



**Cherry Festival**  
COME TO THE PARADE AND CHERRY FESTIVAL  
ON SATURDAY IN DOWNTOWN SAN LEANDRO ..... **12**

WEEKEND WEATHER

CLEAR

Sunny thru Saturday  
Partly cloudy Sunday

HIGHS: 76-85

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

LOWS: 54-58

FRIDAY

SATURDAY

SUNDAY

# San Leandro Times

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

VOL. 34 • NO. 22 THURSDAY, MAY 30, 2024 SAN LEANDRO • CALIFORNIA



San Leandro’s Teacher of the Year, Arcy Devera, stands by the Hawaiian leis that Leadership students made for graduating eighth-graders.

PHOTO BY MIKE MCGUIRE

## San Leandro School District’s Teacher of the Year Found Her Calling

By Mike McGuire  
San Leandro Times

John Muir Middle School science teacher Arcy Devera was named San Leandro’s Teacher of the Year on May 6, and is in the running for a similar award for all of Alameda County and possibly the state.

“I put in my 110 percent every day and I find it rewarding,” Devera said. “I’m so happy I have the energy to put

in another 110% with my (own) kids.”

Devera is in her 17th year teaching overall, and has been full-time at Muir since 2011. She started out teaching English Language Arts but switched over to science when a long-time teacher left five or six years ago.

She’s also the teacher adviser to Leadership, the student government at Muir, where she’s been able to help pioneer a number of popular events at

the school.

Devera said her favorite moments come when students working in groups, sometimes one-by-one, have “a-ha” moments of discovery.

But then, later, she loves getting invited to not only former students’ high school graduations, but all kinds of events in their lives.

“They just don’t forget,” she said

of see TEACHER page 12

## Bowen Gets \$18,000 for Ivy League Seminar

City Council allows Bowen to go over annual travel and training spending limit

By Michael Singer  
San Leandro Times

Travel and training are often part of a City Council member’s job. But how much should they be reimbursed for expenses when a special opportunity puts them over the limit?

That was the discussion during the Monday, May 20, City Council meeting. The City Council voted unanimously, 7-0, to reimburse Councilmembers Xouhoa Bowen and Victor Aguilar, Jr.

Aguilar and Bowen are scheduled to attend a three-week executive education program at the Kennedy School

of Government at Harvard University in Cambridge, Massachusetts, in July. The \$17,000 program cost covers tuition, housing, materials, and meals.

Aguilar received a full scholarship and will attend in June. Bowen is going to attend in July.

Each City Council member is allowed up to \$10,000 a year reimbursement for travel and training. Bowen has already spent \$9,534.75 for the year, so the vote lets her go \$18,000 over the limit.

see BOWEN, page 12

## City Sends Out Stormwater Fee Ballots

By Michael Singer  
San Leandro Times

If you own property in San Leandro, check your mailbox in the next few days for a mail-in ballot asking you to vote for a per-parcel fee increase to your property tax bill that Public Works created to fix

and improve the city’s aging stormwater drainage systems.

At its May 20 meeting, the San Leandro City Council voted unanimously, 7-0, to send out the ballots, which will be mailed to all property owners in San Leandro. The ballots

see BALLOTS page 11

## County Homeless Count Drops Slightly But More People on Street Seek Services

By Michael Singer  
San Leandro Times

Alameda County has slightly fewer homeless people than two years ago, but more people on the streets are seeking services.

Much more work remains before all residents can enjoy an improved quality of life, according to a Housing and

Homelessness Services report released on May 15.

According to this year’s Point-in-Time (PIT) count by Alameda County Health and the Alameda County Continuum of Care (CoC), volunteers identified 9,450 people as homeless. This is a 3 percent decrease from the 9,747 people homeless in the

2022 count.

Out of this year’s total number, officials estimate that two-thirds (6,343 people) are living unsheltered, an 11 percent decrease from 2022. On a brighter note, some 3,107 people were counted in various shelter projects around the county, a 19 percent increase from 2022.

“Over the past several years, we have invested heavily and strategically in addressing the conditions that lead to systemic homelessness,” said Jonathan Russell, Director of Alameda County’s Health Housing and Homelessness Services division. “Now, we are starting to see the positive

see HOMELESS page 12

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## MEETING SCHEDULES

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

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



## San Leandro Times

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

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Newspaper  
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## Adopt-A-Pet



Nester



Honey

The Pets of the Week at the Hayward Animal Shelter, 16 Barnes Court in Hayward, are a rabbit and a Labrador retriever.

**Nester** is a 8-month-old, short-hair rabbit. He is small in size but makes up for it with his courage and strong personality. Nester is easy going but will give you a good grunt if he doesn't like what you're doing.

**Honey** is a 9-month-old yellow Labrador retriever. She is very high energy, so she will need a lot of activity and mental stimulation. Honey loves to play with other dogs and play with toys, just like a Labrador. Honey would do well in a home with teens and up.

To meet or adopt Nester or Honey, call the Hayward Animal Shelter at 510-293-7200.



Major Jackson pitched the Minor A Braves to a 2-1 win and in the fifth inning he struck out three batters on nine pitches.

## Little Leaguer Nails Down a Win in Pitchers' Duel

10-year-old Major Jackson of San Leandro is in the fourth grade at Assumption School and plays baseball for the Castro Valley Little League Minor A team Braves.

On May 14, the Braves wound up in a pitcher's duel with the Rangers and won the game, 2-1, at the Creekside Middle School baseball dia-

mond. The Braves struck out 10 batters, while Rangers sat down 11.

Major Jackson threw a perfect fifth inning, striking out the side on nine pitches. Major and his teammate behind the plate were a one-two punch in the lineup, as each drove in one run for the Braves resulting in the win.

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SAN LEANDRO DENTAL STUDIO



## Community Calendar

### Try the Alta Mira Club's Cherry Turnovers At the Cherry Festival

The Alta Mira Club will be selling Cherry turnovers at the Cherry Festival on June 1, while they last. Proceeds go to the building fund to help the club maintain its historic home. Help preserve San Leandro's heritage and buy a turnover from the Alta Mira's booth at the Cherry Festival.

