Harris Shapiro, located at 1550 Bancroft Avenue APT. 322, San Leandro, CA 94577. This business is conducted by An Individual
This business commenced N/A

/s/ Harris Shapiro
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 12, 2029
MAR 21, 28, APR 4, 11, 2024

FILED March 20, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604940

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): Bamboo Advance Beauty College, located at 14624 E 14th street, San Leandro, CA 94578 Alameda County, is hereby registered by the following owner(s): Mai-pham investments LLC, located at 14624 E 14th street, San Leandro, CA 94578. This business is conducted by a Limited Liability Company.

This business commenced 03/21/2019

/s/ Christina Mai
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 19, 2029
MAR 28, APR 4, 11, 18, 2024

FILED March 12, 2024
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 604756

FICTITIOUS BUSINESS NAME STATEMENT Pursuant to Business and Professions Code Sections 17900-17930

The name of the business(es): Looksbykylee, located at 933 Macarthur Blvd., Suite 150 San Leandro, CA 94577 / 751 Midway Ave, San Leandro CA 94577 Alameda County, is hereby registered by the following owner(s): Kylee Cooksey, located at 751 Midway Ave, San Leandro CA 94577. This business is conducted by An Individual.
This business commenced N/A

/s/ Kylee Cooksey
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires February 27, 2029
MAR 28, APR 4, 11, 18, 2024

ABANDONMENT FICTITIOUS BUSINESS NAME STATEMENT FILE NUMBER 602807

The following person has abandoned the use of the fictitious business name: **PCOM INC,** at 633 E 14th Street #100 San Leandro, CA 94577. Full name of registrant is: **Professional Commercial Office Management Inc.,** at 633 E 14th Street #100 San Leandro, CA 94577. The Fictitious Business Name Statement **PCOM INC,** was filed on 12/14/2023 in the county of Alameda. Original File Number 602807. I declare that all information in this statement is true and correct. (A registrant who declares as true information, which he or she knows to be false, is guilty of a crime). This statement was filed with the County clerk of Alameda County on: top right stamp date. **NOTICE -** This fictitious name statement expires five years from the date it was filed on, in the office of the County Clerk. A new Fictitious Business Name Statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14400, et seq., B&P Code.) This statement was filed with the County Clerk-Recorder of Alameda County on 03/19/2024
MAR 28, APR 04, 11, 18, 2024
1273 - SLT

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ANSWERS ON PAGE 4

County Plans for Housing in Unincorporated Areas

By Michael Singer
San Leandro Times

Community development and planning officials laid out a map of Alameda County's unincorporated towns on March 20, showing where they think property owners and developers can add 4,711 housing units in the next eight years to be in accordance with state law.

The proposed map includes houses, condominiums, apartment buildings, and Accessory Dwelling Units (ADUs, commonly called in-law units). Some construction is already underway.

Other projects, like a plan to add apartments to the Castro Valley BART Station, are not included because they have either been postponed, or, in the case of the Rite Aid property on Castro Valley Boulevard, are likely to retain their commercial status.

"To enable greater housing, we have proposed increased densities on about 50 vacant lots in parts of Castro Valley and Fairview," said Alameda County Community Development Agency (CDA) planner Olivia Ortiz. "One of the elements of the overlay is that we will revisit our inventory twice a year so that

