



Salmon Season

BAKED, POACHED, GRILLED –
IT'S HARD NOT TO BE HOOKED ON SALMON..... 4

WEEKEND WEATHER
CLEAR Partly cloudy Friday thru Sunday
HIGHS: 74-79
0 10 20 30 40 50 60 70 80 90 100 110
LOWS: 52-55

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

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

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THURSDAY, MAY 16, 2024

SAN LEANDRO • CALIFORNIA



PHOTO BY MIKE MCGUIRE

Reana Garcia and son Joaquin accept the Best of Business Services award for 440 Creates at the Chamber of Commerce Best of San Leandro event held April 25 at the Veterans Memorial Building on Bancroft Avenue. Chamber of Commerce CEO Emily Griego is on the left.

San Leandro's Businesses Feted At Chamber of Commerce Gala

By Mike McGuire
San Leandro Times

San Leandro's best businesses, small and larger, were honored at a packed Chamber of Commerce event held at the Veteran's Memorial Building on Bancroft Avenue on April 25.

About 140 businesspeople and other

community members attended, enjoying party spreads of foods and desserts, a DJ and a chance to mingle and network.

The award winners were marketing agency 440 Creates, in Best of Business Services; the nonprofit T.A.G.S. in Home, Family & Community; LemonAd Media in Small Business;

All Steele Fitness in Beauty, Health & Wellness; Tequila Bar & Grill in Food & Drink and Ghirardelli Chocolate in Large Business.

San Leandro Chamber of Commerce president and CEO Emily Griego said they were chosen after a survey

see GALA page 11

One Arrested After Double Homicide in San Lorenzo

By Michael Singer
San Leandro Times

One person is in custody following an investigation into a double homicide at a home in the 15000 block of Dermody Avenue in San Lorenzo on May 1.

Two women who lived at the home were found dead, according to the Alameda County Sheriff's Office. Detectives are asking the public for help in solving the case.

"This is an ongoing investigation," said sergeant Roberto Morales of the sheriff's department. "We will not release information related to the victims or the person of interest arrested until further

notice."

On May 4, family members of both victims raised concerns after neither woman had responded to phone calls or text messages. Members of both families filed missing person reports.

Deputies were dispatched to the home on Dermody Avenue to conduct a welfare check and found the women dead inside the residence.

Police ask anyone with information about this case to call the lead investigators: Detective C. Galloway at 510-926-2386 or Detective R. Chevalier at 510-725-2976.

City Settles Lawsuit Against Police for \$950,000

By Michael Singer
San Leandro Times

Last December, attorneys for the City of San Leandro settled a three-year-old lawsuit involving the police beating of a San Leandro man.

The San Francisco Chronicle first reported the news earlier this month.

Stipe Cikes (who was 21 at the time) sued the city and

two officers for an incident on February 17, 2021. Just after midnight police stopped him as he was walking in his neighborhood around Lasuen Drive and Monterey Boulevard. A resident had called 911 about a man who appeared to be burglarizing a car and walking with his shirt off.

"Officers arrived and they

see LAWSUIT page 11

How to Protect Against Online Fraud; Tips to Safeguard Your Personal Information

By Mike McGuire
San Leandro Times

Online thieves are as active as ever, but you can take some simple steps to avoid them stealing your personal information or your money, people discovered during a recent workshop on Zoom last month by the San Leandro Parks & Recreation Department.

Even people offering to

help with widely publicized security breaches may be trying to victimize you further.

"If it is in the news, many people know about it, so it's an opportunity for them to capitalize," workshop moderator Adhvaidh Sunny said.

Sunny heads the organization Cyber Wisdom, which tracks the latest online scams and security threats. He said

that much of the information used to defraud people is given to scammers by their victims, who often believe they are dealing with someone else.

That scammer could be posing as a company, a relative, or even a friend, especially one you're not in close touch with. Computer fraud, known as phishing, tries to get your secret information or

data, usually with malicious intent. Hackers want to get your money or your identity, looking for account numbers, passwords, bank routing numbers, and, above all, your Social Security number.

"If the real company calls you, it's unlikely they need additional information from you," Sunny said. "They

see FRAUD page 10

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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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Arcy Devera Named San Leandro Unified Teacher of the Year

San Leandro Unified School District announced the nomination of Arcy Devera from John Muir Middle School to represent SLUSD as one of the Alameda County Office of Education's Teachers of the Year.

As a 6th-grade science and leadership teacher, Ms. Devera has been an integral part of the Muir community for over a decade, contributing her expertise across various subjects and extracurricular activities.

In the words of her peers who nominated her for this award, Ms. Devera's impact extends far beyond the classroom. Her tireless commitment to student success is evident in her role as a mentor, club organizer, and advocate for student well-being. From providing a nurturing environment during lunch breaks to attending students' after-school pursuits, Ms. Devera's unwavering sup-

port resonates throughout the school community.

Colleagues praise her for going above and beyond to enrich the educational experience at John Muir Middle School, citing her leadership in bringing the entire school together.

The school district asks everyone to congratulate Ms. Devera on her achievement, as well as the following exceptional teachers chosen by their schools for consideration as the district launches its annual celebration of SLUSD Teacher Appreciation Week.

Garfield Elementary – Lisa McNally
Halkin Elementary – Linda Shenon
Jefferson Elementary – Elizabeth Mancilla
Madison Elementary – Lauren Quock
McKinley Elementary – Michelle Thompson
Monroe Elementary – Elaine Yee



PHOTO COURTESY SAN LEANDRO UNIFIED SCHOOL DISTRICT

Roosevelt Elementary – Janice Jorgensen
Washington Elementary – Leah Martin

Bancroft Middle School – Marina Martinez
San Leandro High School – Fawnya Neff

Lincoln High School – Jessica Dorin
San Leandro Virtual Academy – Rochelle Lokting



Dominique Mellion, Executive Director of Families United For Equity, has been honored with the induction into the Alameda County Women's Hall of Fame, where she was recognized as an Emerging Leader by Alameda County. After her Hall of Fame Induction, Dominique was presented with the Special Congressional Recognition from Congressman Eric Swalwell's office for her advocacy efforts for constituents who have personally reached out to the Congressman's office. The induction ceremony on May 4, 2024 was completely sold out, however, FUFU will host a private special reception to honor Dominique Mellion in San Leandro.

Dominique Mellion's journey into advocacy and leadership began in the vibrant communities of the Bay Area, where she was deeply involved in her family's business which offered shelter and essential support to individuals with intellectual and developmental disabilities. This early exposure to the power of community care and support laid the groundwork for her lifelong commitment to equity and inclusion.

From her early childhood experiences assisting her family's business, Dominique's path was marked by an innate drive towards compassion and leadership, truly encapsulating the spirit of service and advocacy. Her professional journey

is distinguished by over a decade of dedicated nursing, specializing in caring for those with developmental disabilities. This profound expertise and commitment to uplift those in need culminated in her appointment as the Executive Director of FUFU in 2023.

In Alameda County, a diverse region, which is home to over 500,000 individuals with disabilities, Dominique emerged as a leading advocate for those often marginalized. Under her guidance, Families United For Equity (FUFU) champions the rights and needs of the intellectual and developmental disability (I/DD) community. Dominique understands that although the ways in which I/DD individuals experience and interact with the world may vary, their desires—to live independently, and to enjoy the same opportunities as others—are universal.

Dominique's inaugural year leading FUFU was transformative. Under her visionary leadership, the organization honed its focus on community outreach and resource navigation, efforts that did not go unnoticed. Her dedication and innovative strategies led FUFU to be honored with the prestigious Bette Hamilton Advocacy Award by the Alameda County Intellectual and Developmental Disabilities Council. This accolade is a testament to Dominique's impactful work and the positive changes she continues to spearhead within the community, further solidifying her role as a pivotal advocate for equity and inclusiveness.

