

Lost Your Will?

SENIOR LAWYER ANSWERS YOUR QUESTIONS –
WHAT HAPPENS IF YOU LOSE YOUR WILL..... 5

WEEKEND WEATHER

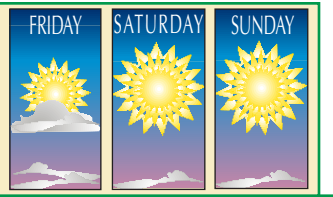
CLEAR

Partly cloudy Friday
the sunny thru Sunday

HIGHS: 76-81

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

LOWS: 54-59



San Leandro Times

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

VOL. 33 • NO. 7

THURSDAY, FEBRUARY 16, 2023

SAN LEANDRO • CALIFORNIA



PHOTO COURTESY OF DALE BERVEN

Jean (Warren) Cooper and Dale Berven held the San Leandro High School Class of 1948 reunion.

Two Grads Hold 75th Class Reunion

San Leandro High class of 1948 graduates remember high school days

By Jim Knowles
San Leandro Times

A couple of San Leandro High grads recently got together for their class reunion – though it wasn't a very big party, just the two of them.

When you get to the 75th reunion there aren't too many classmates still around.

Dale Berven and Jean (Warren) Cooper graduated on Jan. 28, 1948, back when San Leandro High was a 2-story brick building at the site of the current Bancroft Middle School.

"Back in the '40s, SLHS housed six grades, from the 7th to the 12th," said Berven. "Since the building wasn't very large we had many portables, and

each wooden portable was heated by a pot-bellied stove."

As Berven recalls, a student from each classroom was assigned to go out to the coal shed, shovel coal, and bring back some coal for the stove.

Berven remembers the gym wasn't big enough for regulation games, so the

see GRADS, page 12

City Seeks Public Comment on Upcoming Budget

2-year budget starts July 1; public can also weigh in on spending federal COVID funds

By Michael Singer
San Leandro Times

Starting next week, residents will get their first chance to let the City Council know where they want their tax dollars spent through the summer of 2025 and suggestions on where to cash in on the one-time \$18.6 million in federal COVID-relief funds.

San Leandro is planning its upcoming 2-year budget, stretching from July 2023 and June 2025. By law, the city must sign off on a balanced budget by June 30.

At the Monday, Feb. 6, City Council meeting, Finance Director T. Michael Yuen outlined the steps the City Council will take to create the upcoming budget, including holding committee and workgroup sessions and three meetings to gather comments from the public.

"We will take time to convey the budget process and the preliminary recommendations, but we really want to find out from our residents what their priorities are and how we can structure a two-year budget that really works for San Leandro," Yuen said

during the council meeting. The first public engagement meeting is scheduled for Feb. 22 at 6 p.m. at the Marina Community Center, see BUDGET, page 7

Centers Offer Assistance For Storm Damage

By Mike McGuire
San Leandro Times

As of February 10, residents and businesses who suffered damages from the recent storms have the choice of two Disaster Relief Centers to visit in the county, where federal, state, and local agencies will have representatives on hand to help with paperwork.

But they'll only be open for a few weeks, until about Feb. 24, so visit soon if you need assistance, according to see ASSISTANCE, page 11

County Supervisor Richard Valle Dies at 73

By Michael Singer
San Leandro Times

Alameda County Supervisor Richard Valle died last Wednesday afternoon at 73

from health complications due to a two-year battle with prostate cancer.

Valle was elected to the board of supervisors in Nov.

2012 to represent District 2, which covers Hayward, Union City, Newark, and parts of Fremont. Before that, he served for 13 years as a city council

member in Union City.

During his 10 years on the board of supervisors, Valle fought for safety-net services see VALLE, page 7

INSIDE YOUR TIMES

ENTERTAINMENT

Martina lands big interviews on her YouTube channel. **Page 2**

NEWS

Deputies make fentanyl bust in San Leandro. **Page 3**

FOOD

Hearty stew makes a delicious one-dish meal. **Page 4**

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MEETING SCHEDULES

CITY COUNCIL

Council meets on the first and third Monday of each month at 6:30 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

EDITORIAL

Howard Morrison
Editor and Publisher

Jim Knowles
Managing Editor
jimk@ebpublishing.com

Contributing Writers

Buzz Bertolero

Mike McGuire

Michael Singer

Carl Medford

Linda Sandmark

PRODUCTION

Howard Morrison
Manager

Moxie Morrison
Assistant

Claudette Morrison
Business Manager

ADVERTISING

Display Advertising

Claudette Morrison

Classified Advertising

Patrick Vadnais

HOW TO REACH US

San Leandro Times
2060 Washington Ave.
San Leandro, California 94577

Office hours: Weekdays, 9 a.m. to 5 p.m.

Main Office: (510) 614-1555

Newsroom: (510) 614-1557

Sports: (510) 614-1561

Advertising: (510) 614-1555

Classified: (510) 614-1558

Fax: (510) 483-4209

Email: jimk@ebpublishing.com

www.ebpublishing.com



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HAHS to Host Black History Month Program On Black Resistance

The Hayward Area Historical Society is hosting an online presentation focused on Black Resistance with Roc-Quel Johnson, Vice President of the Hayward/South County chapter of Black Women Organized for Political Action (BWOPA) on Saturday, Feb. 18 at 10 a.m. Registration is available online at www.haywardareahistory.org.

Johnson will speak about

black resistance and BWO-PA as they work towards their mission to activate and educate African-American women about political process, encourage involvement, and to affirm the commitment to solving problems affecting the African American community.

More information and registration is available at www.haywardareahistory.org.



PHOTO COURTESY OF MARTINA LAWSON-HINES

Martina Lawson-Hines (right) and the TV interviewer with Ayesha Curry at Curry's book signing along with musician Gregory Hines.

Magician David Gerard to Perform

Magician and mind reader David Gerard will perform on Saturday, March 4, at 7:30 p.m. at the Castro Valley Center for the Arts, 19501 Redwood Road in Castro Valley.

Gerard delivers magic and mind reading with charm, comedy, and sharp repartee. His baffling illusions and inter-

active style dazzle audiences.

David has been performing magic at 6 years old. He has been featured forty times at the prestigious Magic Castle in Hollywood. He moved to California in 2010 to work in marketing for Google. For tickets: www.cvartsfoundation.org or call 510-889-8961.

SL Resident Martina Lawson-Hines Prepares Her Show on YouTube

The *Martina Show* is launching Season 10 this year featuring interviews with business and community leaders

and a few celebrities, too.

Martina Lawson-Hines started the show back in 2008 with the goal of informing viewers on meaningful topics. The San Leandro resident strives for a positive message in her interviews through the platform of television on her YouTube channel.

New episodes of *The Martina Show* will begin airing this month at: YouTube.com/TheMartinaTalkShow. Got a show idea or want to chat

on *The Martina Show*? Send an e-mail to: themartinatalkshow@yahoo.com.

Martina interviewed Stephan Curry of the Golden State Warriors in a recent broadcast that can be found on YouTube. She's also interviewed actor Robert Redford, actress Regina King, singer Jon B, and singer-actress Brandy Norwood. The Season 10 premiere will feature an interview with Airrion Love of The Stylistics.

On this Day: February 16

1858 – The first ironing board was patented by William Vandenburg and James Harvey.

1932 – The first fruit tree patent was issued to James E. Markham for a peach tree which ripens later than other varieties.

1937 – Wallace H. Caroth-

ers, a research chemist for Du Pont, received a patent for nylon.

1968 – The first 911 emergency telephone system in the United States was inaugurated in Haleyville, Alabama.

2005 – The Kyoto global warming pact went into effect in 140 nations.

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Community Calendar

Black History Month Read-In

Join the San Leandro Public Library's 3rd annual Black History Month Read-In to uplift and celebrate Black writers, thinkers, and creators. Through February 28, participate online on Beanstack or use a paper tracker card (available at the San Leandro Main and Manor libraries or via the library's website). Earn 14 points by reading or completing activities and claim a finisher prize. This challenge is for patrons ages 12+. Visit the library's website for more information: sanleandro.org/BHMreadin

Photo Show and Tell and Preservation 101

Come show off a photo of someone or something you love with a photo show-and-tell on Thursday, Feb. 16, from 6 to 7 p.m. at the San Leandro Main Library History Room, 300 Estudillo Ave. Learn about your neighbor's memories and share your own. Afterward, the group will review some basic photo preservation tips and learn about how you can use the DIY Memory Lab to help preserve your memories. This is a free in-person event. Registration is required. Register online at sanleandro.libcal.org or call 510-577-3971.