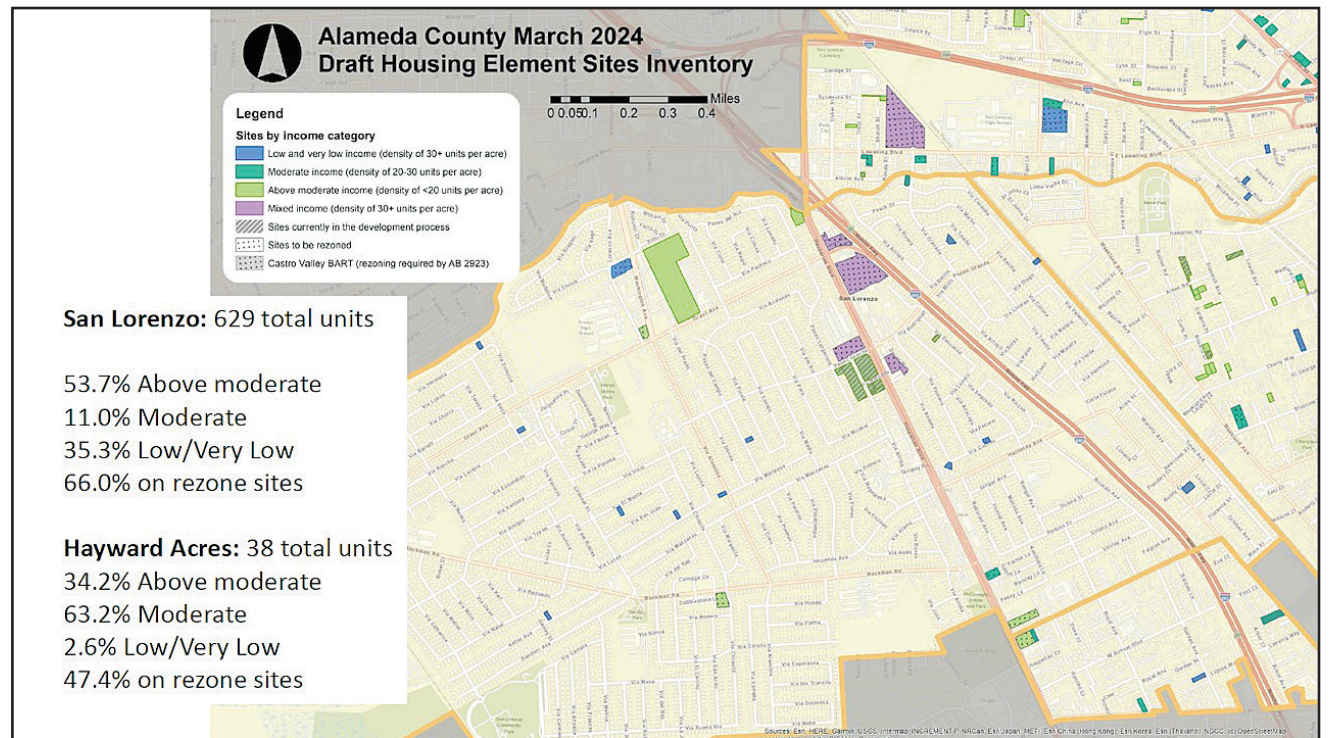
we can comply with a 'no net-loss' rule, which basically means that, if we say a housing site is going to be 100 units and it ends up only being 50, we have to make up that 50 somewhere else."

Representatives from the surrounding Eden Area, Castro Valley, and Fairview Municipal Advisory Councils (MAC) and the public attending the meeting were skeptical. Many voiced concerns about a lack of infrastructure, transit access, economic support, and challenging terrain.

"Fairview has areas with only one or two exit points," said Fairview MAC member Dale Silva. "One of the big problems with increasing density is how do you get people out in an emergency?"

"The perennial problem in Castro Valley is that some of the schools are already overcrowded," said Castro Valley MAC member Tojo Thomas. "I think that will have to be addressed as well as the traffic congestion we already see feeding up to the hills along Redwood Road and Center Street."

"It seems like there are concentrated areas of affluence and racially or ethnically



concentrated areas of poverty," said Eden MAC member Jennifer Esteen. "We see that 80 percent of low and very low-income units will be in Ashland or Castro Valley. How is this actually doing what the state is asking? It seems like we're going to continue to concentrate low-income housing in those areas."

Since 1969, state laws require that all cities and

counties adequately plan to meet the housing needs of people at all income levels in the community. Local governments meet this requirement by adding housing plans to their "general plan."

Every eight years, cities and counties update this plan, also called a "housing element." The current plan under consideration would take effect this spring and be

reviewed in 2031.

The CDA's proposed plan would add 1,276 in Ashland and 247 in Cherryland. San Lorenzo would see an additional 629 units constructed. Hayward Acres would see 38 more units. Castro Valley could see 1,858 units added, while Fairview would have 531 more.

And while there are consequences from the state if the

housing units are not built, it is unlikely that all 4,711 units will see completion. Several speakers at the meeting expressed to housing officials the headwinds of higher interest rates and rising labor and construction costs.

