



Parents' Guide

HOW PARENTS CAN MAKE THE
BEST OF KIDS' SCREEN TIME

4

WEEKEND WEATHER
CLEAR Partly cloudy Friday
the sunny thru Sunday
HIGHS: 62-64
0 10 20 30 40 50 60 70 80 90 100 110
LOWS: 49-55

FRIDAY

SATURDAY

SUNDAY

San Leandro Times

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

VOL. 34 • NO. 3

THURSDAY, JANUARY 18, 2024

SAN LEANDRO • CALIFORNIA



PHOTOS BY MIKE MCGUIRE

Student Orators Honor Martin Luther King

About two hundred people came to the Titan Auditorium of the Marina Community Center to celebrate Dr. Martin Luther King Day on Monday. Above, elementary school entrants in the Oratorical Festival and Poetry Slam were greeted by event emcee and former City Councilwoman Surlene Grant. At right, the Sistahs of the Drum, who mix West African traditional music with African-American culture, perform at the ceremony. Elementary, middle school and high school students participated, presenting both well-known pieces and their own compositions.



District Attorney's Office Starts Program To Help Protect Your Home from Fraud

By Michael Singer
San Leandro Times

The District Attorney's Office last Tuesday announced a free program last week to combat real estate fraud and protect homeowners.

Real estate fraud is any illegal activity affecting a home. It can include stealing your identity to purchase a house,

or apply for a home loan without your knowledge, forging your signature on a deed, or tricking you into paying for real estate services that you don't need.

Real estate fraud is increasing. Last November, four Bay Area real estate professionals were charged with illegally obtaining \$55 million

in loans for homebuyers in Northern California by creating false documents that they then submitted to residential mortgage companies.

Real estate information provider CoreLogic's 2023 Annual Mortgage Fraud Report estimates in the last six months of 2023, 0.75% of all US mortgage applications

contained fraud, about 1 in 134 applications.

Alameda County's new Real Estate Fraud Notification Program is part of the DA's Consumer Justice Bureau. It works like an automated notification you might get if you change your password online or your bank notices

see FRAUD, page 12

School District Asks Voters to OK New Bond

Measure J on March ballot would fund building repairs, classrooms, faculty housing

By Mike McGuire
San Leandro Times

The San Leandro Unified School District is placing a \$174 million bond on the ballot for the March 5 primary election.

Measure J would fund a library, student commons and music building at San Leandro High School and provide affordable rental housing for teachers and staff.

In papers filed with the county Registrar of Voters, the bond would also fund such projects as constructing and equipping new classrooms;

replacing or repairing roofs, plumbing, sewer and gas lines, and electrical systems; and making health and safety improvements, such as seismic reinforcements and removal of hazardous materials.

Some of those new classrooms would be for transitional kindergarten students, a new grade level created by recent changes in state laws concerning ages for kindergarten students.

A more secure entrance
see BOND, page 11

Test Scores Show Some Progress; Attendance Down

By Mike McGuire
San Leandro Times

The San Leandro Unified School District made substantial progress in pulling up some of the lowest performing student groups in recently released test results, and is pushing to improve the learning of the rest by several dif-

ferent means. That's according to Assistant Superintendent for Educational Services Dr. Sonal Patel.

Perhaps the biggest improvement for students can be gained by simply having every child attend school every day, Patel said. While chronic ab-

see SCORES, page 12

INSIDE YOUR TIMES

HEALTH

Dry January - stop drinking for your health. **Page 2**

RELIGION

Pastrami and rye with mustard and a pickle. **Page 3**

COMMUNITY

Rose Johnson retires from Davis Street. **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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Dry January and Beyond: How to Stop Drinking for Your Health

By Dr. Archana Dubey
Special to the Times

Millions of people worldwide are participating in the health movement of Dry January, simply choosing not to drink alcohol for the month.

Many Americans reported increasing their alcohol intake during Covid, so there is concern that consumption has remained high even after the pandemic ended.

Health professionals report they are seeing increased drinking habits, especially among women.

California ranks 34th in the nation in excessive drinking, with 19 percent of adults reporting that they drink in excess, according to United Health Foundation's 2023 annual America's Health Ranking Report.

People who consume alcohol say improving their physical health and mental wellbeing is the main reason for drinking less.

The Health Rewards of Drinking Less

Keeping alcohol use to a minimum allows good things to start happening in your body. You may find that you sleep better, your mood improves and you're able to think more clearly.

Depending on the rest of your diet, you may even shed a few pounds. You'll certainly lower your risk of several types of cancer, including throat, esophageal, breast and colorectal cancers, per the National Cancer Institute.

If reducing how much you drink is a personal goal, read on to learn tips and strategies that may help.

Tips and Strategies for Drinking Less

Keep a journal to track your feelings

Knowing when and why you reach for alcohol can help you figure out ways to cut back. But if you're unsure of



Dr. Archana Dubey

your reasons, keep a journal for a week.

When you feel the urge to pour a drink, jot down what is making you feel that way, whether physical or emotional. Loneliness and boredom are often big ones. You may also feel stressed, sad, anxious or irritable.

Review your journal at the end of the week and look for patterns. Once you find some common themes, you can brainstorm ideas for working around them.

Drink Mindfully

For many people, drinking alcohol is almost an unconscious habit — they drink without even thinking about it. For example, maybe you sip wine while cooking dinner or open a beer when you turn on the TV.

As you reach for that drink, give yourself a moment to think. Do you really want it, or is it just part of your routine?

That's what mindful drinking is all about. If it's the latter, you can concentrate on changing the behavior pattern. If it's the former, have the drink, but stay present in the moment — sit down and really savor it.

Change Your Routine

If you normally have your happy hour at 5 o'clock in the evening, postpone it to 6:30 or 7 p.m. Distract yourself by taking a walk, going to the gym or flipping through your favorite magazine.

You may feel the urge to drink at first, but breaking your routine will help change your habits over time. It just takes practice.

Try Breathing Exercises

If you often turn to alcohol when you're stressed, anxious or irritated, try diaphragmatic breathing — also known as box breathing — before you pour a drink. This deep-breathing method calms the central nervous system and can help you relax. Here's how it works:

1.) Sit or lie down and slowly breathe out all the air from your lungs.

2.) Breathe in through your nose for a slow count of four. Aim to fill your lungs and stomach, not just push out

your chest.

3.) Hold your breath for a count of four.

4.) Exhale for another count of four.

5.) Hold your breath again for a count of four.

6.) Repeat the entire sequence three or four times.

7.) Once you're calmer and more relaxed, you may find that you no longer need a drink to help you unwind.