Hill and Valley Club Bunco Madness

The Hill and Valley Club, 1808 B St. in Hayward, presents Bunco Madness on Saturday, Feb. 18. Arrive at 10:30 a.m. for a salad bar lunch and a lot of fun playing Bunco. Beginners are encouraged. Prizes will be given for Bunco winners, and door prizes are also available. Tickets are \$20 each and include lunch. Call Pat Keathley at 510-461-1321 or email pkeathley@icloud.com for reservations or for more information. Reservations are required.

Together Women Rise Potluck Dinner

Together Women Rise Castro Valley Chapter invites visitors to join us for potluck dinner on Tuesday, Feb. 21, at 6:30 p.m. The group will learn about its Featured Grantee for February, Maya Midwifery International from Guatemala. Together Women Rise is a powerful community of women and allies dedicated to achieving global gender equality. If interested in sharing potluck dinner, call or text Pat Payne at 510-427-5261.

Grant Avenue Foundation Champagne and Crab Brunch

The Grant Avenue Foundation is hosting a Champagne and Crab Brunch fundraiser on Sunday, Feb. 26, from 10 a.m. to 2 p.m. at the San Leandro Boys & Girls Club, 2200 San Leandro Blvd. Free Mimosas on the patio, no-host bar, raffle baskets, live music, special guest. Chef Ryan's special Patio menu – salad, pasta, bread, crab. Tickets: \$75, or \$80 at the president's table. Tickets: [Eventbrite.com](https://www.eventbrite.com) –search: Champagne and Crab.

Black History Month Screening of *Fences*

Celebrate Black History Month and watch a free film screening of *Fences* on Sunday, Feb. 26, at 1:30 p.m. at the San Leandro Main Library, 300 Estudillo Ave. The drama/historical film runs 2 hours 19 minutes and is rated PG-13. Enjoy light bites, and stay a while for an engaging community conversation afterwards. Registration is necessary by visiting or calling the Main Library at 510-577-3971. Email pmallari@sanleandro.org

Seminar on Ranked-Choice Voting

A seminar on ranked-choice voting will be held on Saturday, March 4, from 10 a.m. to 1 p.m. at the San Leandro Main Library, 300 Estudillo Ave. Speakers include master of ceremony Mr. Saleem Gilmore, county supervisors Nate Miley and Lena Tam, Secretary of State Eric Garris, former San Leandro City Councilman Benny Lee, and John Guerrero with the Election Integrity Team Alameda County. The forum is sponsored by the Hayward/South County Black Women Organized for Political Action, Vote Oakland, Elders United and Soul Beat.

Resolved to Lose Weight in 2023

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

Sheriff's Dept. Seizes Large Cache of Fentanyl at Bancroft Avenue Home

A large quantity of the deadly drug fentanyl was confiscated by sheriff's deputies last week at a home in San Leandro.

The Alameda County Sheriff's Department reported they made a drug bust on Feb. 8 at a home on Bancroft Avenue where they seized 23 pounds of powdered fentanyl. They also seized fentanyl pills, 168 grams of methamphetamine, 9.7 grams of cocaine base and four guns.

The sheriff's department said there was evidence of drug manufacturing and drug paraphernalia and fentanyl packaged in ounces ready to be sold in the house.



First United Methodist to Host Centering Prayer via Zoom

First United Methodist Church invites you to explore Centering Prayer via Zoom during Lent.

Newcomers to Centering Prayer can learn more during an informal Q&A 8:30 to 9 a.m. each Saturday from Feb. 18 through April 8. After this short 30 minute orientation, stay for a weekly group prayer at 9 a.m.

If you are already familiar with Centering Prayer, you're

invited to join the group practice from 9 to 10 a.m. each Saturday (year round).

All meetings are held via Zoom, visit the church website, fumcsl.org, for the link.

Centering Prayer is an ancient contemplative practice which helps quiet our busy minds and prepare us to experience the tranquility of God's presence within us.

No experience is needed. All are welcome to pray together.

For more information, email: pastor@fumcsl.org; or joyce-dow@comcast.net.

HARD Softball Looking for Umpires

The Hayward Softball Umpires Association is recruiting year-round to work paid HARD Recreation soft-

ball games.

Men's, women's and co-ed slow pitch. Training provided for all age groups.

For more information, call the Education Director between 9 a.m. and 9 p.m. at 510-586-8592.

Senior Meals Serving Lunch on Weekdays

Senior Meals prepared by the San Leandro Spectrum Meals Program: 510-881-0302. Visit our website for more information, www.SpectrumCS.org

Anyone who is 60 years or better is eligible to register to come get a meal. Advanced reservations are required. Spectrum requests a \$3.75 donation towards each meal or get our valued 10-meal ticket for only \$35.

Option to dine-in or take-away is available. To make your advanced reservation, call and leave a message for

the San Leandro Spectrum Meals Program: 510-881-0302. Visit our website for more information, www.SpectrumCS.org

The menu for the upcoming week is:

Thursday, Feb. 16: Herb baked chicken, potato cabbage soup, peas and carrots, whole wheat roll, fruit.

Friday, Feb. 17: Pasta with marinara sauce, brussels sprouts, house salad, garlic bread, fruit.

Monday, Feb. 20: No lunch – Presidents' Day Holiday.

Tuesday, Feb. 21: Asian Veggie Curry, broccoli, brown

rice, fruit.

Wednesday, Feb. 22: Baked cod with melted leek sauce over couscous, turmeric lentil lemon soup, fruit.

Thursday, Feb. 23: Na-

tional Chili Day! Turkey chili, vegetable medley salad, fruit.

Friday, Feb. 24: Chili verde chicken with whole wheat tortilla on the side, pinto beans, corn, fruit.

Adults learn to read free!



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SUNDAY 11:11 A.M.

Unity Church of San Leandro
P.O. Box 2018, San Leandro, 94577

Hearty Stew for a Perfect Supper

Nothing warms the body on these cold, wintry nights like a steaming bowl of stew, a combination of vegetables – and usually some meat – simmered gently in natural juices. Stews are nutritious one-dish meals that are easy on the cook and sure to be welcomed at the dinner table.

LEGACY BEEF STEW

Special enough for company, but delicious anytime, this unique stew needs nothing more than a good crusty bread to make a warming, nutritious winter meal.

CROSSWORD PUZZLE ANSWERS

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| D | E | N | B | R | A | E | T | H | E | R |



- 2 pounds beef stew meat
- 1 tablespoon each oil and butter
- 1 large onion, chopped
- 6 cloves garlic, diced
- 1 inch fresh ginger, peeled and diced
- Salt and pepper to taste
- Dash cayenne pepper
- 4 cups beef broth
- 1 bay leaf
- 1/2 cup red wine (optional)
- 4 to 6 carrots

- 1/2 winter squash
- 3 white potatoes
- 3 sweet potatoes
- 8 small white onions
- 8 whole cloves
- 1 pound green beans
- 1/2 pound small prunes

In large, heavy stewing pot, brown meat in oil-butter mixture. Set meat aside. Add chopped onion, garlic, and ginger to pot and saute. Add salt, black and

cayenne peppers, and continue cooking for a few more minutes. Return meat to pot, add broth, bay leaf, and red wine. Add water to cover if necessary. Bring to a boil and cook, uncovered, for 20 minutes, adding more water as needed.

Meanwhile, peel and cut up carrots, squash, and white and sweet potatoes. Peel onions and stick a whole clove into each. Wash, trim, and cut up green beans. Reduce heat. Place carrots and onions over top of stew; cover and steam for 10 minutes, then stir into meat. Repeat this procedure with sweet potatoes and beans. Repeat with squash and white potatoes. Check all for tenderness and correct seasoning. About 15 minutes before serving, lay prunes over top of stew. Cover and steam gently until soft. Makes 8 servings.

CROCK-POT BEEF STROGANOFF

- 2 pounds beef chuck, trimmed of excess fat and cut into 3-inch-long slices 1/2 inch thick
- 1 large onion, chopped
- 1 pound white mushrooms, trimmed and halved
- Salt and pepper
- 2 tablespoons cornstarch
- 1/2 cup sour cream
- 2 tablespoons Dijon mustard
- Cooked thin egg noodles, for serving

Chopped fresh dill, for garnish In a 5- to 6-quart slow cooker, toss beef, onion, and mushrooms with 1-1/2 teaspoons salt and teaspoon pepper. Cover, and cook on low until meat is tender, about 8 hours (or on high for 6 hours).

In a 2-cup glass measuring cup, whisk cornstarch with 2 tablespoons water. Ladle 1 cup cooking liquid into measuring cup; whisk to combine. Pour into a small saucepan, and bring to a boil; cook until thickened, about 1 minute. With slow cooker turned off, stir in cornstarch mixture, then sour cream and mustard. Serve beef over noodles; sprinkle with dill, if desired. Yields 8 servings.