CDA's overlay map and housing element plan are available online. (<https://www.acgov.org/cda/planning/housing-element/draft-sites-inventory.htm>)

OPINION

LETTERS to the EDITOR

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

Use Tax Refund to Retrofit Your House

Editor,

Tax Day is coming. It's inevitable. But for lots of us, that's not necessarily a bad thing. This year, the average refund is trending up to more than \$3,000. And, according to IRS statistics, more tax filers will be getting refunds than not. So, what will you do with yours?

We're Californians. And for Californians, there is another inevitability: Earthquakes. Did you know most Californians live within 30 miles of an active fault? Unlike Tax Day, it's impossible to know exactly when the next damaging earthquake will hit. But we know it's coming.

Older homes, especially those

built before 1980, are a real cause for concern. Homes built before modern engineering and improved building codes can perform poorly in an earthquake, making them more dangerous during the shaking and much more costly to repair afterward.

So here's a suggestion. Whether or not you've purchased earthquake insurance yet, consider investing that tax refund in your own peace of mind. It's called a "Brace + Bolt" seismic retrofit.

It's a simple process to strengthen your home – a one-time investment that lessens the potential for earthquake damage. And it is a relatively hassle-free project. Typically, homeowners don't have to leave the home while it's underway, and it usually

only takes a day or two to complete.

The best part? For many homes in California, the average tax refund covers much of the cost for a "Brace + Bolt" seismic retrofit. For other types of seismic retrofits, the average tax refund will still get you well on your way to a safer tomorrow.

Sure, you could buy the latest rhinestone-and-mithril-encrusted cell phone with your refund, but we all know your charging cable won't fit. So, invest in earthquake retrofit instead. It's a great fit for every Californian. Visit StrengthenYourHouse.com to learn more.

Ben Deci,

California Earthquake Authority
Sacramento

We Shouldn't Send Bombs to Israel

Editor,

This is surreal. President Biden says Israel should not attack Rafah, but then, as the Washington Post just reported, he authorizes sending 1,800 MK84 2,000 lb. and 500 MK82 500 lb. bombs to Israel. Hamas's military wing deserves to be destroyed for what they did to Israel on Oct. 7, but the U.S. should not tolerate the aerial bombing of Gaza with American bombs.

Hamas lives with civilians, so it is simply not possible to bomb Hamas fighters without killing non-combatant Palestinians and destroying civilian infrastructure.

President Biden needs to tell Netanyahu stop the aerial bombing of Palestinians (not the same thing as a ceasefire), and, if he won't stop, U.S. military aid to Israel will cease. If Netanyahu wants to bomb Palestinian civilians, that's his choice, but the U.S. should not be complicit in this tactic. The Israeli Defense Force needs to destroy the Hamas military the hard way – block by block, tunnel by tunnel and soldier to soldier on the ground.

Don Siefkes

San Leandro

Lack of Empathy for Wannabe Homebuyers

Editor,

Several weeks ago, Carl Medford used the word "wannabe" to describe failed San Leandro homebuyers. A quick search for "the meaning of wannabe" returns the descriptions of: Derogatory - informal - noun - a person who tries to be like someone else or to fit in with a particular group of people as in "a star-struck wannabe." Wow. Such contempt for

the hopefully home buyer.

Two weeks ago, Carl Medford swiped at low volume, real estate agents warning clients that they are likely "unskilled." Wow. Such contempt for people in your own profession.

Last week, Carl Medford forgets that his column, just weeks ago, lamented the plight of "wannabe" homebuyers and tells "investors" to buy up housing in other cities. Wow. Such a lack of empathy for people who want to buy the American Dream instead of living in someone else's retirement asset.

More than 50% of San Leandro households are renters. If this column is meant to help some of them buy a home, you could find a better person than Carl Medford to dispense weekly advise. You are aware of Carl's repeated pattern of abuse of your target readers. Why will you not act?

Thanks for covering the Real Estate Agent lead Mortgage Scam story on the front page. Now how about covering the California class action lawsuit (Dec 2023, Grace vs a long list of agencies) for price fixing commissions...since Carl missed this critical news.

John Clouston
San Leandro

RVs: Street cleared when the governor came but RVs quickly returned

continued from front page
 cleanings of the Griffith and Burroughs area starting this week. A follow-up cleaning will occur on Thursday, April 11, and then on a weekly basis.

