



**Tomato Time**  
AUGUST IS THE BEST TIME FOR TOMATOES –  
GOOD FOR SO MANY DISHES ..... 4

WEEKEND WEATHER

CLOUDY

Partly Cloudy thru Sunday

HIGHS: 71-76

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

LOWS: 58-59

FRIDAY

SATURDAY

SUNDAY

# San Leandro Times

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

VOL. 34 • NO. 32 THURSDAY, AUGUST 8, 2024 SAN LEANDRO • CALIFORNIA



PHOTO BY MIKE MCGUIRE

People mingled at First Presbyterian Church on Estudillo Avenue on Tuesday evening at one of the many parties across town, and across the nation, for the annual National Night Out.

## Neighbors Get Together at Annual National Night Out Parties

By Mike McGuire  
San Leandro Times

Neighbors mingled with neighbors, fellow church members, police officers, volunteers and other community members at numerous National Night Out (NNO) events throughout San Leandro on Tuesday.

That annual night out is meant to encourage public safety by neighbors knowing neighbors. The events featured food, music, kids' play areas, a school backpack giveaway, and talks by police officers, firefighters, pastors, elected representatives and community leaders. Safety and crimefighting tips were

shared, and news from the neighborhoods exchanged.

### United Methodist Church

Dozens of people gathered at United Methodist Church at 1600 Bancroft Ave. for the church's first-ever NNO  
see PARTIES, page 11

## Two Council Candidates to Run Unopposed

Six vie for four seats on City Council, leaving two candidates with a guaranteed victory

By Mike McGuire  
San Leandro Times

Six candidates are running so far in November's City Council elections from four districts.

City Council districts 2, 4, and 6 are scheduled for the election this year. Additionally, the City Council seat for District 1 is up for election, since the council member in that district, Sbeydeh Viveros-Walton, was appointed to fill a vacancy.

Fred Simon in District 4 is running for re-election to a full four-year term. And Councilmember Sbeydeh Viveros-Walton is running in District 1 to fill the rest of the term she was appointed to, which runs to 2026.

San Leandro has a 2-term limit on City Council members.

### District 1

Besides her council position, Viveros-Walton is the  
see CANDIDATES, page 5

## City Signs New Garbage Contract with ACI

By Michael Singer  
San Leandro Times

Garbage service fees in San Leandro will increase slightly starting February 1, 2025, but residents will receive additional services, including an annual free drop-off.

the San Leandro City Council unanimously passed a three-part agreement to have Alameda County Industries (ACI) continue collecting garbage, recyclables, and bio-degradable materials.

Monthly costs will depend on the level of service provided  
see GARBAGE, page 10

At its July 15 meeting,

## Manor Pool Won't Open this Summer

Construction delays postpone opening; class moved to other pools

The City of San Leandro regrets to inform the community that the construction of

The Family Aquatic Center/Washington Manor Park Pool will not open this summer because construction is behind schedule, the City of San Leandro announced last week.

All swim classes and activities scheduled at this location

will be moved to other pools for the remainder of the season.

The repair project has faced multiple setbacks, including unforeseen issues and supply chain problems, according to City Hall.

The city said it is committed to ensuring that all work meets codes and quality requirements, but this effort will

extend the completion date beyond the current swim season.

Before construction began, the City of San Leandro published a Recreation Guide offering swimming at the Family Aquatic Center in August and September 2024. The City has capacity at other pools to accommodate everyone registered for classes.

Participants will be con-

tacted and offered classes at another pool or a full refund. The City of San Leandro said it apologizes for the inconvenience and appreciates the community's understanding as work continues to complete the project.

For aquatics-related questions, call 510-577-7966. For construction-related questions, contact 510-577-3428.

INSIDE YOUR TIMES

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# MEETING SCHEDULES

CITY COUNCIL

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

SAN LEANDRO SCHOOL BOARD

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

# Washington Home Owners Wipe Out Weeds on Lewelling



PHOTOS COURTESY OF BOB GLAZE

## San Leandro Times

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

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## Residents Spend Weekend Weeding

The Washington Home Owners Association performed a weekend weed abatement project. After two months of receiving numerous complaints about the weeds on Lewelling Boulevard between Farnsworth and Andover streets, it was time for action. No one

took responsibility for the weeds in that area and they continued to grow worse by the day. The Washington Home Owners Association sends a big thank you to all that helped and who removed the 22 garbage bags of weeds.

“How to know if it’s a weed and not a plant: Pull on it, and if it comes out easily it’s a plant.”

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## Please Recycle



## Community Calendar

### Community Chat with City Councilman Fred Simon

San Leandro City Councilman Fred Simon will hold his monthly community chat on Saturday, August 10, from 8:30 to 9:30 a.m. at the Greenhouse Market Place, in front of Great Clips, 699 Washington Ave. Listen and share ideas on improving our environment and city, and learn how to become a community ambassador.

### San Leandro Players Present *Waiting in the Wings*

The San Leandro Players presents Noel Coward's *Waiting in the Wings*, at the San Leandro Museum/Auditorium, 320 West Estudillo Ave. The show runs on Saturdays at 8 p.m. and Sundays at 2 p.m. through Aug. 18, plus two Friday shows at 8 p.m. on Aug. 9 and Aug. 16. Tickets: \$25 general; \$20 seniors and under 12 (other discounts may apply). For more information or tickets online at [www.slplayers.org](http://www.slplayers.org) or by calling 510-895-2573.

### Friends of the Library to Hold mini DVD Sale

The Friends of the San Leandro Library will host a mini DVD sale on Saturday, Aug. 10, from 10 a.m. to 3 p.m. at the San Leandro Main Library, 300 Estudillo Ave. in San Leandro. Check out the large selection of DVDs at low prices. All DVDs are \$1 each or buy 3 get 1 free. All proceeds benefit the San Leandro Library's programs and services. Credit cards now accepted.

### Washington Home Owners Meeting

The Washington Home Owners Association will host a monthly meeting on Wednesday, Aug. 14, at 6:30 p.m. at the Marina Community Center, Room C, 15301 Wicks Blvd. San Leandro Police Chief Angela Averiett will be the guest speaker. Meet San Leandro's new chief, hear her vision and to ask questions on public safety. Washington Manor residents and the general public are encouraged to attend. If you have any questions, you can call Bob Glaze at 510-352-2058.

### Highway Patrol Age Well, Drive Smart Training

The First Presbyterian Church of San Leandro, 180 Estudillo Ave., will host a free class for drivers 65 and older, presented by the California Highway Patrol on Thursday, Aug. 22, from 10 a.m. to noon in the Fellowship Hall. Certificates of completion will be provided at the end of the class. Seating limited to 45 people. To reserve a seat or to get on the waiting list for this training, call 510-483-2772.

### Alta Mira Club Salad Bar Extravaganza

The Alta Mira Club, 561 Lafayette Ave. in San Leandro, will host a Weddings through the Ages – Salad Bar Extravaganza on Saturday, Aug. 31, at noon. Fashions by the San Leandro Players and Alta Mira members and friends. Tickets are \$35. For reservations, call Gayle Hamilton at 510-638-8765 or Linda Klass at 510-914-5684.