WINTER VEGETABLE RAGOUT

- 1/4 cup olive oil
- 4 large carrots, cut into 1/2-inch pieces
- 4 cups butternut squash, cut into cubes
- 2 medium red onions, cut into thin strips
- 2 cups coarsely chopped green cabbage (optional)
- 2 medium turnips, coarsely chopped
- Salt and black pepper
- 1/3 cup vegetable or chicken stock
- 1/3 cup dry white wine
- 2 plum tomatoes, cut into cubes
- 3/4 teaspoon dried thyme or rubbed sage

Preheat the oven to 350°F. Toss the carrots, butternut squash, red onions, cabbage, and turnips with the olive oil and arrange the vegetables in a large roasting pan. Season the vegetables with salt and pepper to taste and then roast them in the oven, uncovered, for 30 minutes.

Stir the vegetable stock, white wine, tomatoes, and thyme or sage into the vegetables and continue roasting them for 45 minutes to 1 hour, stirring occasionally, until the sauce has thickened considerably and the vegetables have started to caramelize. Serves 6.

This winter vegetable stew recipe makes 6 servings.

CHICKEN STEW

- 8 skinless chicken drumsticks
- Salt and ground pepper
- 2 tablespoons vegetable oil
- 1 large yellow onion, diced
- 1 large carrot, diced large
- 1 large celery stalk, diced large
- 3 garlic cloves, smashed and peeled
- 1 large russet potato, diced large
- 1 pound collard greens, stems removed, leaves torn
- 1 (48-ounce) can vegetable juice
- 2 teaspoons Worcestershire sauce
- 2 teaspoons white vinegar

Season chicken generously with salt and pepper. In a 6-quart Dutch oven or heavy pot, heat oil over medium-high. Cook chicken until brown on all sides, 10 to 12 minutes; transfer to a plate. Add onion, carrot, celery, and garlic to pot; cook until onion softens, 3 minutes. Add potato and collard greens; cook until greens begin to wilt, 3 minutes.

Return chicken to pot; add vegetable juice and Worcestershire. Bring to a boil; reduce to a medium simmer, partially cover, and cook until chicken is separating from the bone and vegetables are tender, about 45 minutes. Season with salt and pepper and stir in vinegar just before serving. Serves 6.

LEGAL NOTICES

FILED JAN 12, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594708
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Done With Love Designs, located at 965 Karol Way San Leandro Ca 94577. in Alameda County, is hereby registered by the following owner(s): Elfreda Love, 965 Karol Way, San Leandro Ca 94578. Tymaeus Love 965 Karol Way San Leandro, CA 94577 This business is conducted by a Married couple. This business commenced Jan. 1, 2023
/s/ Elfreda Love
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires JAN 11, 2028
JAN 26, FEB 02, 09, 16, 2023
0548-SLT

FILED JAN 23, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594914
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Pacific Transactions, located at 18459 Reamer Road Castro Valley, CA 94546. P.O. Box #2524 Castro Valley CA 94546. In Alameda County, is hereby registered by the following owner(s): Gabriella R. Stefanic, 18459 Reamer Road Castro Valley, CA 94546. This business is conducted by an Individual. This business commenced N/A
/s/ Gabriella R. Stefanic
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires JAN 22, 2028
FEB 02, 09, 16, 23, 2023
0556-CVF

FILED JAN 11, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594671
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Foster Freeze #240, located at 2601 2601 Alvarado Street San Leandro, CA 94577. in Alameda County, is hereby registered by the following owner(s): FF240 Won Inc., 2601 2601 Alvarado Street San Leandro, CA 94577. This business is conducted by a Corporation. This business commenced 01/01/2002
/s/ Kwang Hee Won
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires SEP 20, 2027
FEB 02, 09, 16, 23, 2023
0564-SLT

FILED FEB 01, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 595223
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Batle Studio, located at 13304 Aurora Drive San Leandro, CA 94577. in Alameda County, is hereby registered by the following owner(s): Batle Studio A Calif. Corp., 13304 Aurora Drive San Leandro, CA 94577. This business is conducted by a Corporation. This business commenced 01/18/23
/s/ Helena Delia Batle
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires JAN 31, 2028
FEB 09, 16, 23, MAR 02, 2023
0565-SLT

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LEGAL NOTICE

FILED JAN 13, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594765
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Nyansa Dua, located at 596 Alvarado Street San Leandro, CA 94577. in Alameda County, is hereby registered by the following owner(s): Jahi C. Mirembe, 596 Alvarado Street San Leandro, CA 94577. This business is conducted by an Individual. This business commenced N/A
/s/ Jahi C. Mirembe
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires JAN 12, 2028
FEB 02, 09, 16, 23, 2022
0560-SLT

FILED DEC 29, 2022
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594423
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Bayside DMV Registration Srvce, located at 965 W. Winton Ave Hayward, CA 94545. in Alameda County, is hereby registered by the following owner(s): Issic Ayesh, 965 W. Winton Ave Hayward, CA 94545. This business is conducted by an Individual. This business commenced 12/29/22
/s/ Issic Ayesh
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires DEC 28, 2027
JAN 26, FEB 02, 09, 16, 2023
0557-SLT

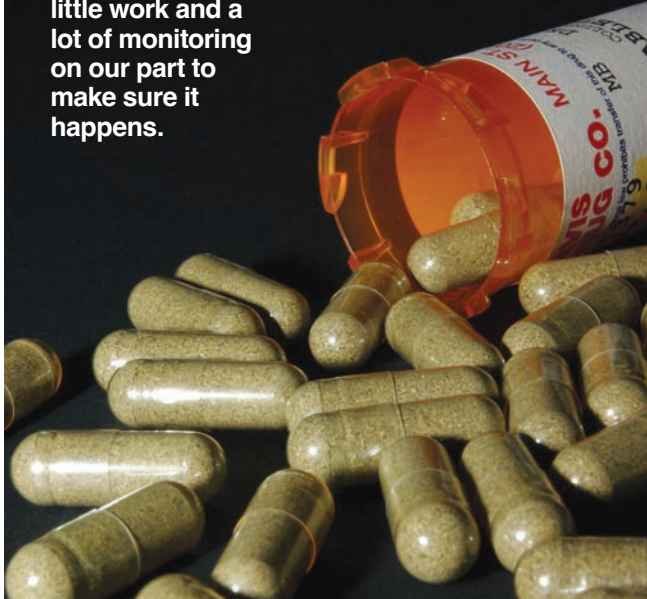
FILED JAN 17, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594796
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Clean & Cozy Petcare, located at 20332 Meekland Ave Hayward, CA 94541, 1115 Lucile Street San Leandro CA 94577 in Alameda County, is hereby registered by the following owner(s): Regina Lawrence, 31115 Lucile Street San Leandro CA 94577. This business is conducted by an Individual. This business commenced 01/17/2023
/s/ Regina Lawrence
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires JAN 16, 2028
JAN 19, 26, FEB 02, 09, 2023

FILED JAN 20, 2022
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594888
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Education Enrichment Services, located at 1064 Frederick Road San Leandro, CA 94577. in Alameda County, is hereby registered by the following owner(s): Paulina Alicia Gonzales Rojas, 1064 Frederick Road San Leandro, CA 94577. This business is conducted by an Individual. This business commenced N/A
/s/ Paulina Alicia Gonzales Rojas
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires JAN 19, 2028
JAN 26, FEB 02, 09, 16, 2023

FILED FEB 08, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 595455
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Bold Will, located at 1132 Carpenter Street #209 San Leandro, CA 94577. in Alameda County, is hereby registered by the following owner(s): Kimberly Wilson, 1132 Carpenter Street #209 San Leandro, CA 94577. This business is conducted by an Individual. This business commenced N/A
/s/ Kimberly Wilson
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires SEP 20, 2027
FEB 16, 23, MAR 02, 09, 2023
0565-SLT

FILED JAN 23, 2023
MELISSA WILK County Clerk
ALAMEDA COUNTY
By-----, Deputy
FILE NO. 594916
FICTITIOUS BUSINESS
NAME STATEMENT
Pursuant to Business and
Professions Code
Sections 17900-17930
The name of the business(es):
Innovated Electric, located at 22524 Byron St., Hayward, CA 94541. in Alameda County, is hereby registered by the following owner(s): Carlos Gonzales, 22524 Byron St., Hayward, CA 94541. This business is conducted by an Individual. This business commenced N/A
/s/ Carlos Gonzales
This statement was filed with the County Clerk of Alameda County on date indicated by file stamp above.
Expires JAN 22, 2028
FEB 16, 23, MAR 02, 09, 2023
0575-SLT

There are ways to cut those costs. It just takes a little work and a lot of monitoring on our part to make sure it happens.