### Mindfulness for Stress Relief – May is Mental Health Awareness Month

Join the library for a special 4-part series where you will learn and practice techniques to relieve stress in some of the most challenging areas of life. All workshops will be held on Thursdays from 6 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. May 30 – Relationships; June 6 – Work; June 20 – Health. Register for one or more by calling 510-577-3971. Space is limited.

### Church Invites Older Adults to Senior Citizens Club

First United Methodist Church, 1600 Bancroft Ave., invites older adults to participate in a 6-week program of seated exercise, meditation/labyrinth walk and tea time. Join us on Tuesday mornings, May 7 through June 11, from 10 to 11:30 a.m. No charge. Drop-ins welcome, no need to attend all six sessions. For more information call the church office at 510-483-0606.

### Kiwanis Club of San Leandro Meets on Tuesdays

The Kiwanis Club of San Leandro meets on Tuesdays at noon, except for the first Tuesday of the month at 5:30 p.m. at the Barbara Lee Health Center, 2251 Bancroft Ave. in San Leandro. To attend on Zoom: Meeting ID: 759 9480 8209 Password: 560475.

### League of Women Voters Town Hall On Homelessness

The League of Women Voters of the Eden Area and the Castro Valley Women's Club are co-sponsoring a Town Hall meeting "Conversations about Homelessness in the Castro Valley/Eden Area: Reality, Challenges, and Resources" on Saturday, June 8, at 11 a.m. at 18330 Redwood Road in Castro Valley. The panelists include: Melissa Moore, director, Street Medicine Institute; Sabrina Fuentes, case manager, HEPPAC; Lucy Kasdin, program director, LCSW; Rev. Aaron Horner, community outreach pastor, First Presbyterian Church, and CHP Officer C. Oliveri. For more information, email lwvea57@gmail.com.

### Eden Bazaar Fundraiser for The Japanese Community Center

Come visit the Eden Bazaar 2024 on Saturday, June 8, from 1 to 7 p.m., and Sunday, June 9, from 11 a.m. to 6 p.m., at the Eden Township Japanese Community Center, 710 Elgin St. in San Lorenzo. Enjoy barbecued chicken teriyaki or ribs, sushi, udon, curry rice, pastries, shave ice and more. The event includes children's games and a silent auction. The bazaar is a fundraiser for Eden JACL and Eden Township Japanese Community Center. For more information see: <https://www.edenjapanesecc.org/events>.

### Juneteenth Cooking Presentation At the Main Library

Come to a Juneteenth Holiday celebration with a presentation by Chef Wanda Blake of Wanda's Cooking on Tuesday, June 18, from 6:30 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Delve into the rich culinary traditions tied to this meaningful holiday while enjoying light refreshments. Discover the stories behind the flavors and celebrate the spirit of Juneteenth.

### Resolve to Lose Weight By Joining TOPS

Join TOPS (Take Off Pounds Sensibly) for the support you need to start your weight loss journey. TOPS is a non-profit weight loss support group that meets on Fridays at 9 a.m. at the United Methodist Church, 19806 Wisteria Street in Castro Valley. For more information, call Sandy Montero at 510-299-7312. Join for fellowship and support. What do you have to lose?

## Author to Speak at Hearing Loss Association Meeting

Claudia Marseille will discuss her memoir, *But You Look So Normal: Lost and Found in a Hearing World*, which is about her life with a life-long severe hearing loss on Saturday, June 8, at 9:30 a.m. in the Oakland Kaiser Permanente Hospital, Fabiola Bldg., 3801 Howe St., Lower Level, Room G26 in the basement.

Claudia is an author, painter, and a woman of many talents. She is a member of the HLAA East Bay Chapter. Claudia was mainstreamed in the oral world at a time before the advent of disability accommodations and sophisticated hearing technologies.

Growing up in Berkeley and moving into adulthood, she met many struggles. She will have her memoir, *But You Look So Normal*, available for sale and author signing at the meeting at market cost of \$20 including tax, with cash payment preferred.

To Register for this free event go to: <https://www.HearingLossEB.org> and then click on the "Monthly Meeting."

## San Lorenzo Unified – Free Lunch for Children 18 And Under

### Free Lunch for Children 18 and Under

The San Lorenzo Unified School District will feature its Summer Feeding Program for those who are age 18 and under, during days when summer school is in session, at the following two school sites and times: Bay Elementary School 2001 Bockman Road, San Lorenzo 6/12-7/12 Community lunch 12-12:20 and Bohannon Middle School 800 Bockman Road, SLZ 6/12-7/12 (M-F) Community Lunch 12:10-12:30. All sites will be closed June 19 and 7/4-7/5 for the holiday. For more information on additional Summer Food Service Program Sites go to [www.cde.ca.gov/ds/sh/sn/summersites.asp](http://www.cde.ca.gov/ds/sh/sn/summersites.asp) The SLZUSD is an equal opportunity provider and employer.



PHOTO BY MIKE MCGUIRE

## Rolling through Town

A convoy of bicyclists rides up Juana Avenue and past the downtown Safeway on Bike To Wherever Day on Thursday, May 16. San Leandro city staff had a table handing out snacks when bikers arrived at BART just before departing for workplaces and other destinations. The event was sponsored by Bike East Bay to promote commuting by bicycle.

## City of San Leandro's Home Earthquake Strengthening Course

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

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

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

**Where:** The Senior Community Center @  
13909 E. 14th Street, San Leandro

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

### Cost for City of San Leandro Residents:

\$30.00 for single / \$35.00 for couples

### Cost for Non-Residents / Unincorporated

San Leandro: \$50.00 for single / \$60.00 for couples

Class size is limited.

### REGISTRATION BY MAIL

### PHONE, OR

**EMAIL:** [Permitsbyemail@sanleandro.org](mailto:Permitsbyemail@sanleandro.org)

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San Leandro, CA 94577  
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# Silvia Zambrano-Dugger Named SLUSD Classified Employee of the Year

San Leandro Unified announced the nomination of Silvia Zambrano-Dugger from Lincoln High School to represent SLUSD as one of the Alameda County Office of Education's Classified School Employees of the Year.