Over the past two-year Dominique has spearheaded the creation and development of the Navigators to Leaders Program, a pioneering initiative aimed at empowering culturally competent Outreach Counselors and Case Managers in Alameda County. This program is meticulously designed to address the unique needs of underserved I/DD communities to foster an environment where marginalized families receive the support and recognition they deserve.

Expanding her vision beyond the

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initial scope, Dominique has extended the reach of her impactful work to the Oakland United School District. This strategic move amplifies her commitment to inclusivity, ensuring that the benefits of her advocacy and leadership are felt more broadly across Alameda County. Through these efforts, Dominique continues to champion the cause of marginalized families, showcasing her tireless dedication to creating a more equitable and supportive community for all.

Dominique's steadfast dedication to fostering equity has been a catalyst for transformative change within the Regional Center system serving Alameda County. Her proactive approach has initiated vital corrective measures to address longstanding systemic disparities that have plagued the system over the past decade. Thanks to Dominique's strategic interventions, there is a renewed promise for equitable access to services for individuals with developmental disabilities, marking a significant stride towards justice and inclusion.

Beyond her role as Executive Director for FUFU, Dominique's influence extends into the realm of education and training, where for over fifteen years, she has imparted her wealth of knowledge in CPR/First Aid, Crisis Prevention, and Autism Spectrum Disorders to those willing to expand their knowledge base. As an approved trainer for the California Department of Social Services Continuing Education program, her contributions have been pivotal in elevating the standard of care and support within the community.

If you have a friend of loved one who needs advocacy, screening/assessments, or accessing Regional Center services please email: dominique@fufe.org or call (510) 508-7997. For Special Reception RSVP's media inquiries or interview requests, please contact: Tujan Dalia, FUFU Public Relations & Community Outreach Coordinator at tujan@fufe.org

On this Day: May 16

1770: Marie Antoinette (14) marries future King Louis XVI (15) of France.
1868: U.S. Senate fails to impeach President Andrew Johnson by one vote.
1920: French heroine Joan of Arc is canonized as a saint by Pope Benedict XV.
2013: Human stem cells are successfully cloned.
1986: *Top Gun*, directed by Tony Scott and starring Tom Cruise premieres.
1985: Michael Jordan named NBA Rookie of Year.

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Bayside Groundwater Facility Annual Community Meeting

EBMUD June 13, 2024 at 6 p.m. to 7 p.m.

The East Bay Municipal Utility District (EBMUD) invites you to the Bayside Groundwater Facility annual virtual community meeting on Thursday, June 13, 2024 at 6 p.m. to 7 p.m.

Register for zoom meeting at ebmud.com/Bayside

Update: EBMUD has leased the Bayside Groundwater Facility property at 2655 Grant Avenue in San Lorenzo from Oro Loma Sanitary District since 1997. As the lease comes to an end, EBMUD plans to remove all District-owned equipment and structures from the property. Demolition is tentatively scheduled to begin in late Fall 2024 and will take approximately two months to complete.

For more information: Visit ebmud.com/Bayside
Opt-In emails, submit questions in advance or questions: Contact baysidefacility@ebmud.com

Community Calendar

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 16 – Debt and Money; May 30 – Relationships; June 6 – Work; June 20 – Health. Register for one or more by calling 510-577-3971. Space is limited.

Free Outdoor Movie Night at Washington Manor Park

The City of San Leandro's Youth Advisory Commission (YAC) invites you to attend a free outdoor movie night at Washington Manor Park, 14900 Zelma St, on Friday, May 17. The movie, *Up*, will start around 8:30 p.m. but feel free to come early to set up chairs and blankets and connect with members of the Youth Advisory Commission. This event is made possible by a donation from the San Leandro Optimist Club. For more information, visit sanleandro.org/YAC or contact Liz Hodgins at 510-577-3473

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.

College and Career Pathways 101

Come to a presentation and Q&A session with high school counselor Vanessa Galaviz on Sunday, May 19, from 1 to 2:30 p.m.; and on Monday, May 20, from 6 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Vanessa will cover the wide variety of post-high school pathways. Open to teens in grades 6-12 and their families. Snacks will be provided. Workshop offered on two days, but the material is the same. Please only register for one session.

It's Boba Time for Pearl Lee Author Event

Meet Nicole Chen, author of *It's Boba Time for Pearl Li*, on Tuesday, May 21, at 6:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. For ages 8+. Boba refreshment provided to all. Register for a free spot and your chance to win a copy of the book. Register at sanleandro.libcal.com

San Leandro Garden Club to Meet

The San Leandro Garden Club will meet on Tuesday, May 21, at 10:30 a.m. at the Marina Community Center, 15301 Wicks Blvd. in San Leandro. The speaker this month will be Rita Nordby from the Begonia Society. Club activities include gardening tips and plants, crafts, tours, speakers, fundraising events, as well as donations to local non-profit organizations. Everyone is welcome.

Averiett to Speak at SL Democratic Club

The San Leandro Democratic Club will meet on Thursday, May 23, at 6:30 p.m. in the Trustees Room of the San Leandro Main Library, 300 Estudillo Ave. The guest speaker will be San Leandro Interim Police Chief Angela Averiett. An informal meet and greet will begin at 6 p.m. prior to the main meeting. The public is invited to attend.

Soroptimist Club Garage Sale

The Soroptimist Club will hold a garage sale on Saturday, May 25, from 9 a.m. to 3 p.m. at 3841 Somerset Ave. in Castro Valley. Household, small appliance, office, textiles, fashion, clothes, and miscellaneous at prices you love to pay. Come by and shop to help the club in its mission of supporting women and girls in gaining social and economic empowerment through education. Donations can be dropped off by calling Lynn at 510-593-7377 to arrange.

Artwork Chosen for Steven Taylor Memorial at Marina Park

On Monday, May 6, the San Leandro City Council unanimously approved this artwork to be featured at the Steven Taylor Sanctity of Life Pavilion at Marina Park.

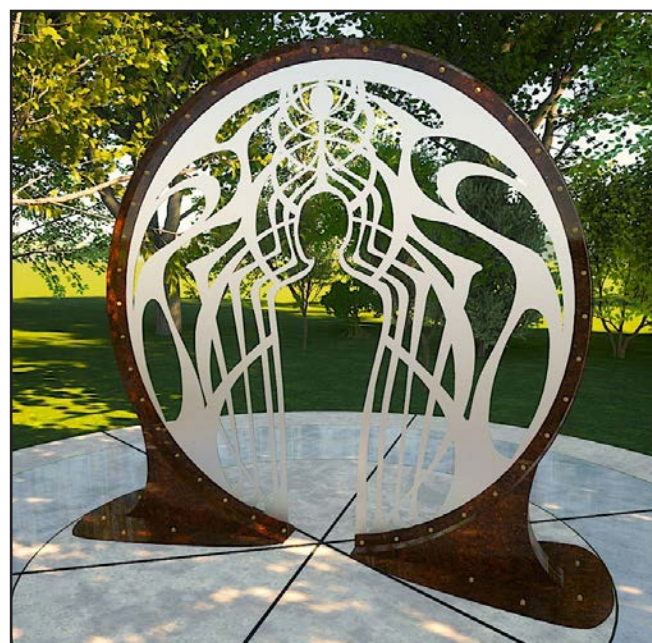
The 10-foot-high and 11-foot-wide sculpture by New York-based Kate Raudenbush is made out of a quarter-inch, laser-cut plate of steel built to withstand the weather.

The art piece entitled "Life Force" evokes a spiritual pres-

ence that the artist says "reminds us of the presence and absence of souls who have left this Earth, but remain in our hearts."

The artwork was personally chosen by Taylor's family over three other options that were favored by the city's Arts, Culture, and Library Commission.

The sculpture is scheduled to be installed in the park in October.



Averiett to Speak at Public Safety Forum on Siempre Verde Park

Join Interim Police Chief Angela Averiett, City Manager Fran Robustelli and City Councilwoman Xouhoa Bowen at the District 5 Public Safety Forum on Tuesday, May 28, from 5:30 to 7 p.m. at Siempre Verde Park, 455 Park St. in San Leandro.