Swap Alcohol for Something Else

Even if you do well limiting your alcohol at home, it may be harder to stick to your goals when you socialize, especially if your friends, family and coworkers are all drinking.

If you feel pressured to drink when you go out, or you don't want to draw attention to the fact that you're consuming less, order something nonalcoholic that still looks like a regular drink.

There are plenty of tasty nonalcoholic beverages to choose from. It can be something as simple as club soda with fresh lime, kombucha or even a nonalcoholic version of your favorite cocktail. You could order a virgin margarita and nobody would be the wiser.

The bottom line: Taking action to drink less puts you in control, so that if you do decide to have a glass of wine or a cocktail, it's a conscious decision, not a mindless habit.

And while drinking less can take a bit of planning and effort, the health rewards — for both body and mind — are worth it.

By Dr. Archana Dubey,
Chief Medical Officer, UnitedHealthcare of California.

Correction:

In the story on new laws taking effect in California, "Host of New Laws Take Effect," (Jan. 4, 2024), one item referred to Senate Bill 267, saying it would prohibit the use of a renter's credit his-

tory as part of the application process, but it left out that the prohibition is just in the case of a renter receiving a government rent subsidy where the renter can provide evidence of their ability to pay.

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K	L	M		R	U	D	Y		A	S

Community Calendar

Critter Quest

See and touch live animals from Critter Quest on Thursday, Jan. 18, at 4 p.m. at the Manor Branch Library, 1241 Manor Blvd. in San Leandro. Discover why they were rescued and find out what you can do to help the animals around you. Great for school age children and their families. No registration needed.

How to Spot Fake News

The League of Women Voters along with the Contra Costa County Library and Contra Costa TV will present a free webinar called "Mis/disinformation: How to Recognize and Respond to It" on Thursday, Jan. 18, from 4 to 5:30 p.m. To register, go to <https://bit.ly/4aIuBuD>. This webinar will explore how falsehoods spread in today's information ecosystem and how we all can avoid them, respond and deepen our capacity for constructive civil discourse. Deanna Troust, founder of Truth in Common, will outline an approach for addressing this issue that each of us can employ. This webinar will have simultaneous Spanish and American Sign Language interpretation. Information on how to access the Zoom webinar will be sent to your email address 24 hours before the program. The library will provide closed captioning for this event. This program will be recorded and uploaded to the Library's YouTube channel after the event.

Volunteer as an Adult Literacy Tutor At the San Leandro Library

Volunteer as an Adult Literacy or ESL Tutor at the San Leandro Library. Training consists of a self-paced online orientation and three in-person workshops, which will be held Monday evenings from 6 to 7:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. The three training dates will be Jan. 22, Jan. 29, and Feb. 5. To sign up for this free training, or to be added to the mailing list for future trainings, email projectliteracy@sanleandro.org or call 510-577-3944.

Selma, a Docudrama

Join the library for a screening of Selma on Saturday, Jan. 20, from 1:30 to 4:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. The marches from Selma, Alabama to Montgomery secure voting rights for black Americans, shown in this docudrama set during the Civil Rights Movement which focuses on the actions of Martin Luther King, Jr. 128 minutes - Rated PG-13. A moderated dialogue will follow. For more information, call 510-577-3971.

Teen Programs at Both Main Library and Manor Branch Library

The Teen Lounge is open every Wednesday and Thursday from 2 to 4 p.m. at the San Leandro Main Library, 300 Estudillo Ave. And at the Manor Branch Library, 1241 Manor Blvd., Teen Zone is available every Wednesday from 12:30 to 2:20 p.m. Join the library for games, art, snacks, and fun. Open to teens in grades 6 through 12, no registration necessary.

History for Kids: Redlining

Join the San Leandro History Museum for an interpretive children's program on the history of redlining on Saturday, Feb. 3, from 1 to 3 p.m. at the San Leandro History Museum, 320 W. Estudillo Ave. This program is intended for children grades 1 through 12, however adults are welcome to join. Be prepared to actively participate in reading and movement during this program. Email historymuseum@sanleandro.org if you have any questions. Registration is required. Visit: <http://tinyurl.com/redlininginslto> to register.

Friends of the San Leandro Library DVD Sale

The Friends of the San Leandro Library will host a DVD Sale on Saturday, Feb. 3, from 10 a.m. to 4 p.m.; and Sunday, Feb. 4, from 10 a.m. to 1:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. in San Leandro. Check out the large selection of DVDs at low prices. Buy 3 and get 1 for free. This sale is cash only. All proceeds benefit the San Leandro Library's programs and services.

Chabad of San Leandro Presents NY Style Deli

Place your order for a New York kosher deli experience

Coming back to San Leandro, Chabad of San Leandro invites you to enjoy an authentic New York Kosher Deli experience on Sunday, Jan. 28. You must pre-order by Wednesday, Jan. 24.

Corned beef or pastrami on rye with some mustard, a dill pickle on the side along with a bowl of hot chicken soup and a matzah ball. Add a potato knish and a fresh babka for dessert with a Dr. Brown soda and it is just heaven.

Since their last deli, people



have been asking Rabbi Shmaya and Sheina Shusterman when it is happening again.

The wait is almost over.

For more information and to order, go to: www.jewish-sanleandro.com/deli2024.

sanleandro.com/deli2024. If you have any questions, email chabadsleandro@gmail.com.

American Legion Post 649 Monthly Meeting

American Legion Post 649 in Castro Valley meets on the last Monday of every month at 1800 (6 p.m.) for dinner, followed by the meeting at 6:30 p.m. at the Moose Lodge, 20385 Rutledge Road in Castro Valley. For more information, call Jim Smith at 510-305-2280.

San Leandro Democratic Club To Host Candidates' Forum

The San Leandro Democratic Club is sponsoring a Candidate Forum on Saturday, Jan. 20, from 1:30 to 3:30 p.m. in the Karp Room of the San Leandro Main Library, 300 Estudillo Ave.

Candidates invited will appear on the March 5 election

ballot and include those running for United States House of Representatives in District 12, State Senate District 9, Assembly District 20, Superior Court Judge Office #12, and County Central Committee 20th Assembly District Representatives.

The people seeking the District 1 seat on the San Leandro City Council are also invited, although that vacated seat will be chosen by the City Council.

The public is welcome. Light refreshments will be served.

Volunteer for Meals on Wheels

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

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

As seniors continue to be the fastest-growing population in Alameda County, the need for Meals on Wheels grows accordingly. We rely on our dedicated volunteer drivers to allow us to take on new clients in need of service.

Each day, volunteers meet either at the main kitchen on Polvorosa Avenue in San Leandro, or at the Castro Valley delivery hub, near Trader Joe's on Redwood Road. Pre-packed coolers with chilled meals are distributed to these volunteers by route.