### Enter Your Car in the Rides and Readers Car Show

Enter your car in the San Leandro Public Library's 3rd Annual Rides and Readers Car Show, to be held on Saturday, Sept. 21, from 9 a.m. to 1 p.m. at the Main Library, 300 Estudillo Ave. If you have a vehicle that is from 1975 or older (preferred, not limited to), that you would like to enter in the show, visit [tinyurl.com/SLPLCarShow](http://tinyurl.com/SLPLCarShow) to register your vehicle online. Or pick up a paper registration form from the Main Library or Manor Branch Library by September 7. Participant space is limited. For more information, call 510-577-3971.

### Volunteer for Library's Homework Help Program

The San Leandro Library is seeking enthusiastic volunteers to join the Homework Help program at the Manor Branch Library, 1241 Manor Blvd. in San Leandro. Starting Oct. 1, volunteers are needed just two days a week, from 3:30 to 5 p.m. Whether you excel in math, science, languages, or simply enjoy assisting students with their studies, your support can make a real difference in our community. No teaching experience is necessary — just a willingness to lend a helping hand. Become a vital part of the library's mission to empower students and foster academic success. To sign up or for more information, contact Samira Habibi at [shabibi@sanleandro.org](mailto:shabibi@sanleandro.org) or 510-577-3956.

## Art Students' Assignment: Paint on What Does San Leandro Mean to You?

By Mike McGuire  
San Leandro Times

What San Leandrans most like about their city, and capturing that on canvas, was the focus of an art class held Saturday, July 13 at the Marina Community Center, and due to be repeated at other locations.

The class, "From Heart To Art: Paint Your San Leandro Story," attracted a small but diverse group of San Leandrans. No painting experience is required to join the class.

Local artist Constance Chapman started people off painting a simple background, and explained how the primary colors of red, blue and yellow can be mixed together to form all other colors.

She said that early mistakes, such as the muddy color sometimes formed when two secondary colors mix together poorly, can usually be overcome by adding additional layers of paint.

"All the layers add depth, just like they do to our lives," Chapman told the class.

She led a small group of San Leandrans through exercises that explored not only what they liked about San Leandro, but also what they bring to it to make it the community it is.

Chapman then helped the students come up with a symbol for those things and to arrange a painting to highlight it.

People came up with flowers, growing vegetables (especially tomatoes), San Leandro



PHOTO BY MIKE MCGUIRE

"From Heart To Art" class members hold up the art they created during the class. From left, Kit Pon, teacher and artist Constance Chapman, Vicki Scott, Tiffany Rea, and Joe Fitzmorris holding a painting by another art student.

being a location central to the Bay Area which made it easy to reach attractions in other areas, being the right size to offer conveniences without being crowded, good ice cream and good neighbors.

### Gardeners Know: San Leandro Has Great Soil

Chapman recalled that an earlier class had said San Leandro had the best soil in the East Bay, which would certainly help in growing both flowers and vegetables.

Among the things people mentioned they brought to San Leandro were growing

beautiful flowers, writing about and photographing the town, growing vegetables they often shared with neighbors, and patronizing locally-owned businesses to keep them flourishing.

Chapman, who considers herself an "intentional artist," has worked with people for years to help them turn their inner feelings into art. She feels we are all artists, but not all of us have taken the opportunity to express ourselves in that way.

Chapman encourages people to use lots of color in their art and to express themselves fully.

Just as the historical so-

ciety sometimes calls for old photographs and drawings to look back at San Leandro's past, art like that created Saturday will be the "old photos" people will cherish 50 years from now, Chapman said.

### One More Class Will Be Held this Saturday

The class was offered again on July 29, and the San Leandro Library is hosting a third offering of the class at 1:30 p.m. on Saturday, August 10, in the Karp Room. To register for that class, email the artist at [constancechapman4171@gmail.com](mailto:constancechapman4171@gmail.com) to secure a spot.

## Demonstration on Handmade Books and Calligraphy

The San Leandro Art Association will host a free art presentation on Tuesday, Aug. 13, at the First Presbyterian Church of San Leandro, 180 Estudillo Ave., in the main hall. Parking is accessible through the parking lot on Callan Avenue or across Estudillo Avenue in the public parking lot.

At 5:30 p.m. a half hour of socializing begins, refreshments included. The short general meeting starts at 6 p.m. and the demonstration begins at 6:30 p.m.

El Cerrito artist Claudia Kruse will share a recent project that includes a handmade book and case as well as a presentation on the use of calligraphy in handmade bookmaking.

SLAA members will also be displaying artwork for the Artist of the Month Contest. All ages are welcome to this free event.

Email [sanleandroart.contact@gmail.com](mailto:sanleandroart.contact@gmail.com) for more information.

  
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You Say Tomato...

Whether they're from your back yard or the local market, August is the best time to enjoy garden-fresh tomatoes. There are thousands of ways to fix tomatoes, but they are probably at their tastiest when eaten raw,

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thickly sliced or roughly chunked and dressed with olive oil, salt, pepper, a little fresh basil and maybe a sprinkling of vinegar. But cooking tomatoes concentrates flavors and, surprisingly, makes them even more healthy. Cook them up with herbs and garlic for an unbeatable tomato sauce. Or slice them thick and sauté them in olive oil, then pour eggs and chopped basil over the browned tomatoes. To seed tomatoes, slice them in half and squeeze, just like an orange, into a strainer over a bowl to catch the juice, which can be added back to the dish. To peel a tomato, dunk it into

boiling water for about a minute, then plunge it into ice water for a few seconds. Drain, then peel and core using a paring knife. Or, spear the stem end with a long-handled fork and slowly rotate the tomato over an open flame until the skin chars, blisters and splits. Then plunge into ice water and peel as above.

**TOMATO & HERB SALAD**

2 pounds assorted ripe tomatoes  
12 to 14 slices fresh Mozzarella cheese  
1 teaspoon salt  
1-1/2 tablespoons red wine vinegar  
1/2 teaspoon honey  
1/4 cup extra-virgin olive oil  
2 to 3 sprigs marjoram  
10 to 12 basil leaves

Slice large tomatoes; cut small tomatoes in halves. Arrange on a platter with cheese. In a small bowl, whisk salt, vinegar and honey until salt is dissolved; whisk in olive oil. Spoon over tomatoes. Strip marjoram leaves from sprigs onto salad. With kitchen scissors, snip basil leaves over tomatoes. Sprinkle with salt to taste. Makes 8 servings.

**FRESH TOMATO BISQUE**

1 medium onion, coarsely chopped  
2 tablespoons flour  
2 cups water  
4 pounds tomatoes, peeled, seeded, and cut into pieces  
2 tablespoons light brown sugar  
6 whole cloves  
1 teaspoon salt  
Freshly ground black pepper  
1 cup medium cream

Melt the butter in a large saucepan. Add the onion and toss to coat. Stir over medium heat until the onion is tender. Sprinkle on the flour and continue stirring over medium heat until the mixture foams. Stir in the water and bring to a boil. Measure out 3/4 cup of the tomato pieces and set aside. Add the remaining tomato pieces to the boiling mixture. Stir in the brown sugar and cloves. Reduce the heat and cook, uncovered, at the gentle bubble for 30 minutes. Transfer to a food mill and force through. Return to the saucepan and stir in the reserved tomato pieces. Blend in the salt, pepper, and cream. Place soup over medium heat and warm gently, but do not boil. Yields 6 servings.