San Leandro Creekside Restoration Day Needs Volunteers

Help the Friends of San Leandro Creek make the creek healthier and more resilient on Saturday, May 18, from 10 a.m. to 3 p.m. at Chabot Park, on Sylvan Circle, off Estudillo Avenue. Meet below the playground by the creek.

After 5 years of restoration, the second phase of work is starting at Chabot Park with work on a native garden. An acre of non-native plants along the creek has been removed, and this garden will grow native plants. This demonstration garden will be planted with transplanting along the creek in mind, while continuing to remove invasive plants.

Community service credits provided. Gloves and tools provided. Plus snacks, drinks and free pizza lunch. For more information and to RSVP, go to Eventbrite – "San Leandro Creek Restoration May 18."

Eden Garden Club to Host Pop-Up Sale on May 25

The Eden Garden Club is having a Plant Pop-Up Sale on Saturday, May 25, from 10 a.m. to 3 p.m. at 20095 Mission Blvd. in Cherryland. Drop off donations between 6 and 9 a.m.

The sale features veggies, herbs, annuals, perennials, berries, natives, succulents, pots and homemade baked goods. After 3 p.m. schools can have any unsold plants. Proceeds benefit school garden grants awarded to CVUSD and HUSD schools.

Join TOPS to Loose Weight

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.

Congratulations To All 2024 Graduates We Wish You Much Success!



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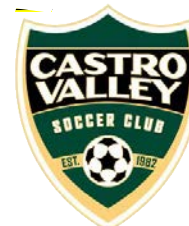
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California's wild salmon season opened a couple of weeks ago which is very good news for lovers of this most prized fish.

With fresh salmon, it's easy to prepare world-class dishes without having to be a world-class chef. No other fish is more versatile and more reliably delicious.

Timing is the essence when it comes to cooking salmon, whether by conventional methods or when grilling. A good rule of thumb is to measure fillets and steaks at their thickest section and cook 10 minutes per inch.

To bake, preheat oven to 450°F, cook 10 minutes per inch of thickness, turning halfway through the cooking time.

If cooking in foil, add 5 minutes to the total time.

To grill, lightly brush the grill and fish with oil. For fish that is an inch thick or less, place the grill 2 to 4 inches away from the coals; for thicker pieces, 5 to 6 inches away. Turn at the half-way point and baste frequently.

Fresh salmon should be stored in the coldest part of the refrigerator within two hours of purchase and cooked within two days of purchase.

SLOW-ROASTED SALMON

- 1 cup mixed fresh lemon-scented herbs such as lemonthyme, lemonsage, lemon verbena leaves, and chervil and chives
- 2 shallots, peeled
- 4 tablespoons olive oil
- Salt and pepper to taste
- 4 (6- to 8-ounce) fillets of wild

salmon, skin on

Preheat oven to 250°F.

Combine herbs and shallots in a food processor. Add olive oil, salt and pepper. Process to a paste, about 30 seconds. Rub paste on all surfaces of salmon except for the skin side.

Place skin-side down on a nonstick baking sheet. Bake for 15 to 18 minutes, or until fish is translucent in the center. Serves 4.

POACHED SALMON WITH LEEKS & ASPARAGUS

- 4 medium leeks, trimmed, halved and thinly sliced
- 3 tablespoons water
- 1-1/2 teaspoon tarragon, finely chopped
- Pinch of curry powder
- 1 pound asparagus, trimmed and thinly sliced diagonally
- 1-1/2 tablespoons butter
- 4 salmon steaks (2 pounds)
- 1 bottle dry white wine
- Lemon zest for garnish

In a large sauté pan, cook the leeks, water, tarragon and curry powder over high heat for 3 minutes, stirring frequently. Add asparagus and butter and cook 5 to 6 minutes, stirring occasionally, until the vegetables are tender.

Meanwhile, place the salmon in a pan large enough to accommodate the steaks comfortably. Add the wine (750 ml., bottle) and bring to a boil over high heat. Reduce to moderately low, cover and simmer 6 to 7 minutes, or until the salmon is just cooked through. Remove from heat, remove cover and let stand 5

minutes before serving.

To serve, divide the vegetable mixture between 4 plates. Top with salmon and garnish with lemon zest. Serve immediately. Yields 4 servings.

BLACKENED SALMON

- 2 tablespoons ground paprika
- 1 tablespoon onion powder
- 1 tablespoon cayenne pepper
- 1 teaspoon salt
- 1/2 teaspoon white pepper
- 1/2 teaspoon black pepper
- 1/4 teaspoon dried thyme
- 1/4 teaspoon dried basil
- 1/4 teaspoon dried oregano
- 4 salmon fillets, skin and bones removed
- 1/2 cup butter, melted

In a small bowl, mix paprika, onion powder, cayenne pepper, salt, white pepper, black pepper, thyme, basil and oregano.

Brush salmon fillets on both sides with 1/4 cup butter, and sprinkle evenly with the cayenne pepper mixture. Drizzle one side of each fillet with 1/2 remaining butter.

In a large, heavy skillet over high heat, cook salmon, butter side down, until blackened, 2 to 5 minutes.

Turn fillets, drizzle with remaining butter, and continue cooking until blackened and fish is easily flaked with a fork. Serves 4.

GRILLED MUSTARD-GLAZED SALMON

- 3 tablespoons light brown sugar
- 1 tablespoon honey
- 2 tablespoons butter
- 1/4 cup Dijon mustard
- 2 tablespoons soy sauce
- 2 tablespoons olive oil
- 1 tablespoon finely grated ginger
- Vegetable oil
- Salt and black pepper
- 8 (6-ounce) salmon fillets

On the side burner, melt the brown sugar, honey and butter in a small saute pan over medium-high heat. Remove from the heat and whisk in the mustard, soy sauce, olive oil and ginger. Let cool.

Preheat grill to medium heat. Brush salmon with vegetable oil and season with salt and pepper to taste.

Place the salmon skin side down on the grill. Coat the flesh of the salmon fillets with the brown sugar mixture.

Grill for 6 to 8 minutes to medium doneness, turning once after 5 to 6 minutes. Yields 8 servings.

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Mayor Convenes Task Force to Bring in Revenue

By Michael Singer
San Leandro Times

Mayor Juan González is looking for residents who might have new or innovative ideas for attracting more money to the City of San Leandro.

Last week, the mayor launched the first in a series of "Working Group on Revenue Enhancement" task force meetings to help explore new revenue opportunities and ensure San Leandro can continue to invest in services, infrastructure, and other programs. Sign-ups are available at the city's website.

The group is open to San Leandro residents and business owners. It will meet online on Tuesdays in the late

afternoon about five times. The first meeting was held this past Tuesday (May 14) and the meetings will continue into July.

"I want to get a reality check with a broader set of people who can talk about being able to change things and where we go to the community after we've had some discussions," González said.

If a city needs more revenue for underfunded projects, it can raise taxes, issue bonds, increase user fees, apply for intergovernmental aid (used mostly for schools), or apply for federal funding. Cities can also increase revenue through code enforcement, application fees, and economic develop-

ment.

Looking ahead, the mayor highlighted the need for creative funding, especially when costs rise exponentially, such as the retirement pensions San Leandro is expected to pay out over the next few decades.

"That number just increased by \$81 million," the mayor said.

Despite these challenges, the mayor said he remains committed to addressing the city's revenue needs and infrastructure challenges in collaboration with the community and relevant stakeholders.

If you are interested in the Working Group, you can sign up on the city's website: SanLeandro.org/Mayor.

SENIORS

The Reading of the Will

Q: My brother-in-law just died, and I expected the entire family to be invited to a formal reading of his will. So far, nothing has been set up. Does that sound right?

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

A: Actually, yes it does. You have probably seen a number of old movies where, after a person's death, his next of kin gather in the attorney's office for a formal 'reading of the will'. In the movies, the attorney somberly reads the will aloud while the family listens with anticipation to learn how the decedent provided for them. Typically, the camera captures audience reaction as the decedent's wishes are finally made known. In reality, however, that scenario rarely occurs in modern practice.