Silvia, Lincoln's sole custodian for over a decade, consistently takes on a workload that far exceeds the expectations of her position.

“She is known for her upbeat demeanor and her ability to connect with others through humor.

Despite being the only custodian, her ability to maintain the campus's cleanliness showcases her exceptional organizational skills and dedication to providing a safe and welcoming environment for students and staff.

Silvia is known for her upbeat demeanor and unique ability to connect with others through humor. She is a key team member in fostering a



PHOTO COURTESY SAN LEANDRO UNIFIED SCHOOL DISTRICT

**Assistant Superintendent Zarina Zanipatin, Superintendent Michael McLaughlin, Silvia Zambrano-Dugger, and Lincoln High School Principal Matt Steinecke, as Zambrano-Dugger accepts her award.**

vibrant and cohesive school community. Her ability to engage and uplift those around her has earned her respect among staff and students as an indispensable community leader.

The San Leandro Unified School District congratulates Ms. Zambrano-Dugger on her achievement, as well as the following exceptional classified employees chosen by their schools for consideration as the district launches its annual celebration of SLUSD Classi-

fied School Employees Week:

Garfield Elementary – Angela Hoang  
Halkin Elementary – Pam Toledo  
Jefferson Elementary – Miriam Flores  
Madison Elementary – Lilia Garcia  
McKinley Elementary – Georgette Jackson  
Monroe Elementary – Michelle Haas  
Roosevelt Elementary – Melissa Magdaleno  
Washington Elementary –

Maria Batista

Bancroft Middle School – Tina McCormick  
John Muir Middle School – Mason Hayenga  
San Leandro High School – Evelyn Afusia  
Virtual Academy – Denise Wooden  
District Office – Sofie Wijaya



**Celine Liu accepts her award from Superintendent Michael McLaughlin**

## SLUSD Names Liu Management Employee of the Year

The San Leandro Unified School District (SLUSD) announced that Celine Liu, Director of Teaching, Learning, and Educational Equity, as the Management Employee of the Year.

The school district said that Celine has made an indelible mark on the educational community since joining the district in 2019.

Liu began her journey with SLUSD as a Coordinator for Educational Services and quickly rose to her current leadership role. Her dedication and expertise have been pivotal in enhancing math instruction and facilitating the adoption of new curricula across multiple subjects, including

History/Social Science (TK-12), Science (TK-12), and World Language (6-12).

As the primary organizer of districtwide professional development days, Liu ensures educators are equipped with the latest teaching strategies and resources.

Her leadership skills are also evident in managing the summer school program, providing students with continuous learning opportunities during the break.

San Leandro Unified congratulates Ms. Liu on her achievement and all of the district's leaders as SLUSD launches its annual celebration of Management Appreciation Week.

## Meals on Wheels Needs Volunteers

SOS Meals on Wheels, the provider of home-delivered senior nutrition in the San Leandro and Castro Valley, needs more kitchen volunteers to keep up with the demand for service.

The work is rewarding, fun, flexible, and meets a pressing need in our community of providing homebound seniors with a nutritious meal and wellness check.

Monday through Friday, volunteers come to the San Leandro kitchen starting at 9 a.m., and work for about 2-and-a-half hours. Thursdays and Fridays the most challenging to fill.

Sign up today and start tomorrow. Visit [sosmow.org/volunteer](http://sosmow.org/volunteer). For additional information, contact John Schinkel-Kludjian at 510-244-0165 or via email at [John@sosmow.org](mailto:John@sosmow.org).

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# REAL ESTATE GALLERY



## REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



## NAR Settlement Mandates Changes to the Buyer Agent Compensation Process

By Carl Medford, CRS  
Special to the Times

With the National Association of Realtors (NAR) class action lawsuit settlement close to final approval, it appears that implementation of the mandated changes will begin on August 17th, 2024. With this in mind, what is the lawsuit

actually about?

To begin, it is important to understand some history. In the early 1990s, consumer advocates began lobbying for more effective buyer representation. Before then, there was no way to guarantee buyers would get their own, dedicated representation and that their agent would be guaranteed compensation. It was

agreed that local Multiple Listing Services (MLS) would not only list all local listings on one site but would also include offers of cooperative compensation from sellers clearly posted on each listing so a buyer's agent would know what their compensation would be.

Under the system, sellers paid a commission to the listing brokerage who, out of the commission, paid the agreed upon compensation to the buyer's agent. Consequently, commissions for both the listing and buyer's agents were "coupled" and paid by the seller. The system worked very well for years.

Recently, however, sellers in Missouri sued NAR, claiming the system kept commissions artificially high and prevented buyers from being able to negotiate compensation on their own. In a class action lawsuit, the jury agreed that going forward, commissions will be decoupled and offers of compensation to the buyer's agent, if any, will no longer appear on any MLS.

It is safe to say that Realtors across the country and NAR itself disagree with the ruling, with NAR denying any wrongdoing. In a statement released on 03/15/24 they explained, "The settlement, which is subject to court approval, makes clear that NAR continues to deny any wrongdoing in connection with the Multiple Listing Service (MLS) cooperative compensation model rule ... that was introduced in the 1990s in response to calls from consumer protection advocates for buyer representation."

Regardless of how anyone feels about the lawsuit and subsequent settlement, once it becomes law, it will add layers of unwanted confusion and complexity into the homebuying process. Bottom line: the current system for sellers to offer cooperative compensation to a buyer's agent through the MLS will end with the possibility, going forward, that buyers themselves may be responsible to pay their agent's representation fee should the sellers choose not to do so. Additionally, if buyers want representation by a Realtor, a signed representation agreement will be required.

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.