The average route has 10 to 15 stops, and takes an average of 1 to 2 hours, with a delivery window of 9:30 a.m. to 12:30 p.m. Routes can be driven at a frequency according to your availability, such as once per week, month, or when otherwise available.

Are you ready to join an amazing community of volunteers who serve our older

neighbors?

Contact John Schinkel-Kludjian at 510-244-0165 or via email at John@sosmow.org. For more information, call or visit sosmow.org.

SOS Meals on Wheels is a 501c(3) organization that fosters the independence and

dignity of older adults by reducing food insecurity and isolation, with daily nutritious meals, friendly visits, and connection to support services. It serves San Leandro, Castro Valley, San Lorenzo, Fremont, Newark, and Union City, Hayward, and Oakland.

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Take Off Pounds Sensibly

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 Method-

ist Church, 19806 Wisteria Street in Castro Valley.

For more information, call Sandy Montero at 510-299-7312.

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A Few Pointers for Parents on Handling Screen Time

(NAPSI)— Time off from school conjures images and feelings of warmth, comfort, and joy. In many families with children, however, parents worry about the amount of time their kids will spend online during time off from

school—but there are ways to address those concerns.

The same concerns occur to many parents as they look at their kids, eyes glued to their screens: “What exactly are they doing? Are they safe? Am I supervising them

enough?”

“These are questions many parents ask, particularly during the holidays when the kids are home from school and have more time on their hands,” said Tami Bhaumik, Vice President for Civility

at Roblox. “Understandably, there are a lot of parents who just aren’t as familiar with the online world as their children are. They want their kids to have fun online, but they also want them to be safe.”

According to Bhaumik,

there are simple things that parents can do to help keep their kids safe and to empower them by building digital literacy skills that will support them for the long term.

“Parents want to gain a better understanding about

their children’s online experience, but many aren’t sure where to start or what information to trust,” said Dr. Michael Rich, founder and director of Boston Children’s Hospital’s Digital Wellness Lab (who worked with Bhaumik and Roblox, along with 100 global safety experts, researchers, and clinicians to author the white paper “Creating a Positive Foundation for Greater Civility Online Spaces”).

The good news, according to Bhaumik and Rich, is that parents are not alone and there are a number of things parents can do to create an enriching, healthy online experience for their kids.

What You Can Do

Open Communication: Foster an open and non-judgmental line of communication with your children from a young age. Encourage them to share their online experiences, friends, and concerns with you.

• **Stay Informed:** Check out the latest online trends, apps, and games. Understanding the digital landscape will help you guide your children effectively.

• **Set Clear Boundaries:** Involve your kids in setting the rules for screen time, appropriate content, and their online behavior. Partnering with your children to set the rules can reduce friction.

• **Use Parental Controls:** Implement parental control settings on devices and apps to customize protections

see PARENTS, page 5



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www.stfelicitas-school.org

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Spinouts to Play in CV

There’s going to be “a whole lot of shakin’ going on” at the Castro Valley Center for the Arts, 19501 Redwood Road, on Saturday, Feb. 3, at 7:30 p.m. as Jared Freiburg featuring the Spinouts returns by popular demand.

For tickets: cvartsfoundation.org or call 510-889-8961 Parking is free. Bart is in walking distance.

Jared and the Spinouts, a San Francisco-based 3-piece band, celebrate the big names of the ’50s and ’60s. They celebrate Elvis to Sinatra with a healthy serving of Jerry Lee Lewis and the Big Bopper.



PHOTO BY JOHN SMITH BEESON

Nice Golf Shot

John Smith Beeson snapped this photograph last Wednesday at the Monarch Bay Golf Course in San Leandro where a little rain mixed with the sunlight.

On this Day in History – January 18

1943: To save on the costs of labor and equipment, the United States banned the sale of presliced bread during World War II.

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Saint Leander School



Join us for Open House

Sunday, January 28th 12:00PM - 2:00PM



If you are unable to attend Open House we will have a Parent Information Night on Thursday, February 22, 2024 at 6:00PM. For more information call the school office or visit our school website.

Call: (510) 351-4144 www.stleanderschool.org

Parents: Explore together

continued from page 4

around access to age-appropriate content, privacy protections, and spending limits.

- **Explore Together:** Engage in your children's online activities. Play video games with them, explore educational apps, and understand their social media platforms. This shared experience can strengthen your bond and allow you to guide them effectively.

- **Balance Screen Time:** Recognize that not all screen time is bad. Ask your children which online experiences make them feel happy or connected and make a plan together that encourages this meaningful screen time in balance with other activities.

- **Be A Good Role Model:** Not using your devices at the dinner table, putting your phone down when speaking with your children, and not taking your phone to bed help demonstrate healthy boundaries with tech.

In addition to these recommendations, Bhaumik counseled, "Helping your child navigate the online world is an ongoing process of positive reinforcement of healthy habits. By staying involved, informed, and supportive, you

can help your kids develop a healthy relationship with the digital world and set them up for a positive future."

"Digital experiences present a ripe opportunity to engage with your kids," said Rich. "Kids love to share things and to teach adults. If it's something they can share with their parents, it makes the experience even more enriching, which would be an extra gift for everyone."

For further civility, visit digitalwellnesslab.org.



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ELEMENTARY OPEN HOUSE

Meet and Greet our Team of Teachers and Explore the Dynamic Curriculum, Lessons & Activities

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Wednesday, January 31st 6:30PM
Kindergarten and 1st Grade

Wednesday, January 31st 7:00PM
Grades: 2nd/3rd and 4th/5th

Event will be held in the prospective classroom. **Adults only, please.** In addition to a first hand glimpse inside our classroom, we will have handouts detailing our curriculum, schedules and special programs.

750 Fargo Ave., San Leandro • 510.582.3273

TOGETHER, WE CAN DO GREAT THINGS.

Open House

SUNDAY, JANUARY 28TH

ASSUMPTION SCHOOL

1851 136TH AVE. SAN LEANDRO WWW.ASSUMPTIONSCHOOL-SL.ORG

Together, we will give your child a safe, welcoming environment to grow into a life-long learner, and provide tools for long-term academic success.

10 AM PARISH MASS
We welcome you to attend our 10am School Liturgy at the Church of Assumption

11:45 AM
Principal's Welcome

Prospective families meet with our Principal for a 15-minute greeting before tours and classrooms open.

12 - 2 PM
School Tours led by 6-8th graders

Tour starts every 30 minutes by the office. TK-8th grade classrooms will be open. Come meet our teachers!