Instead, within 30 days of death, the original of the decedent's Last Will must be lodged with the Superior Court clerk in the county of the decedent's residence and then becomes a semi-public record. If there is to be a probate of the will, the decedent's probate attorney will send formal notice to the decedent's heirs and beneficiaries advising of the date, time and place of the initial court hearing to determine the validity of the will and commence a probate proceeding. Often, a copy of the will is attached

to this formal notification and, if not, the will is available for viewing and copying at the courthouse by persons receiving notice. However, even if there is no probate (for example, if the decedent held all assets in a trust), the will is still kept in a secure file by the court clerk and becomes a semi-public record, available for viewing or copying at a nominal fee upon showing the clerk the decedent's death certificate or by obtaining a court order.

Essentially, each interested person receives, or can secure, a copy of the will to read for himself. That is typically how the 'reading of the will' actually occurs.

Some have suggested that the formal ceremony of reading the will has its roots in earlier times when literacy was not as common as it is today, and that the ceremonial reading aloud was therefore necessary to inform beneficiaries of the will's contents. However, it is my guess that a more accurate explanation may have more to do with technology, i.e. the advent of copy machines. Certainly, in the days of Abraham Lincoln and even into the last century, copying a legal document for review by others would have been a labor-intensive process, usually performed by hand and therefore prone to error. In that context, reliance upon a single original made



sense. By contrast, today we can quickly and accurately reproduce the decedent's Last Will and easily distribute a true copy to as many persons who have a legitimate interest.

Hence, in today's world there is no need for a solemn gathering to hear the reading aloud of the original Last Will, and the law does not require that an attorney do so. In fact, in all my years of practice, I have only been asked on one single occasion to read a will aloud to assembled family members, a request that I obliged out of respect for the family.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 25 years with Trusts, Powers of Attorney, Wills, Probate, Medi-Cal Planning, and related matters. Contact him by email at Gene@LawyerForSeniors.com or by phone at (510) 247-2555.

Adopt-A-Pet



Twist

The Pets of the Week at the Hayward Animal Shelter, 16 Barnes Court in Hayward,

are a German shepherd mix and a husky mix.

Twist is a 3-year-old German Shepherd mix. She's a very active girl with a positive attitude and a loves to be spontaneous. Twist would do well in a home with teens and up and would love to go on adventures.

Pia is a 2-year-Husky mix who loves to play with other dogs and make you laugh with her goofy personality. She sometimes gets shy of new people but will warm up quickly. Pia would do well in a home with older kids and up.



Pia

To meet or adopt Twist or Pia, call the Hayward animal shelter at 510-293-7200.

SL Players to Hold Auditions For Waiting in the Wings

San Leandro Players will hold auditions for the Summer 2024 production of "Waiting in the Wings" by Noel Coward at 7 p.m. on Tuesday, May 28, and Wednesday, May 29, at the San Leandro Museum/Auditorium 320 West Estudillo Ave. in San Leandro.

No appointment necessary—if interested, contact Amy Cook at agctheater@gmail.com

Non-AEA, no pay; all ethnicities and ages encouraged. Please Note: Auditions, rehearsals and performances will observe CDC, Alameda County and City of San Leandro COVID safety protocols (masking encouraged except when performing on stage).

If you would like to have

a singing role, please come prepared to sing a few bars of a song of your choosing a capella. This is not a musical, and the feel of the songs is sitting around a piano with friends, not a Broadway solo.

The cast will be reading from sides from the script, no need to prepare a monologue. British accents will be used for the play so come prepared to read with your best accent.

Very open to diverse and gender fluid casting. Actors—if you are younger than the stated age, aging makeup will be used as needed.

Noël Coward wrote this play, his fiftieth, as a gift for actress friends he had worked with in his earlier days. "The Wings" is a charity home for retired actresses who bring

their dramatic stage talents into their communal living. The play explores ins and outs of daily life with typical Coward wit and humor within a framework of both the pleasures and sadness of aging.

Hanging over the community is their desire for a solarium and the whims of the theater board that runs the home. What ensues is a delightful collection of forceful and dramatic personalities, a long simmering feud, a mysterious journalist, and the tender and heart-breaking realities of losing family and building new relationships. In addition, Coward wrote some delightful music for this music-enhanced non-musical. Audiences leave with new found friends in the residents of "The Wings".

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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Waiting to Buy Will Cost More

By Carl Medford, CRS
Special to the Times

With current interest rates hovering around 7% for a traditional 30-year fixed-rate mortgage, we have seen some pushback from buyers. “Why buy now,” they reason, “when the rates may go down at some point in the future?”

While this might seem logical on the surface, it fails to take a few important factors into account. Here are the top 3 dynamics buyers need to understand and why we believe they should attempt to pull the trigger now instead of waiting.

Historically low rates will not be returning any time soon. Keep in mind that rates in the 3% range were the result of the government’s response to the foreclosure crisis followed by the pandemic. Based on the lessons learned as a result of both events, I do not foresee a return to those rates in the next few decades. If you look

at the interest rates between 1971 and today, the average is 7.73%. With this in mind, we are currently below that average.

Home prices are continuing to rise. Goldman Sachs, in their April Market and Housing Monitor, project that home prices will continue to rise through 2024. Even with the current interest rates, the lack of available inventory due to a nationwide reticence of homeowners to sell is estimated to push prices up nationally a minimum of 4.3%. Locally, we have actually seen higher percentages over the past 12 months and further increases are projected for 2025.

Interest rates are anticipated to decrease to 6.6% for standard 30-year mortgages by December. If we use this number (provided by Goldman Sachs), we will only see a moderate decrease through to the end of the year. Rates are projected to nudge up again in January.

A home purchase of

\$1,000,000 with 20% down and a current 7% rate would have a monthly payment of \$5,322.42. If a buyer waits 6 months to buy at 6.6%, the payment drops to \$5,109.27 – a savings of \$1,278.90. Using the national rate of increase, however, the home’s value would have increased (conservatively) by \$21,500. Not only would they have to pay more, property taxes would also be higher for as long as they owned the house.

Since mortgage rates are projected to remain relatively stable, prices are projected to rise and homeownership tax benefits cannot be realized until a person actually owns a home, we recommend that

buyers buy now.

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.

Mortgage Rates Decrease for the First Time Since March

After a five week climb, mortgage rates ticked down following a weaker than expected jobs report. An environment where rates continue to hover above seven percent impacts both sellers and buyers. Many potential sellers remain hesitant to list their home and part with lower mortgage rates from years prior, adversely impacting supply and keeping house prices elevated. These elevated house prices add to the overall affordability challenges that potential buyers face in this high-rate environment.

HOME of the WEEK

The Diamond in the Village!
276 Marlow Drive is a stunning 2-bed/1.5-bath, 1566 sq ft* home nestled into the heart of the picturesque Sheffield Village neighborhood. This charming move-in ready house boasts an array of enticing features. Upon entering, the front door unveils exquisite, original, random-plank, oak hardwood floors that lead into a spacious living room adorned with a wood-burning fireplace, a high coved ceiling and abundant windows that bathe the home with natural light. To the left, you pass through the delightful dining room and into the wonderful, modernized kitchen. Upstairs, you’ll find two bedrooms separated by the sparkling bathroom. A half staircase off the kitchen leads to the den, the laundry room, and a half bathroom. The enchanting yard features both a patio and a gardening area adorned with mature trees, and an herb garden with French Lavender, Sage, Thyme, Oregano, and Italian Parsley. This home rests upon a corner lot, just a few doors down from two of the three neighborhood parks in the desirable Sheffield Village neighborhood.