**BASIC TOMATO SAUCE**

1-1/2 pounds tomatoes, coarsely chopped  
3 tablespoons olive oil  
1 small onion, minced  
2 garlic cloves, minced  
1 tablespoon minced parsley  
Salt to taste  
Pinch of hot red pepper flakes

Heat the olive oil in a 12-inch skillet over moderate heat. Add the onion and sauté until soft, about 8 minutes. Add the garlic and parsley and sauté 1 minute. Add the tomatoes and season with salt and pepper flakes. Bring to a simmer. Adjust heat to maintain a simmer and cook, stirring often, until the tomatoes collapse and form a thick sauce, about 10 minutes. Purée the sauce through a food mill into a clean bowl. Return the sauce to the skillet and reheat gently. Taste and adjust seasonings. Yields enough for a pound of pasta. Variations: Add 1/2 teaspoon of crushed fennel seed with the

tomatoes. Or, add 8 to 10 fresh basil leaves, hand torn, when reheating the sauce. Or, stir in a little cream when reheating. Or, add finely minced anchovies, as many as you like, when reheating.

**MAC & CHEESE STUFFED TOMATOES**

1 package macaroni & cheese, cooked according to package directions  
4 large, fresh tomatoes  
Salt and pepper to taste  
4 slices bacon, fried, drained and crumbled  
1/4 cup chopped green onions  
1/4 cup breadcrumbs  
2 tablespoons shredded cheddar cheese  
2 teaspoons butter or margarine, melted

Hollow out tomatoes, leaving a 1/4-inch wall around sides and bottom. Salt and pepper insides of tomatoes. Place in 9-inch-round cake pan or pie plate to prevent tipping. Combine hot macaroni and cheese, bacon and onion in medium bowl; fill tomatoes with mixture. Combine bread crumbs, cheese and butter in small bowl; sprinkle mixture evenly on top of each tomato. Bake in preheated 350-degree oven for 15 to 20 minutes or until cheese is melted. Serves 4.

**GRILLED TOMATOES**

6 tomatoes, red and yellow  
3 tablespoons olive oil, divided  
1/4 teaspoon salt  
1/4 teaspoon freshly ground pepper  
2 tablespoons white balsamic vinegar  
2 tablespoons chopped fresh basil  
Fresh basil sprigs for garnish

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**ARIES (March 21 to April 19):** Your Arian leadership qualities can help bring order out of confusion, whether it's on the job or at home. But be careful to guide, not goad, others into following you.

**TAURUS (April 20 - May 20):** Applying a more personal view to a job-linked issue could help provide better insight into persistent problems. Use your keen Taurean logic to cut through the double talk.

**GEMINI (May 21 to June 20):** Taking some time off could be the best way to get through a seemingly endless round of demands. You'll return refreshed and ready to tackle things from a new perspective.

**CANCER (June 21 - July 22):** Restoring a sagging professional relationship takes a lot of effort. By all means, state your position. But also make sure that you pay close attention to the other person's point of view.

**LEO (July 23 - August 22):** A hot prospect intrigues the Big Cat, who is always on the prowl for a promising investment. But be careful that this "promise" has a chance of being kept. Check it out more carefully.

**VIRGO (August 23 - Sept. 22):** A friend could use some of your compassion and concern. If they don't ask for help, be sure that you step up and make the first move. Also, check out a new career possibility.

**LIBRA (Sept. 23 - October 22):** You might have difficulty getting your opinions heard because of all the noise being made by the other side. But hang in there. Others should line up with you once they learn the facts.

**SCORPIO (October 23 - November 21):** Offering to help a colleague is commendable. But before you commit your time and effort, check to see if this person's situation is all that they have led you to believe it is.

**SAGITTARIUS (Nov. 22 - Dec. 21):** You should soon be seeing positive results from your recent efforts on behalf of a family member. On another matter, check that you have all the facts regarding a job assignment.


**CAPRICORN (Dec. 22 - Jan. 19):** Your aspects favor closer family relationships this week. Take time for visits, whether in person, by phone, by mail or in cyberspace. Let them know how important they are to you.

**AQUARIUS (Jan. 20 - Feb. 18):** A missed opportunity isn't always a negative. Maybe your instincts are telling you not to rush into something you "thought" was worthwhile. Make time for family this weekend.

**PISCES (Feb. 19 - March 20):** Your sense of humor helps you get through a tricky situation. But some stick-in-the-muds might not be so willing to make the changes that you and others agree are necessary.

Cut tomatoes in half; thread onto skewers, alternating colors. Brush with 1 tablespoon oil; sprinkle with salt and pepper. Grill, covered with grill lid, over medium heat (300°F to 350°F) 10 minutes, turning skewers often. Combine remaining 2 tablespoons oil, vinegar, and basil; drizzle over kabobs. Garnish, if desired. Makes 6 servings.

**CROSSWORD PUZZLE ANSWERS**



Please Recycle





## Plethos Productions Presents Summer of Love, Peace and Murder

Plethos Productions presents "Summer of Peace, Love, and Murder," Friday through Sunday, Aug. 9, 10 and 11, at Drake's Barrel House, 1933 Davis St., #177, in San Leandro.

All performances start at 7 p.m. Tickets at [Plethos.org](https://Plethos.org).

Immerse yourself in the vibrant 1960s hippie culture at this interactive Murder Mystery Dinner. Slip into your best bohemian attire and join the Children of Sunflowers at their sit-in protest at Drake's Barrel House.

Audiences get to interrogate suspects while enjoying delicious dinner and fine beer. Piece together the truth by finding clues, uncovering weapons, and puzzling out motives. Prizes will be awarded to the sharpest investigators.

## Candidates: Hernandez vs. Azevedo

*continued from front page*

higher education director for the nation's largest public-interest law firm, Public Advocates.



**Sbeydeh Viveros-Walton**

Viveros-Walton would like to, among other things, get a higher-education campus in San Leandro and work to attract good jobs to the city while ensuring residents can get all the skills they need to work at them.

### District 2

In District 2, there is a rematch contest between incumbent Bryan Azevedo, who narrowly lost when he ran for mayor two years ago, and former councilmember Ed Hernandez, who serves on the

Eden Health Care District Board and who is president of the San Leandro Democratic Club.

Azevedo won the council seat after narrowly defeating then-incumbent Hernandez in the 2020 election.

Hernandez is a real estate broker and Azevedo is a sheet-metal worker.

Both candidates agree that public safety is the top issue for San Leandro, and agree that people feel unsafe just going about their everyday business.

Hernandez stresses returning the police department to its full strength, and supporting the police with their new



**Ed Hernandez**

chief and the new city manager in their efforts to make the city safer.