Register online to reserve your spot today for school tour! All are welcome! Come meet our staff & community. www.assumptionschool-sl.org/openhouse

EXPLORE

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510.889.7526 WWW.RCS.EDU/EXPLORE

REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Eastern Cities Show Potential Investment Opportunity

By Carl Medford, CRS
Special to the Times

Buyers struggling to buy a home in the San Francisco Bay Area may have a wait ahead of them: even though interest rates are projected to decrease slightly in the next few months, the

current lack of available homes to buy will keep prices high.

For those who want to own real estate but the current local conditions make it impossible, there may be another solution.

Zillow's annual housing trends report indicates they believe the markets with the highest buyer demand over

the next few months will be as follows:

1. Buffalo, New York
2. Cincinnati, Ohio
3. Columbus, Ohio
4. Indianapolis, Indiana
5. Providence, Rhode Island
6. Atlanta, Georgia

7. Charlotte, North Carolina
8. Cleveland, Ohio
9. Orlando, Florida
10. Tampa, Florida

If this is true, then we can expect buyer demand to begin pushing values up. This would make these regions ideal for those looking to buy investment properties. For those who cannot afford local purchases, the cities listed above could be a great place to begin home ownership.

As an example, Realtor.com shows the following for Buffalo, NY:

"In December 2023, the median listing home price in Buffalo, NY was \$174.9K, trending up 12.8% year-over-year. The median listing home price per square foot was \$124. The median home sold price

was \$190K."

Not only are homes affordable, but the 12.8% gain last year is nothing to sneeze at. In contrast, Realtor.com states the following for San Leandro for the same period:

"The median listing home price in San Leandro, CA was \$749.5K in December 2023, trending down -4.2% year-over-year. The median listing home price per square foot was \$576. The median home sold price was \$800K."

The bottom line is this: if you cannot afford to get into the local market, you might qualify to buy a home in one of the markets shown above. While the thought of owning a home in another part of the country may be daunting, a

good property manager can effectively run the property for you.

The key to investments such as this is to ensure you have positive cashflow. You can work with area realtors to search for properties that meet these criteria and, instead of having your funds in low-return CDs or the like, you can get them working for you in real estate. At some point you can convert to a primary property or continue to build your portfolio.

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 Continue to Hover in the Mid-Six Percent Range

Mortgage rates have not moved materially over the last three weeks and remain in the mid-six percent range, which has marginally increased homebuyer demand. Even this slight uptick in demand, combined with inventory that remains tight, continues to cause prices to rise faster than incomes, meaning affordability remains a major headwind for buyers. Potential homebuyers should look closely at existing state and local resources, such as down payment assistance programs, which can considerably help defray closing costs.

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D	1-4	1-4	405 Sycamore Circle	\$675,000	2/1.5	United Brokers	Tere Lee	(510) 305-8827

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Senior Q&A: What Will Happen to My Medicare Premium If I Sell My House?

Q. I am in my 70's and receiving Social Security and Medicare. I am considering selling my home and moving into a Senior Living facility. I heard that the sale might affect my Medicare premium and Social Security benefits. Can you shed any light on this?

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

A. I believe so, and you heard correctly if you anticipate capital gain from the sale. Your Medicare premiums now adjust based upon your income, so if your income goes up, so does your Medicare premium. Medicare calls this the "Income-Related Monthly Adjustment Amount" and often refers to this by the acronym "IRMAA". The relevant income is called Modified Gross Income ("MAGI") on your tax return, and includes capital gain. As you may know, capital gain on the sale of your home is the difference between your net sales price and the following: your original cost plus improvements, less the \$250K per person exemption (assuming that you qualify for the exemption by having lived in the home at least 2 of the 5 years before sale). By way of example: If you purchased your home many years ago for, say, \$125K, put in \$200K in improvements, and your net proceeds from sale are \$1.4

million, here is a rough estimate of your capital gain: \$1,400,000 Net sales price after selling expenses; < 125,000 Original Cost; < 200,000 Improvements; < 250,000 Tax Exemption; \$825,000 Capital Gain.

That gain would be included in your MAGI and reported on your tax return. Two years later, the Medicare folks would use that increased income and adjust your Medicare premium upward for one year. See the chart below. Since your Medicare premiums are deducted from your Social Security benefit, this adjustment would result in your receiving a reduced Social Security benefit each month.

But, it would likely only be for one year, starting two years after the year in which you report the gain on your tax return, and should therefore adjust back to your "true" income every year thereafter. Here is a chart showing how MAGI income affects the Medicare Part B and Part D premiums for a single individual in 2024, and for married persons filing a joint return (see box below).

Also note that switching from original Medicare to a Medicare Advantage Plan may lower your part B Premium, and therefore what you pay each month due to IRMAA, but switching means giving up certain benefits of Original Medicare, so consider

this trade-off carefully before making the switch. Further, if you believe that Medicare has

made a mistake in adjusting your premium, you can appeal based upon a significant Life Changing Event (such as death of a spouse). Search the social security website (SSA.Gov) for Form SSA-44 for more detail.

Before you list your home for sale, you might also review this issue with a financial planner to see whether other options may present in your situation. Good wishes.

Gene L. Osofsky is an elder law and estate planning attorney who has been helping East Bay families for over 30 years. Please visit his website at www.LawyerForSeniors.com or call: 510-247-2555.



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San Leandro

BETTER TOGETHER, OUTSIDE

The Parks Master Plan will set a vision for San Leandro's park system, aligning with the City's General Plan and core values. It aims to balance open space, enhance existing parks, diversify recreation, explore joint-use agreements for expanding acreage, and create memorable community spaces. Please join us for a drop-in open house workshop!

El Plan Maestro de Parques establecerá una visión para el sistema de parques de San Leandro, alineándose con el Plan General y los valores fundamentales de la ciudad. Su objetivo es equilibrar los espacios abiertos, mejorar los parques existentes, diversificar la recreación, explorar acuerdos de uso conjunto para ampliar la superficie cultivada y crear espacios comunitarios memorables. Por favor, únase a nosotros para un taller de puertas abiertas sin cita previa.