See for yourself Friday from 5-7PM or Sa/Su 2-4PM. *per public record

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276 Marlow Drive • \$880,000

To the left, you pass through the delightful dining room and into the wonderful, modernized kitchen. Upstairs, you’ll find two bedrooms separated by the sparkling bathroom. A half staircase off the kitchen leads to the den, the laundry room, and a half bathroom. The enchanting yard features both a patio and a gardening area adorned with mature trees, and an herb garden with French Lavender, Sage, Thyme, Oregano, and Italian Parsley. This home rests upon a corner lot, just a few doors down from two of the three neighborhood parks in the desirable Sheffield Village neighborhood.

Greg Novak
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RECENT HOME SALES

Castro Valley

2500 Miramar Avenue #205 94546: \$530,000 [2 BD - 1,133 SF - 1982
21239 Gary Drive #214e 94546: \$690,000 [3 BD - 1,354 SF -]
2513 Lessley Avenue 94546: \$1,015,000 [3 BD - 1,545 SF - 1948
3283 Anita Court 94546: \$1,240,000 [3 BD - 924 SF - 1951
18656 Sheffield Road 94546: \$1,485,000 [4 BD - 2,880 SF - 1964
4097 Krolap Road 94546: \$1,890,000 [4 BD - 2,897 SF - 1969

TOTAL SALES: 6
LOWEST AMOUNT: \$530,000 **MEDIAN AMOUNT:** \$1,127,500
HIGHEST AMOUNT: \$1,890,000 **AVERAGE AMOUNT:** \$1,141,666

Hayward

23649 Stratton Court 94541: \$780,000 [4 BD - 1,640 SF - 1956
31996 Kennet Street 94544: \$800,000 [3 BD - 1,300 SF - 1951
53 Fernridge Court 94544: \$800,000 [3 BD - 1,585 SF - 1991
18638 Melrose Avenue 94541: \$810,000 [3 BD - 1,051 SF - 1951
911 Hohener Avenue 94541: \$850,000 [3 BD - 1,104 SF - 1952
164 Newton Street 94544: \$850,000 [3 BD - 1,070 SF - 1952
2208 Rosenblatt Street 94544: \$990,000 [3 BD - 1,938 SF - 2018
2724 Gamble Court 94542: \$1,005,000 [3 BD - 1,920 SF - 1982
23709 Glenbrook Lane 94541: \$1,210,000 [3 BD - 1,928 SF - 1991
3272 Round Hill Drive 94542: \$1,260,000 [3 BD - 1,887 SF - 1969
23646 Glenbrook Lane 94541: \$1,270,000 [3 BD - 2,154 SF - 1992

TOTAL SALES: 11
LOWEST AMOUNT: \$780,000 **MEDIAN AMOUNT:** \$850,000
HIGHEST AMOUNT: \$1,270,000 **AVERAGE AMOUNT:** \$965,909

San Leandro

14833 Lark Street 94578: \$580,000 [2 BD - 992 SF - 1945
2321 Fairway Drive 94577: \$610,000 [2 BD - 1,270 SF - 1977
712 Hutchings Drive 94577: \$765,000 [4 BD - 1,266 SF - 1942
637 Tiffany Road 94577: \$800,000 [3 BD - 1,116 SF - 1948
1593 Thrush Avenue 94578: \$800,000 [2 BD - 768 SF - 1942
1169 Louise Street 94578: \$870,000 [3 BD - 1,340 SF - 1948
220 Lorraine Boulevard 94577: \$875,000 [2 BD - 1,178 SF - 1938
856 Sybil Avenue 94577: \$890,000 [2 BD - 1,515 SF - 1947
715 Portola Drive 94578: \$899,000 [3 BD - 1,142 SF - 1956
16225 Calypso Court 94578: \$960,000 [4 BD - 1,626 SF - 1994
2069 Hillside Circle 94577: \$1,050,000 [2 BD - 1,772 SF - 1975

TOTAL SALES: 11
LOWEST AMOUNT: \$580,000 **MEDIAN AMOUNT:** \$870,000
HIGHEST AMOUNT: \$1,050,000 **AVERAGE AMOUNT:** \$827,181

San Lorenzo

1098 Elgin Street 94580: \$935,000 [4 BD - 1,560 SF - 1900

TOTAL SALES: 1
LOWEST AMOUNT: \$935,000 **MEDIAN AMOUNT:** \$935,000

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WEEKEND GARDENER

Vegetables

Sow seeds or use transplants for lima and snap beans, beets, carrots, chard, corn, cucumbers, eggplant, endives, herbs, leeks, melons, peppers, pumpkins, radishes, spinach, squash and tomatoes.

This is the last chance to sow cool-weather varieties of lettuce, although heat-tolerant leafy lettuce can be grown during the summer. Thin vegetable seedlings when they are an inch or so tall for greater yield.

Flowers

Sow or transplant heat-loving flowers, such as ageratum, asters, clarkia, dahlias, hollyhocks, linaria, marigolds, nasturtiums, salvias, statice, strawflowers, sunflowers and zinnias. Cover the planting area with a 2-to-3-inch layer of mulch to conserve moisture and keep roots cool on hot days.

Get Ready for Outdoor Cooking

Plant a little herb garden in a container next to your barbecue area and you’ll have the freshest herbs for your outdoor cookouts this summer.



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Mulch Around Plants; Need More Compost Bin Material

By Buzz Bertolero
Special to the Times

Q How much mulch do I need to apply around my plants? I can't seem to get a definite answer.

A EBMUD and the Contra Costa Water District recommend a two-three inch layer of mulch for trees and shrubs. The purpose of mulch is to insulate the ground and conserve moisture.

With a mature landscape, I'd spread the mulch unevenly, with a thicker layer in those areas that get the hot afternoon sun and a thin layer in those areas with morning sun and under the canopy of trees and shrubs.

Mulch is uniformly spread over new plantings.

There are many kinds of mulch available. A two-cubic-foot bag of mulch covers 12 square feet at two

inches thick, while a cubic yard covers 100 square feet at three inches.

Mulch is not inexpensive, but it can reduce your water bill. You can reduce the cost of mulch by using the plant debris that you already have. This is the stuff gardeners blow away and deposit in their green trash bins.

Redwoods, pines, and cedars provide an excellent cover. I use oak leaves from several California live oaks. But, don't overlook the household paper debris from shredded utility bills, monthly statements, etc. The shredded household paper debris can be used as a base and then covered with something visually more pleasing.

Water is no longer an inexpensive commodity, so water conservation is a must. Water conservation is achieved by watering less frequently. That's why

mulching is an ideal answer as it maintains soil moisture by reducing evaporation and weeds.

Understanding how to adjust your water timer or controller is critical. You should adjust your watering schedule weekly based on the temperature to eliminate some waterings. This compensates for those weeks when it is hot. The volume of water always remains the same with each application.

EBMUD and the Contra Costa Water District have joined with local nurseries, landscape suppliers, and home improvement centers to offer discounts on organic mulch. The Mulch Coupon Program aims to help you continue to garden while being water-wise. (See the links to those coupons below)

With water restrictions and rate increases in the news, a mulching strategy

makes sense in protecting your valuable landscape.

www.ebmud.com/water/conservation-and-rebates/watersmart-gardener/magic-mulch/

www.ccwater.com/460/Landscape-Mulch-Coupons Visit Google "Mulch Coupons" for other offers. I'm trying to find enough material to fill my compost bin. I'm getting enough green material from my lawn clippings, but I need a source

Q of brown materials. Is it true, you can add sawdust, and is there anything else I can use?

A Sawdust can be added to a compost pile. Raw sawdust is high in carbohydrates and low in nitrogen. By itself, it is very slow to decompose due to the lack of nitrogen compounds. You can speed the process by adding Sulfate of Ammonia at the same time.

Other alternatives are straw or shredded newspaper. You mixed two parts: handfuls, shovels, truckloads, to one part of the green debris.

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



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A	2-4	2-4	2175 Longview Drive	\$1,185,000	3/2	Rinetti & Co. Realtors	Tianne/Perry	510-329-4158
C	1-4	1-4	4663 Manter Ct	\$1,599,000	4-5/3.5	Coldwell Banker	Trish Radovich	510-367-7999

CITY GUIDE

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BARGAIN ESTATE SALE Fri/Sat May 17/18, 9am-2pm. 5708 Medalion, Castro Valley. CASH Only.]