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## RECENT HOME SALES

### Castro Valley

21109 Gary Drive #109 94546: \$435,000 [1 BD - 812 SF - 1981  
4463 Heyer Avenue 94546: \$903,000 [2 BD - 936 SF - 1950  
19112 Parsons Avenue 94546: \$1,025,000 [2 BD - 1,137 SF - 1947  
17674 Buti Park Court 94546: \$1,250,000 [3 BD - 1,343 SF - 1962  
5066 Ray Avenue 94546: \$1,326,000 [3 BD - 1,238 SF - 1954  
25210 Century Oaks Circle 94552: \$1,900,000 [5 BD - 2,963 SF - 1996  
**TOTAL SALES: 6**  
**LOWEST AMOUNT: \$435,000 MEDIAN AMOUNT: \$1,137,500**  
**HIGHEST AMOUNT: \$1,900,000 AVERAGE AMOUNT \$1,139,833**

### Hayward

29591 Vanderbilt Street #307 94544: \$415,000 [1 BD - 643 SF - 1988  
25001 Copa Del Oro Drive #104 94545: \$575,000 [2 BD - 958 SF - 1986  
20255 Concord Avenue #2 94541: \$590,000 [3 BD - 1,411 SF - 1990  
27903 Ormond Avenue 94544: \$655,000 [3 BD - 1,000 SF - 1954  
713 Medford Avenue 94541: \$715,000 [3 BD - 983 SF - 1930  
25473 Franklin Avenue 94544: \$820,000 [3 BD - 951 SF - 1950  
428 Arc Court 94544: \$835,000 [2 BD - 1,501 SF - 2021  
22670 Beech Street 94541: \$901,000 [3 BD - 1,853 SF - 1943  
1069 Central Boulevard 94542: \$910,000 [3 BD - 3,048 SF - 1972  
26209 Flamingo Avenue 94544: \$940,000 [3 BD - 1,363 SF - 1952  
31578 Hugh Way 94544: \$1,050,000 [3 BD - 1,175 SF - 1955  
2992 Pickford Way 94541: \$1,070,000 [3 BD - 1,823 SF - 1963  
26991 Gading Road 94544: \$1,100,000 [3 BD - 1,515 SF - 1953  
**TOTAL SALES: 13**  
**LOWEST AMOUNT: \$415,000 MEDIAN AMOUNT: \$835,000**  
**HIGHEST AMOUNT: \$1,100,000 AVERAGE AMOUNT \$813,538**

### San Leandro

15335 Washington Avenue #205 94579: \$515,000 [2 BD - 1,052 SF - 1985  
2394 Fairway Drive 94577: \$605,000 [2 BD - 1,158 SF - 1972  
2323 Fairway Drive 94577: \$630,000 [2 BD - 1,270 SF - 1977  
645 Tudor Court 94577: \$718,000 [3 BD - 1,050 SF - 1948  
43 Cornwall Way 94577: \$795,000 [2 BD - 1,723 SF - 1979  
15025 Beatty Street 94579: \$830,000 [3 BD - 1,020 SF - 1949  
1567 Wayne Avenue 94577: \$910,000 [3 BD - 1,530 SF - 1943  
1009 Glen Drive 94577: \$1,730,000 [4 BD - 3,114 SF - 1941  
**TOTAL SALES: 8**  
**LOWEST AMOUNT: \$515,000 MEDIAN AMOUNT: \$756,500**  
**HIGHEST AMOUNT: \$1,730,000 AVERAGE AMOUNT \$841,625**

### San Lorenzo

608 Empire Street 94580: \$895,000 [3 BD - 1,014 SF - 1950  
772 Via Mariposa 94580: \$910,000 [3 BD - 1,000 SF - 1944  
1752 Keller Avenue 94580: \$960,000 [2 BD - 1,405 SF - 1952

**TOTAL SALES: 3**



# Blueberry Plants Will Produce a Bountiful Harvest of Berries

By Buzz Bertolero  
Special to the Times

Three years ago, we were given several blueberry plants and planted them in containers. So far, they have yet to produce any berries. How long must we wait until the plants start producing, and when should they be pruned?

Blueberry plants, when properly cared for, can bring

a bountiful harvest of delicious berries at an early age. For this to happen, the plants must flower, and the flowers need to be pollinated. There are early-flowering varieties, mid-season, and late-blooming Blueberries, each with unique charm. Another variety from the same blooming period is the necessary pollinator. Blueberries are also grouped according to their winter chill require-

ments. Because of our mild winters, the Southern Highbush, a low-chill variety, is the best-suited blueberry for Bay Area gardens. Knowing the various names would answer many questions, but I assume they are unnamed. So, that leaves you with two options. You wait another year to see if the plants bloom simultaneously. If so, then the problem is that the varieties are not suited for our climate,

or they are the same variety. You need two different varieties with a similar blooming period. If the varieties bloom at other times, you could replace one with another variety or increase the number of blueberry plants in containers. The second option would be to replace both varieties now and save a year. A good selection of Blueberries is now available at your favorite garden center. I might suggest Bountiful Blue or Sunshine Blue as they are self-fertile and you can avoid the pollination problem altogether. This would be my preferred option. Blueberries are pruned annually in February before the flush of new growth. Excessive pruning should be avoid-

ed because it dramatically reduces the crop for that year. The plant(s) is kept fairly open by cutting out weak and older non-producing stems down to the ground. You should also remove all the dead or dying branches. Generally, you keep four to six vigorous, older stems and one to two new solid shoots per bush. The new shoots will eventually replace the older stems. Another reason for pruning is that it limits the plant from over-producing. If all the flowers are left to develop into berries, the berries will be small, ripen later than normal, and the plants will have little new growth.

What can I apply to eliminate clover in my lawn?

Ortho Weed-B-Gon and Bonide Weed Beater Ultra are selective herbicides that remove clover and other broadleaf weeds without harming the grass. You could also apply a 'Weed and Feed' type turf product as it should control the clover and many other broadleaf weeds. So, eliminating clover shouldn't be that difficult. Another option is to leave the clover. A mixed turf of grass and clover is not that undesirable. Clover doesn't require much care, and it's water-wise.