公园总体规划将为圣莱安德罗的公园系统设定愿景，与市的总体规划和核心价值观相一致。它旨在平衡开放空间，增强现有公园，丰富娱乐活动，探索共用协议以扩大占地面积，并创建令人难忘的社区空间。请加入我们的随时欢迎您的开放日研讨会。

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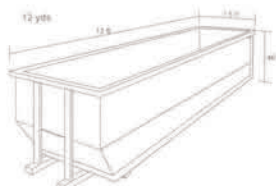


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By-----, Deputy
FILE NO. 602807

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

The name of the business(es):
COM Inc., located at 633 E 14th Street
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County, is hereby registered by the fol-
lowing owner(s): Professional Commer-
cial Office Management Inc., located at
33 E 14th Street #100 San Leandro, CA
94577. This business is conducted by a
corporation. This business commenced
1/1

/s/Alexander Lithgow
his statement was filed with the Coun-
ty Clerk of Alameda County on date in-
dicated by file stamp above.
Expires December 13, 2028

FILED
MELISSA WILK

December 15, 2023
County Clerk
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By-----, Deputy
FILE NO. 602832

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

The name of the business(es):
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MacArthur Blvd., San Leandro, CA
94577. Alameda County, is hereby reg-
istered by the following owner(s): Mei
Chhun, located at 611 Dolores Ave.,
San Leandro, CA 94577. This business
is conducted by a Limited Liability
partnership. This business commenced
2/15/2023
/s/Mei Chhun
his statement was filed with the Coun-
ty Clerk of Alameda County on date in-
dicated by file stamp above.
Expires December 14, 2028

FILED
MELISSA WILK

December 12, 2023
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 602728

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

The name of the business(es):
Hottie Body, located at 2050 Eveleth
Ave San Leandro, CA 94577. Alameda
County, is hereby registered by the fol-
lowing owner(s): Ricki Davis, located at
2050 Eveleth Ave San Leandro, CA
94577. This business is conducted by An
Individual. This business commenced
12/12/23
/s/Ricki M. Davis
This statement was filed with the Coun-
ty Clerk of Alameda County on date in-
dicated by file stamp above.
Expires December 11, 2028
JAN 04, 11, 18, 25, 2024
1070- SLT

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December 21, 2023
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 602952

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Professions Code
Sections 17900-17930

The name of the business(es):
Generations Notary Service, located
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94577 / P.O. Box 2355 San Leandro,
CA 94577. Alameda County, is hereby
registered by the following owner(s):
Jennifer Neira Heystek, located at 62
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This business is conducted by An In-
dividual. This business commenced
12/21/23
/s/Jennifer Neira Heystek
This statement was filed with the Coun-
ty Clerk of Alameda County on date in-
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December 07, 2023
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 602953

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Professions Code
Sections 17900-17930

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Wild Ladybug Creations, located at 62
Oakes Blvd #6 San Leandro, CA 94577
/ P.O. Box 2355 San Leandro, CA 94577.
Alameda County, is hereby registered
by the following owner(s): Jennifer Nei-
ra Heystek, located at 62 Oakes Blvd #6
San Leandro, CA 94577. This business is
conducted by An Individual. This busi-
ness commenced 12/01/23
/s/Jennifer Neira Heystek
This statement was filed with the Coun-
ty Clerk of Alameda County on date in-
dicated by file stamp above.
Expires December 06, 2028
JAN 11, 18, 25, FEB 01, 2024

FILED
MELISSA WILK

December 1, 2023
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 602400

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

The name of the business(es):
Precise Built Construction, located at
829 Webster Street APT 505, Hayward
CA 94544. Alameda County, is hereby
registered by the following owner(s):
Roberto A. Figueroa, located at 829
Webster Street APT 505, Hayward CA
94544. This business is conducted
by An Individual. This business com-
menced N/A
/s/Roberto A. Figueroa
This statement was filed with the Coun-
ty Clerk of Alameda County on date in-
dicated by file stamp above.
Expires November 31, 2028
JAN 04, 11, 18, 25, 2024

FILED
MELISSA WILK

December 21, 2023
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 602953

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

The name of the business(es):
Generations Midwifery Service, locat-
ed at 62 Oakes Blvd #6 San Leandro,
CA 94577 / P.O. Box 2355 San Leandro,
CA 94577. Alameda County, is hereby
registered by the following owner(s):
Jennifer Neira Heystek, located at 62
Oakes Blvd #6 San Leandro, CA 94577.
This business is conducted by An In-
dividual. This business commenced
12/21/23
/s/Jennifer Neira Heystek
This statement was filed with the Coun-
ty Clerk of Alameda County on date in-
dicated by file stamp above.
Expires December 20, 2028

FILED
MELISSA WILK

December 29, 2023
County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 603102

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

The name of the business(es):
Yan&O, located at 197 Medford Ave
Hayward, CA 94541. Alameda County,
is hereby registered by the following
owner(s): Oliverio Soto Linda, locat-
ed at 97 Medford Ave Hayward, CA
94541. This business is conducted
by An Individual. This business com-
menced 12/12/23
/s/Oliverio Soto Linda
This statement was filed with the Coun-
ty Clerk of Alameda County on date in-
dicated by file stamp above.
Expires December 28, 2028
JAN 11, 18, 25, FEB 01, 2024

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ANSWERS ON PAGE 2

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Davis Street CEO Johnson Retires; Son Named New CEO

By Michael Singer
San Leandro Times

Davis Street Community Center CEO Rose Padilla Johnson retired last week. After 32 years of leading the social services organization.

But Johnson said the leadership team she leaves behind will continue to provide for people in need far into the

“It has been an honor and a privilege to lead Davis Street and work alongside such a talented team.

— Rose Padilla Johnson

future.

“I’m feeling a range of emotions. Everything from super excited to nervous. It’s a labor of love,” Johnson said. “It has been an honor and a privilege to lead Davis Street and work alongside such a talented team. I am proud of

what we have accomplished together.”

Starting as a ministry of San Leandro First Christian Church on Davis Street, the founders established a 501(c)(3) and a tiny staff in the early 1990s to acquire federal funding. Johnson was hired as the non-profit’s first CEO and built Davis Street into an organization with a \$24 million annual budget and more than one hundred employees.

The center serves more than 15,000 low-income families in the San Leandro and Eden Areas and surrounding communities. Programs include a Federally Qualified health center and clinic, providing medical, dental, and behavioral health services; emergency food and clothing services; subsidized childcare; housing and utility assistance and referrals; four childcare centers; and programs for adults living with developmental disabilities.

“Rose is a testament to what can happen when you put your heart and your head into solving big problems,” said



Daniel Johnson took the helm of the Davis Street Community Center last week after his mother, Rose Padilla Johnson retired.

Gordon Galvan, Chairman of the Davis Street board of directors. “Her leadership, resourcefulness, and calculated risk-taking are what made Davis Street the essential provider of services for San

Leandro.”

In 2018, Johnson was embroiled in a public controversy when she accused then-San Leandro City Manager Chris Zapata of sexual harassment and of retaliation when he demanded that she repay a \$1.5 million city loan to Davis Street. But an investigation by a law firm hired by the city found the facts did not support Johnson’s allegations.

On the same day as her retirement, the board of directors named Daniel Johnson as Davis Street’s new chief executive officer. Johnson, who is Rose’s son, has served for the past seven years as Davis Street’s director of operations, then later as chief operating officer, and most recently as Deputy CEO.