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ANSWERS ON PAGE 4

FILED
MELISSA WILK

April 09, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605443

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Eluney's Boutique, located at 1600 Thrush Ave., San Leandro, CA 94578 / 1212 Coe Ave., San Leandro, CA 94579 Alameda County, is hereby registered by the following owner(s): Natali Serrano, located at 1212 Coe Ave., San Leandro, CA 94579. Jonathan Serrano 1212 Coe Ave., San Leandro, CA 94579. This business is conducted by Married Couple. This business commenced N/A /s/Natali Serrano
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 08, 2029
MAY 02, 09, 16, 23, 2024
1300 - SLT

FILED
MELISSA WILK

April 11, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605484

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
New Day Community Church, located at 180 Lewelling Blvd, San Lorenzo, CA 94580. / PO Box 525, San Lorenzo, CA 94580. Alameda County, is hereby registered by the following owner(s): San Lorenzo Baptist Church, located at PO Box 525, San Lorenzo, CA 94580. This business is conducted by a Corporation. This business commenced 03/31/2024
/s/Michael Ovaton
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 10, 2029
MAY 02, 09, 16, 23, 2024
1321 - SLT

FILED
MELISSA WILK

March 28, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605181

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Chabot Car Wash, located at 20735 Lake Chabot Road, Castro Valley, CA 94546. Alameda County, is hereby registered by the following owner(s): Daryl Strom, located at 18416 Center Street, Castro Valley, CA 94546. This business is conducted by An Individual. This business commenced 03/01/2010
/s/Daryl Strom
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires March 27, 2029
MAY 02, 09, 16, 23, 2024
1328 - SLT

FILED
MELISSA WILK

May 8, 2024
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 Wenton 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

FILED
MELISSA WILK

April 19, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605698

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
DAL, located at 15367 Betty street San Leandro, CA 94579. Alameda County, is hereby registered by the following owner(s): Karina Arevalo, located at 15367 Betty street San Leandro, CA 94579. This business is conducted by An Individual. This business commenced N/A
N/A/s/Karina Arevalo
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 18, 2029
MAY 02, 09, 16, 23, 2024
1315 - SLT

FILED
MELISSA WILK

April 18, 2024
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 605665

FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
CTR Diesel Performance, located at 1375 Manor Blvd., San Leandro, CA 94579. Alameda County, is hereby registered by the following owner(s): Jorge Alberto Barrientos Matute, located at 1375 Manor Blvd., San Leandro, CA 94579. / Jorge Barrientos Rosales, located at 1552 Oriole Avenue San Leandro, CA 94578. This business is conducted by Co-partners. This business commenced 04/18/2024
N/A/s/ Jorge Barrientos Rosales
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires April 17, 2029
MAY 02, 09, 16, 23, 2024
1305 - SLT

FILED
MELISSA WILK

April 11, 2024
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
MELISSA WILK

April 30, 2024
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
1381- SLT

Fraud: Don't click on pop-up ads from unknown sources

continued from front page
would already have it."

The very first thing to do if someone calls you and asks for personal information is not to give it to them, Sunny said. Then call that company's real customer relations number to see if anything is amiss with your account. That phone number is most likely on your most recent bill or statement.

Beware of calling or being transferred to a customer service number if that is offered by someone who calls you. It could very well take you right back to a scammer, pretending to be the real company, Sunny said.

There are two "Do's" and

two "Don'ts" to protect your money and privacy while visiting online sites, Sunny said.

Bookmarks Favorite Sites

One "Do" is to bookmark favorite sites on your web browser such as Chrome or Safari. It may not be hard to type "Google," for example, but even the occasional typing error could take you instead to a malicious site only pretending to be Google, Sunny said. Bookmarks ensure it is entered accurately.

Another "Do" is to log out from programs or websites you're visiting on public computers, such as those at a coffee shop or at the library.

The next user might be able to pretend they're you on any website or program you had left open.

Sharing personal information, especially financial information, online is a "Don't," Sunny said.

"You can share moments. Like, today was my birthday, I did this," he said. "But sharing stuff like, 'Okay, I left for Hawaii for four days. The key is under my floor mat on the front porch' is dangerous to share online with people."

Also, Sunny said, don't click on pop-up ads or downloads from unknown sources. This can give a bad actor some information about you

right away and also let them download spyware that will reveal more information to them later.

He said that when looking at a website, particularly when interacting with it, you should check its URL or website address for security. Most websites now begin with an "https" (rather than just "http"), indicating the connection is encoded and can't be broken into. A lock logo also will appear in this case.

Sunny said scams are also common in emails, often by getting you to click on a link. To find out if a link is legitimate, a good start is to hover the cursor over it without

clicking.

This will show its URL, where it actually connects to, in the lower left-hand part of your computer screen.

Sunny advised that if the email text claims it's a special offer from Safeway and the URL doesn't look like Safeway, don't click on it.

Sunny also said some browsers are more secure than others. He especially liked Chrome and Safari for security, had not used Duck Duck Go much, and hadn't found any problems with Firefox though he worries if the nonprofit operating it is able to devote enough resources to security. He said he would

personally avoid using Opera, though.

He said one should also exercise caution when using social media. Beware of both bad messages from bad actors and of fake profiles from people who claim to know you, Sunny suggested.

"You have profile privacy. When you go on social media, you want to ensure that your settings are set to private or friends only" Sunny said.

"And then you have fake profiles. If you get something unexpected like this, check them out by checking other social media. You can often verify who they are," Sunny said.

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.

What Happened to Development of 1300 Bancroft?

Editor,

The developer who wanted to develop 1300 Bancroft Avenue fought very hard to have his plans approved to demolish that building and the building next door. After many tries, his plans were approved. He began demolition and placed fences around the property.

I drive by those buildings every single day, and the buildings are in a deplorable state. You can see through the buildings, windows are missing, doors are missing. Demolition has stopped and a huge eyesore remains. I have been told, but cannot verify, that the developer has moved out of state.

These buildings are in the heart of downtown San Leandro, across from Bancroft Middle School. It would seem to me that the developer should face fines until this mess is cleaned up. Does the City of San Leandro not have the capability to do that? If the contractor declares bankruptcy, cannot the City of San Leandro seize his property?

When the former Long's drugstore building on the corner of Callan Avenue and East 14th Street was ready for demolition, the contractor did the work so that there wasn't a longterm eyesore. That, too, took many months, and progress is ongoing.

Estudillo Avenue is a gateway for many coming into San Leandro. That this eyesore has been allowed to remain for so many months, with

no work being done, says something about San Leandro. What can be done about this?

Ann Jensen
San Leandro

Thanks for Passing School Bond Measure

Editor,

I wish to thank the members of the campaign steering committee for their hard work and San Leandro voters for supporting the Measure J bond for the San Leandro Unified School District. Over the past eight years, San Leandro voters have approved three significant school bond measures and one parcel tax. I doubt any other community in California can match this record of support for their local school district.

I want to praise a few people specifically. First, Superintendent Dr. Michael McLaughlin has been instrumental in bringing together a leadership team who have, with community input, made wise decisions in prioritizing the district's facility needs and in spending the bond funds voters approved.

Here is one example: You probably have noticed the elevated solar panels installed at many schools. Over the next three decades, the district estimates the solar panels will reduce its electricity bill by \$25 million. The school district will also receive reimbursements from the federal government and state for about 80% of the construction cost.

Moreover, because the district completed the solar installations by April 1, 2024, due to a change in state law, the district qualifies for a greater discount on its electricity bill than it would have received if the work was completed after April 1st. This greater discount amounts to \$7 million in savings over the next 25 years. What the district doesn't have to pay PG&E can be invested in the education of our students (in addition to helping combat climate change through the generation of renewable energy).