Easy Ways to Cut Your Drug Costs

By Matilda Charles
SPECIAL TO THE TIMES

I got a shock the other day when I went to the pharmacy to pick up the latest refill of my three drugs and realized that the pharmacy assistant had neglected to run it through GoodRx, the program that helps reduce the price of our drugs. Once he did that, the cost dropped significantly.

It made me realize just how much other seniors are paying for the drugs we need to stay healthy. There are ways to cut those costs. It just takes a little work and a lot of monitoring on our part to make sure it happens.

As mentioned, there's GoodRx (www.goodrx.com), which I've used for several years. Their website isn't the easiest to use, but after you try it once, you'll appreciate being able to cut the costs of your drugs every time you need a refill.

There are other ways as well: RxAssist (www.rxassist.org) has programs that are run by the pharmaceutical companies to help those who can't afford their prescriptions. If your drugs cost more than \$10, present your RxAssist card to get the lowest price. Check the website for a long directory of patient assistance programs. Beware that some programs involve a small fee to be a member and many have eligibility requirements.

Consider Walmart pharmacies for their generic program. A 30-day prescription will cost \$4 and only \$10 for a 90-day

prescription. Not all generic drugs will qualify for those prices, but it's worth making a call to your local Walmart pharmacy to find out if your drugs are on that list.

NeedyMeds website (www.needy meds.org) was started by a physician in 1997 to help gather information about reduced drug and health care costs. The website says over \$337 million has been saved so far.

And finally, check the prices at Mark Cuban's Cost Plus Drugs (costplusdrugs.com). For some drugs, this one is the lowest of all.

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What Happens If a Will Has Been Lost?

Q: It seems that my father lost the will that he signed some years ago. It might have been misplaced when he moved from his home into an assisted living facility two years ago, but we only just noticed its absence when we were helping him organize his papers and affairs. What do we do?

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

A: Surprisingly, this is not an uncommon occurrence. Indeed, the actual court form required to initiate a probate proceeding in California actually has a question asking if the will has been lost.

If so, it requests that either a copy or a "statement of the testamentary words or their substance" be attached to the court petition.

However, merely because the petition asks for this information, does not necessarily mean that it is a simple matter of furnishing a photocopy to the court in order to validate his will and testamentary intentions.

Indeed, under California law, if a lost will was last in the testator's possession, if he were competent at the time of his death, and if there is no "duplicate original" that can be found, there is a presumption that the testator destroyed it with the intent to revoke it. Further, there is one California judicial opinion that has held that a photocopy of a lost will



did not meet the test of being a "duplicate original", which would actually be an original duplicate signed by the testator at the time he executed his will.

So, if his will still cannot be found at the time of your father's death, then the presumption will apply, at least initially. At that point, unless you can produce evidence to convince the court that it was misplaced without intention to revoke it, the court would likely then proceed with the case as if he had died intestate, which means dying without a will.

California law would then

control what happens to his estate and the designation of beneficiaries and their corresponding shares of his estate. Unfortunately, if your father does not now have capacity to sign a new will, you will either have to convince the court after his demise that he never intended to revoke it, or have your father's estate be distributed according to the California Law of Intestate Succession.

So, if your father is alive

and able to do so, I would strongly urge him to execute a new will, and to make arrangements to keep it in a safe place. Some folks prefer to keep their original will in their bank safety deposit box. This is okay provided that the designated executor knows where that box is located and, further, knows where your father keeps the key to his box.

Alternatively, your father might open a safety deposit box with two co-owners, each of whom has a key to the box, so that the co-owner (presumably his designated executor) can access the box without administrative delay following your father's demise.

If there had been a calamity, such as a fire, or burglary, or something of that nature, and if there is evidence to believe that the will was lost or destroyed in that event, I would then urge the family to secure and keep safe a copy of the fire or police report, which hopefully references the loss of valuable papers, will, etc.

That report might later be shown to the court when the executor files a formal Petition for Probate, and may then be deemed sufficient evidence to explain the "lost will", overcome the presumption that your father intentionally destroyed it, and accept a photocopy, or statement of its contents, as sufficient evidence of his will.

Gene L. Osofsky is an elder law and estate planning attorney in the East Bay. Visit his website at www.LawyerForSeniors.com



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REAL ESTATE GALLERY



REAL ESTATE REALITY

By Carl Medford, CRS
Special to the Times

GUEST COMMENTARY



Bay Area Housing Market Appears to be Reversing

Beginning in May, 2022, as interest rates began spiking upwards and home prices began to slide, Realtors started hearing buyers declaring they were no longer willing to buy a home for two critical reasons:

Reason #1: Interest rates were too high.

As buyers watched interest rates climb, they rationalized that what goes up must come back down. While true in the grand scheme of things, they did not consider that rates were at historic lows due to the foreclosure crisis and global pandemic. With those two catastrophes in the rearview mirror, rates began to climb back to historic norms. Realizing that sliding prices and the absence of multiple offers were providing buyers with new opportunities, Realtors advised buyers to "marry the home and date the rate." Some buyers heeded the advice and jumped in, while others decided to sit it out. Pundits predicted that once those on the bench figured out that the new, higher interest rates were here to stay, they would jump back in as well, most likely in the early part of 2023. Well ... it appears to be

happening.

Reason #2: Home prices were falling.

Buyers began to rationalize, "If home prices will be lower in a few months, why buy today?" Put succinctly, they were trying to time the market. Realtors began telling bench-sitting buyers that there was a rare opportunity at hand: if they found a home they loved and could afford the payments, neither the price nor the interest rate were relevant. Rates would most likely go down at some point in the future and home prices would always increase in the long term.

Trying to "time" the market isn't a new idea. Regardless of the type of market or its direction, there are always those trying to sell when values peak and buy when they have bottomed out. Problem: you never know when those exact moments are going to be. This very dilemma has ruined countless day traders.

In real estate, by the time you have figured out that the market has turned, it is already too late. If the market has reversed, as evidenced by the return of multiple offers and over-asking prices, buyers are

going to be kicking themselves when they realize they should have bought a few months ago when they had the opportunity to write offers without competition. Trying to out-smart the market can actually be a dumb idea.

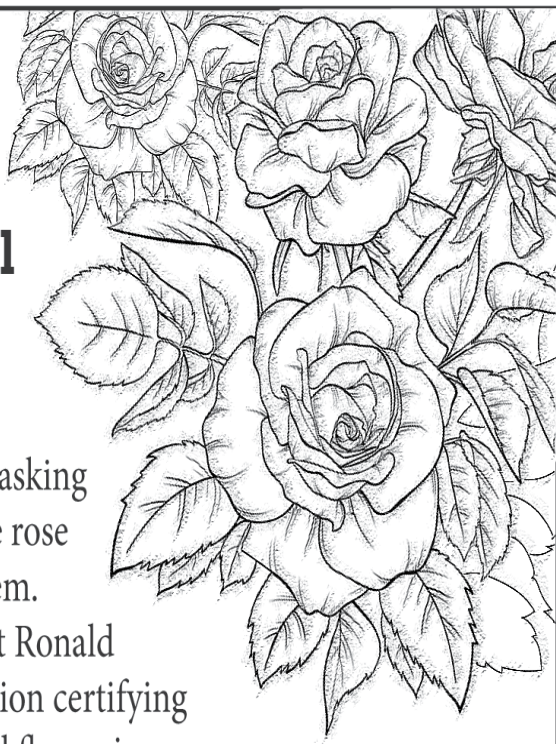
Carl Medford is a licensed Realtor with Keller Williams Realty and a licensed general contractor. This article is sponsored by the Central County Marketing Association.

The Garden Bug Our national flower

In 1985, the United States Senate passed a resolution asking the president to declare the rose as the national floral emblem.

On Nov. 20, 1986 President Ronald Reagan signed a proclamation certifying the rose as the U.S. national flower in a ceremony at the White House Rose Garden. – Brenda Weaver

Source:
nationalrosegarden



How to Replant an Azalea

Q I have an Azalea that has been in the ground for twelve years, and it's not growing. When I planted it initially, I didn't disturb the roots. I've since learned I should have. Can I now dig it up, spread the roots and replant it in the same spot? It has tremendous sentimental value.

By Buzz Bertolero
THE DIRT GARDENER

A Yes, I would replant. However, your Azalea is slowly strangling itself, so you need to break the circular pattern of the roots for the plant to survive. The transplanting window is open until late April. This technique is called 'Root Pruning. Root Pruning is also recommended for container plants such as citrus, Japa-



nese Maples, roses, and other plants that have been growing in the same container for thirty months or longer.