Azevedo agrees on giving the police the resources they need to fight crime, but also touts the expansion of the unarmed ambassador program from downtown to the Greenhouse Marketplace, *see CANDIDATES*, page 12



**Bryan Azevedo**

## County Recieves \$8.4 Million For Wellness Coaches in Schools

*By Michael Singer  
San Leandro Times*

More mental health services will be available to school districts in Alameda County this coming school year, after an \$8.4 million state grant announced last week.

Alameda County Office of Education (ACOE) officials said the funding would help hire "wellness coaches," a new, certified role. It's called the first line of defense in providing behavioral and mental health support to students. It includes screening, individual and group support, health promotion, care coordination, and referrals to counseling, therapists, and other professional mental health services.

The funds come from the state Department of Health Care Access and Information.

Starting this fall, an esti-

mated 90 certified wellness coaches, 25 interns, and 45 supervisors at more than 135 school sites are expected to be hired in at least 14 districts and a handful of county-operated schools.

Wellness coaches will be hired at two levels – one will require an associate's degree, while another will require a bachelor's degree. These coaches will be placed at the district level everywhere, from preschool programs to high school campuses across Alameda County, as well as in ACOE-run programs for expelled and probation-involved youth.

Historically, schools have offered mental and wellness support through other means, such as paraeducators or family and community engagement personnel, but without the abil-

ity to receive reimbursement.

ACOE officials say this grant funding will also help jump-start the process of hiring wellness coaches in the long term until individual school districts can seek reimbursement from the state on their own through the Children and Youth Behavioral Health Initiative.

"This opportunity allows us to begin closing a historic gap in providing much-needed prevention and behavioral health services to students and families attending schools in Alameda County," said Kristin Nelson, Director of Behavioral Health Services with the Alameda County Office of Education.

Alameda County has 18 public school districts that serve more than 215,000 students and 12,000 teachers.

## Adopt-A-Pet



The Pets of the Week at the Hayward Animal Shelter, 16 Barnes Court in Hayward, are both Dobermans.

Mom is a 2-year-old sweet Doberman. She is full of energy and enjoys playing with other dogs. Mom also enjoys

playing with people and toys but is also happy to lay next to you. Mom would do best in a home with teens and up who ideally have experience with Dobermans.

Pops is a 3-year-old Doberman. He's a strong ener-

getic dog.

Pops enjoys exploring and will seek attention from people when he wants it. He would be a good hiking buddy.

To adopt Mom or Pops, call the Hayward Animal Shelter at 510-293-7200.



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# REAL ESTATE GALLERY

REAL ESTATE REALITY

By Carl Medford, CRS  
Special to the Times

GUEST COMMENTARY



## Renter Population Outpacing Homeowners

By Carl Medford, CRS  
Special to the Times

While 2024 Q2 year-over-year home ownership grew nationwide by .6% to a record 86.3 million, it was outpaced 3-to-1 by an

increase in renters, growing 1.9% in the same period. Ironically, this number is down from a previous high in Q1 which saw a 2.8% increase; the highest rise since 2015. It also marks the third straight month where renter

numbers grew faster than homebuyers.

Put succinctly, the high cost of housing is forcing increasing numbers to look to rentals instead of purchasing a home.

A Redfin article released August 2, 2024 by Lily Katz and Sheharyar Bokhari highlights the dilemma, stating, "America's renter population is growing as the cost of homeownership climbs; mortgage payments are up 90% from before the pandemic, while asking rents are up 23%." It has been a double whammy for those hoping to buy: the rampant mortgage rate increases that began in May, 2022 coupled with a limited inventory of homes for sale has sent home prices skyward at an alarming rate.

All of this comes at a time when California is facing a housing shortage, and politicians are scrambling to keep a lid on the soaring costs of occupancy by instituting ever increasing measures to cap rental rates and limit landlord's rights over their own properties. In contrast, many rental property owners are struggling to make ends meet as they are facing significantly higher costs of ownership, including mortgage rates, soaring maintenance costs, insur-

ance rate hikes and more. Coupled with the losses of rent sustained during the pandemic, many landlords need to increase rents just to break even. And therein is the rub: California has granted permission to local cities and counties to implement ever stricter measures to limit rental rate increases.

There is no question that rents are high. Ironically, with the rampant increases in property values over the past five years, rental rates have fallen significantly behind. This fact alone keeps many investors from buying local rental properties since, given the high costs of owning and operating local rentals, there is no way they can break even, making any such purchase a poor investment. While many have adverse feelings towards investors, they do provide housing opportunities. It is also important to understand that they are not running charities: they need to see a return on their investments to make it viable.

Bottom line, one thing is clear: the system is definitely broken.

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.

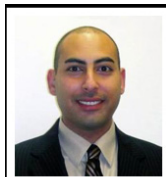


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A		1-4	16750 Selby Dr	\$849,000	2/1.5	Re/ Max Accord	The Lovewell Team	510-351-5555
C	1:30 - 3:30		17210 President Dr	\$1,199,888	4/2	Aris Realty	Michael Youssef	650-212-4010

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L = LIVERMORE • M = MODESTO • S = SAN RAMON • SLZ = SAN LORENZO • W = WALNUT CREEK • Z = ALAMEDA



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### RECENT HOME SALES

#### Castro Valley

19187 Garrison Avenue 94546: \$700,000 [2 BD - 844 SF - 1949  
2333 Reading Avenue 94546: \$770,000 [2 BD - 1,018 SF - 1948  
21655 Tanglewood Drive 94546: \$925,000 [2 BD - 1,479 SF - 1948  
17933 Beardsley Street 94546: \$1,010,000 [3 BD - 1,060 SF - 1952  
20523 Summarglen Place 94552: \$1,101,000 [3 BD - 1,443 SF - 1998  
4893 Seaview Avenue 94546: \$1,220,000 [4 BD - 1,688 SF - 1952  
4448 Gem Avenue 94546: \$1,300,000 [3 BD - 1,920 SF - 1950  
18065 Lamson Road 94546: \$1,380,000 [4 BD - 1,927 SF - 1959  
5812 Cold Water Drive 94552: \$1,670,000 [3 BD - 1,723 SF - 1972  
17772 Sweetbriar Place 94546: \$1,910,000 [4 BD - 3,525 SF - 1999  
TOTAL SALES: 10  
LOWEST AMOUNT: \$700,000 MEDIAN AMOUNT: \$1,160,500  
HIGHEST AMOUNT: \$1,910,000 AVERAGE AMOUNT: \$1,198,600