Vehicles Must Move within Three Days

The San Leandro municipal code requires a parked car to be moved within three days. Overnight parking is prohibited on residential streets if the vehicle is longer than 20 feet and is at least seven feet high or its gross vehicle weight rating is 10,000 pounds or more.

Some RVs have trailers behind them, while others tie tarps to fences to create shade. Personal effects—including cooking equipment, bicycles, electrical equipment, and chairs—sit on the sidewalk nearby. Piles of trash bags, mattresses, and burned-out plastics are scattered along the road where a vehicle has moved on.

Hertzfeldt also said there's an increased in crime, including break-ins to warehouse



PHOTO BY MIKE MCGUIRE

Some of the RVs on Burroughs have trailers behind them and piles of personal items and trash bags are scattered on the road.

yards and vandalism of private property.

“At the shop where I work, we’ve spent a lot of money on service vehicles that have been destroyed,” Hertzfeldt said. “I’m talking about brand new vehicles that have been

destroyed.”

The business park west of Wicks Boulevard includes the back end of the Coca-Cola plant and the entrances to other warehouses operated by Pirtek, ServiceWest, Cos-

Supply, West Coast Parts Distributing, and Box Appliance.

Hertzfeldt says short-term solutions are ineffective. He gave an example. In September 2021, all the RVs received notices to move. Within a day, all the RVs were gone.

The next day, Sept. 8, Gavin Newsom and Vice President Kamala Harris appeared at the nearby electrician’s union training center to campaign for Newsom in the recall election.

“The very next day, there was a media event with our governor and vice president, which was a stone’s throw from this street,” Hertzfeldt says. “These vehicles can be removed. This is what needs to happen. The people who work here have put up with

this mess for long enough.” After months of emails, phone calls, and appeals at council meetings, Hertzfeldt got a breakthrough.

“I think you know the squeaky wheel does get the oil in this case, and we’ve been working together to make sure that we’re trying to remedy the issue,” said City Councilman Victor Aguilar during a February 2 council meeting that resulted in Hertzfeldt getting a meeting with acting Police Chief Kevin Hart.

Age-Friendly Action Plan Survey

The City of San Leandro’s Senior Commission and Human Services Department (HSD) are encouraging all San Leandro residents, regardless of age, to complete a short age-friendly survey between now and April 12.

Age-friendly means a

community that supports active aging, provides accessible infrastructure, promotes social inclusion, and fosters intergenerational connections.

Your survey responses will help inform the priorities and projects in the City’s first-ever Age-Friendly Action Plan.

It only takes a few minutes to rank the Action Plan projects the City should prioritize first.

To complete a survey, go to: <https://www.surveymonkey.com/r/N2MJGJL>. Email

Mike King at mk.pearstreetconsulting@gmail.com, or visit www.sanleandro.org/age-friendly, with any questions, or for more information about the survey or Age-Friendly San Leandro.

Measles: Contagious

continued from front page
 metropolitan areas, with more than 90 percent of those cases linked to international travel.

With three major airports, the Bay Area is a hub for international travel, increasing the potential for exposure to this highly contagious virus.

For individuals or families who plan to travel internationally, anyone who is not vaccinated against measles is at increased risk of getting infected, according to Alameda County Health Officer Dr. Nicholas Moss.

In one case, a man returning from an overseas trip unknowingly contracted measles and may have exposed patrons at The Sons of Liberty Alehouse in San Leandro on March 9, Alameda County Health officials said.

“Two doses of measles-mumps-rubella (MMR) vaccine are recommended for full protection,” Moss said.

Measles symptoms include

fever, cough, runny nose, and conjunctivitis (pink eye), followed 2 to 4 days later by a rash.

The virus is transmitted by infectious droplets through direct contact, or in the air when an infected person breathes, coughs, or sneezes. Infectious droplets can linger in indoor air for several hours.

About one in five people infected with measles require hospitalization, and nearly 1 to 3 of every 1,000 children who become infected with measles will die from respiratory and neurologic complications, according to the CDC.

Measles presents the greatest risk to children under 5 years of age, adults over 20 years of age, pregnant women, and people with compromised immune systems.

Dr. Moss suggests checking your immunization records or contacting your provider to see if you are protected.