In your case, I'd dig around the plant with a round-nose shovel until you gently lift the root ball out of the ground. It should come out quite quickly as there is should be little rooting into the native soil. Next, trim away an inch or two of the roots from the sides and bottom of the root ball. With container plants you could remove more of the root ball. Before replanting, soak the root ball in a bucket of water with Liquinox Starter with B1 or a similar product. Liquinox Start with Vitamin B-1 helps promote feeder root growth and reduces transplant shock. If the root ball is wet skip the bucket and water the Azalea with the transplanting solution after the transplanting solution. The new planting hole should be twice as wide as the original root ball and six inches deeper. This is to accommodate the many surface roots. The native soil is amended with organic matter, or you could use one of the prepared planting mixes for shade-loving plants at a 50/50 ratio. Next, center the Azalea in the hole with the top of the root ball one-half inch above the soil surface.

This allows for settling and prevents the plant from being planted too deep, a critical planting mistake many make. Two weeks after transplanting, I'd begin fertilizing with an Azalea, Camellia, and Rhododendron Food and continue feeding it monthly until October.

Q Last November, I planted Garlic for the first time. It is now almost twelve inches tall. When does it mature?

A Garlic should not mature for another three to four months. As harvest time approaches, the plants will turn yellow and brown. When forty percent of the foliage has discolored, you stop watering the plants and bend the foliage over, parallel to the ground. Once the foliage turns completely brown, the Garlic is manually removed. I'd loosen the soil with a spading fork and be careful, as Garlic easily bruises.

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. By Mother's Day, then I would replace them.

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Valle: 'Lucky to call Richard a friend'

continued from front page

and mental health programs and was a supporter of Saint Rose Hospital. He advocated for at-risk youth and job development programs and championed organized labor.

"I am devastated to learn of the passing of my colleague and friend," said board President Nate Miley (District 4) in a statement. "He uplifted community volunteers through a highly successful annual volunteer appreciation event, promoted walkable neighborhoods through the Niles Canyon Stroll and Roll, and educated the community about STEM programming through Science in the Park. My condo-



Richard Valle was first elected supervisor in 2012.

lences to his wife, children, all those lucky enough to call grandchildren, staff and to Richard a friend."

City of San Leandro Budget Meetings

| Date | Time | Location |
|---------------------|---------------------|---|
| Wednesday, Feb. 22, | 6 to 8 p.m., | Marina Community Center |
| Saturday, March 4, | 9:30 to 11:30 a.m., | Surlene Grant Meeting Room |
| Thursday, May 11, | 6 to 7 p.m., | online at: sanleandro.org/budgettownhall |

Budget: Meeting next Wednesday

continued from front page

15301 Wicks Blvd.; followed by a second in-person meeting on March 4 at 9:30 a.m. at the Surlene Grant Community Room, next to City Hall. Then on May 11 at 6 p.m., the City Manager will host a virtual meeting to discuss the public's feedback and outline the budget choices.

According to the city's website, most of the revenue generated for San Leandro's current \$134 million budget came from \$56.3 million in sales taxes, followed by \$28.1 million in property taxes. The two largest benefactors of San Leandro's \$133 million in expenses over the last year include \$64.6 million for salaries and benefits and \$27.7 million for fire services supplied by Alameda County Fire Department.

Part of next week's series of discussions will be how to spend the \$18.6 million the city received from the 2021 American Rescue Plan Act

(ARPA) stimulus funding. The City Council dissected the one-time bonus into broader categories, including \$8.4 million for infrastructure projects, \$6.5 million for community health and safety, \$2 million in human services, and \$1.4 million in community and economic recovery.

The details on those funds have yet to be assigned. Yuen suggested funding capital projects, one-time grants for community priorities, or purchasing a property such as the Nimitz Motel, which San Leandro is looking to secure as a homeless navigation center.

"When we have had a surplus in the past, we have allocated it for things such as a significant amount of \$5 million for road improvements," said city manager Fran Robustelli. "San Leandro has a policy of investing one-time funds into a pool program to fund pensions and healthcare, and the last one that comes to

mind is our \$2 million match for the Mulford-Marina library grant."

Yeun further recommended that the council take a serious look at the capital improvement projects needed to keep the city in working order.

His breakdown of costs—not including streets—includes an estimated \$265 million to renovate or replace roofing on city-owned buildings, playground equipment, and irrigation wells. The city's ongoing renovation and replacement costs for the general fund are \$19 million annually.

"Those estimates were made using finance numbers from 2022, which means that the final cost is expected to be higher," Yeun said, adding that the city could halt new projects until they finished the bulk of existing unfinished capital improvements. "Constructing any additional facilities will add to the annual cost."

News Briefs

Weekly Manor Branch Story Times

Join the Manor Branch Library, 1241 Manor Blvd., for stories, songs and fun at Weekly Story Time. Toddler story time is every Tuesday at 10:30 a.m., and Preschool story time is every Thursday at 1:30 p.m. For more information, call 510-577-7971.

Bilingual Music and Movement for Preschoolers At the San Leandro Library

Come and participate in fun and interactive activities with songs, music, dance and more in a bilingual environment (English and Spanish) on Saturdays, Feb. 25, and March 25, at 10:30 a.m. at the San Leandro Public Main Library, 300 Estudillo Ave. For toddler/preschool age children and their families.

Women's History Month Tiny Art Show at the San Leandro Public Library

The San Leandro Public Library is celebrating Women's History Month this March by honoring women artists with their 2nd Annual Tiny Art Show. Register at the Main Library information desk, starting Feb. 15 to receive a mini art kit and create your masterpiece inspired by a woman artist. Kit includes a 3" x 3" canvas, paint and brushes along with some ideas to help you get started. Participants are invited to submit their work to be part of the show which will be up throughout March. Visit the library's website for more information at sanleandrolibrary.org or call 570-577-3971

Women's History Month Tiny Art Show at The Library

The San Leandro Public Library is celebrating Women's History Month this March by honoring women artists with their 2nd Annual Tiny Art Show.

Register at the Main Library information desk to receive a mini art kit and create your masterpiece inspired by a woman artist.

The kit includes a 3" x 3" canvas, paint and brushes along with some ideas to help you get started.

Participants are invited to submit their work to be part of the show which will be up throughout March.

Visit the library's website for more information at sanleandrolibrary.org or call 570-577-3971

RECENT HOME SALES

Home sales information is compiled and provided by CalResource and includes Bedrooms, Square Feet and Year Built when available

CASTRO VALLEY

Total: 8 - Average Price: \$1,120,375
High: \$1,659,000 - Low: \$750,000

4805 Kathleen Avenue 94546: \$750,000 [1 BD - 902 SF - 1948
2323 Somerset Avenue 94546: \$850,000 [3 BD - 1,624 SF - 1953
2541 Lessley Avenue 94546: \$940,000 [3 BD - 1,394 SF - 1948
2691 Watson Street 94546: \$970,000 [2 BD - 1,388 SF - 1948
4670 Heyer Avenue 94546: \$971,000 [3 BD - 1,754 SF - 1952
18631 Vineyard Road 94546: \$1,400,000 [3 BD - 1,987 SF - 1962
18434 Lomond Way 94552: \$1,423,000 [4 BD - 1,901 SF - 1963
2720 Talbot Lane 94546: \$1,659,000 [4 BD - 3,425 SF - 1988

HAYWARD

Total: 13 - Average Price: \$811,076
High: \$1,100,000 - Low: \$450,000

26088 Kay Avenue #301 94545: \$450,000 [2 BD - 840 SF - 1985
25912 Hayward Boulevard #306 94542: \$495,000 [2 BD - 1,203 SF - 1983
22793 Atherton Street 94541: \$640,000 [2 BD - 1,075 SF -

1997

22237 Victory Drive 94541: \$750,000 [3 BD - 1,319 SF - 1943
337 Cherry Way 94541: \$750,000 [2 BD - 1,018 SF - 1948
346 Larchmont Street 94544: \$850,000 [4 BD - 1,375 SF - 1957
2526 Hermosa Terrace 94541: \$850,000 [3 BD - 975 SF - 1949
2701 Pickford Place 94541: \$875,000 [3 BD - 1,220 SF - 1987
25309 Meredith Court 94545: \$900,000 [3 BD - 1,736 SF - 1959
26245 Gettysburg Avenue 94545: \$915,000 [3 BD - 1,433 SF - 1958
25391 Whitman Street 94544: \$954,000 [6 BD - 2,400 SF - 1961
3672 Skyline Drive 94542: \$1,015,000 [2,067 SF - 1976
1616 C Street 94541: \$1,100,000 [4 BD - 1,620 SF - 1963

SAN LEANDRO

Total: 13 - Average Price: \$702,461
High: \$980,000 - Low: \$490,000

11295 143rd Avenue #2 94578: \$490,000 [2 BD - 1,102 SF - 1981
14034 Reed Avenue 94578: \$532,000 [2 BD - 1,084 SF -