Buzz Bertolero is an Advanced California Certified Nursery Professional. The Dirt Gardener's website is [www.dirtgardener.com](http://www.dirtgardener.com), questions can be sent by email to [buzz@dirtgardener.com](mailto:buzz@dirtgardener.com).



## OPEN HOMES

SAT. & SUN.  
JUNE 1 & 2

CITY	SAT	SUN	ADDRESS	PRICE	BDR./BA.	REALTOR	AGENT	PHONE
H	1-4		20665 Garden Ave	\$769,000	3/1.5	Re/ Max Accord	The Lovewell Team	510-351-5555
P	1-4		3560 Ballantyne Dr	\$1,749,000	4/2	Re/ Max Accord	The Lovewell Team	510-351-5555

**CITY GUIDE**

A = SAN LEANDRO • B = BERKELEY • C = CASTRO VALLEY • D = DUBLIN • F = FREMONT • H = HAYWARD  
L = LIVERMORE • O = OAKLAND • P = PLEASANTON • SLZ = SAN LORENZO • W = WALNUT CREEK • Z = ALAMEDA

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## WEEKEND GARDENER

### Using Shade

Hot weather is on its way, so when transplanting, space seedlings so that the leaves of the mature plant will shade the soil between plants. This keeps the soil cooler and cuts down on evaporation. When transplanting, gently loosen the rootballs of the seedlings before planting them so roots can quickly reach out into surrounding soil to establish themselves.

### Vegetables

If your vegetable garden space is limited, try growing some varieties in hanging baskets. Bush-type cucumbers, zucchini, cherry tomatoes, and a variety of herbs work well.

For great yields, feed eggplants, peppers, squash and tomatoes when they blossom.

### Flowers

Everything that's in bloom at your garden center is a good buy this week. Look for annuals, including marigolds, petunias, impatiens (good for color in shady spots) and zinnias in jumbo packs.

For late-summer color from bulbs, plant tuberous begonias, cannas, gladioluses, montbretias and tigridias.

### Summer Planting A-to-Z

Finish planting this big round of summer flowers and vegetables. Anything planted after July 4 should be to fill-in and replace the first big burst of annuals and vegetables.

The list of summer flowers is endless, starting the alyssum and ending with zinnias. This is really the last opportunity to plant summer flowering bulbs such as gladioluses, dahlias and lilies. Shrubs, vines, ground covers and herbs can be planted now.

This is the last weekend to plant tomatoes, squash, peppers, eggplant, melons and cucumbers from seedlings. Put in corn and beans from seed. These vegetables need constant hot weather to become prolific producers.

### Veggie Feeding Time

For greater yields in the vegetable garden, feed eggplant, peppers, squashes and tomatoes when they bloom. You can hand-pollinate tomatoes by flicking blooms during the driest part of the day. Big plants can be taken care of with one or two shakes while holding onto their cages. The pollen is naturally sticky and this helps to spread it.

### Mulch

Keep adding to mulches throughout the summer to keep roots cool, foil weeds and help to conserve water. Always water well before adding the mulch or you will insulate dry soil rather than moist. Pile mulch two to six inches deep under shrubs, trees, vines, flower and vegetable beds. Let grass clippings dry out a bit before piling them up or they will clump into a mat that is impervious to water.

### Houseplants

Summer is the biggest growing season for houseplants. Feed them on a monthly basis. Some plants can come outdoors for a breather if they're protected from direct sun and wind.

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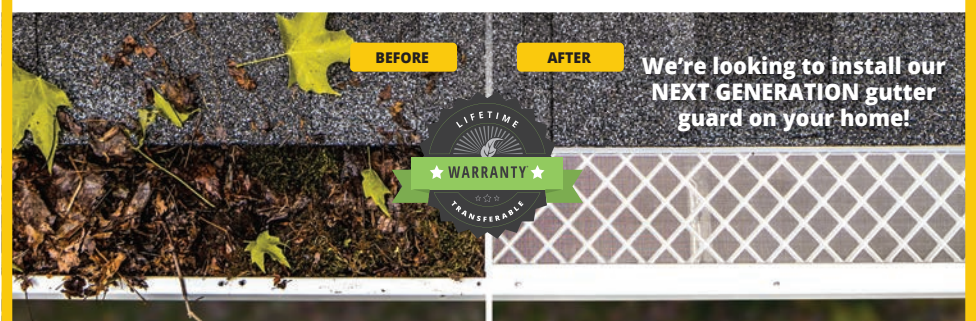
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ACROSS

DOWN

1 Annoyed state  
6 Suitable  
9 TV schedule abbr.  
12 Road reversal  
13 Cornfield noise  
14 "-- the Walrus"  
15 Idaho's capital  
16 Minor complaint  
18 Vehicle's capacity  
20 Intends  
21 German pronoun  
23 "... -- quit!"  
24 Unravels  
25 Second in command  
27 Fighting  
29 "Already?"  
31 Unparalleled  
35 Track horse  
37 Continental currency  
38 Nepal's neighbor  
41 D-Day vessel  
43 -- de-France  
44 Sole  
45 Litter container  
47 Without a sound  
49 Aromas  
52 Ornate vase  
53 Bit of physics  
54 Illuminated  
55 "A spider!"  
56 Summer on the Seine  
57 Very small

1 Tavern  
2 Jurist Lance  
3 Savory brunch pies  
4 Celestial bear  
5 January, to Juana  
6 Find not guilty  
7 Painter Cezanne  
8 Prefix with night or light  
9 Leg bone  
10 Pleasantly warm  
11 Make -- of (bungle)  
17 "Peter Pan" author  
19 Swiss money  
21 Hosp. hookups  
22 Corp. boss  
24 Summer cooler  
26 Spinach-eating sailor  
28 German sausage  
30 Granola grain  
32 Man of La Mancha  
33 Web address  
34 Fair hirer, in ads  
36 Boosler of comedy  
38 Chef's hat  
39 Accustom  
40 Lose a staring contest  
42 Letter-shaped hardware  
45 Coagulate  
46 "Garfield" dog  
48 Cravat  
50 Skedaddle  
51 CIA operative