#### Hayward

29612 Mountain Oak Court #64 94544: \$415,000 [1 BD - 579 SF - 1985  
1318 B Street #203 94541: \$515,000 [2 BD - 989 SF - 1984  
655 Foster Court #1 94544: \$594,000 [2 BD - 1,125 SF - 1981  
1076 Edgemere Lane 94545: \$650,000 [3 BD - 1,276 SF - 1958  
663 Arcadia Drive 94541: \$679,000 [2 BD - 1,179 SF - 2003  
1461 172nd Avenue 94541: \$685,000 [2 BD - 964 SF - 1940  
27548 La Porte Avenue 94545: \$715,000 [3 BD - 1,119 SF - 1955  
2635 Hawthorne Avenue 94545: \$750,000 [2 BD - 1,153 SF - 1958  
27708 Orlando Avenue 94545: \$770,000 [3 BD - 1,119 SF - 1955  
21261 Montgomery Avenue 94541: \$775,000 [2 BD - 914 SF - 1924  
27713 Pensacola Way 94544: \$785,000 [3 BD - 1,000 SF - 1954  
572 Perkins Drive 94541: \$812,000 [3 BD - 1,090 SF - 1951  
23665 Fuller Avenue #23663 94541: \$850,000 [4 BD - 1,432 SF - 1959  
23131 Nevada Road 94541: \$850,000 [3 BD - 1,025 SF - 1951  
1868 East Avenue 94541: \$850,000 [4 BD - 1,549 SF - 1959  
283 Cooper Avenue 94544: \$870,000 [3 BD - 1,160 SF - 1961  
253 Sullivan Way 94541: \$900,000 [3 BD - 1,726 SF - 2011  
22747 Alice Street 94541: \$964,000 [3 BD - 1,044 SF - 1940  
394 Wyeth Road 94544: \$975,000 [3 BD - 1,315 SF - 1951  
2705 Gamble Court 94542: \$990,000 [3 BD - 1,920 SF - 1980  
22809 Filbert Street 94541: \$991,000 [4 BD - 1,716 SF - 2016  
541 Evangeline Way 94544: \$1,000,000 [3 BD - 1,175 SF - 1955  
31636 Burnham Way 94544: \$1,010,000 [3 BD - 1,233 SF - 1956  
30864 Meadowbrook Avenue 94544: \$1,020,000 [3 BD - 1,247 SF - 1955  
441 Balmoral Way 94544: \$1,040,000 [3 BD - 1,233 SF - 1956  
1301 Antonella Place 94541: \$1,150,000 [3 BD - 1,922 SF - 2019  
562 Simon Street 94541: \$1,170,000 [6 BD - 2,977 SF - 1952  
915 Blossom Way 94541: \$1,200,000 [3 BD - 1,265 SF - 1922  
30264 Brookfield Road 94544: \$1,570,000 [4 BD - 2,245 SF - 1999  
29941 Bello View Place 94544: \$2,400,000 [4 BD - 4,812 SF - 2008



# Honeysuckle Vines Flower Can Withstand the Heat

By Buzz Bertolero  
The Dirt Gardener

**Q** I'm looking for a vine that can withstand the heat, has bright flowers, and preferably no thorns. It should also be able to be maintained on a trellis.

**A** I'd consider planting Honeysuckle, Blue Dawn Morning Glory, Carolina Jasmine, or Jasmine Polyanthus with adequate water. These vines tolerate the heat and have cream, blue, yellow, or pinkish/white flowers. There are other varieties that the nursery professional at your favorite garden center can suggest. My concern is the

support or trellis. Most vines are aggressive growers that cover three to five hundred square feet or more. The stake or trellis that comes with the plant is never adequate. The prefab trellises are short-term answers as the vines quickly overpower them. I'd suggest building a support structure out of rebar or PVC pipe for the long term. You alter and enhance the look by integrating a decorative trellis. This should be expandable over time and last a lifetime. As you explore options, the poorest choice is the community fence. Today's wooden fences are pours, so the vines encroach into your neighbor's yard, and that's a neighbor

dispute waiting to happen.

This is a bigger problem than you think, with the tiny yards of many of the newer homes. The other issue with vines is that the growth hastens the deterioration and costly fence replacement. Selecting a vine is not that difficult. But it's the support structure that requires the most thought and consideration. All too often, it's ignored.

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



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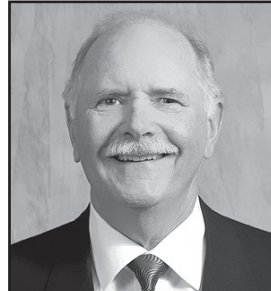
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LEGAL NOTICES

FILED  
MELISSA WILK  
July 18, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 607767

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

The name of the business(es):  
Diaz Concrete Pumping, located at 2577 West Avenue, San Leandro CA 94577 Alameda County, is hereby registered by the following owner(s): Enrique Diaz Franco, located at 2577 West Avenue, San Leandro CA 94577. This business is conducted by An Individual. This business commenced N/A /s/Enrique Diaz Franco  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires July 17, 2029  
JUL 25, AUG 1, 8, 15, 2024  
1580 - SLT

FILED  
MELISSA WILK  
July 26, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 608239

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

The name of the business(es):  
Venegas Production Group, located at 1105 Begier Ave., San Leandro CA 94577 Alameda County, is hereby registered by the following owner(s): Thomas Venegas, located at 1105 Begier Ave., San Leandro CA 94577. This business is conducted by An Individual. This business commenced 5/1/24 /s/Thomas Venegas  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires July 25, 2029  
AUG 1, AUG 8, 15, 22, 2024  
1585 - SLT

FILED  
MELISSA WILK  
July 23, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 608143

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

The name of the business(es):  
MC Construction, located at 450 Park Street STE 106, Alameda, CA 94501 Alameda County, is hereby registered by the following owner(s): Marcos Antonio, located at 19174 Western Blvd., Hayward CA 94541. This business is conducted by An Individual. This business commenced 07/01/2024. /s/Marcos Antonio  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires July 22, 2029  
AUG 1, AUG 8, 15, 22, 2024  
1586 - SLT

FILED  
MELISSA WILK  
July 9, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 607801

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

The name of the business(es):  
Above & Beyond Travel, located at 1687 Via Lucas, San Lorenzo CA 94580 Alameda County, is hereby registered by the following owner(s): Karen S Ellison, located at 1687 Via Lucas, San Lorenzo CA 94580. This business is conducted by An Individual. This business commenced 6/1/2024 /s/Karen S Ellison  
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.  
Expires July 8, 2029  
JUL 25, AUG 01, 08, 15, 2024  
1525 - SLT

FILED  
MELISSA WILK  
July 9, 2024  
County Clerk  
ALAMEDA COUNTY  
By-----, Deputy  
FILE NO. 607789