1973

1319 Sayre Street 94579: \$567,000 [3 BD - 1,125 SF - 1957
2314 Sitka Street 94577: \$595,000 [3 BD - 1,141 SF - 1951
14925 Crosby Street 94579: \$650,000 [4 BD - 1,590 SF - 1952
850 Serra Drive 94578: \$705,000 [3 BD - 1,076 SF - 1954
357 Bellevue Drive 94577: \$715,000 [2 BD - 877 SF - 1941
747 Arthur Avenue 94577: \$720,000 [2 BD - 1,095 SF - 1942
2162 Somerset Avenue 94578: \$748,000 [2 BD - 896 SF - 1949
14180 Rose Drive 94578: \$790,000 [4 BD - 1,718 SF - 1942
1796 Carpentier Street #1 94577: \$800,000 [5 BD - 1,876 SF - 1930
1629 Hickory Avenue 94579: \$840,000 [3 BD - 1,279 SF - 1953
1049 Kramer Street 94579: \$980,000 [3 BD - 1,405 SF - 1959

SAN LORENZO

Total: 3 - Average Price: \$667,000
High: \$745,000 - Low: \$531,000

664 Empire Street 94580: \$531,000 [3 BD - 1,041 SF - 1951
17620 Via Arriba 94580: \$725,000 [3 BD - 1,068 SF - 1948
778 Mooney Avenue 94580: \$745,000 [3 BD - 1,367 SF - 1951

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Mortgage Rates Increase Slightly

Following an interest rate hike from the Federal Reserve and a surprisingly strong jobs report, mortgage rates increased slightly this week. The 30-year fixed-rate continues to hover close to six percent, and interested homebuyers are easing their way back to the market just in time for the spring homebuying season.

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ANSWERS ON PAGE 4

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.

San Leandro Bicyclist Favors Bike Lanes

Editor,

As an avid cyclist living in San Leandro, I take issue with the contributors that say that bike lanes aren't used. I have commuted to work as well as ridden recreationally in the area for decades. We need more bike lanes, not less. Besides making the roads safer for current cyclists, it also encourages more people to get out of their cars.

Having said this, I do have issues with the new bike lanes on Grand Avenue and Fairmont Boulevard, which is that the bike lane should not be behind the parking lane, but in front of it as is traditional. I know that "Parking Protected" bike lanes are in vogue, but they are misguided because it does not offer free passage for the cyclist as well as making it hard and confusing for the motorist.

A bike lane on the outside of the parking lane is sufficient and gives more access and doesn't require threading through people getting from their cars to the sidewalk.

Joel Robertson
San Leandro

Bike Lanes Improve Neighborhoods

Editor,

We live near MacArthur and Dutton and have, for the last 23 years, used the MacArthur/Grand route to get on I-580 to Castro Valley and beyond. I represent District 5 on the Bicycle and Pedestrian Advisory Council. Years ago, Engineering and Transportation consulted us on cyclist safety and car speeds on that stretch of Grand as they prepared to re-pave and re-stripe it for protected bike lanes. So I was surprised by the change, but not by much.

I think Engineering and Transportation chose this design for the bike lanes because it makes cyclists and pedestrians safe and preserves parking. It's a new design for San Leandro. However, it's very common in other cities. The change is confusing at first, but we've driven it several times now, and all we needed was to slow down, pay attention, and be considerate of others. This is nothing more than most drivers do when they aren't behind a wheel.

Why are we building better bike lanes for cyclists that never existed

in the first place? People don't ride bikes where they don't feel safe, such as on Grand before. Where are the cyclists now? It typically takes 6 months for new bike infrastructure to take hold.

Protected bike lanes are safe for all ages and abilities. There'll be a few tweaks, corrections, and things in the plans that aren't completed, such as some green "paint," and some red paint, and new signage. With these and some extensions, our neighbors who live alongside Grand – east of it and west of it – will soon be able to walk and bike safely to Estudillo Center for that little thing at Rite Aid or Estudillo Produce, and visit the other shops there.

People who bike and walk know that being outside our mobile metal boxes makes it easier for us to know our neighbors and makes our neighborhoods safer. The new lanes are good for San Leandro. They'll just take a little time to get used to.

Sarah Bailey
San Leandro

A Thanks to Downtown Workers

Editor,

Just a note to thank the two young men that work for San Leandro's downtown projects. I am sorry I did not get their names but they saw me trip and fall downtown and took the time to make sure I was OK and helped me get my groceries back together. They offered to help me get up, but I told them I would rather do that on my own (old and ornery), so I did and was shaking unsteady but good. So again, thank you. I also want to thank Jerry, who I know from when he was driving a sweeper truck for the City of San Leandro, for taking the time to walk me home. Appreciate your kindness.

Proves there are still kind, thoughtful people out there.

Phyllis Hanson
San Leandro

Downtown in Decline

Editor,

Friends and I recently had a tasty lunch at the Sons of Liberty in the Downtown Plaza. We chose the patio for some fresh air and sunshine. Before the nachos arrived I spotted three separate, aggressive panhandlers, criss-crossing the parking lot and approaching people

at their cars. One interrupted diners at the next table with his spiel, then us.

Soon after, a man pressed himself up against the planter divider and was about to relieve himself within a foot of our table, until I called out. He yelled "sorry-sorry" then walked over to a nearby tree and urinated on it. My son has a business downtown and has had a pile of human excrement at his back door.

While we should have compassion and resources for those who struggle, shouldn't we have some safeguards for downtown business and shoppers? No one wants to see our downtown area degrade and die. People need to feel reasonably safe in the parking lot, and restaurants should be able to serve patrons without harassment or potty-time exhibitions.

What can the city do, before more of the paying public move on? I don't want to give up on downtown San Leandro.

Judy Verhoek
San Leandro

EBMUD Project Misleading, Not a Restoration

Editor,

I'm concerned about EBMUD's plans to use the old quarry site (13575 Lake Chabot Road) as a dumping ground for trench soils for the next 40-80 years, specifically the increased traffic on an already unstable Lake Chabot Road, increase in noise, pollution and dust from trucks, and especially the length of the project (40-80 years, which is EBMUD's estimate).

EBMUD has described this as a restoration project but that's a misleading description and not an accurate representation of its primary purpose, which will be more like an ongoing construction site. When my husband and I moved here 2 years ago, we didn't even realize there was an old quarry there because the hillside has been reclaimed by nature already. It's covered in natural grasses, shrubs, trees, and wildlife. It blends in with the surrounding area. It doesn't need restoration.

Also, if this project is approved, are we giving carte blanche to EBMUD to do what they want for as long as they want in that area? Because who will remember the original promise of restoration in 40 to 80 years when current employees and residents have passed away or moved on? I want to live here long term but if this project is approved, then I have serious doubts about living next to an ongoing construction site for the rest of my life.

Several neighbors and I have formed a coalition to stop this project from moving forward as it is currently planned. If you'd like to learn more or sign the petition, go to savelakechabotroad.com. Together, we can make a difference

and ensure a lovely environment for our children and grandchildren.

Linda Watkins
San Leandro

San Leandro Times Reporters All Wet

Editor,

Wow. The SLT publishes "how to be a cat thief" (Feb 9th). Topics include: identifying catalytic converters (picture), Prius' are good targets, \$50 in tools, financial models and how to avoid police. Bonus - find a fence that doesn't care about etching.

What they should have wrote about was: Cat theft is real. Shields exist. Google your vehicle name and catalytic converter shield to find one. Note that Toyota dealers will install an OEM on your 2023 Prius. Aftermarket is addressing older models of most makes of cars/truck for as little as \$150 and cheaper than your insurance deductible.

My SMOG guy said "nobody is getting your cat" when he saw the "Made in California" by Cat Security of Rancho Cordova shield on my truck. SLT reporters - you can do the community better.

John Clouston
San Leandro

City Should Prevent Homeowners from Removing Trees

Editor,

When we bought our home in District 4 in 1988, the city of San Leandro took care of the sycamore trees, trimming them. You could call with a problem, and one of the tree crews would respond. The city even planted magnolias and other trees on request, which are big now.

In 2014 others tried to get a heritage tree law past in the city to protect large trees next to the sidewalk within city easements. Since then many sycamores trees and others in district 4 are at the whim of new homeowners. The City of San Leandro does not have a tree count in its districts nor an Urban Forest plan completed yet. But glad to read they are working on the plans. When will the plan be done? Please send the ISA certified Arborist to District 4 before more trees are lost!

In a meeting with Friends of San Leandro Creek members, the Deputy General Manager of East Bay Regional Parks, Dr. Ana Alvarez stated, "climate change is here now...everything counts" and "nature doesn't exist on an island."

So, I am asking council members in districts 2,3,4 and 6, what you are doing in your district to educate your citizenry on the importance of large trees? On creating an urban forest? Have you driven around your district to see what shape your trees are in?