I also wish to compliment School Board President Evelyn Gonzalez. She provided outstanding leadership on the steering committees for the last two bond measures, and generously gave of her time (without compensation) in serving as Treasurer.

Finally, I wish to thank former Mayors Pauline Cutter and Ellen Corbett and current Mayor Juan Gonzalez and the City Council for their outstanding support of our schools. For the latest campaign, I can confidently say Mayor Gonzalez worked harder than any Mayor in our city history, including myself, for the passage of a school bond.

Stephen Cassidy
San Leandro

Stephen Cassidy is a former mayor of San Leandro

Medford Misses Realtors' Monopoly

Editor,

April 18th. Sad day. San Leandro Times editor Jim Knowles allowed Carl Medford's foaming at the mouth contributor to a neighborhood newspaper to label national media outlets as "Fake News." Frankly I am certain their standards for reporting are a bit higher.

Carl Medford's weekly rant doesn't even address the reason while his association is paying

\$480 million back to people who sold their homes on the MLS. It's not just about commissions. It is about anti-trust, monopoly of the MLS/National Association of Realtors that (Google "Justice 1338606") prohibited aligned agent/members from: 1) Disclosing to buyers to amount of money that the buyer's agent would make in the sale. 2) Allow buyer's agents to mislead buyers into thinking that their services were free. 3) Enabling buyer agents to filter out low commission rate house and then not show those to buyers. 4) Limit lock box access to non-MLS/National Association agents, thus block out buyer agents not aligned with the NAR cartel. Look up the Sherman Antitrust Act...the anti-price fixing one.

It would be great if the San Leandro Times reporters could write this instead of just publishing Carl's bias opinion.

Again, can we get a better real estate section writer?

John Clouston
San Leandro

More Taxes, Fewer Services

Editor,

We hired the City Council to make decisions on our behalf. Now they hire a firm for \$225,000 to encourage more taxes against us for more infrastructure, etc. Brian Azevedo said "No," but he is running again; not a good time for him to tax us.

We have the highest sales tax anywhere, and now new taxes for PG&E and TV? Has the City Council ever said "No" to new taxes? That, on top of the federals spending like there is no tomorrow. Infrastructure bill? Our streets are still awful. Inflation reduction act? Seen the bill for your gas lately, or milk? Outrageous.

I will work to vote all our city council and mayor out. I will vote

for someone who vows to find ways to lower my tax bill, not tax me to death.

Corey Anderson
San Leandro

High Times in San Leandro

Editor,

Well there's no doubt about it, we now have the modern day Three Stooges sitting on our City Council. When they were given a full year to come up with planning proposals to help San Leandro, it's time to review their top recommendations.

I knew that things were bad but I didn't realize how bad until Azevedo said dumpsters should be locked up. I guess he truly believes that one man's trash is another man's treasure. This suggestion proves that he has been dreaming about dumpster diving way too long.

Then we have Simon who suggested spending millions to build an equestrian center. I wonder how many times he watched Clint Eastwood in the movie a "Fistful of Dollars" and thought this would be a real money maker for the city. This idea proves that he is too big for his chaps and his cowboy hat is way too tight.

And let's not forget about Aguilar who wants to decriminalize hallucinogenic mushrooms. I think it's high time (had to get that one in) that someone check his credit card receipts at Home Depot and see how much Miracle Grow he has purchased and don't forget to check out his private backyard garden. But then again his suggestion might explain why Captain Kangaroo's sidekick Mr. Green Jeans is his number one role model.

This is one time when you don't want to give a penny to the Three Amigos for their thoughts as you would be wasting your money.

Brent Heath
San Leandro

Gala: 'The chamber took what could be a stuffy event and turned it into a fun one'

continued from front page

drew some 3,800 responses from Chamber members as well as anyone who visited their website and participated.

Paul Jackman, owner of Fun Flicks, a mobile film event business, liked the new format of the event, which had been a more formal sit-down dinner in the past.

"I think it was great that the Chamber took what could have been a stuffy event and turned it into a fun one," Jackman said.

Griego also liked the new, more informal format. The Chamber had looked at how

similar events were put on in nearby cities, and took the chance to rebrand it.

"I thought it was great. I was happy with the way it looked," Griego said.

She had noticed a number of newer businesses at the event and among the winners.

Lemon Ad, run by co-owners Eddie and Yelle Gonzalez were photographing one of their first large events, according to Eddie. They looked stunned when they were announced as winners in the Small Business category.

T.A.G.S., a nonprofit store and young people's center

at 1711 East 14th St., is not quite 3 years old, said founder Lynn Drôgo. They specialize in used and repurposed clothing for young people from ages 13 to 24, including prom dresses this time of year, she said. They also run classes, sell items made by local teens and young adults, and make it a point to employ young people. Drôgo, in fact, is the only employee older than their target demographic.

At perhaps the other extreme is Ghirardelli's, which is America's oldest chocolate company, dating from 1852. Their San Leandro plant dates



PHOTOS BY MIKE MCGUIRE

The All Steele Fitness table reacts to hearing they'd been chosen as Best of Beauty, Health & Fitness at the Chamber of Commerce Best of San Leandro event held April 25 at the Veterans Memorial Building on Bancroft Avenue.



Nominees, winners and well-wishers mingle at the Chamber of Commerce Best of San Leandro event held April 25 at the Veterans Memorial Building on Bancroft Avenue.

Lawsuit: Beating from police included 11 blows to the head

continued from front page

asked Cikes to cooperate with their investigation," said City of San Leandro spokesperson Paul Sanftner. "At the time, the officers did not know that Mr. Cikes was under the influence of LSD drugs."

According to Sanftner, Cikes ran at one officer and was brought down to the ground while the two officers tried to handcuff him. Officers began hitting Cikes to gain control (noted as "compliance strikes" by Sanftner). Cikes was then handcuffed, placed into a full-body restraint, and taken to the hospital.

The lawsuit identified the San Leandro Police Department (SLPD) officers involved in the incident as Neil Goodman and Caleb Schwitters.

Cikes claimed the beating he received from the police—including 11 blows to the

head—resulting in brain injuries. The City of San Leandro disputed the accusation.

Cikes was represented by attorney David M. Helbraun, who confirmed the settlement, the injury report, and Cikes use of LSD. Helbraun also said his client's head injuries left him with a shaking hand, "challenging his ability to work effectively."

Cikes, a dual national who grew up between the Bay Area and Croatia and a trained mason and tile setter, has returned to Croatia.

"If anything, my client was under the influence of something that made him non-violent and may explain why he didn't respond properly when police questioned him," Helbraun said.

Sanftner said the case was settled in December 2023 for \$950,000. He added that the City and police officers did not

admit liability or wrongdoing.

"The parties attended a settlement conference with a magistrate judge, and the matter was resolved in their mutual interest," Sanftner said.

Last month, the city paid 37-year-old Sorrell Shiflett \$3.9 million to clear a civil lawsuit following a 2019 incident where he was beaten and Tased by the police while dressed as a cartoon ninja.

from 1967.

Local businesses nominated for the awards include Alaf Translations and Bay Area Builders Exchange, both in Business Services; Mike's Feed and Pets, Building Futures and the Embers Collective in Home, Family & Community; and Varos Real Estate and Patelco Credit Union in the Small Business category.

Nominees in Beauty, Health & Fitness were Flores Optometry, Delane's Natural Nails and Tiffany's Beauty Lounge; Fieldwork Brewing Company, Slide House and Hippies Brew were nominees in Food & Drink; and building contractor Eric F. Anderson and Costco Wholesale were nominated in Large Business.

"People enjoy their business community," said Griego after the event. She said business appears to be back after COVID, even with lingering problems such as inflation.

Griego noted we did have one advantage over communities with ailing downtowns who were hurt by the shift to remote work.

"We have a nice industrial base, jobs where people have to come in to work every day," she said. "We're not like San Francisco in that way."

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LONE TREE CEMETERY'S
Return of Our in Person Program

121st

Memorial Day
Program

MAY 27th, 2024

Donuts and Coffee at 9:00 a.m.