Eileen Lois Weise

Eileen Lois Weise, a 55+ year resident of San Leandro before moving to a care facility in 2018, died on Saturday, March 23rd, 2024. She was 90.

She was preceded in death by her husband Edwin in 2012 and brother David in 2010, and is survived by her children Eric (Jen), Krista, Scott and Sandra (Mark), grandchildren David (Heather), Sarah (Josh) and Markus, great grandchildren Dayton, Wyatt, Connor, Mickey, Gavyn, Lukas and Autumn, and several nieces and nephews. Eileen worked as a homemaker, then later as a proofreader, and was a trained vocalist in classical and opera music.

Both visitation and funeral services will be held at Chapel of the Chimes, 32992 Mission Blvd, Hayward, CA 94544. Visitation will be held on Friday, April 12th from 4-7pm, and funeral services will be held on Saturday, April 13th, at 12pm. Donations may be made to the Alzheimer’s Association (www.alz.org) or Hope Hospice of Dublin/Pleasanton (www.hopehospice.com), or to any charity of your choice.



Michael L. Miraglia

Michael L. Miraglia passed peacefully on March 13, 2024, with family at his side. Mike was born in Oakland in 1946 to Jim and Marie Miraglia and grew up in Oakland and San Leandro with his brothers Tom and Jim. He attended St. Patrick’s Seminary and Bishop O’Dowd High School and received his degree in Hotel and Restaurant Management from San Francisco City College. He spent his entire life in the family catering business, Miraglia Catering, based in San Leandro which he took over in 1978 with his wife, Cheryl, who he had married in 1976.



Mike truly did believe in serving others, largely due to his Catholic faith and his belief in Our Lord Jesus Christ. He was active in many organizations: Rotary Club of San Leandro where he was a member for 56 years (the perfect club for Mike since the Rotary motto is “Service Above Self” which he exemplified), the Lake Merritt Breakfast Club, the Italian Catholic Federation, the Knights of Columbus, the Board of the Five Canyons Owners Association (first homeowner on the Board and served for 28 years), the Board of the San Leandro Boys & Girls Club and was still serving as president of the San Leandro Boys & Girls Club Foundation, the 100 Club, and the Pharaohs Car Club where he was inducted last year into their Hall of Fame. He was also an Honorary Alameda County Deputy Sheriff.

Mike is survived by his wife of 47 years, Cheryl, his daughter Jenna, his granddaughter Olivia, his brothers-and -sisters-in-law and many dearly loved cousins, nieces and nephews.

A Mass of Christian Burial and Celebration of Life will be held on Saturday, May 4, at 1:00 pm at Our Lady of Grace Church, 3433 Somerset Avenue, Castro Valley.

In lieu of flowers, the family requests donations to the San Leandro Boys & Girls Club Foundation, 250 Juana Ave #201, San Leandro, CA 94577

Art Borgstede
 1939 ~ 2024
 Art Borgstede 1939-2024 Beloved Dad, Husband, Uncle, & Papa. Art taught for 33 years in the Hayward schools. His service will be at Bethel Community Church in San Leandro on April 9 at 10 a.m.

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SENIORS

Changing Beneficiaries After Death

Q: My mother just died, and her will leaves her estate equally to us three children. I am fairly well-off, but my two brothers are not quite as fortunate. Is there a way that I can redirect some or all of my share to them in a tax efficient way?

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

A: The answer may very well be “yes.” One way to accomplish this is by the use of a disclaimer. A disclaimer is a renunciation of one’s right to receive a gift or bequest, whether the gift is left in a will, trust, or by beneficiary designation.

However, whether it will accomplish your purpose in routing your share to your siblings depends upon how your mother structured her will. Here is why: in order for a disclaimer to be effective, it must pass to the next person in line without any direction on your part. In other words, it must pass to the successors whom your mother, herself, has chosen to take in the event you predeceased her. A couple of examples will help illustrate the matter:

Example #1: let us suppose your mother’s will recites as follows:

“I leave everything to my three children, equally, but if any of my children predecease me, then I leave that deceased child’s share to my other surviving children, equally.”

Example #2: now, let us suppose your mother’s will, instead, recites as follows:

“I leave everything to my three children, equally, but if any of my children predecease me, then I leave that deceased child’s share to his own surviving children”.