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

The name of the business(es):  
JH Wash & Fold Laundry Services, located at 14278 E 14th Street, Ste A San Leandro, CA 94578 / 1634 Sweetwater Dr, San Leandro, CA 94578. Alameda County, is hereby registered by the following owner(s): Jose Javier Martinez, located at 1634 Sweetwater Dr, San Leandro, CA 94578, Victor Hugo Torres 1634 Sweetwater Dr, San Leandro, CA 94578. This business is conducted by Married Couple.  
This business commenced N/A /s/Jose Javier Martinez  
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Expires July 8, 2029  
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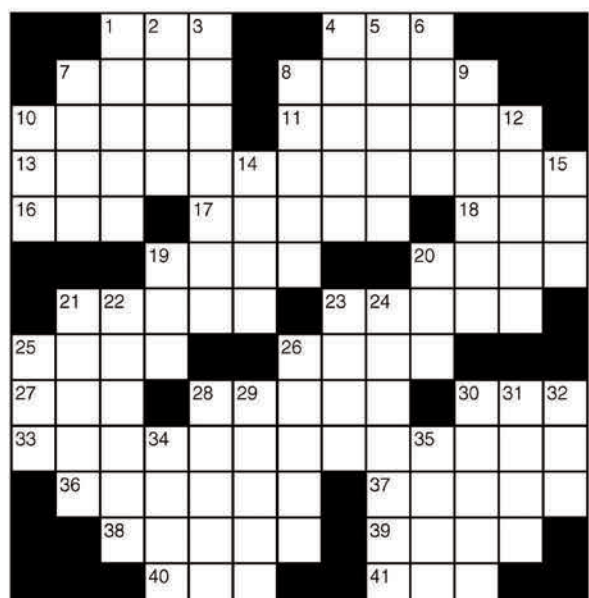
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ACROSS	DOWN
1 "Bow-wow!"	1 Not dozing
4 Dol. fractions	2 Actress Russo
7 Ornamental jug	3 Thrown beach toy
8 Ballet bends	4 Tipped off, with "in"
10 Resident of Tabriz	5 In one's cups
11 Limber	6 Aug. follower
13 Goes on	7 Part of Q.E.D.
16 Sault -- Marie	8 "Hogwash!"
17 Quarterback Tom	9 Schedules
18 La-la lead-in	10 "-- a deal!"
19 Cat call	12 Heron's kin
20 Antelope's playmate	14 Jog
21 Map feature	15 Listener
23 Goethe play	19 ISP choice
25 Thor's father	20 Pair with an air
26 Sax range	21 Luggage attachment
27 Consumer protection agcy.	22 Jefferson's coin
28 Ryan's daughter	23 Chimney part
30 Ninny	24 Withdrawal charges
33 Refuses to answer	25 Frequently
36 Italian ice cream	26 A Musketeer
37 Paris school	28 Despots
38 Turkish coins	29 Perfume ingredient
39 Modern money	30 Earlier, in verse
40 Lith., once	31 Normandy battle site
41 Compass dir.	32 "Thar -- blows!"
	34 Yale students
	35 Hosp. areas


**ANSWERS ON PAGE 4**



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**info@slccpa.org**





# Garbage: ACI will assist the city in the state-mandated compost program

*continued from front page*

vided, but everyone will see an approximate 5 percent rate increase, according to Felicia Castaneda, a principal with consulting firm HF&H.

For example, the current monthly cost per household for a single-family home with 32-gallon cart service (the most common service level) will increase to \$42.41 per month next year, up from the current \$40.43 fee, she said.

“The new rate will help

ACI enhance its public education, outreach, and customer service programs and the new services that will be provided,” Castaneda said.

Castaneda added that under the new contract, “inflation increases” will occur in the future.

In addition to collecting garbage, recycling, and green waste, ACI will assist the city in its state-mandated compost program (part of 2022’s Senate Bill 1383) and continue a

lock service for a fee on containers to prevent people from tampering with dumpsters.

The new contract also establishes an annual public drop-off event through a voucher program at the Davis Street processing center. Other new residential services include curbside collection of batteries, used oil, and old fabrics as well as yearly sponsored community cleanups.

San Leandro started con-

“It’s really about meeting a strategic priority of beautifying San Leandro.

— Mayor Juan Gonzalez

tracting with ACI in February 2000 to serve approximately 60 percent of the city. The Oro Loma Sanitary District oversees the other 40 percent of San Leandro residents and businesses. Waste Management receives the materials from ACI and Oro Loma and processes them at its Davis Street facility.

In addition to new residential services, ACI will maintain public garbage cans around San Leandro, includ-

ing Washington Plaza, and temporary trash collectors at city events like the Cherry Festival.

Mayor Juan González noted that the contract with ACI allows the city also to address the root causes of illegal dumping.

“This isn’t just about disposing of waste,” Mayor González said. “It’s really about meeting a strategic priority of beautifying San Leandro.”

## 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.**

#### Beautification Projects Need Native Plants

Editor,

This summer, San Leandro residents joined city staff on beautification projects at Washington Manor and Thrasher parks as part of the City’s 2023 Community Cleanup and Beautification Work Plan.

While the new plants enhance the visual quality of the area, it is disappointing that few to none of these plants were California natives. This is perplexing since planting natives is specified in the San Leandro Climate Action Plan adopted by the City Council.

Why plant California native plants? Native plants save money, water and time. Native plants are best adapted to local environmental conditions, and provide vital habitat for native birds and insects (including our beloved city mascot and overwintering guest – the Monarch butterfly). They are drought tolerant and require little care.

For example, did you know that a native valley or coast oak tree does not need to be irrigated once established? Their deep roots can tap into the water table. Their wood is dense with water and unlikely to burn, a benefit in fire prone areas. They can host thousands of native species (birds and insects) compared to recently planted ginkgo trees, which can host none.

In future beautification projects, we hope the City will only consider planting California native plants. We encourage the City of San Leandro to reach out to

residents who are knowledgeable about native gardening. Volunteer citizens have been instrumental in the development and maintenance of our butterfly garden near the San Leandro BART Station, the Manor Library native plant demonstration garden, planters on Dutton Avenue, and have contributed significantly to the tree planting projects across the city.

Native plants lead to biodiversity and biodiversity is beautiful.

**Amy Chovnick  
Carol Bardoff  
Amy Haghighi  
Maureen Forney  
Jacqueline Propps**  
*San Leandro*

#### Closed Lake Chabot Road Could Trap Residents in a Wildfire

Editor,

Another fire season is here. Climate change and multiple heat waves are drying out vegetation even faster. And still Lake Chabot Road is not open.

Communities across California are working to improve access to fire evacuation routes due to faster, deadlier fires. Cal Fire reports that winds of 30 mph can blow hot embers 12 miles in front of the fire. Those who remember the 1991 Oakland fire know that lives were lost when residents could not even exit their driveways due to clogged traffic jams of panicked drivers trying to get out. Alameda County’s recent study conducted by respected firm Kittelson & Associates determined that the “highest wildfire hazards are concentrated in and around Anthony Chabot

Regional Park, north of the Castro Valley urban area, etc.”

The BayO Vista neighborhood abuts this park and is listed as high and very high fire severity risk by Cal Fire. And yet Lake Chabot Road is still not open.

We have located numerous grants available now for infrastructure and fire evacuation routes as well as consulting services that can apply for and administer these grants. We ask that the residents of San Leandro who believe Lake Chabot Road should be repaired and re-opened to please join us by signing our petition at [www.openlakechabotroad.com](http://www.openlakechabotroad.com) and by attending the San Leandro City Council meeting on Monday, Sept. 9, at 7 p.m. at City Hall to voice your support.

**Anne Cawood**  
*San Leandro*

#### Lake Chabot Road Not Closed To Evacuations

Editor,

Let’s set the record straight. Lake Chabot Road is not closed to evacuations. The Alameda County Fire Department worked side-by-side with the City of San Leandro’s director of public works and, obviously, would not have approved that.