Among his many accomplishments, Daniel Johnson led the agency’s response to the COVID-19 emergency, where nurses at the center vaccinated some 14,000 people. Johnson said by this summer, he hopes to reopen the child center that was closed temporarily during the pandemic.



PHOTOS COURTESY OF DAVIS STREET

“Coming into Davis Street was a chance to use my skills and it’s been a dream come true.

— Daniel Johnson

“I spent a lot of time volunteering at the center, and I thought about becoming a teacher and even went to school for a teaching credential, but I ended up getting a job with Sutter Health’s ‘Care at Home’ program and focused on that instead,” Johnson said. “Eventually, coming into Davis Street full time was a chance for me to use my skills, and it’s been a dream come true and an impact on so many

people.”

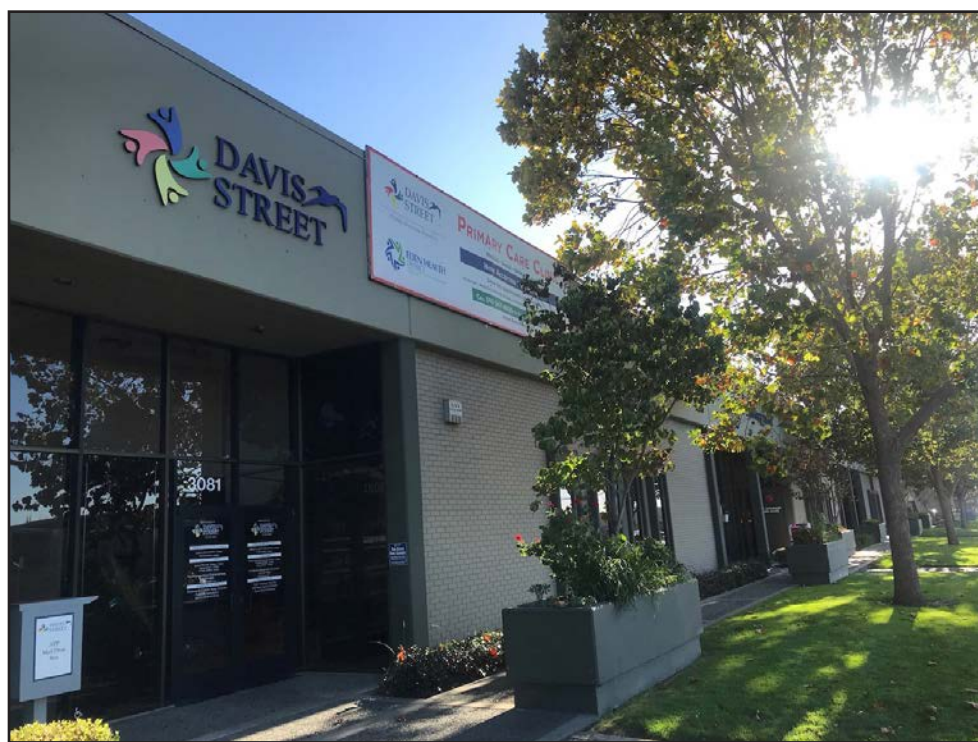
He recounts an interaction around 2006 during the center’s annual holiday basket program where each family gets a turkey dinner and toys for their children.

“I was handing out these gifts to parents, and I remember this woman broke down in tears when I put a bicycle in her trunk,” Johnson said. “I thought I made her sad, but she said it was tears of joy because she said she would not have otherwise been able to afford a bike for her child. I thought to myself that this person’s life is completely different because of Davis Street.”

With his new title as CEO, Johnson says he’s now embarking on a listening tour of the community and improving all aspects of the services at Davis Street.

“We’re here because of the community and exist because of the community,” Johnson said.

For more information about the Davis Street Community Center, visit their website (www.davisstreet.org).



Davis Street began in a small office on Davis Street and as it grew over the years it moved into much bigger quarters on Teagarden Street.

Seniors Invited to Fall Prevention Program

Calling All Seniors: Fall into safety with Spectrum’s Fall Prevention Program

Spectrum’s Community Services Fall Prevention Program is accepting registration for its winter classes. The EnhanceFitness classes offer exercises addressing strength, balance, and flexibility. The Walk With Ease classes focus

on self-motivated walking to boost strength and ease arthritis symptoms.

Classes run from Jan. 2 to March 22 at the Cherryland Community Center, San Leandro Senior Center, or virtually via Zoom. Call 510-881-0300 (Option 6) or register online at www.SpectrumCS.org.

Pets of the Week



Roscoe

The Pets of the Week at the Hayward Animal Shelter, 16 Barnes Court in Hayward, are both dogs, a pitbull mix and a German shepherd mix.

Roscoe is a 1-year-old pitbull mix. He is looking for that sweet person who knows exactly how to handle a couch Hippo. Roscoe would benefit from confidence building and basic obedience. He would do best with



Belinda

older kids and up.

Belinda is a 10-month-old German shepherd mix. She is compact, fun and full of energy. Belinda would love to go on hikes, runs, or any other adventure your family is game for. She would do well in a home with teens and up.

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

Bond: Mayor Juan Gonzalez and many other city leaders supports bond measure

continued from front page

to San Leandro High School and administrative offices reconfigured for safety would also be funded if the bond measure passes.

The bond needs 55 percent of votes to pass. The tax would extend to 2055 and the estimated total repayment cost with interest its estimated to be \$343,472,019.

The ballot measure says there will be "no increase in current estimated tax rates." Though the measure would

levy an average of \$37.28 per \$100,000 of assessed valuation, raising \$12 million annually.

Mayor Juan Gonzalez said in a ballot measure argument in favor of the measure that teacher and staff housing would help the district stay competitive in attracting educators and would also let faculty and staff live in the community they serve.

He also wrote that the bond would let the district repair deteriorating roofs, plumbing and electrical systems on buildings that are often quite old, while funding the latest technology for instruction and career education.

Similar ballot arguments were made by other backers including several school board members, District 5 City Councilmember Xouhoa

Bowen, former Councilmember Lee Thomas, teachers union President Tom Morse, and former mayors Ellen Corbett and Stephen Cassidy.

Arguments against the measure were filed by the Alameda County Taxpayers Association, President Marcus Crawley and Vice-President Thomas Ruben. They said that inspectors had found no problems with current school buildings, that some potential projects were only vaguely described, that cumulative property tax levels including from previous bond measures would be too high, and that school districts should not be in the housing business.

Crawley and Ruben argued that school bonds should only be for school facilities, and that while building teacher housing is legal, mixing it with

school facilities in the same bond measure isn't.