I am keeping a count on lost

trees, cut down by non-city tree crews. Most of the City Council members have done little as I live and drive in those districts. In District 4 at Crosby Street and Garside Court (use Google maps) you can see what city streets used to look like. A lot of District 4 new homeowners have moved in and removed public street trees.

The city of Fremont recently state in their Urban Forest plan, "The urban forest is comprised of all the trees, shrubs, and other vegetation within parks, along streets, in private yards, on empty lots and in urban natural areas. The quality, health, and connectivity of this urban ecosystem is a major contributor to the quality of life for residents of Fremont ... The tree inventory was conducted in 2020 by Certified Arborists accredited by the International Society of Arboriculture to gather vital information pertaining to the extent, characteristics, structure, condition, and maintenance needs of public trees."

These sycamore trees in district 4 are big public trees and deserve our and the City of San Leandro's protection.

Liz Eisler
San Leandro

It's a Bay Area Thing

Editor,

We had an epic sideshow at Dutton and Bancroft at about 12:38 a.m. Monday. It woke up a good portion of the neighborhood, and it went on for at least 12 minutes before we heard sirens, which sent the participants fleeing in all directions.

I stood in my driveway on Bancroft watching 20 cars sail past my house with lights off fleeing into the darkness at well over 100 miles per hour. So troubling on so many levels. We all want it to stop and I think many of us feel violated by this kind of lawlessness that takes over our streets. But that's not what my letter is about.

Here's my wonderment. I've complained to friends and family about sideshows but first I've had to explain to them what a sideshow is. Everett and Spokane, Washington; Albuquerque, New Mexico; Austin, Texas; Ann Arbor, Michigan – none of my folks in these places have ever seen a sideshow or ever heard about them until I brought it up. They all are amazed and very troubled by it, like me.

How is it that sideshows in California are a thing we have to endure? Why have we normalized this violence? I know there aren't answers to these questions. What I know is that we have lots of "Thoughts and Prayers" when something really bad happens. I just wish there was an actual plan to stop this and reclaim our streets.

Gary Langbehn
San Leandro

Supervisors Weigh Renter Protections vs. Rights of Property Owners

By Michael Singer
San Leandro Times

Pressure is mounting on the Alameda County Board of Supervisors to pass tenant protections for the more than 70,000 renters in the unincorporated communities, as the COVID-19 eviction moratorium is expected to lift at the end of this month.

What's at stake is how to balance the needs of renters as well as independent landlords amidst an affordable housing crisis in and around San Lorenzo, Ashland, Castro Valley, Cherryland and the rest of the unincorporated area.

Renters are currently exempt from some evictions if

they can show a negative impact on their income because of the pandemic. State and local health officials are expected to dismantle the 2-year-old COVID health emergency on Feb. 28. If that happens, the eviction moratorium will conclude 60 days afterward, around the end of April.

At the same time, the Board of Supervisors is considering three tenant protection policies that would establish a registry of rental units, establish just cause protections for evictions, and would restrict the use of background checks that might disqualify the formerly incarcerated from renting.

The ordinances passed

an initial vote on December 20, but it requires a second review and approval before becoming law.

Renter advocates say, unlike many cities in the county, renters in the unincorporated areas have no tenant protections. Property owners counter that the COVID-era eviction moratorium invites tenants not to pay their rent even if they never suffered a COVID-related hardship.

Tensions flared at the start of the Jan. 24 meeting as the board decided to postpone the decision on the renter policies until Feb. 28. Shortly after that, three women representing Moms 4 Housing entered

the chamber, linking arms in front of the room. They made statements about their personal experiences with homelessness. The women were arrested and later released.

"We are taking this action because Alameda County is already suffering from an overwhelming homelessness crisis, and if these tenant protections are not put in place before the COVID moratorium is lifted, that crisis is going to get exponentially worse," said Dominique Walker, a Moms 4 Housing representative and Berkeley rent board commissioner.

Joshua Howard, the executive vice president of local public affairs with the Cali-

fornia Apartment Association, says Alameda County needs housing units to solve the current housing crisis instead of adding more bureaucracy and laws.

"Rather than focus on building affordable homes and lifting its eviction moratorium, the county is wasting its time developing additional limits on a landlord's ability to protect the rights of their tenants and provide quality housing," Howard said in a statement. The trade group represents apartment community owners, investors, developers, managers, and suppliers.

District 4 Supervisor Nate Miley issued a statement last

week saying he believes in protecting tenants' rights and the investments of small mom-and-pop landlords.

"We cannot reach a compromise nor develop meaningful public policy if we are not willing to have these conversations," Miley said. "If we cannot reach a compromise nor develop meaningful public policy, we cannot protect tenants nor small landlords beyond February 28."

District 3 Supervisor Lena Tam said her office had received more than 300 emails from property owners and rental agencies asking the Board of Supervisors to come to a compromise.

Assistance: Office can tell you if you qualify for assistance

continued from front page

Mallory De Lauro, district chief of staff to Congressman Eric Swalwell.

The deadline for FEMA assistance is March 16, though one can add required additional information after applying on time, De Lauro said.

The locations and other information about getting assistance were given at a community meeting called by Swalwell at the Shannon Community Center in Dublin last Thursday.

Relief centers have been opened at 7001 Oakport Street in Oakland, and at 4825 Gleason Drive, off Tassajara Road in Dublin, at the county Public Works office. The hours are 10 a.m. to 7 p.m.

Information is available on all aspects of recovering from the storms, including eligibility for grants and loans to repair damage and social service assistance if the storm affected such basic needs as housing.

Officials from federal agencies such as the Federal Emergency Management Administration (FEMA) and the Small Business Administration (SBA) will be there, along with state disaster-relief agencies and county social services eligibility workers.

Many people don't realize how closely FEMA and the SBA work together in a

disaster, said Jessica Gail, Swalwell's communications director. SBA offers low-interest loans not only to small businesses but to nonprofits, homeowners, and renters who have suffered damages from disasters.

Those low-interest loans can come in very handy if insurance covers much of your loss, but there's a big deductible involved, said De Lauro.

The Sheriff's Office and Swalwell's office suggested an in-person visit rather than trying to navigate applications from multiple offices over the Internet.

"You'll get a quick answer to the question many people ask, 'Do I qualify for any help at all?'" Gail said.

A frequent complaint heard in past disasters is that people seemingly never heard back after applying to FEMA, Gail said. This is usually because something was left off the form, stalling processing but not triggering a quick notification to the applicant.

An in-person visit means you get a quick notification of anything additional needed while the application is accepted on time, said Gail. You can add the additional information later if need be.

It also saves you the frustration of being told a different agency handles your particular situation and then struggling

to contact them, she added.

"They're at that table over there' is so much easier," Gail said.

"There's something for everyone there," said Lt. Tya Modeste of the Alameda County Sheriff's Office about the centers. "They're set up to help people."

Applying in person can be less intimidating for many than applying over the internet, Modeste added.

She notes that the emergency disaster declaration covers all of Alameda County, whether people live in a city or in an unincorporated area.

Modeste said a pitfall to

avoid is not notifying aid agencies if your phone number changes, which can happen after a disaster.

Swalwell's office suggests that people visiting the centers bring with them information such as their phone number, especially if it has changed, current and pre-disaster address, total

household annual income, Social Security number, list of damages and losses (including any documentation), insurance coverage information if insured (FEMA covers only what your insurance doesn't), and bank routing number and account number to allow for direct deposit of any aid received.

Ernest Sing Low

May 19, 1930 ~ January 31, 2023

On January 31, 2023, Ernest Sing Low, loving husband, father of three and grandfather of three, passed away at the age of ninety-two. Born on May 19, 1930 in San Francisco, he was the youngest of nine siblings. After his mother passed, he went to live on a fruit ranch with his oldest sister Daisy and her family in Suisun, California. He attended Gomer Elementary, with siblings and cousins, graduated from Oakland Tech High School, and then received an AA in General Business.

In 1964, Ernest married his wife of 58 years, Liliane, and they lived in Oakland where they welcomed their three daughters. In 1972, they moved to San Leandro where they have lived since.

Ernest spent his career as an Aircraft Electrician at the Naval Air Station, Alameda. After retiring, he got a job at his favorite place—the Oakland Coliseum and Arena where he worked as a ticket taker.

Ernest was a faithful member of Aurora Drive Baptist Church for 30 years where he was an usher, deacon and even sang in the choir. Since the church closed, he has been a member of Heritage Baptist Church in San Leandro.

He served in the Military from 1951 to 1953, receiving an Army Occupation Medal in Japan. In the 1980's, he was on the board of the Marina Faire Homeowners Association. From 1991 to 2004, he was a member of the San Leandro Library-Historical Commission. He was a board member of the Friends of the San Leandro Library and volunteered at the library gift shop.