In example #1, your mother provides that the share of any predeceased child would go sideways to your siblings, while in example #2, she provides that it would go downward to your own children. In example #1, a disclaimer by you would accomplish your purpose, but a disclaimer by you in example #2 would not.

A disclaimer is treated as if the target beneficiary had predeceased the decedent. So, before exercising a disclaimer, it is very important to first determine whom the decedent, herself, has selected as the successors. If the decedent died without a will, then the successors would be determined by state law.

The nice thing about a disclaimer is that it is treated for tax purposes as if you never owned the asset; it passes to the successors without any adverse tax implications to you. As a result, a disclaimer can be a very tax efficient way of postmortem planning. By contrast, if you first accept your share and then re-gift it to your siblings, the



gift tax scheme would be implicated: you would need to file a Gift Tax Return for amounts over \$18,000 per recipient (in year 2024), and the gifts to your siblings would reduce your own lifetime exemption from gift and estate tax (currently \$13.61 Million per person through the end of year 2024). Thus, accepting and then re-gifting the assets to your siblings would use up some of your own lifetime tax exemption, making less available for you later on to shield bequests to your own beneficiaries. Note, however, that the current very generous lifetime gift and estate tax exclusion is set to expire at the end of 2024. Thereafter, unless a new law is enacted, it is expected to reduce to approximately \$7 million per person (or, \$14 million for married couples). So, if it would accomplish your purposes, using a Disclaimer is a better way to go.

To be effective, a disclaimer must meet certain requirements: it must be in writing, it must be made before you accept the gift or any of its benefits, and it must be made not later than nine months after your mother’s death. Caution: a person receiving some public benefits, such as SSI, should never make a Disclaimer without getting professional guidance, as doing so would be treated as a prohibited transfer of assets and could jeopardize continued eligibility for those public benefits.

Another approach: if your mother’s bequest were made in a Trust (rather than by will), you might, instead, use a relatively new procedure in California called “Decanting”. For more on this option, check our website for articles on this topic.

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

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PHOTO BY MIKE MCGUIRE

Washington Student Jacobo Rodrigues Honored by Superintendent

Jacobo Rodrigues, a fifth-grader at Washington Elementary School, won a Superintendent’s Award for his writing work and leadership in the school’s Writers Club. He had started at Washington as an English Learner student and is in that school’s Dual Language Immersion program. To his right are several generations of his family; while to his left are Kailey Olds (with yellow cap), Washington library multimedia specialist who started the Writing Club, and Principal Monica Manriquez.

Eclipse: Only use certified solar eclipse glasses to avoid permanent eye damage

continued from front page
can enable you to see the moon track across the orb of the sun until it creates a total eclipse, revealing the sun’s corona.

Avoid fakes

Use certified solar eclipse glasses, specifically ones that have been reviewed by the International Organization for Standardization, and look out for fake viewers that may be sold. And make sure to read and follow any instructions

packaged with or printed on the glasses.

Don’t add other devices

Even while wearing approved solar eclipse glasses, it’s important not to look at the sun through a camera, telescope, binoculars, or any other optical device.

Doing so may concentrate the solar rays and damage the filter, enter your eyes, and potentially cause serious injury.

Use caution during the moment of totality

If you are planning to watch the eclipse from along the 13-state path of totality, eclipse glasses should be worn during the entirety of the partial eclipse phase and may only be removed once the moon completely blocks the sun. Once the sun reappears, glasses should be replaced.

Consider a comprehensive eye exam

If you or a loved one experience eye discomfort or

vision problems following the solar eclipse, visit a local eye care professional for a comprehensive exam. Importantly, comprehensive eye exams may also identify vision problems while helping with the potential detection of other health issues, including diabetes, heart disease and some types of cancer.

The upcoming solar eclipse can be a fun and educational opportunity, provided you take the necessary precautions to protect your eye health.

A solar eclipse occurs when the moon blocks any part of the sun.

On April 8, virtually everyone across the country will have the chance (weather permitting) to see at least a partial solar eclipse, while over 31 million people in a narrow path from Texas to Maine will have the opportunity to witness a total solar eclipse.

Dr. Premilla Banwait is vice president of Clinical Programs, UnitedHealthcare.



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