ANSWERS ON PAGE 2

LEGAL NOTICES

FILED May 17, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 605655  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Budget With Brittney, located at 14954 Inlet Court San Leandro, CA 94578 Alameda County, is hereby registered by the following owner(s): Brittney Jackson, located at 14954 Inlet Court San Leandro, CA 94578. This business is conducted by An Individual. This business commenced March 1, 2024 /s/Brittney Jackson  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires May 16, 2029  
MAY 23, 30, JUN 06, 13, 2024  
1395 - SLT

FILED April 16, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 605593  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Salon of Serenity, located at 22461 Foothill Blvd., Ste. 117 Hayward, CA 94541 Alameda County, is hereby registered by the following owner(s): Rose Bradshaw, located at 22461 Foothill Blvd., Ste. 117 Hayward, CA 94541. This business is conducted by An Individual. This business commenced 9/20/97 /s/Rose Bradshaw  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires April 15, 2029  
MAY 23, 30, JUN 06, 13, 2024  
1400 - SLT

FILED May 20, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 606574  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
VW Golf, Inc., located at 5011 Preston Ave. Livermore, CA 94551 Alameda County, is hereby registered by the following owner(s): VW Golf, Inc., located at 5011 Preston Ave. Livermore, CA 94551. This business is conducted by a Corporation. This business commenced 08/30/2019 /s/John Bearden  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires May 16, 2029  
MAY 30, JUN 06, 13, 20, 2024  
1401 - SLT

FILED May 8, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 606188  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Save Auto Glass, located at 2557 W Winton Ave., 7D Hayward, CA 94545 / 371 Winton Ave., Hayward, CA 94545 Alameda County, is hereby registered by the following owner(s): Ana Carolina Calix, located at 371 Winton Ave., Hayward, CA 94545. This business is conducted by An Individual. This business commenced 04/30/24 /s/Ana Carolina Calix  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires May 7, 2029  
MAY 16, 23, 30, JUN 06, 2024  
1385 - SLT

LEGAL NOTICES

FILED May 14, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 606362  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Los Tres Grandes Trucking, located at 2484 Baunann Ave., San Lorenzo, CA 94580 / 3258 Shawn Way, Hayward, CA 94541 Alameda County, is hereby registered by the following owner(s): Carlos Martinez, located at 3258 Shawn Way, Hayward, CA 94541. This business is conducted by An Individual. This business commenced 5/14/24 /s/Carlos Martinez  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires May 13, 2029  
MAY 23, 30, JUN 06, 13, 2024  
1391 - SLT

FILED May 1, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 606010  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Inkbold Tattoo Studio, located at 2350 Saratoga Street Unit 108, Alameda, CA 94501. Alameda County, is hereby registered by the following owner(s): Bayarjargal Enkhbold, located at 2350 Saratoga Street Unit 108, Alameda, CA 94501. This business is conducted by An Individual. This business commenced 04/00/2024 /s/Bayarjargal Enkhbold  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires April 30, 2029  
MAY 23, 30, JUN 06, 13, 2024  
1375 - SLT

FILED April 11, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 605489  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Bay Area Corazon Counseling, located at 14393 E 14th Street, Ste 200 San Leandro, CA 94578 Alameda County, is hereby registered by the following owner(s): Leticia Arreola-Garcia, located at 18144 Robscott Ave., Hayward, CA 94541. This business is conducted by An Individual. This business commenced N/A /s/Leticia Arreola-Garcia  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires April 10, 2029  
MAY 16, 23, 30, JUN 06, 2024  
1382 - SLT

FILED April 30, 2024  
MELISSA WILK County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 605896  
FICTITIOUS BUSINESS  
NAME STATEMENT  
Pursuant to Business and  
Professions Code  
Sections 17900-17930  
The name of the business(es):  
Mitchell Family Dentistry, located at 2421 Encinal Ave., Ste A, Alameda, CA 94501 / 28 Crest Road, Lafayette, CA 94549 Alameda County, is hereby registered by the following owner(s): Kent Dental Practice, located at 28 Crest Road, Lafayette, CA 94549. This business is conducted by a Corporation. This business commenced N/A /s/Martha Kraka  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires April 29, 2029  
MAY 16, 23, 30, JUN 06, 2024  
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# TAGS – Where Young People Can Shop and Learn about Business

By Mike McGuire  
San Leandro Times

It may look like a small retail clothing store, but TAGS at 1711 East 14th St. is a mini-community center with a mission to serve as a safe space for San Leandro's teens and young adults up to age 24.

In fact, the San Leandro Chamber of Commerce just honored it with a "Best of San Leandro" award in the Home, Family & Community category.

TAGS stands for "Teen Advocacy Going Strong." The store sells used and repurposed clothing, with everything sourced locally. Used clothing is curated for sale by young people in a Sellers Market, but there are also monthly workshops on repurposing textiles and other materials

into clothing using a variety of tools.

TAGS does sell prom dresses, good to know as that sometimes stressful search is starting for many families in town.

Students can sell their art, often in the form of clothing accessories such as jewelry and shoes, in the store's Maker Market as well.

TAGS is committed to reusing, repurposing and being environmentally friendly, said Lynn Drôgo, its founder and executive director. They marked Earth Day on April 22 with a Makers Market & Sustainable Fashion Show, done in collaboration with the San Leandro High school Eco Club, Art Department and Media Department. Students modeled the clothing they

created at the event, too.

Students can learn the ins and outs of both fashion and running a small business as volunteers or staff members at the store.

After Drôgo's own children were grown, she founded the store nearly three years ago to help teens and young adults cope with mental health troubles discussed widely in the media.

The TAGS newsletter suggests, "Create more and stress less."

"We wanted to give teens and young adults a place to come as they are," Drôgo said. "It's a space to find their authentic selves."