Loving, kind, soft-spoken, Ernest was generous beyond words and always willing to help anyone in need.

He joins his sisters Daisy, Theresa, June, Rosie and brothers Richard and Grover. He is survived by his loving wife Liliane, their daughters Jennifer, Kathleen and Becky, grandsons Ian, Max, Sam, and his brother Norman.

Service will be held February 21, 2023 at 9:00 AM at the Chapel of the Chimes 32992 Mission Blvd in Hayward, CA. In lieu of flowers, the family asks that those who are able to instead make a donation to the Friends of the San Leandro Library.



Candace (Candy) Benny

1947 ~ 2023

Candy passed away peacefully at home on February 10, 2023 after a year-long battle with cancer. She was seventy-five years old.

Candy was preceded in death by her son Mark Thomas Benny. She is survived by her husband of 33 years, Norman Weisbrod, her loving daughter Karen Benny Edelman, her son-in-law Mark Edelman, her beloved grandchildren: Darian, Caine, and Karlee Edelman, her sister Mary Crossley, her brother Daniel Crossley and his wife Shelly Crossley.

She is also survived by a niece and three nephews, and six grand nieces and nephews.

Candy was born in Oakland and grew up in San Leandro. She graduated from San Leandro High School and UC Berkeley's Haas School of Business where she studied Accounting and Commercial Real Estate. She had a varied career history and was fortunate to be able build a life doing what she loved to do. For years she worked as a Veterinary Technician, and she later worked as a Hospital Administrator at a Veterinary surgical practice.

For several years she sold real estate, but missed working with people and their animals. She went to work at Marin Humane as a dog trainer and a behavioral consultant, and also started their K9 Nose Work program.

In 2016, she retired from Marin Humane Society and moved to Penngrove where she started a Nose Work training business. Candy's other passion was running. Although she completed several marathons, she was most proud of completing the Dip-sea Race.

Candy was grateful to her family and many friends for their support, love, and compassion in her battle with cancer. More than anything else she was first and foremost a loving mother and grandmother to her daughter and her grandchildren. She cherished spending time with them and sharing in their lives.

A Celebration of Life will be held in the near future. In lieu of flowers, if you wish, please make a memorial donation to St Jude's Children's Research Hospital.



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Arroyo Wrestling Goes Undefeated, Wins WACC Title

By Daryl Yalung
Special to the Times

The Arroyo Dons wrestling team came into the final matchup of the season having beaten all other teams in the WACC, before competing against the Castro Valley High Trojans last month.

CVHS, a perennial D1 wrestling powerhouse and reigning 2022 champions, had lost only one meet prior to their matchup with the Dons. A win for the Trojans would have resulted in a tie record with Arroyo, and the head-to-head win would have earned them the championship outright.

Castro Valley started the night with some pins and some close wins. Arroyo was able to claw their way back into the meet, with pins by 182-pound team captain Elliot Lachenmeyer, 145 pounder Isaiah Molina, and 220 pound heavyweight Austin Celzo.

Lachenmeyer, a star on the Arroyo football team, went undefeated in league play with his win against his Trojan counterpart. As a first-year wrestler, he made up for his lack of experience.

"Most of the guys I faced

this year have wrestled a lot longer than me," Lachenmeyer said. "But I know that just like with football, wins are earned in practice and in the weight room. And I don't let anyone outwork me there."

Elliot is not the only inexperienced wrestler winning big this year. The majority of Arroyo's roster is comprised of freshman and underclassmen who had never touched the mat until this season.

"Our team's success is a combination of raw talent, hard work, and determination," said Robert Hoggle, a first year coach with Arroyo who had a notable impact on the wrestling program this year.

Going into the final duel of the night, Arroyo trailed, 35-32.

Two former teammates, Don's Michael "Paqui" Ybarra, and CVHS's Evan Santa Maria, were set to battle it out to determine which team would become this season's champion. Santa Maria started the match with a quick takedown, giving him an early 2-0 lead. Ybarra appears to suffer a leg injury while attempting to escape from under Santa

Maria, and the referee issues a timeout to allow him to decide whether or not to continue.

Ybarra refused to forfeit. He sets in position and explodes from the bottom as the whistle blows. He is awarded a point for a technical violation against Santa Maria, who illegally clasps his hands to prevent him from escaping. Ybarra then hits a reversal, scoring another two points. It was total domination from there, as Ybarra went on to win a major decision, 12-2.

The win put Arroyo ahead in team points and earned the Dons the title of WACC League Champions.

But head coach Rich Villegas reminded the team it's not over yet.

"Some of us still have work to do," Villegas said. "We've got championship tournaments ahead of us and we can't take our foot off the gas."

League title in hand, Arroyo went on to compete at the North Coast Section Duals Competition as the third seed. The Dons lost to the eventual champion Benicia High School in the semi-finals, by a score of 34-43. Two injuries



PHOTO BY REGINA HAMILTON

Arroyo wrestler Elliot Lachenmeyer, in black jersey, won his match with a pin.

from core wrestlers, Joseph Estes and Gustavo Gomez, prevented the Dons from putting their best roster forward.

"We gave up 12 points due to injury, but ultimately, the goal is to have capable wrestlers who are able to step up and compete when a starter gets hurt," said coach Rick Barajas.

At the WACC Individual Championships last Saturday, three Don wrestlers finish the regular season as WACC individual champions: 184 pound Elliot Lachenmeyer, 145 pound Isaiah Molina, and 160 pound Joseph Estes.

Arroyo also has a female league champion – 170 pound

Alina Abushi, whose older sister Alia was a two-time state champion for the Dons in 2021 and 2022.

Arroyo qualified wrestlers are set to compete at the NCS Championship, which also serves as the state qualifiers, this Friday, Feb. 17 at James Logan High School.

Speaker to Cover History of Black Aviators

The Oakland Aviation Museum proudly honors Black History Month with a presentation on the history of African-American aviators on Sunday, Feb. 19, at 1 p.m.,

presented by Dan Biewener. Oakland has a rich history of aviation and has been home to a number of black pilots and heroes, including Bessie Coleman and Tuskegee Air-

man Clyde H. Grimes.

Tickets are: adults \$18, Seniors (60+) \$15, Teens/Military/Students \$13, Kids (5-12) \$10, and no charge for kids 4 and under.

Grads: Juke box had latest songs

continued from front page
SLHS basketball team would have to travel to Castlemont to use their gym.

Jean remembers girls only wore dresses and skirts to school, no pants in those days. The school auditorium hosted the "Shuffle Inn" on Friday nights, hosted by the city's recreation department, where you could relax, dance and play table tennis.

"A juke box was available and we always had the latest hit records," Jean said. "Vocals you could hear and understand, very dreamy!"

Berven later went to San Francisco State where he graduated after taking a break from school for a stint in the U.S. Navy flying jets off the USS Philippine Sea and the USS Hornet. In 1956, Berven became one of the original teachers at Castro Valley High, the year the school opened.

During his 33 years at CVHS, Berven was a teacher, coach, department head, athletic director and admin-

istrator. He was the last of the original teachers to leave when he departed 1989. He was inducted into the Castro Valley Sports Hall of Fame in 2012, and he's still a volunteer docent aboard the USS Hornet in Alameda.

At the end of January, Berven and his wife Joanne drove up to Grass Valley where Jean Cooper lives and had lunch with Cooper and her youngest daughter Terri Myers.

"Jean and I were able to reminisce about the old San Leandro High School," said Berven who now lives in Livermore.

After high school, Jean married Bob Cooper whose family owned Homekraft Bakery in San Leandro. She worked as a secretary while Bob finished college at San Jose State.

The couple raised three children and later sold the bakery, moved to Antioch and built a marina, The Driftwood Marina, where she and Bob did a variety of jobs. Eventually, they had enough of the

work and moved up north. Bob passed away in 2002 and Jean now resides in Grass Valley.

Berven said he and Jean both felt lucky to grow up when they did.

"World War II was going on but the country was unified and things turned out well for most of us," he said.

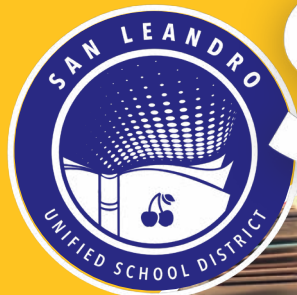
Other classmates that he's aware of went on to careers as executives, some went into education, and one became a county superintendent of schools, among other occupations.

At the 1948 class 50th reunion, Berven said that out of the original class of 78 students, 26 were in attendance and a dozen others sent word that they could not attend.

Leaving the restaurant, the two 1948 graduates wondered about their classmates.

"Jean and I wondered, are we the last two standing?" Berven said. "Maybe readers will be able to clue us in on the status of any January 1948 San Leandro High graduates."

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