Huey Flyover and

Landing at 10:00 a.m.

Hayward Municipal Band starts

playing at 10:30 a.m.

Program begins at 11:00 a.m.

Barbeque Following Program 12 noon

KEYNOTE SPEAKER:

COMMAND SERGEANT MAJOR (RETIRED) STEVEN JOHNSON

OTHER DISTINGUISHED SPEAKERS

FINAL HONORS 11:45 A.M.

*There is no charge to
attend this event*

24591 Fairview Ave.
Hayward, CA 94542

510-582-1274

www.lonetreecemetery.com



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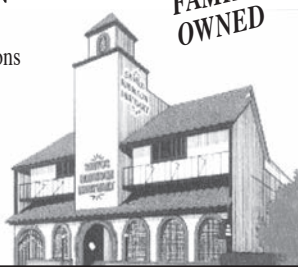
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San Leandro Citywide Garage Sale

Call the City of San Leandro Recycling Program at (510) 577-6026 for more information.

SATURDAY, MAY 18 • 8AM-1PM

Area 1

- 755 Bridge Rd
- 826 Bridge Rd
- 916 Bridge Rd
- 2260 Cherry St
- 2265 Cherry St
- 1359 Clarke St
- 850 Collier Dr
- 864 Collier Dr
- 893 Collier Dr
- 920 Collier Dr
- 976 Collier Dr
- 408 Elsie Ave
- 725 Juana Ave
- 783 Juana Ave
- 2483 Longview Dr
- 312 Maud Ave
- 725 Maud Ave
- 1542 Morgan Ave
- 833 Rodney Dr
- 1021 San Jose St
- 1837 San Jose St
- 911 San Jose St
- 1013 San Rafael St
- 1345 Scenicview Dr
- 531 Sybil Ave
- 591 Sybil Ave
- 571 Warren Ave

- 2009 Alvarado St
- 3818 Anza Way
- 895 Arguello Dr
- 1044 Avon Ave
- 1733 Cedar Ave
- 3673 Del Monte Way
- 792 Floresta Blvd
- 1339 Hubbard Ave
- 14479 Locust St
- 1285 Mersey Ave
- 3536 Monterey Blvd
- 2075 Orchard Ave
- 920 Ramona Way
- 1515 Sagewood Ave
- 1297 Wayne Ave
- 1847 Wayne Ave
- 14372 Wiley St
- 14666 Wiley St
- 1357 Creekside Dr

Area 4

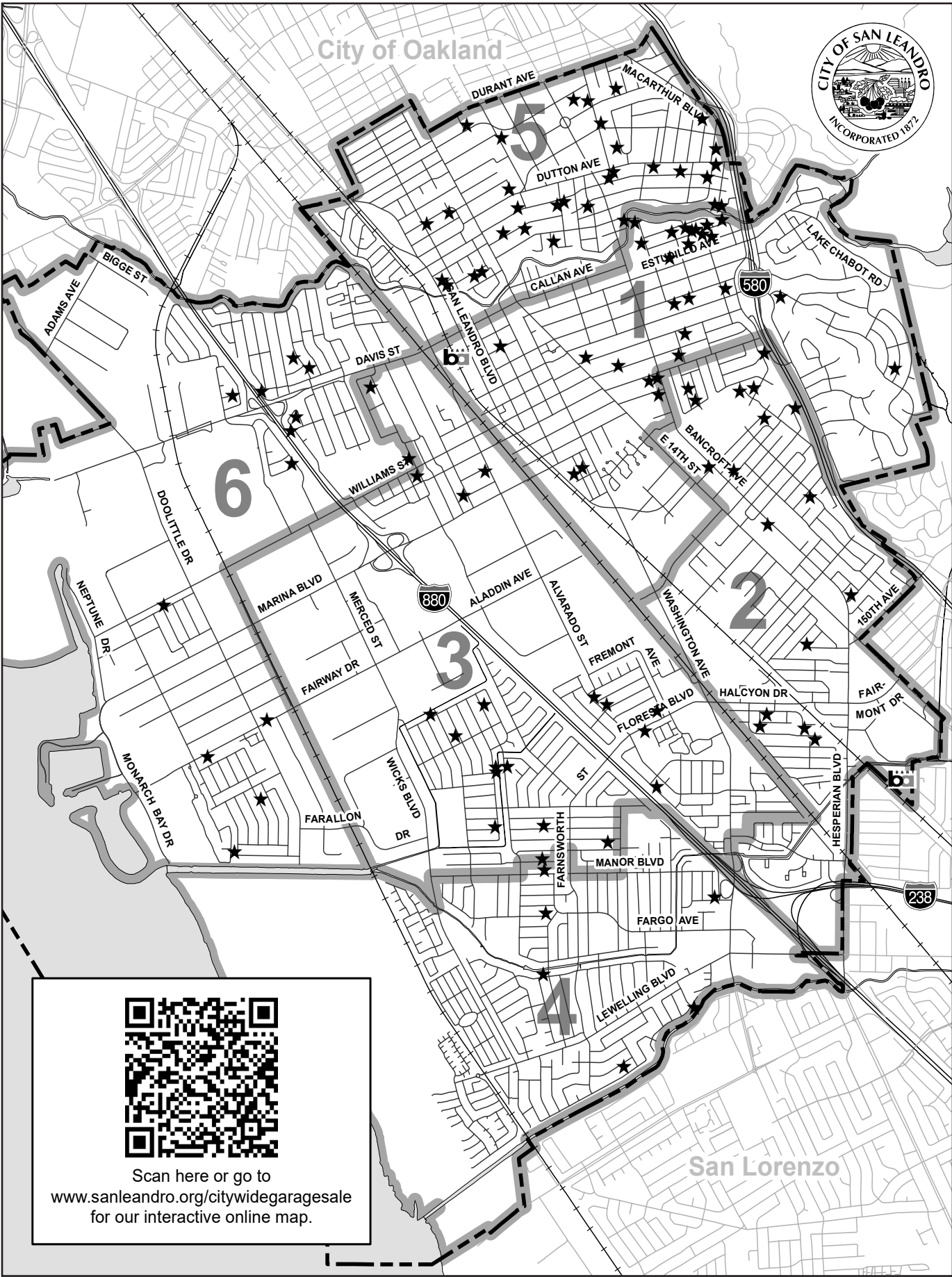
- 595 Beatrice St
- 1423 Burkhart Ave
- 1421 Dayton Ave
- 898 Kramer Ct
- 1331 Manor Blvd
- 1366 Sayre St

Area 5

- 96 Begier Ave
- 235 Begier Ave
- 545 Begier Ave
- 324 Breed Ave
- 222 Broadmoor Blvd
- 637 Broadmoor Blvd
- 123 California Ave
- 195 California Ave
- 199 Cherrywood Ave
- 441 Diehl Ave
- 695 Dowling Blvd
- 707 Dutton Ave
- 955 Dutton Ave
- 1401 Dutton Ave
- 599 Euclid Ct
- 554 Fortuna Ave
- 675 Haas Ave
- 372 Hollister Ct
- 377 Kenilworth Ave
- 488 Kenilworth Ave
- 344 Lille Ave
- 335 Lille Ave

Area 3

- 14642 Acacia St
- 14654 Acacia St



- 184 Oakes Blvd
- 612 Oakes Blvd
- 1160 Oakes Blvd
- 1349 Oaked Blvd
- 500 Pershing Dr
- 870 St. Mary Ave
- 871 St. Mary Ave

- 547 W. Merle Ct
- 1753 Wayne Ave
- 707 Woodland Ave
- 708 Woodland Ave

Area 6

- 14659 Acapulco Rd

- 2155 Fairway Dr
- 2450 Fairway Dr
- 995 Frederick Rd
- 1096 Frederick Rd
- 1391 Leonard Dr
- 1351 Maria Dr
- 1123 Martin Blvd

- 1800 Nome St
- 14192 Santiago Rd
- 1565 Timothy Dr
- 2103 Twaine Cir