She said it might be a good place for a young person to come between phases of their

see TAGS, page 11



PHOTO BY MIKE MCGUIRE

**TAGS store manager Stacey Iravedra, founder and Executive Director Lynn Drôgo and staff member Isabella Padilla gather in the crafts room, where clothes are repurposed.**

## 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.**

#### Seconds Recommendation to Fix Traffic Island Hazard

Editor,

I also struck the island at Joaquin Avenue and MacArthur Boulevard, causing severe damage to my rims and tires making a right turn onto MacArthur. (Letters to the Editor, May 23, 2024, "Traffic Island Makes Street More Dangerous") This island is a hazard to traffic, as you can see by the damage to the curb.

I am told this island is for bicycle lane safety. I respectfully ask that you engineer another way to produce bike lane safety without causing a further road hazard. I urge you to please email or call Public Works. Bike lane protection shouldn't be dangerous to motorists.

Charles McLean  
San Leandro

#### \$250,000 for Stormwater Fee Amendment Consultant

Editor,

I just received my "Official Ballot Information Guide" for the "2024 Stormwater Fee Amendment." A logical assumption, I feel, is that I would get my ballot AFTER the consultant stated "job

done" and collected their \$250,000 fee. Is that the case?

I don't recall hearing/reading/seeing anything at all related to the Fee Amendment prior to having received my ballot. I assume the ballot itself is not part of that \$250,000 and was in fact something else paid for by the city (us). What has the \$250,000 gotten us to this date?

Danny Hinckley  
San Leandro

#### \$20,000 in Additional Funds for Individual Training of City Council Members

Editor,

As someone privileged to obtain higher education, I am a strong advocate for personal and professional development for everyone, but not at the expense of taxpayers who would benefit equally from access to those same resources. Additionally, to the best of my knowledge, each City Council member is already allotted \$10,000 per fiscal year for training purposes. Moreover, in 2024, a council member will attend an upcoming leadership training with a full scholarship.

Why not leverage council members' training as an opportuni-

ty to engage in cross-training and share the knowledge they obtain from their programs with the entire council? Would sending multiple individuals to the same course not be counterproductive? Despite my encouragement to the council to vote NO on this past meeting's resolution to fully reimburse members attending an Ivy League course, individuals benefiting from the additional funds for their training did not abstain from voting. This incident might signal a potential conflict of interest and, primarily, a disservice to the San Leandro community.

If \$20,000 is readily available, I recommend serving our community and investing it in the youth, particularly the students, or in public goods that will promote access to clean air and water. If San Leandro is dedicated to advancing public safety, addressing housing and homelessness, improving the quality of life of residents and visitors through better infrastructure, and becoming a sustainable and resilient city, it should fund projects with a broader impact rather than courses that may only benefit a few individuals.

Remember, "we become leaders by action, not paper certifications."

I am thrilled to be of support as the council pivots away from self-serving practices to genuinely invest in our community and climate health.

Cynthia Prieto-Diaz  
San Leandro

#### Make Averiett the Permanent Police Chief

Editor,

I have had the opportunity to meet with Interim Police Chief

Angela Averiett and she possesses impressive qualifications and the experience, as well as determination, to lead the San Leandro Police Department.

Chief Averiett is committed to engaging with and listening to the community, and affecting change at the right pace for long-term solutions. Her hiring was announced three months ago, and she has been on the job for nearly six weeks. There has been sufficient time for the City of San Leandro to have completed a thorough background check, and for meetings with department employees, community leaders and residents. Assuming there are no red flags, the City Council should immediately make Chief Averiett San Leandro's permanent police chief.

Crime in San Leandro is at its highest annual level in 28 years. Last year an average of 16 serious and violent crimes occurred each day in San Leandro. These statistics can be found on the city website. Of course, behind each statistic is a person. My heart goes out to all victims of crime, and their families and friends. No one should be a victim of crime. And no one should live in fear of being a crime victim.

It's been almost ten months since San Leandro had a permanent Police Chief. This has created an unhealthy leadership vacuum in the community and in the department, resulting in a loss of community engagement and undermining employee morale.

Now is the time for action by the City Council. The title "Interim" for Police Chief Averiett should be removed by providing

her with a long-term contract.

Ed Hernandez  
San Leandro

*Ed Hernandez is a former San Leandro City Councilman and a candidate for City Council in this year's election.*

#### Caving in to Crime

Editor,

The San Leandro City Council is in the business of rewarding criminals: In the May 15, 2024 issue of the San Leandro Times we learn that the city paid some \$4 million to one man, then another million to a drug user. This comes after millions spent in building a monument to Steven Taylor, and that's before the settlement of the pending lawsuit. No wonder San Leandrans pay the higher taxes in the county.

Meanwhile, criminals parade on East 14th Street, the restaurant on East 14th and Broadmoor had four windows shattered in February. Across the street, the Broadmoor Plaza Senior apartments have been robbed twice by thieves breaking in. A front window has also been shattered.

Gangs of bikers do wheelies all along East 14th., including in front of the Police Department, others ride on the sidewalk. Bums sleep in front of businesses' doors at night and harass customers during the day. All of this is done with a wink from Gavin Newsom and Pamela Price – Democrats' policy.

Finally, this also tells us something about the kind of neighbors we have, who voted these people in? Remember in November.

Leo T. West  
San Leandro



## TAGS: 'Everything we take in we sell in the store or put in \$1 bins'

continued from page 10

education, such as between high school and college.

Students often start as volunteers but then move on to staff positions. Along the way they are able to specialize in whatever part of the business,

or of fashion, that interests them, according to store manager Stacey Iravedra.

"It's not so much them trying to fit into a role, but about them exploring roles they would like to fill," Iravedra said.

Iravedra herself might be a good example of what TAGS can do. She came to TAGS as a volunteer following a job in a Pleasanton store. She then got a staff position and now manages the group's store. She has no imminent plans to



PHOTOS BY MIKE MCGUIRE

The TAGS store at 1711 East 14th St., home to a clothing store but also programs for teens and young adults.

leave, but might like to start a business of her own someday with the skills she has learned at TAGS.

"We see the impact our mission is making every day here at TAGS," Drôgo said.

"We share a belief it's important to provide a safe place for our teens and young adults."