Lake Chabot Road is closed with simple chain link fences with gates wide enough to drive a fire truck through. They are locked against regular traffic, but they certainly would prove no barrier to a 40/50 ton fire truck traveling at 40/50mph.

Currently, in fact, the gates are actually open with a few collapsible bollards to make evacuation easier and faster. The bollards are there to prevent drivers of cars and trucks from driving on it for their convenience. Under the asphalt for almost half the road, there is nothing but air.

Our director of public works excels at finding grant funding and she and her staff have been scrambling, since the road fell apart, to find grant money to rebuild it. The current estimate to rebuild and

meet state guidelines is \$11.5 million. Typically, federal grants cover about 70% of the cost of work. So the City, using dollars collected from all of San Leandro’s taxpayers, would have to pay the rest. Even after spending the money, Lake Chabot Road would continue its slide down the hill to the park and continue to need thousands of dollars annually to stabilize. Last week, your paper reported that the City says it can’t afford to spend \$6 million to repair Casa Peralta, one of San Leandro’s historic gems. We all know it hasn’t been able to keep up with repairing our roads despite a massive effort on the part of Public Works.

So, Lake Chabot Road’s closure does NOT prevent evacuations. The City is and has been searching for funding. And, it’s going to cost a huge amount of money to rebuild it.

**Sarah Bailey**  
*San Leandro*

#### Plenty of Evidence

Editor,

Corey Anderson mentioned me several times in her Aug. 1st letter to the editor about

Trump claiming that immigrants were criminals, rapists, murderers. I argued that they have a lower crime rate than U.S. citizens which she tried to refute. She asked for proof.

There are over a dozen stories about how the immigrants commit fewer crimes than U.S. citizen. You can find stories about lower crime rates among immigrants stories at Northwestern University, National Public Radio, Ran Abramsky an economist at Stanford, at the American Immigrant Council, PNAS.org, the University of Wisconsin, the Cato Institute, The Brennan Center for Justice, USA Today, Scientific America and Reuters News Service. Just Google immigrants have lower crime rate.

Trump made his entrance into presidential campaigning in 2016 riding down an elevator at Trump Towers and blasting the immigrant community. Again in his recent de-

bate with Biden he repeated the big lie. And he probably included the lie in most of his campaign speeches, a lie and a curse on American diversity and progress.

**Craig Williams**  
*San Leandro*

#### No Bombing

Editor,

On Saturday, July 27th, and again on August 3rd and 4th, the Israeli Defense Force (IDF) dropped American supplied bombs on schools in Gaza and killed children. This American complicity in killing non-combatants is simply intolerable.

If VP Harris and her running mate Governor Walz want to be elected, they need to clearly say: “No aerial bombing of Gaza with American weapons. The IDF must go in on the ground and get rid of Hamas fighters the hard way – on the ground, building to building, soldier to soldier. If the aerial bombing of civilians continues, American military aid to Israel will cease when we are elected.”

**Don Siefkes**  
*San Leandro*

#### Inspired by Story about Cross Country Run

Editor,

Thanks for printing Mike McGuire’s wonderful front-page story (“San Leandro Runs Cross Country to Raise Funds for Food Banks,” July 25, 2024) about Zoon Nguyen of San Leandro, who runs cross country to raise funds for food banks nationwide.

Nguyen came to this country at age eight from Vietnam and is a U.S. Navy veteran, in contrast to Donald Trump, who ran from military service, despite heel spurs. Trump considers soldiers who were wounded or killed in battle to be “losers.”

Zoon Nguyen is an American winner, who makes me proud of the immigrants who come here and give of themselves so that others will benefit.

**George Z. Banks**  
*San Leandro*



# Parties: Neighbors meet for conversation, games and grilling

*continued from front page*

event. Pastor Myeong Shin Nam said the church wanted to grow closer to the community, particularly around humankind's unhoused residents. The church hosts San Leandro's warming shelter during the winter.

There were light snacks, beverages and a kids' play area. Adults and kids alike enjoyed the church's labyrinth, built in memory of longtime church member Ruth Brown.

People talked with Nitza Torres, executive assistant to Police Chief Angela Averiet, and Sergeant Jason Vincent about crime issues in the city.

A few blocks away at Praises of Zion Missionary Baptist Church, 1395 Bancroft Ave., well over a hundred people gathered for food, a kids' backpack giveaway, conversation, and a bouncy house for youngsters.

Leonard Dixon, with a Bible verse on his tee shirt and taking literally the injunction to feed the hungry, worked the grill for a steady supply of hot dogs to the gathering.

Pastor Dr. Earl Crawford greeted guests and was greeted in turn by new arrivals. The police department was well represented by Assistant Chief Luis Torres, Captain Ali Kahn, Crime Prevention Officer Jennifer Crosby and Training Coordinator April Montalvo.

District 5 City Councilmember Xouhoa Bowen circulated through the event, speaking with people. So did District 2 City Council candidate Ed Hernandez.

## First Presbyterian Church

Down the block from the Main Library, the First Presbyterian Church at 180 Estudillo Ave. saw about 100 people at its first-ever National Night Out party.

Reverend Renée Rico said the church, a longtime fixture of the downtown area, was reaching out to the San Leandro's many relatively new residents, some of whom may be looking for a new spiritual home.

There was food and beverages, takeaway treats affixed to Bible verse cards, some very appreciated ice cream and lively conversations throughout the evening.

Leonard Dixon and Lillian Rogers, victim advocates at the Alameda County District Attorney's Office, spoke to people about services offered by their office. Joe Hansen from Congresswoman Barbara Lee's office also circulated



PHOTOS BY MIKE MCGUIRE

**United Methodist Church members, neighbors, volunteers and police officers gathered in front of the church's labyrinth for a National Night Out event on Tuesday, August 6. Pastor Myeong Shin Nam is second from right.**



**Church members, neighbors, volunteers gathered at Praises of Zion Missionary Baptist Church, 1395 Bancroft Ave. Pastor Dr. Earl Crawford is at right rear.**

though the group, hearing concerns about local and wider issues.

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from the Best Manor neighborhood gathered at the Alta Mira Club at

561 Lafayette Ave. They heard musician Lawrence Cappuccio, met with San Leandro Police Lieutenant Antwinette Turner and other officers, enjoyed a multi-course potluck meal, and also heard from victim's advocate Dixon from the District Attorney's Office.

in 1860, which is available for events. You can get more information about the Alta Mira Club at 510-562-7144

Some 38 million people mark National Night Out in 17,000 communities in all 50 states and territories and military bases overseas. It is held on the first Tuesday in August in most places, but Texas and a few other places celebrate it in October.