They also argued that going so far into debt raised the amount that must be paid in interest, mostly benefiting banks and the construction industry rather than schoolchildren.

League of Women Voters Forum On Fake News

The League of Women Voters along with the Contra Costa County Library and Contra Costa TV will present a free webinar called "Mis/disinformation: How to Recognize and Respond to It" on Thursday, Jan. 18, from 4 to 5:30 p.m.

To register, go to <https://bit.ly/4aluBuD>.

This webinar will explore how falsehoods spread in today's information ecosystem and how we all can avoid them, respond and deepen our capacity for constructive civil discourse.

Deanna Troust, founder of Truth in Common, will outline an approach for addressing this issue that each of us can employ. This webinar will have simultaneous Spanish and American Sign Language interpretation.

Information on how to access the Zoom webinar will be sent to your email address 24 hours before the program. The library will provide closed captioning for this event.

This program will be recorded and uploaded to the Library's YouTube channel after the event.

Resolve to Lose 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.

Richard G. Covell

December 10, 1940 ~ December 29, 2023

Richard (Dick) Covell, resident of San Leandro and long-time resident of Castro Valley, passed away at home in San Leandro at the age of 83. A Navy Veteran and avid 49'er fan, Dick is survived by loving wife Sandi, children Dennis (Annalou), Heather (Monty), and Kevin. Beloved grandfather to Jimmy (Elizabeth), Brian, Sarah, Josh, Connor, and Alani. Great grandfather to Isabella, Lucas, and Oliver. Dearly missed by loving family Mary, Linda, Susie, Mike, Frank, and Ron and Pat, many loving nephews and nieces, and friends too numerous to list.



Services for Richard will be held Thursday, Jan. 25, at 1 PM at Chapel of the Chimes, Piedmont.

The Covell Family wishes to extend special thanks to Alameda Co. Fire Captain Steve O'Neill, Engine 13, and paramedics, and SLPD Officer May and Chaplain Sue Kuipers for their compassionate assistance to our family.

Earl "Tom" Brown Jr.

September 30, 1947 ~ November 15, 2023

Earl "Tom" Brown Jr., 76, died peacefully at his home in San Leandro on November 15, 2023. Tom was a joyful, gifted, and creative man who will be missed by his children, grandchildren, sister, family and friends around the world. To read more about his life visit TheStoryofTom.com.



Tom was a key figure in the 1960s Bay Area music scene, managing the Spyders and the first lineup of Tower of Power. Over his 40-year career, he owned nightclubs and restaurants like The Fabulous 50s, The Chili Bowl, and the Minnow, bringing acts like Otis Redding and Mary Wilson to East Bay audiences.

A Celebration of Life with live music will be held February 18, 2024, 1:00 PM at the Hayward-Castro Valley Moose Lodge, 20835 Rutledge Rd, Castro Valley. In lieu of flowers, donate to muttville.org.

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Walter Witkowski

On December 2, 2023, Walter Witkowski passed peacefully from this world into the hands of God. Born in Trier, Germany, in 1930, he was the second oldest son of nine children. Being young during time of war in Germany was not easy but Walter helped support his family while still attending school. After the war ended, Walter left Germany with his brother Paul to go to Edmonton, Alberta Canada to pursue work opportunities. It was there in Canada, he married his one and only love, Gerlinde Beischlager. After many very cold winters in Edmonton, Walter and Gerlinde took their young son and followed Aunt Kathe to California.

They settled in San Leandro and made it their home for the rest of their lives, raising their son and daughter in Washington Manor. Walter was a master craftsman in woodworking and worked in the Carpenters Union many years. Walter retired early to enjoy his own cabinetry business, gardening, driving his Vespa and going on cruises with Gerlinde. He also was always into natural health and being a good neighbor. In his retirement, he also rediscovered his passion for table tennis. Going back to training and taking a class at Chabot College, Walter got into local and national tournaments, getting a personal coach, and traveling extensively for tournaments. Walter was the Senior Olympic Champion for his age group as well as the CA State Champion many years over and was never shy to show you, his medals. Walter loved being a part of the Senior Center in San Leandro and San Lorenzo. We are very proud of Walters accomplishments.

Sadly, after 63 years of marriage, he lost his wife in November 2023. 23 days after, Walter went to join his wife. He is survived by his son Walter Roy (Stephanie) and daughter Susan Kathe, his grandsons Matthew (Chandra) and Nathan (Katie) and 4 great grandchildren. He also leaves behind 2 sisters and a brother in Germany and Switzerland. Walter was deeply loved and will be missed very much.

There will be a rosary and mass celebration of life for Walter & Gerlinde on Friday January 19, 2024, at 11:30am. The celebration will be held at Holy Sepulchre in Hayward.



Gerlinde Beischlager Witkowski

Gerlinde Beischlager Witkowski was born in January 1939 in Vienna, Austria. The days of her youth were not easy, impacted by the war but blessed by a foster family who loved her and ensured her safety and schooling and her mother and father and her sisters who stayed in contact and followed her journey. She followed her Aunt Kathe to Edmonton Alberta Canada for job opportunities. In Edmonton, she also met her husband to be, Walter. Walter lived next door and knew Gerlinde was the one. After many cold winters in Edmonton and getting married and having their son, Walter Roy. They once again followed Aunt Kathe to San Leandro, CA. It was here in San Leandro that Gerlinde spent most of her life. They welcomed a daughter, Susan and raised their family in Washington Manor. Gerlinde was a kind and generous person who had a great wealth of friends over the years. She was someone special to be around, with a warm heart and a contagious big smile.



Gerlinde truly enjoyed her family and friends. Her love of travel included trips home to Austria, visits to see her grandsons, cruises with her husband and road trips with her best friend in search of new scenery and Indian casinos. She loved bingo, baking, helping anyone she could and being a fantastic wife, mom, and Oma. She always had so much love in her heart, and we miss her very much.

After a long 17-year battle with MS, Gerlinde is now pain free and at peace. On November 9, 2023, God called Gerlinde home. She spent her final days surrounded by her loved ones. We are forever grateful for the care Gerline received by the staff at Hayward Healthcare and Kaiser Permanente in helping her be a Warrior!

Gerlinde was survived by her husband, Walter Witkowski. Walter joined his beloved Gerlinde 23 days after her passing on December 2nd. She is survived by her son, Walter Roy (Stephanie), daughter Susan Kathe, grandsons Matthew (Chandra), Nathan (Katie) and 4 great grandchildren. Also, her sisters Jutta and Eva and their spouses among other cousins in Austria.

There will be a rosary and mass celebration of life for Gerlinde on Friday January 19, 2024, at 11:30am. The celebration will be held at Holy Sepulchre in Hayward.