Some members of the wider community benefit too, she said.

"Everything we take in we either sell in the store, or put in \$1 bins. There's also a free bin. Some of our unhoused neighbors find they are able to dress themselves here."

"We plan to keep expanding," Drôgo said. "Our original plan had been for 4,000 square feet, but we hadn't fully realized what rent could be for that much space. So we're working out of 800 square feet for now," she added.

Drôgo said the store is set up as a nonprofit, and while it makes some of its expenses

back from its sales, it holds frequent fundraisers. Artisan markets in downtown are a regular event.

The next of those is at the Sons of Liberty Alehouse, 1501 W. Juana Ave., on Tuesday, June 4. TAGS gets 10 percent of their proceeds from that event. There will also be a maker's market and sustainable fashion show held on June 8 at Drake's Brewing Company, 1933 Davis St.

TAGS, at 1711 E. 14th St., is open Wednesdays through Saturdays from 12 to 6 p.m., and on Sundays from 12 to 4 p.m. You can get more information on them from their website at [www.teenadvocacy.org](http://www.teenadvocacy.org) or by emailing them at [info@teenadvocacy.org](mailto:info@teenadvocacy.org).

## Ballots: 'Significant repair and maintenance costs'

continued from front page

are due back to the City Clerk by 5 p.m. on July 8, tabulated the next day, and certified by July 15. If a majority of the ballots returned approve an increase, San Leandro will add the amended stormwater fee to your FY 2024-25 tax bill.

The packet envelope will read "OFFICIAL BALLOT ENCLOSED" and include Spanish and Chinese translations. Inside, the ballot will identify all parcels owned by the property owner and will provide a list of each address, its parcel number, what the property owner currently pays, and the increased fee they would be paying if it passes.

The assessments are based on the square footage of a property that would increase stormwater runoff, like parking lots, driveways, and patios.

Most single-family parcels in San Leandro (16,111 out of a total of 20,398) are between 3,200 and 7,200 square feet. Under the city's proposed option, these property owners could see their annual

stormwater fees increase from \$26.33 to \$49.92.

This stormwater fee increase would also affect the city-owned properties for the first time. The City of San Leandro owns 162 parcels, such as, parks, and the golf course, that would be required to pay the fee at an annual cost of \$44,198 in FY 2024-25. The City Council also approved adding the Washington Plaza parking area, owned by the city's Parking Authority, to the fee structure at an annual cost of \$2,734 in FY 2024-25.

Finance Director Michael Yuen said fees assessed to city-owned properties would be paid from the general fund.

The San Leandro Public Works Department asked for the fee increase in March since it hasn't been adjusted in 30 years. The goal is to protect city streets and property from flooding, prepare the city for climate changes, and ensure no pollutants drain into the San Francisco Bay.

Cynthia Battenberg, a consultant with Public Works,

said if voters approve the measure, the city will only use the funds to repair and maintain pipes and pump stations and remove trash and pollutants from rain runoff.

"We have significant repair and maintenance costs for our pipes, pump stations, and outlets," Battenberg said. "We also have over \$32 million worth of very high-priority

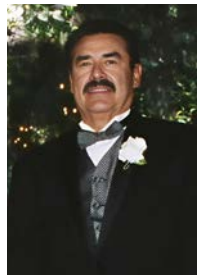
capital improvement projects that needs to be addressed."

Public Works assessed these fees based on several factors, such as the average square footage of a single-family home and parts of the property that create water runoff (also called the "average impervious surface area"), such as a driveway, patio, or roof.

### Salvador V. Alvarez

Salvador V. Alvarez passed away on Tuesday, May 21st in his home in San Leandro. He was survived by his devoted and loving wife of 55 years, Lucy Alvarez, his four children and their families: Rosy Alvarez, Rick Weese and daughter Angelina; Diana Alvarez and daughters Alejandra, Graciela and Liliana; Salvador and Nanami Alvarez; and Octavio Alvarez. He will also be remembered by his siblings Jaime Alvarez, Juvenal Alvarez, Rosa Macagba, Lilia Flanders and Olivia Rocha. He was preceded in death by parents Mateo and Petra Alvarez as well as siblings Mario, Ricardo and Dora Alvarez.

See More from Santos Robinson Mortuary



### Teresa Stothers Coleman

April 30, 1960 ~ April 29, 2024

Teresa Stothers Coleman, 63, died Monday, April 29, 2024 at her Castro Valley home with her family by her side.

Teresa was born April 30, 1960 in Berkeley, CA to Rita and Albert Stothers. Teresa graduated from California State East Bay in 1985 with a Bachelor's Degree. She then embarked on a 35 year career as an Elementary School Teacher.

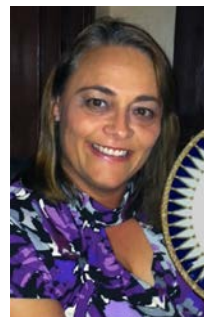
Teresa married Kenneth Coleman on June 16, 1990.

Teresa retired from teaching in June 2020 from Corvallis Elementary School in San Leandro, CA.

Teresa was outgoing and charismatic. She was an active member of the community, spending countless hours donating time and fundraising for local schools, organizations and causes.

Teresa is survived by her husband, Ken, and her three sons Michael, Anthony and Scott, and sister's Carole and Nancy Stothers.

Teresa will be remembered for always helping others, being extremely generous, kind and caring with a great sense of humor. She touched and impacted so many people in her lifetime, a testament to the woman, teacher, wife, friend and Mother she was. Teresa would often use the phrase "Forever in our Hearts" to honor loved ones who had passed. It's a great reminder that when loved ones are gone...they never leave us. Teresa will always be loved and never forgotten. Donations can be made in Teresa's name to the American Cancer Society.



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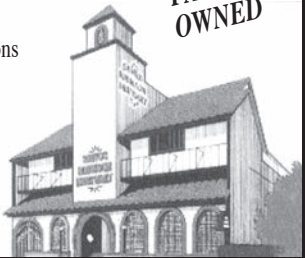
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