## Elizabeth Lubker Nay

November 4, 1948 ~ July 11, 2024

Elizabeth Lubker Nay, known affectionately as Liz, passed away on July 11, 2024, at the age of 75. Liz was born November 4, 1948 at Alameda Hospital and resided in San Leandro until her passing. After graduating from Pacific High in 1967, Liz went on to build a successful career in real estate for over 30 years, and was well-known as a spirited and beloved member of the community. Her personal interests included politics, jewelry, Facebook, genealogy and her beloved cats, all activities that brought her immense pleasure and peace. Liz's legacy is carried on by her daughter Carrie and son in law Jason, son Mason and daughter in law Simone, and daughter in law Carol, as well as her cherished grandchildren, Maddison, Aidan, Alissa, Olivia, Addison, Garrett, Nikki, Marshall, Mia and DJ, and her great grandchildren as well as nieces and nephews. She was preceded in death by her parents William H. Lubker, and Ruth Lee Gilmore, brother Marshall, son Blane, ex-husband Gene, and husband Edwin Weatheron.

Liz's life will be celebrated and remembered for the profound impact she had on her family, dear friends and community. A service will be held August 10, 2024, 12:00pm at Santos and Robinson Funeral Home in San Leandro. Please join us after at El Torito in San Leandro for light appetizers as we stroll down memory lane, celebrating Liz.



## Wanda Josephine Perino “Vanda Gusappuni Frugoli”

January 18, 1938 ~ July 23, 2024

Wanda, a beloved mother, grandmother, and small business owner, passed away at the age of 86. Born and raised in Gilroy, she later settled in San Leandro, where she lived until her final days. Despite battling cancer three times, Wanda remained resilient and dedicated to her family.

Wanda was preceded in death by her father Alfredo, mother Paolina, her brother Umberto, her two sisters, Mary and Inez, as well as her late husband, Robert, and her son, Vincent.

For four decades, she ran Bowlin Equipment, a family business in Berkeley with her sons Larry & Vincent. Her commitment to excellence and her warm-hearted nature endeared her to lifelong friends, many of whom she met through her business and her 30-year tenure as an Avon representative going door to door.

Wanda's generosity knew no bounds. She loved her grandchildren and sons deeply, and her compassion extended to the neighborhood cats she fed. Her legacy will be one of kindness, resilience, and humility.

Services were held at St. Mary's Parish in Gilroy on August 3, 2024, followed by burial. In lieu of flowers, the family kindly requests donations to the American Cancer Society in her honor.

Wanda will be missed by all who knew her, but her spirit lives on in the memories she leaves behind.





## Candidates: Drawn into politics



Fred Simon



Dylan Boldt



Robert Bulatao

continued from page 5

and its proposed expansion to Bayfair.

Azevedo said the council has made headway on several issues in the last four years, but Hernandez argues the city is in worse shape than it was when he was on the City Council.

### District 4

Fred Simon is so far running unopposed for re-election in District 4. He is a civil engineer specializing in water issues and also sits on the board of the Oro Loma Sanitary District.

Simon says he wants to continue police reform, improve public safety and continue working to end homelessness.

He wants more community art, and to plant more trees. Simon says he wants to work with Kaiser Hospital to complete the retail development

project on Marina Boulevard (just north of the hospital) in a way that enhances both the hospital facility and the community.

### District 6

District 6 became an open race after incumbent Pete Ballew served his maximum two terms. Former planning commissioner Dylan Boldt is running against community activist and Garfield School Parent-Teacher Organization president Robert Bulatao.

Boldt works as a business agent for the sprinkler fitters union, and is a veteran who was past commander of Veterans of Foreign Wars (VFW) Post 819 in San Leandro. Boldt is a stay-at-home dad, disabled by a chronic form of cancer who is active with his children's school and other activities and with community

social-justice efforts.

Bulatao said he had been drawn into politics by a lack of governmental accountability and transparency in several cases. He has proposed tighter limits to campaign contributions, and he's in favor of council members being elected by each district, not citywide as at present.

Boldt supports cleaning up the Marina, in terms of the homelessness, but that might depend on when the long-awaited development of the marina area will get underway.

Both Boldt and Bulatao see public safety as a big issue. Bulatao defined safety more broadly beyond crime, and Boldt said mental illness plays into public safety more than most people realize but that crime should be considerably reduced.

## SENIORS

### PACE Program: Helping Senior Couples Live Together at Home

**Q:** My husband has become frail, and his doctor says he may need to go into a nursing home. However, neither of us is happy with that plan. I want to keep him home. Is there a program that might help us?

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

**A:** Yes. The "Program for All Inclusive Care for the Elderly" ("PACE") may be just the ticket. The PACE program has been designed to help frail elders live independently as long as possible in their own home, which is exactly what both of you desire. It is designed for those elders who would otherwise be at risk of nursing home placement. Here's how it works: several times each week PACE would pick him up at home in a specially designed van and transport him to a local community health center where he would receive all medical care, rehabilitation therapy, social services, recreation, socialization and hot meals with other seniors. At the end of the day, he would be transported back home to be with you. It would also provide some in

home care services to assist him with his needs at home, and thus help relieve the burden upon you.

To be eligible for the program, one must be at least 55 years of age, have medical problems which require ongoing care, but yet be able to live at home safely (perhaps, with a spouse or other care person to assist), as determined by the evaluation team. The level of care is designed to be comparable to the care received in a nursing facility. The senior must also live in a service area covered by the PACE program and, fortunately, you probably do if you reside in the Bay Area.

Once your husband joins the PACE program, all medical care will be provided by the PACE program, which unfortunately means that he will have to give up his own physicians and, instead, begin seeing the physicians at the PACE facility. However, the good news is that the PACE program provides a team of doctors, nurses, social workers, personal care attendants and dietitians who would be responsible for all of his care, and all of that care would be centralized at the PACE



Center and supplemented by in-home and referral services.

In the event your husband needed hospitalization, even expensive surgery, PACE would pay for that without additional cost.

PACE is primarily paid for by Medi-Cal and Medicare, and most participants are covered by one or both programs and have either a modest flat monthly co-pay, or none at all. The PACE program would also work if one or both of you lived in an Assisted-Living Facility, although it would then only cover medical costs but not room and board.

Also, if one of you needed PACE services and the other did not, the good news is that the Medi-Cal law – which includes provisions designed to avoid Spousal Impoverishment – would help protect household income for the "well spouse". PACE enrollment can also work for a single senior, as the in-home services include personal care as well as some housekeeping, shopping, meals, and the like.

To learn more about PACE, contact the Center for Elders' Independence at 844-319-1150 or visit on line [www.cei.elders.org](http://www.cei.elders.org). To learn more about protecting assets under the Medi-Cal Spousal Impoverishment Laws, contact our office.

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



### CARE FAIR AUGUST 17, 2024



REACH ASHLAND YOUTH CENTER

Join Alameda County Behavioral Health Department as we uplift Mental Health and Wellness.

Join us and our partners at an event that...

- Centers Mental Health and Wellness
- Honors Cultural Traditions in Wellness
- Provides Resources to Support Mental Health and Wellness
- Celebrates the Cultures that call Alameda County Home
- COVID vaccines and Blood Pressure checks will be available
- Panel Discussion: Mental Health through a Cultural Lens
- Workshop: Brazos Abiertos (Open Arms) Addressing Mental Health Stigma in the Latino Community
- Live Entertainment

#### EVENT DETAILS:

August 17, 2024

10am - 2pm

REACH Ashland Youth Center  
16335 E 14th St, San Leandro

#### Confirmed Providers



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