Scores: 'When everybody's there, everybody learns more'

continued from front page

senteism (defined as a child missing more than 10 percent of classes) dropped last year, it still isn't back down to pre-pandemic levels.

"Everything starts with attendance," Dr. Patel said.

When the district has looked into attendance problems, they find that sometimes families keep a child home for something pressing like a medical appointment, but sometimes it's not very pressing at all.

"Research shows that when everybody is there, everybody learns more," Patel added.

Efforts to help some very challenged students learn better bore some fruit in the past year, she said.

"We were able to move four out of five student groups with low test results out of a state-mandated Differential Assessment category due to their scores improving, and the

one that's left is the smallest of the five original groups," she said.

Districts are required to provide special intensive services to raise test scores and boost learning for student groups falling under Differential Assessment.

Based on 2021-22 test results, the state had mandated Differential Assessment on students who were homeless, had a disability, were African-American or Pacific Islanders, and who were foster youth. Academic improvements moved each of those groups out of the category for this year, except for foster youth.

Patel said at the January 9 school board meeting that educators at the county and state level see moving one student group out of that status represents an achievement for that district, but moving several groups out in a single year is quite unusual.

"Fortunately, foster youth are the smallest of those student groups," Patel said. "We're planning to get to know each of them very well."

Individual circumstances matter for students having a hard time learning, but so do family circumstances, according to Patel.

"We're trying to move toward a more case-management approach to look at those individual and family needs, especially for foster youth" she said.

Patel explained that sometimes several struggling children come from the same family, but may attend different schools. A family-centered approach to their issues may be more effective than one involving only each child's particular school.

Some innovations last year may have helped boost the test scores, Patel said. Summer school had been open to any student who thought it could help, but this year students who educators were sure it would help were individually invited to attend.

A push for early literacy helped students learn more affectively in their studies, Patel said. So did teachers and staff doing "action research" as to what teaching methods worked best with their particular group of students.

"This means letting teachers make their own decisions what might work better, and what wasn't working well and should be dropped, without requiring central approval," Patel said.

She said they also looked at what kept students from learning, both in their self-image and in issues out of the classroom, as well as what attracted them to school and to learning.

"We found that our peer-to-peer counseling, or peace-making, program helped reduce tensions among students that made some of them stay home sometimes," Patel said.

"We also found that everything had to work together to make kids want to come to school," she continued. "Even what's on the lunch menu that day can have an effect."

"We need a lot of little hooks that connect together to bring people in," Patel said.

While schools need a floor to make sure anything is learned, they also need a ceiling of good things that attract students, she said.

"We need you here every day and we're going to do things every day, that would make you want to be there," said Patel.

Patel pointed to a frustrat-

ing time she had making a needed outside appointment for her own daughter, who attends San Leandro schools, was ironically a good thing.

"Every day I brought up, there was something going on at school she just couldn't miss. We're striving to make all students feel like that, though," the assistant superintendent said.

Not all the state test results were positive, Patel said. They showed that while San Leandro held its own against comparable districts in math performance for each grade, the percentage of students meeting state standards dropped with each successive grade. This wasn't only for San Leandro, but it does make the district want to know what is happening to block learning as a student progresses in math.

Math learning is cumulative, more so than some other subjects, and students missed gaining some skills during the pandemic which hurt them later on, she said.

"But it's not the whole explanation, either. For years we've known that in many schools, long before the pandemic, math learning begins to slow around fourth or fifth grade. We haven't totally figured out why," said Patel.

"We tell the student that we use math, and science, every day just being human. We're always 'mathing,'" she said.

"We want them see what they learn in their everyday lives, getting excited and wanting to know more," Patel said.

Fraud: Meet people face-to-face before doing business with them

continued from front page

suspicious activity.

How it works: When the title of a property is transferred to another person, from the filing of a Grant Deed or Quitclaim Deed at the Alameda County Clerk-Recorder's Office, a letter from the District Attorney's Office is automatically generated and mailed to notify the owner of the transfer.

The letter also includes a copy of the first five pages of the document which triggered the notification.

Homeowners who are unaware of the transfer can contact the District Attorney Real Estate Fraud Unit to have the matter investigated, prosecut-

Protesters Shut Down City Council Meeting

By Jim Knowles
San Leandro Times

Protesters shut down the January 2 meeting of the San Leandro City Council.

Halfway through the meeting, the council moved to another room at City Hall. Mayor Juan Gonzalez called for retreating to another room after people began shouting from the audience in the council chambers.

Earlier in the meeting, many people had spoken during the public comment portion, calling for the council to make a resolution for a ceasefire in the Gaza Strip in the war between Israel and Hamas. Although such a proclamation would merely be a show of support – the San Leandro City Council doesn't have much authority over military operations in the Middle East.

Some of the council members said they understood the speakers views on the war, but added that it's a very complicated issue.

After the public comments period, the City Council began moving on to another item on the agenda. But some of the people in the audience kept calling out for the council to make a declaration on the war in Gaza.

Gonzalez asked people to keep down the noise so the council could conduct business. He asked several times.

"We have to follow a process, we have an agenda," Gonzalez told the audience. "No more disruptions. There

have been multiple disruptions in this meeting. If the disruptions continue, we will take a vote to continue our meeting (in another room)."

The council resumed discussing business but there was more yelling from the audience.

"Okay, at this point I take a motion to discontinue our meeting and meet elsewhere," Gonzalez said.

The council voted yes to meet elsewhere, and then the council took a recess and met in a smaller room where the meeting continued via Zoom.

The City Council went on to discuss the upcoming selection of another council member to replace the seat vacated by Celina Reynes.

But for anyone who wanted to attend the meeting – and Zoom was the only way to attend – the council members' voices were barely understandable from the small room where the microphone seemed to be a long way from everyone.

Reynes' council seat is vacant. Councilwoman Bowen attended the meeting by teleconference call from Harrah's Lake Tahoe Hotel & Casino. And Councilman Bryan Azevedo was present earlier in the meeting but in the later half of the meeting was only attending remotely by teleconference call on Zoom.

The City Council's Jan. 16 meeting was canceled. The next meeting will be on Feb. 5.

ACCEPTING APPLICATIONS TO FILL CITY COUNCIL DISTRICT 1 SEAT

The City Clerk's Office is accepting applications to fill the vacant seat in City Council District 1. Applicants must be a registered voter and reside in District 1. The term of office will be ten months and expires on 12/31/24

Applications must be submitted by email to the City Clerk by 5 p.m. on Monday, January 29, 2024

Contact: clerk@sanleandro.org or 510.577.3366

Application may be found by visiting SanLeandro.org/CityCouncil

